

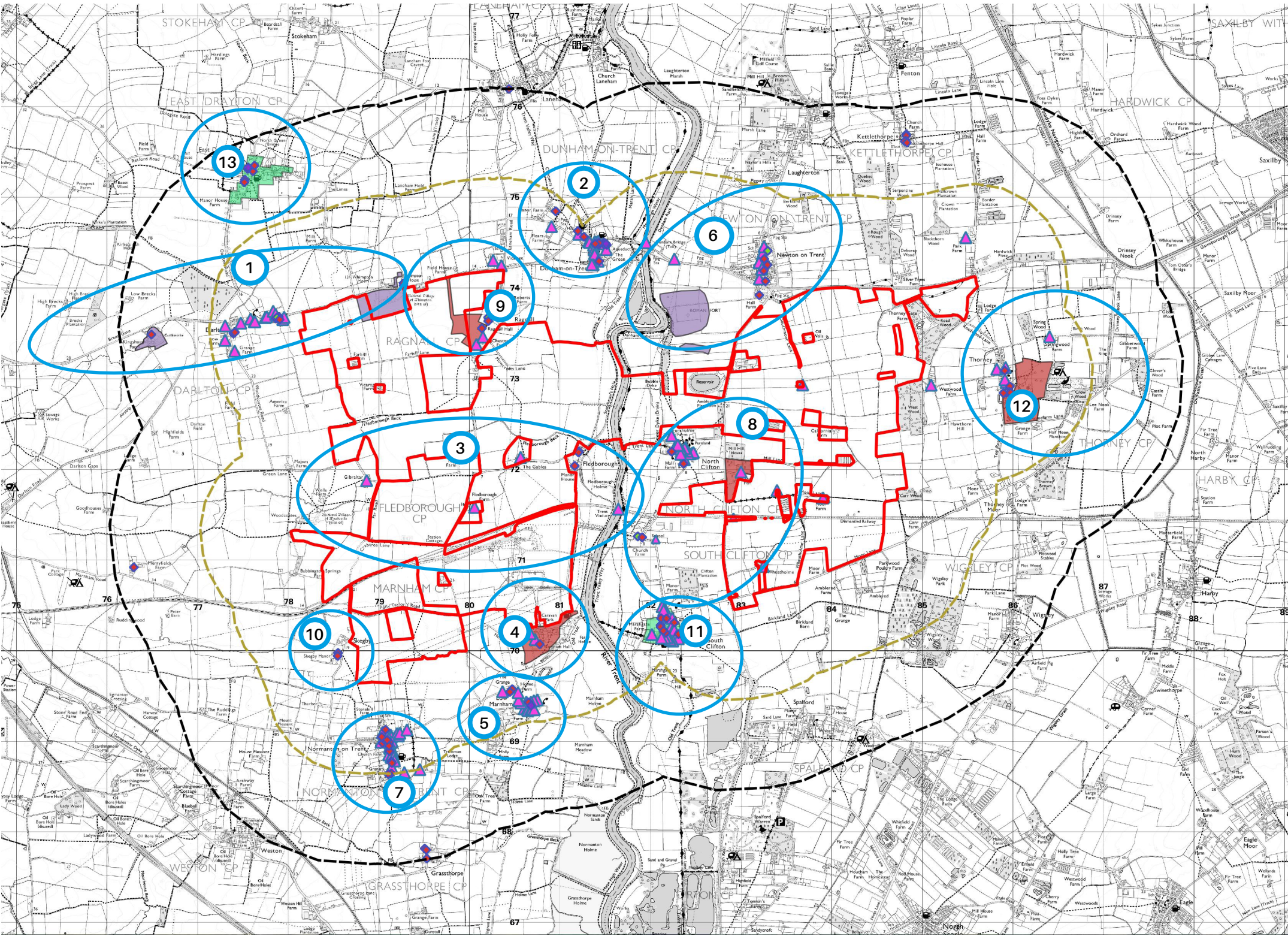
2 Background

Approach to Assessment

- 2.3
- To facilitate ease and thoroughness of assessment across the 2km scope radius the following approach and categories have been adopted.
- 2.4
- Each heritage asset assessed within this document has been categorised into one of thirteen settlement groups. These settlement areas are illustrated within the image opposite. They include:

Settlement Code	Settlement
1	Darlington
2	Dunham-on-Trent
3	Fledborough
4	High Marnham
5	Low Marnham
6	Newton-on-Trent
7	Normanton on Trent
8	North Clifton
9	Ragnall
10	Skegby
11	South Clifton
12	Thorney
13	East Drayton

- 2.5
- The assessment of heritage assets is provided into two sections of this report which focus on:
- Section 4: Designated heritage assets.
 - Section 5: Non-designated heritage assets
- 2.6
- Each asset is further identifiable by a prescribed asset number and settlement grouping.



Scope of Assessment

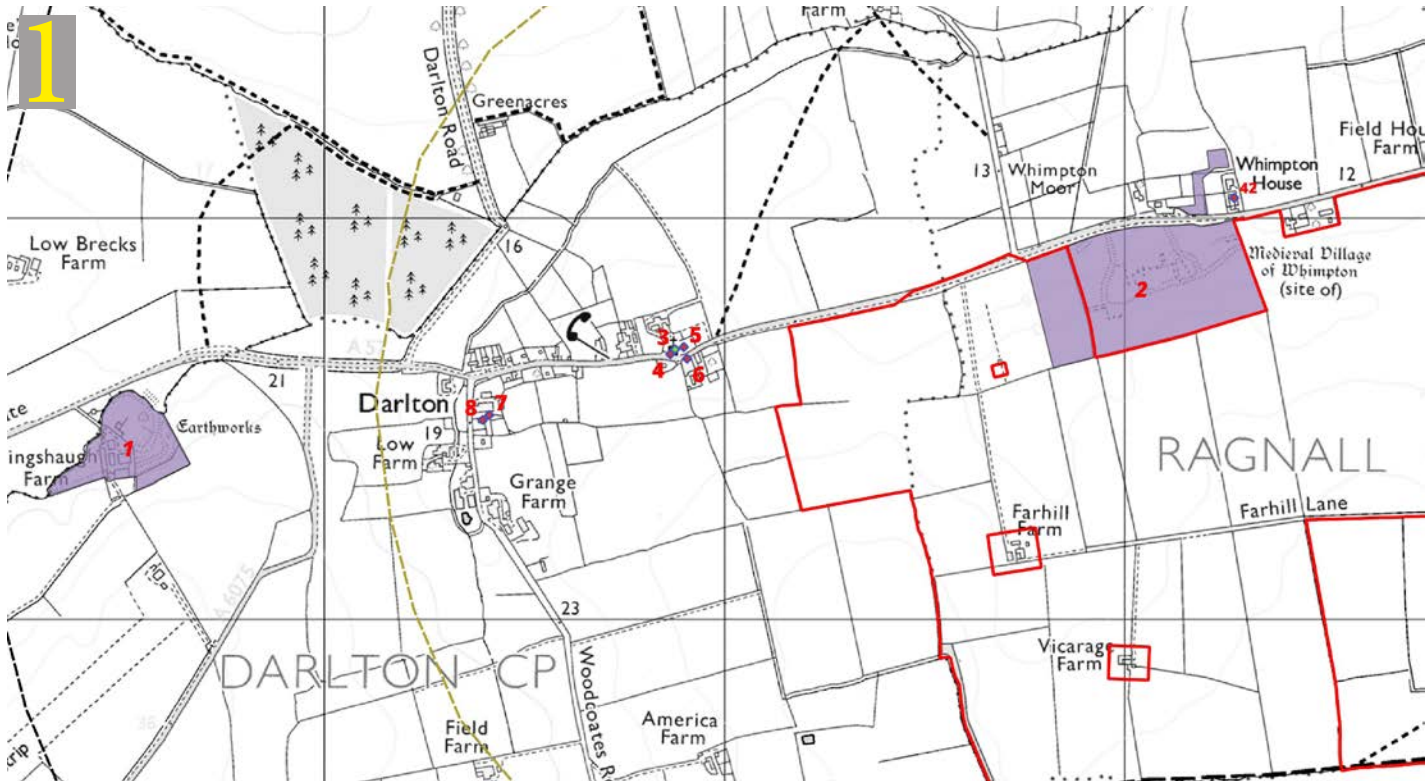
Designated Heritage Assets

3 Scope of Assessment: Designated Heritage Assets

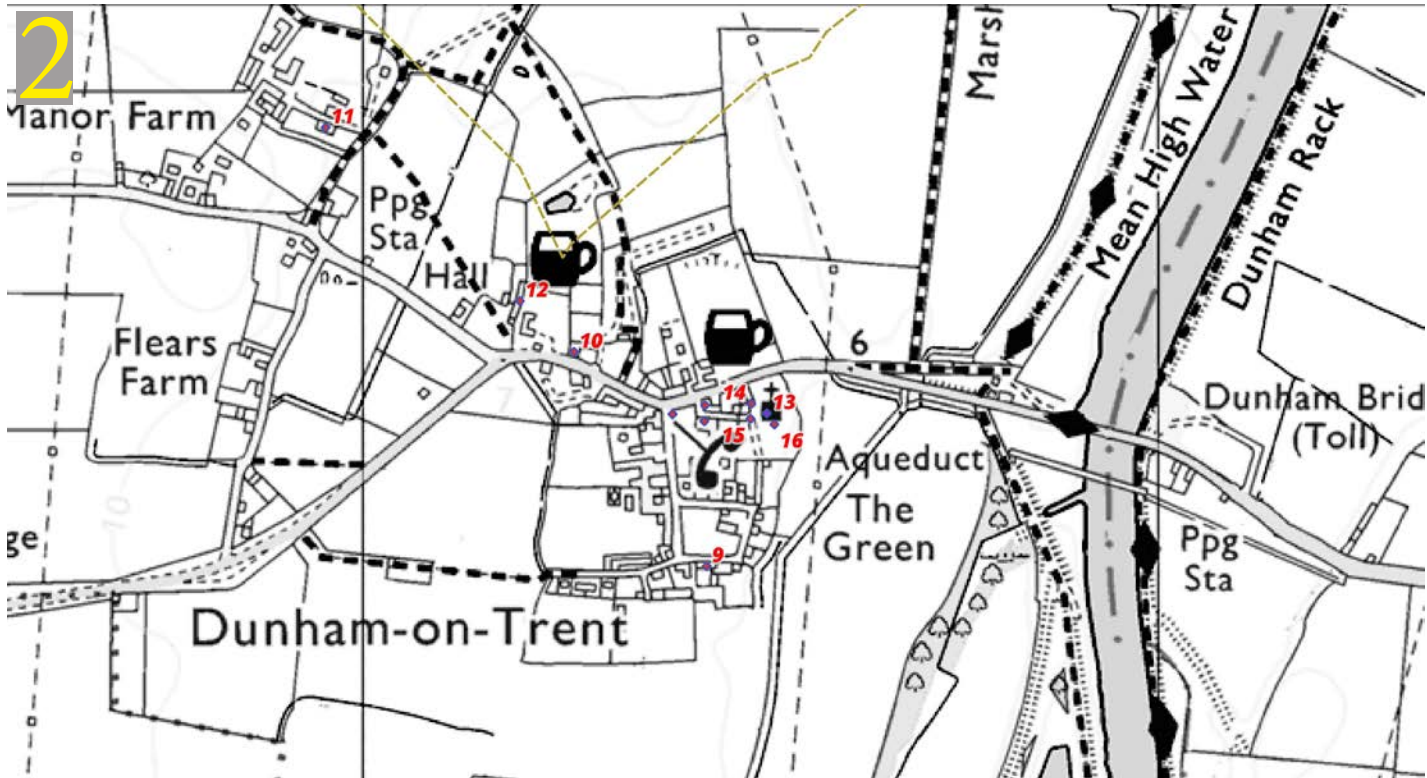
Scoped In for Assessment

Designated Heritage Assets within 1 KM Radius Scoped In for Assessment

List Entry ID	Name	Grade	Reason for Inclusion	Pages
Darlton (1)				
1. 1018619	1. Ringwork at Kingshaugh Farm	SM	Requires assessment on potential effects.	30
2. 1017567	2. Whimpton Moor medieval village and moated site	SM	Requires assessment on potential effects.	22-23
3. 1212465	3. Church of St Giles	II*	These assets are grouped due to the shared similarity of potential effects. The significance of all these assets is directly informed by the Church.	25-27
4. 1045726	4. Lychgate and Walls to Churchyard of St Giles	II		
5. 1045727	5. 3 Chest Tombs in the Churchyard of the Church of St Giles, 3 Metres East of the Chancel			
6. 1289523	6. Pigeoncote and Attached Stable Blocks and Outbuilding at Hall Farm	II	Requires assessment on potential effects.	28
42. 1276445	6. Whimpton House	II	Requires assessment on potential effects	24
7. 1370100	7. Barn at Manor Farm	II	Assets grouped due to shared similarity of potential effects and significance linked.	29
8. 1212508	8. Manor Farmhouse			



List Entry ID	Name	Grade	Reason for Inclusion	Pages
Dunham-On-Trent (2)				
9. 1045728	9. Marples’ Cottages	II	Assessed individually due to peripheral position	38
10. 1045686	10. Dunham House and Attached Walls and Stable	II	These assets are grouped due to the shared similarity of effects and lack of intervisibility shown on ZTV.	39
11. 1212512	11. Manor Farmhouse			
12. 1289301	12. West End Farmhouse and Attached Stable Block			
13. 1370101	13. Church of St Oswald	I	Assets grouped due to their significance being heavily linked and shared potential effects.	36-37
14. 1045729	14. Gateway to Churchyard of Church of St Oswald, 12 Metres North of the Tower	II		
15. 1212606	15. Gateway to Churchyard of Church of St Oswald 24 Metres West of the Tower			
16. 1289459	16. Group of 3 Headstones in the Churchyard of Church Of St Oswald, 18 Metres South of the Chancel			

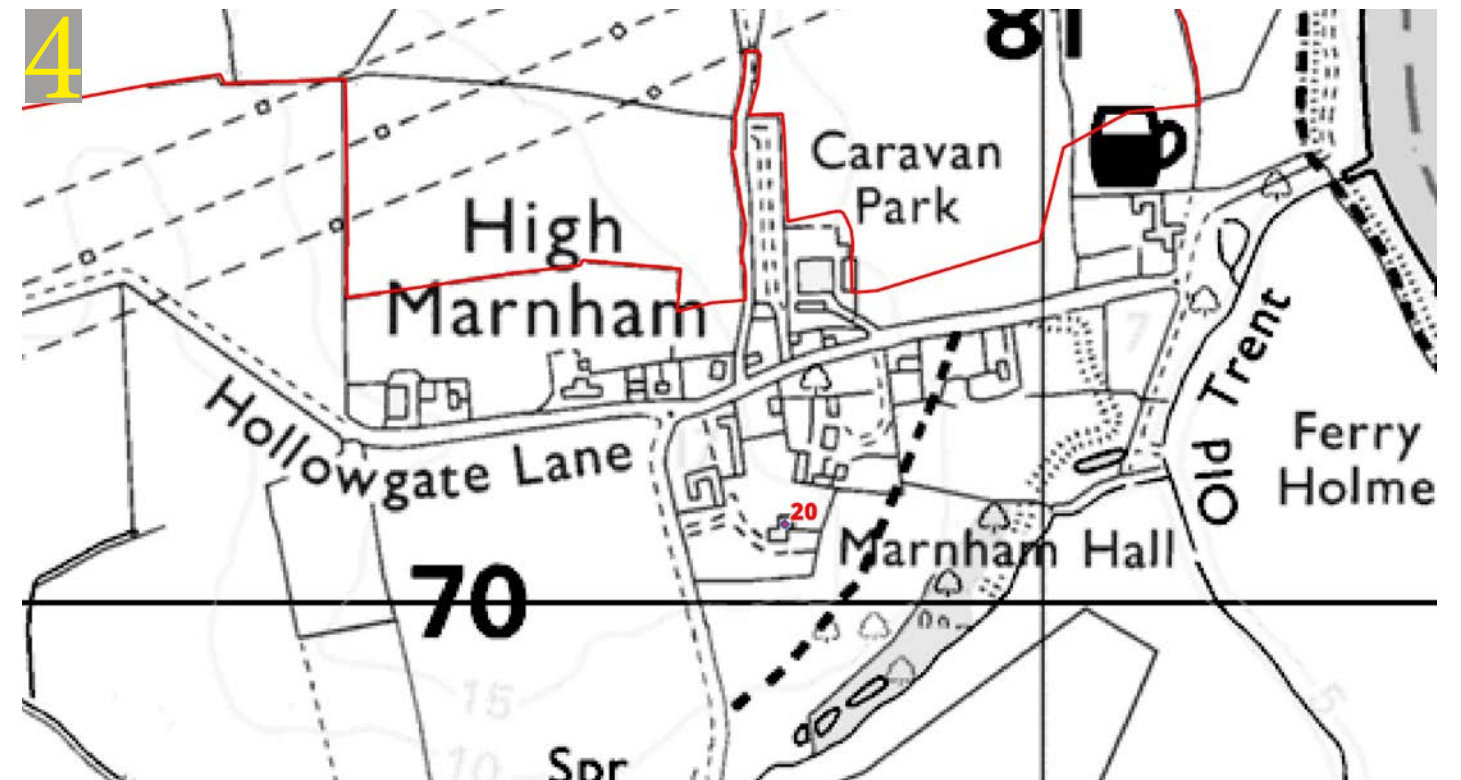
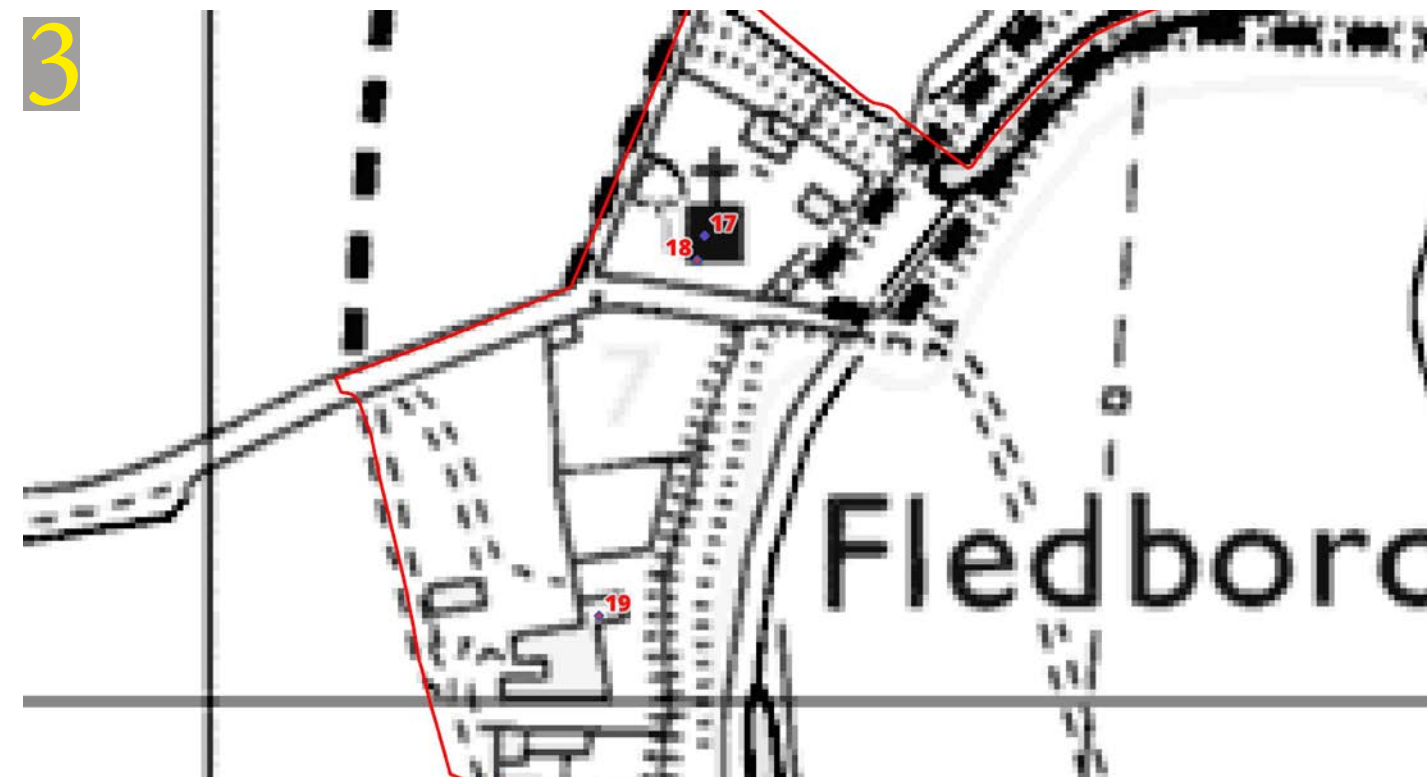


3 Scope of Assessment: Designated Heritage Assets

Scoped In for Assessment

Designated Heritage Assets within 1 KM Radius Scoped In for Assessment

List Entry ID	Name	Grade	Reason for Inclusion	Pages
Fledborough (3)				
17. 1045689	17. Church of St Gregory	I	Assets grouped due to their significance being heavily linked and shared potential effects.	42-44
18. 1213065	18. Group of 5 Headstones in the Churchyard of St Gregory, 3 Metres South of the South Aisle	II		
19. 1276572	19. Manor House	II	Requires assessment on potential effects	38
High Marnham (4)				
20. 1276556	20. Marnham Hall	II	Requires assessment on potential effects	48
Low Marnham (5)				
21. 1233550	21. Village Hall and Wall Extending in Front of the Hall	II	Assets grouped due similarity of effects. Topography, strength of tree screening and existing power/factory setting means unlikely for significant effects	51
22. 1233706	22. Crew Yard and Attached Barn Range at Grange Farm			
23. 1276501	23. Grange Farm Farmhouse			
24. 1276534	24. Church Of St Wilfred			

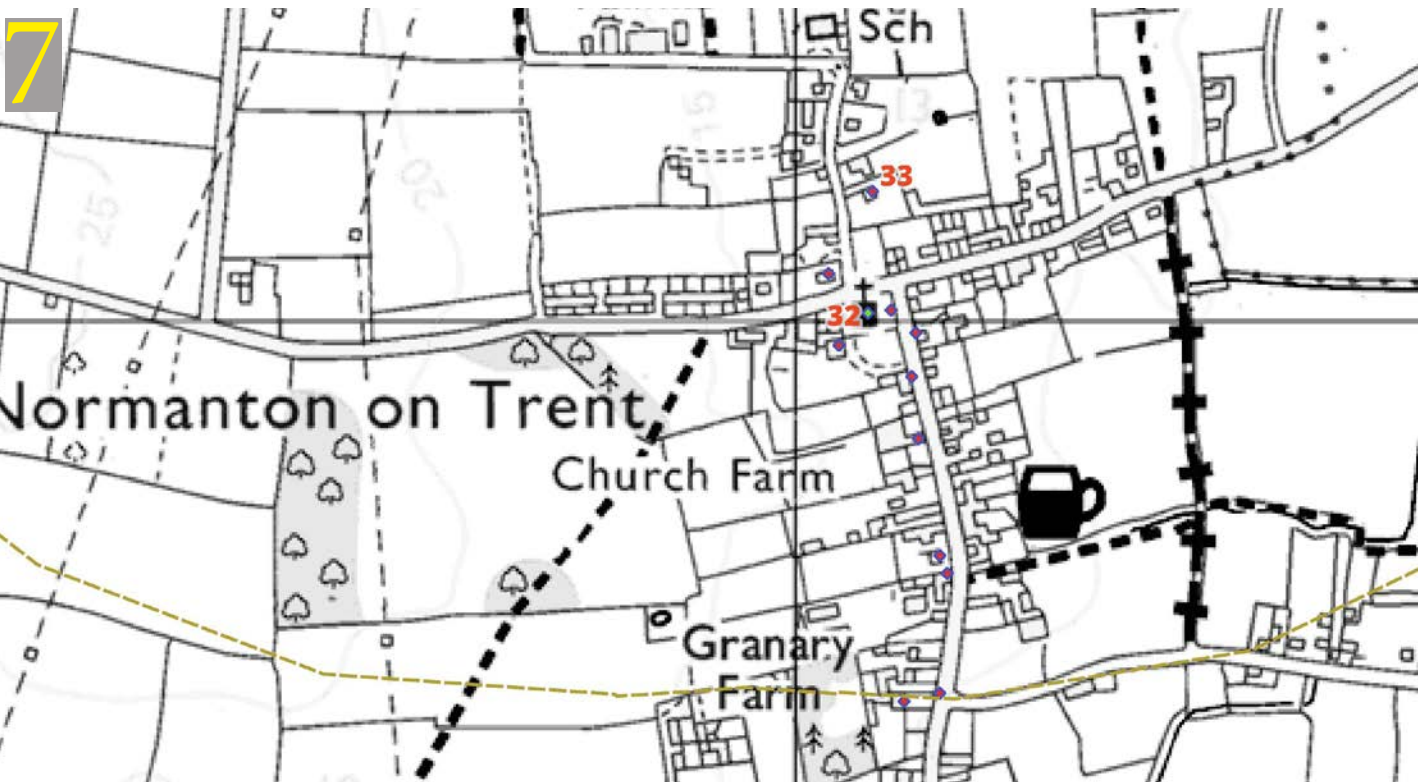
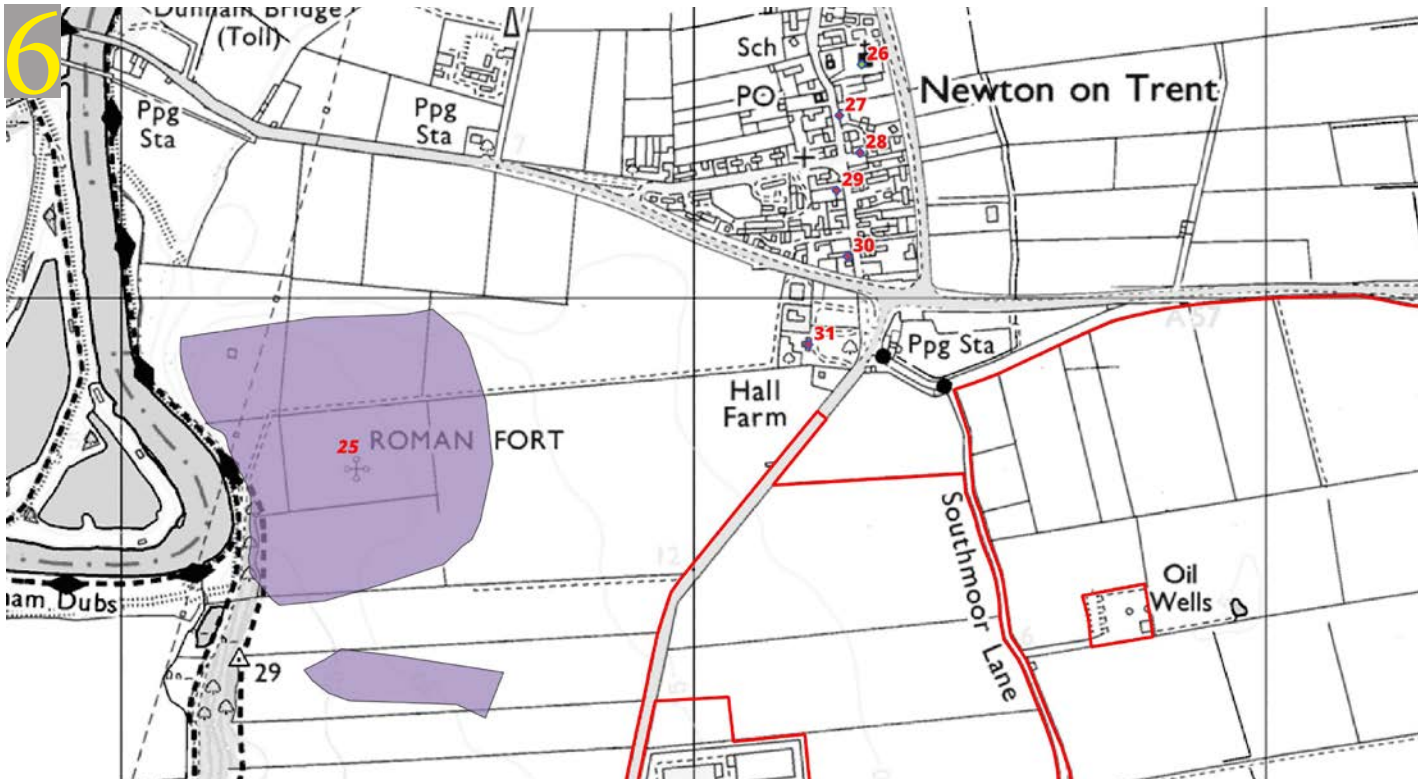


3 Scope of Assessment: Designated Heritage Assets

Scoped In for Assessment

Designated Heritage Assets within 1 KM Radius Scoped In for Assessment

List Entry ID	Name	Grade	Reason for Inclusion	Pages
Newton on Trent (6)				
25. 1003608	25. Roman Vexillation Fortress, two Roman Marching Camps, and a Royal Observer Corps monitoring post, Newton on Trent	SM	Requires assessment on potential effects, lack of visibility on ZTV, substantial screening in winter and summer, and visual/perceptual barrier of A57	54-55
26. 1064109	26. Church of St Peter	II*	Requires assessment on potential effects, lack of visibility on ZTV, substantial screening in winter and summer, and visual/perceptual barrier of A57	56
27. 1147202	27. White House Farm House	II	Assets grouped due to their significance being heavily linked and shared potential effects.	57
28. 1359469	28. The Reindeer	II		
29. 1308608	29. 30, High Street			
30. 1359489	30. Old Hall Farmhouse			
31. 1147213	31. Hall Farmhouse	II	Assets grouped due to their significance being heavily linked and shared potential effects.	58
List Entry ID	Name	Grade	Reason for Inclusion	Pages
Normanton on Trent (7)				
32. 1233792	32. Church Of St Matthew	II*	Requires assessment on potential effects.	62
33. 1233802	33. Marrison's House	II	Requires assessment on potential effects.	63

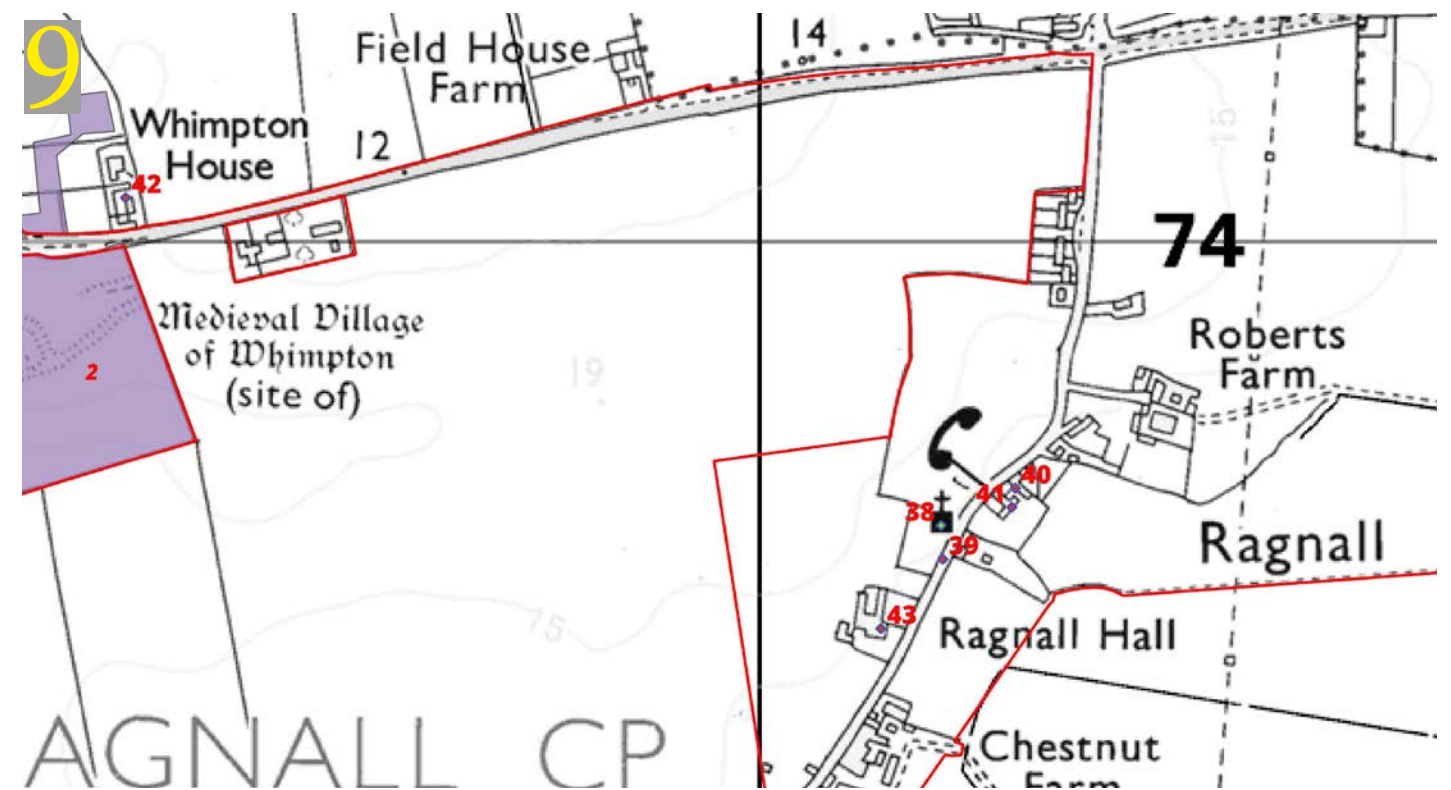
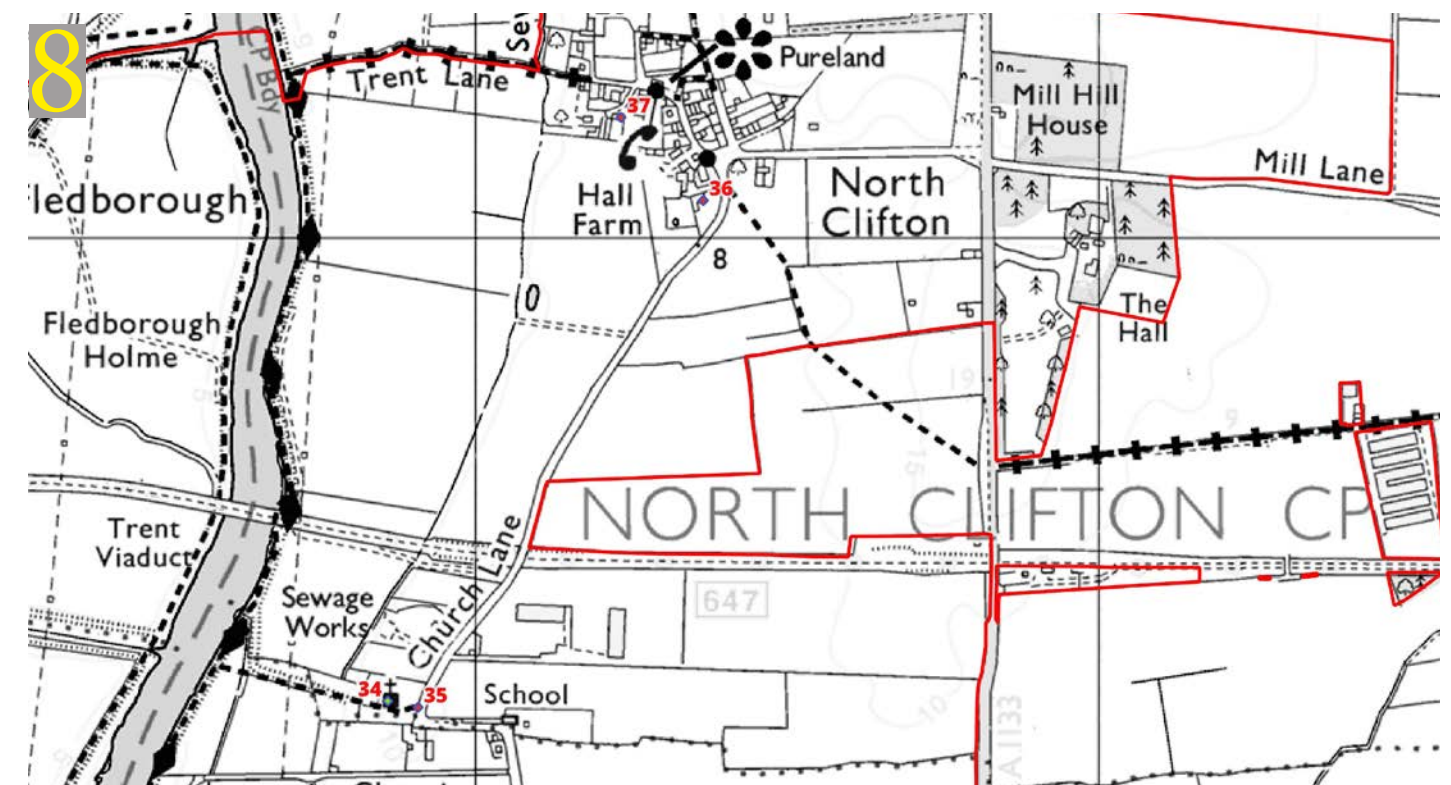


3 Scope of Assessment: Designated Heritage Assets

Scoped In for Assessment

Designated Heritage Assets within 1 KM Radius Scoped In for Assessment

North Clifton (8)				
34. 1046053	34. Church of St George	II*	Requires assessment on potential effects. Significance heavily linked and similarity of potential effects.	66
35. 1157171	35. Lychgate and Railings at Church of St George	II		
36. 1302529	36. Hall Farmhouse	II	Requires assessment on potential effects.	68
37. 1369937	37. Trent Lane Farmhouse	II	Requires assessment on potential effects.	67
List Entry ID	Name	Grade	Reason for Inclusion	Pages
Ragnall (9)				
38. 1233804	38. Church of St Leonard	II*	Requires assessment on potential effects. Significance heavily linked and similarity of potential effects.	71-72
39. 1233805	39. Gateway to Churchyard of Church of St Leonard, 45 Metres South of the Church	II		
40. 1233806	40. Ragnall House	II	Requires assessment on potential effects. Significance heavily linked and similarity of potential effects.	74
41. 1233877	41. Barn at Ragnall Stables	II		
43. 1276446	43. Ragnall Hall and Attached Outbuildings	II	Requires assessment on potential effects.	73

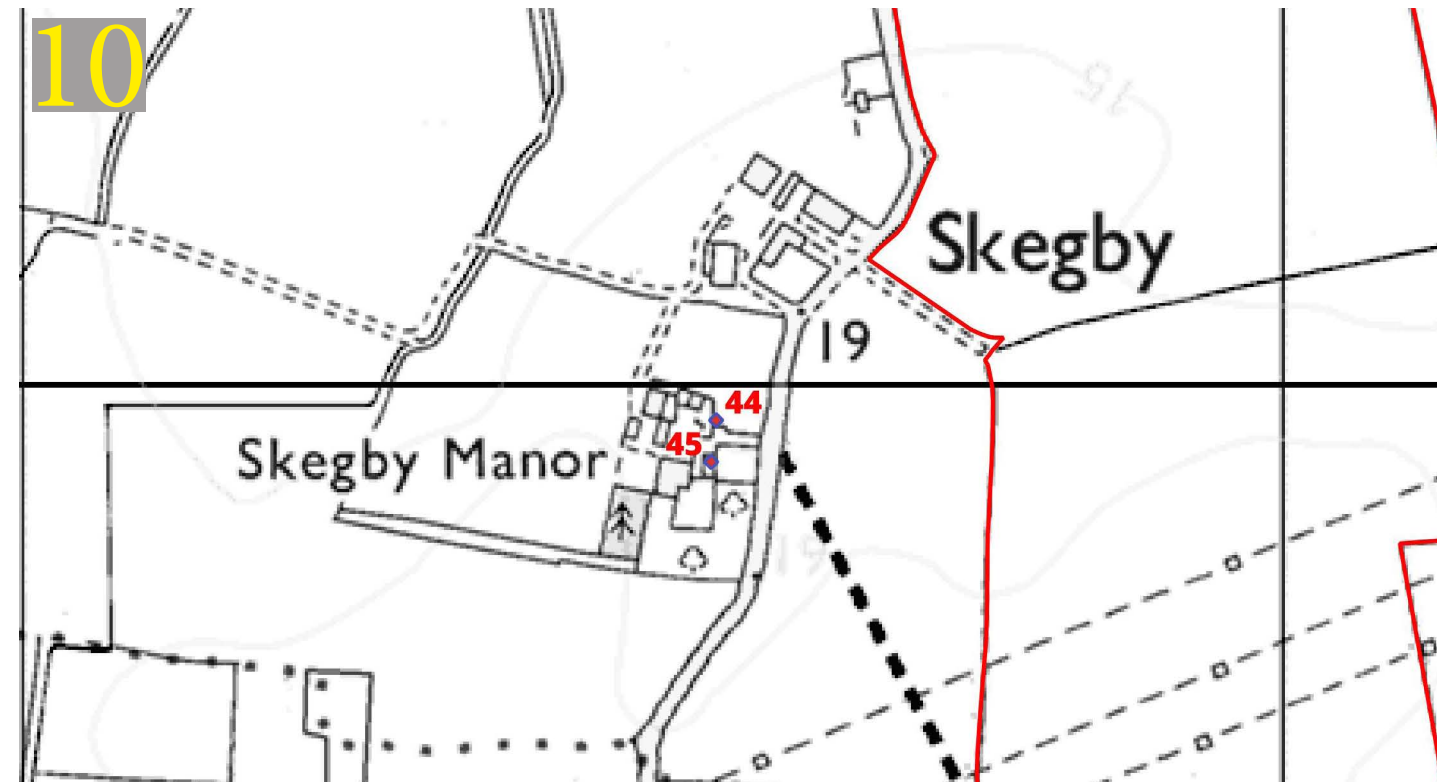


3 Scope of Assessment: Designated Heritage Assets

Scoped In for Assessment

Designated Heritage Assets within 1 KM Radius Scoped In for Assessment

List Entry ID	Name	Grade	Reason for Inclusion	Pages
Skegby (10)				
44. 1233707	44. Pigeoncote at Skegby Manor	II	Requires assessment on potential effects. Significance heavily linked and similarity of potential effects.	78
45. 1276477	45. Skegby Manor			
List Entry ID	Name	Grade	Reason for Inclusion	Pages
South Clifton (11)				
46. N/A	46. South Clifton Conservation Area	II	Requires assessment on potential effects. Significance heavily linked and similarity of potential effects.	81-82
47. 1046013	47. Bonington			
48. 1046054	48. Stables At The Hall			
49. 1046055	49. Pigeoncote At The Old Farm			
50. 1046056	50. The Old Schoolhouse			
51. 1157228	51. The Hall And Rear Extension			
52. 1302487	52. The Old Farmhouse			
53. 1302499	53. Vine House			
54. 1369938	54. The Manor House			



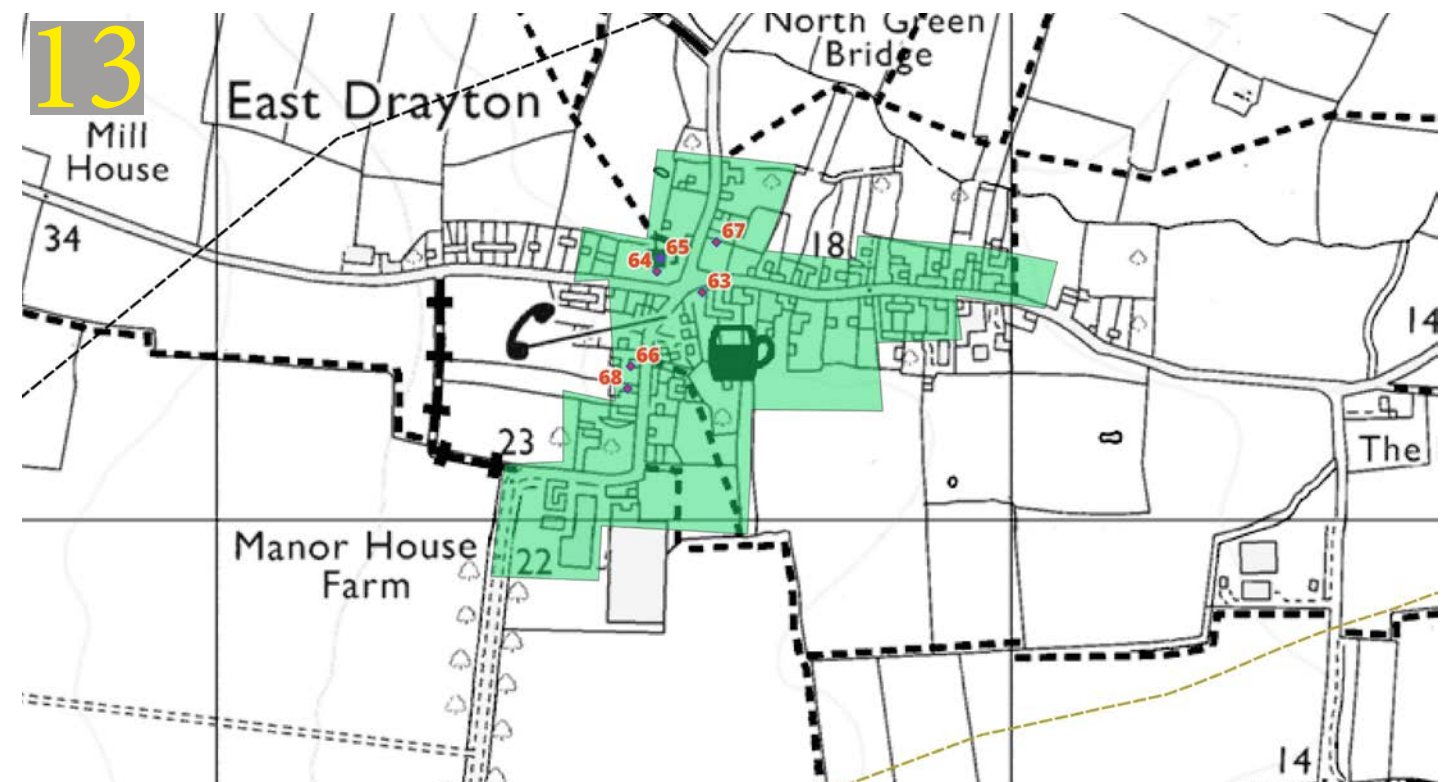
3 Scope of Assessment: Designated Heritage Assets

Scoped In for Assessment

Designated Heritage Assets within 1 KM Radius Scoped In for Assessment

List Entry ID	Name	Grade	Reason for Inclusion	Pages
Thorney (12)				
55. 1046017	55. House at Thorney Hall	II	Similarity of effects due to distance from the Site and lack of intervisibility indicated the ZTV	85
56. 1046018	56. The Old Manor House			
57. 1302430	57. Firs Farmhouse			
58. 1369961	58. Cottage at Thorney Hall			
59. 1462827	59. Thorney War Memorial			
61. 1178446	61. Ruins of Old Church in Churchyard			
60. 1302452	60. Church Of St Helen		Requires assessment on potential effects.	84

List Entry ID	Name	Grade	Reason for Grouping	Pages
East Drayton (13)				
62. N/A	62. East Drayton Conservation Area	II	Similarity of effects due to distance from the Site and lack of intervisibility indicated the ZTV.	33-34
63. 1045687	63. The Cottage			
64. 1045688	64. Pair of headstones in Churchyard of Church of St Peter			
65. 1212946	65. Church of St Peter			
66. 1212969	66. The Old Harrow Inn			
67. 1370122	67. Old Vicarage and Attached Outbuildings			
68. 1370123	68. Yew Tree Farm			



Assessment of Significance and Likely Effects: Designated Assets

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Darlington

Number of Assets: 8

Grade I: None

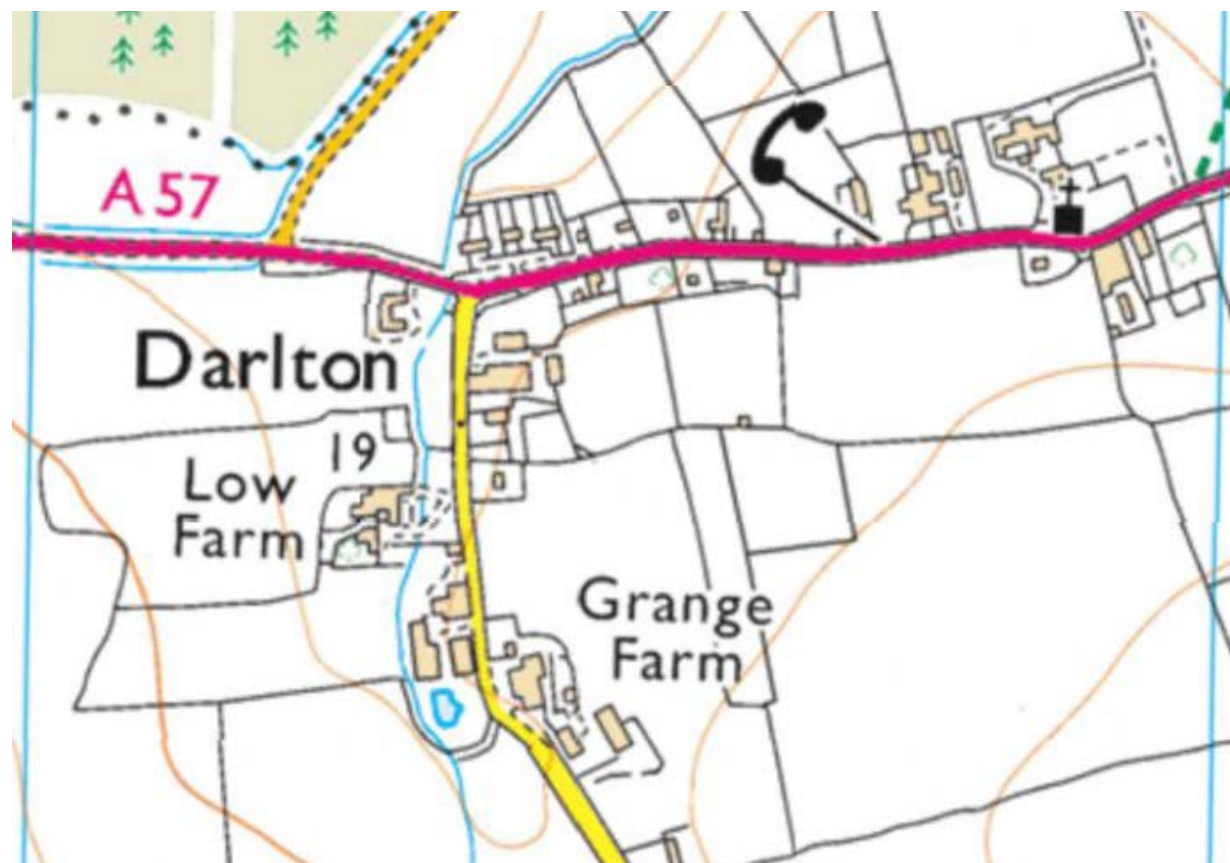
Grade II*: 1

Grade II: 6

Scheduled Monument: 1

Baseline Context

- 4.1 Darlington consists of 7 statutorily structures and 1 Scheduled Monument. The settlement is rural and linear, with buildings set diffusely along Woodcoates Road and Broad Gate. There are a range of building ages and forms, with historic buildings primarily farmhouses and their respective outbuildings. Some have been converted for residential use. There are later modern developments and most are set back from the road and within large mature plots. There is significant greening and as such the experience of the village is one of rurality and low-activity.
- 4.2 The village is located along a slight ridge in the landscape and as such there is good visibility across the landscape, particularly looking south from the A57, however, only at discrete points where breaks in the greenery allow for glimpses across the landscape. There is constrained visibility looking southeast due to the ridge in the topography, which affects views towards Ragnall.



4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Whimpton Moor Medieval Village and Moated Site (Scheduled Monument) Asset: 1017567

Significance

- 4.3 This asset comprises the archaeological remains of a deserted medieval village, dating back to the Domesday Book and abandoned by 1547. The significance of the Scheduled Monument is predominantly contained within its archaeological interest, as there is a lack of above ground visibility of the remains. The asset is of high archaeological interest for the contribution of the archaeological deposits to wider understanding of the characteristics and functioning of this type of deserted medieval village. Further historic value is found in the asset's ability to convey the former existence of a lost settlement and its relative placement amongst other historic villages that have survived within the locality.

Setting and topography

- 4.4 The main portion of the Scheduled Monument is located between Dunham on Trent and Ragnall, to the south of the A57. The Monument is truncated by the A57 which results in a smaller area of the asset being located to the east of Goosemore Cottage and also adds a sense of modern vehicular activity adjacent to it. The immediate surroundings of the Monument comprises agricultural fields (with pockets of development along A57, including Whimpton House/Goosemore Cottage), but due to the slight ridge in topography that the Monument sits on, visibility towards the south and east is reduced. Documentary sources have identified the former settlement as one of the four 'berewicks' of the King's Manor of Dunham.¹ As such, while there would have been some connection with Dunham, the role of the 'berewick' was detached and quasi-independent in that the Lord of the Manor likely had little presence in the settlement. Therefore, it does not appear likely that this connection was physically expressed (i.e. through views) and aside from the direct road connection, there are no views to or from Dunham itself.
- 4.5 It is known that the village formerly cultivated the land in its surroundings and evidence of the medieval open field structure is incorporated within the Monument boundary itself. However, there is no evidence of cultivation or occupation of the land to the south of the Monument boundary. As shown through the supplementary imagery on the proceeding page, the southern hedgerow boundary forms part of the historic landscape character and pre-date Enclosure. The field boundary is shown to be a surviving element of the former, more extensive, continuous field boundary which ran eastward and parallel to what is now the A57.
- 4.6 The supporting Lidar imagery illustrates no evidence of the former settlement, or related deep borrows from historic cultivation, being located south of the historic hedgerow which bounds the Monument. Therefore, there is a high degree of certainty that the southern hedgerow as found today, and historically, evidences a clear demarcation and threshold of the former settlement's southern occupational and agricultural limits. The land beyond the southern boundary of the Monument is unrelated to the fundamental historic establishment and functioning of the deserted village. Indeed, the southern hedgerow, as a surviving element of the historic landscape and indicator of historic limits of the settlement from at least 1804, is considered to hold greater informative value to the setting of the Monument than the land beyond it to the south.

Relationship with the Site

- 4.7 The Site includes land to the east, west and south of the Monument. To the east and west, it includes the fields to the south of the A57, which can be seen alongside the field in which the Monument sits in views from the north (near East Drayton). By contrast, due to the topography, the part of the Site to the south of the Monument is not visible in context. As identified above, there is evidence to prove that the land to the south of the village was unrelated and includes land within the boundary of the Monument itself. Therefore, while the Site makes some contribution to the setting of the Monument in that it forms part of the wider landscape surrounding the former settlement and separating it from other villages, it does not directly contribute to the understanding of the Monument due to the lack of historic association and visual relationships given the Monument comprises of below ground features.



Location



ZTV



Photo of Asset



Context of Asset

¹ Dr. T. Davies Pryce and Mr. F. W. Dobson, An Ancient Village Site. Whimpton, Nottinghamshire, Transactions of the Thoroton Society, 11 (1907)

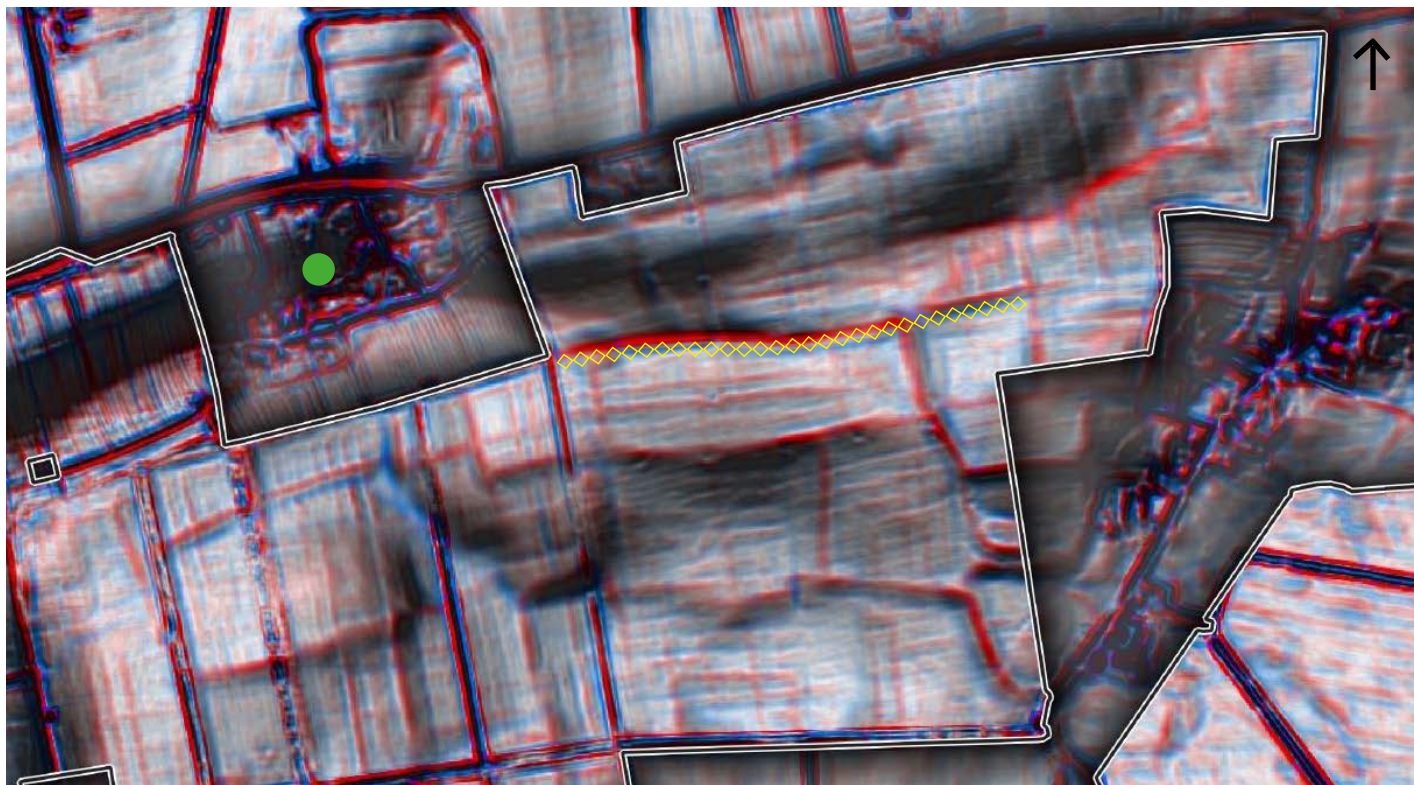
4 Assessment of Significance and Likely Effects: Designated Heritage Assets



1804 Map of Dunham, Ragnall and Cottam with lost field boundary (yellow), historic southern field boundary (pink), and location of Monument (blue) all shown



Lidar imagery of the Monument with location shown by green dot



Lidar Imagery of the Monument with historic lost field boundary shown and indicated by yellow 'x' and location of the Monument shown by green dot



Aerial photograph of the Monument looking south location shown by green dot

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Whimpton House (Grade II)

Asset: 1276445

Significance

- 4.8 The house is of historic and architectural interest for its contribution to the understanding of continued habitation on the site near to the Scheduled Monument. Architecturally, there is interest in its early 19th century, and therefore late Georgian, form, with a clear sense of proportion and hierarchy to the primary elevation. The sash windows add character and interest to the facade, and the articulation of this elevation is one of polite arrangement, despite its otherwise rural and agricultural setting.
- 4.9 The house is located in proximity to the moated site, and as such, the house may be a later redevelopment of earlier buildings that occupied the site. As such, there is historic interest in how it relates both to this feature of the Scheduled Monument, and its proximity to the abandoned medieval village (though there are no above ground remains which can appreciably contribute to the house's significance).

Setting and topography

- 4.10 The house is located near to the Scheduled Monument, to the west of Ragnall, beyond Main Street. The immediate context of the house is formed of the Scheduled Monument (though this is hidden below ground) which indicates a long history of settlement and use of this location, and perhaps contributes to the legibility of the house's location at distance from the main village. The wider rural fields add to the sense of agricultural activity here. Due to the slight ridge of the Scheduled Monument, visibility towards the south from the perspective of the A57 is partially blocked by this topography.

Relationship with the Site

- 4.11 The Site is located to the south of the house within the fields beyond the A57, which can be partially seen in views along the road but considerably limited by existing hedgerows. As such, the Site contributes somewhat to the understanding of the rural setting of the Monument and Whimpton House, due to the agricultural history of the settlement and the contribution that the fields make to this understanding. As a farmhouse, the asset has a functional history with its surrounding landscape, and as such, the Site would have contributed to this. This contribution, however, would only be partial, as more interconnected argian setting is positioned to east, north and west of the farmhouse. As such, regardless of the contribution of the Site to the setting of the asset, the significance of the farmhouse in its agricultural context is more greatly appreciated from these surrounding rear fields.



Location



ZTV



Photo of Asset



Context of Asset

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Church of St Giles (Grade II*), Lychgate and walls to churchyard of St Giles (Grade II), three chest tombs in the churchyard (Grade II)

Assets: 1212465, 1045726, 1045727

Significance

- 4.12 The significance of the church lies primarily in its historic interest as the parish church of the village. It grants legibility to the historic built landscape of the settlement and the patterns of its development. The church dates back to the 1200s, though it was rebuilt significantly within the 19th century (with the exception of the church tower) and the lychgate dates to this period of development. As such, the primary architectural interest is within its tower, though this has also received later 19th century additions to its roof. The chest tombs, listed Grade II, are interesting for their artistic significance as mid-19th century examples of their type. They are decorated with stylised crossed and enclosed with decorative iron railings. Listed Building Consent and Full Planning Permission was granted in 2023 for the change of use to a residential dwelling (23/01206/FUL).

Setting and topography

- 4.13 The church is located to the east of the village along the A57 and as such is situated at the periphery of the settlement, set within a graveyard bordered by mature greenery. As a parish church, its role within the village is the primary contributor to significance. Beyond the village, the visibility of its tower is little-to-none in the wider landscape, notably because of its diminutive height, the topography and the greenery existing around it. This is particularly true of views from Ragnall where the church is not visible at all, and whilst there may be a glimpse of the tower in winter from the public footpath south of East Drayton, this visibility is otherwise little-to-none.
- 4.14 The church is adjacent to Darlton Hall Farm, which comprises of a large polite farmhouse with ancillary structures, dating to the 18th and 19th centuries, and an additional 19th century farmhouse to the north, also with outbuildings. The diffuse nature of the settlement means that the legibility of the village is one of sporadic development, with no clear sense of centre. However, there is some sense of connection between the fringes of the village and the agricultural land to which they are associated.
- 4.15 Beyond these disparate farmhouses are open fields, further aiding in the understanding of the rurality of the settlement and the significance of the church as a remote place of worship. The slight rise in topography on which the village is located means that views are somewhat more open towards the surrounding landscape. This is true along the A57 towards the east, which channels views along a slight depression in the landscape such that the legibility of the rural field systems here is possible however, there are a number of interrupting built forms on the south side of the A57 that do constrain inter-visibility with, for example, the church and the wider landscape.

Relationship with the Site

- 4.16 The Site is located south-east of the settlement and the church, but with part of the village (to the south of A57) and a large agricultural field between. A small part of the north-western edge of the Site falls within the parish boundary. As identified in the previous section, the primary contribution to setting is the village itself, given the role of church to serve this population. While the wider agricultural fields make some contribution to the experience of the wider setting, this is secondary to the contribution of the village itself as there is no functional connection between the church and this land. The Site only forms a part of this wider setting.



Location



ZTV



Photo of Asset



Photo of Asset

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

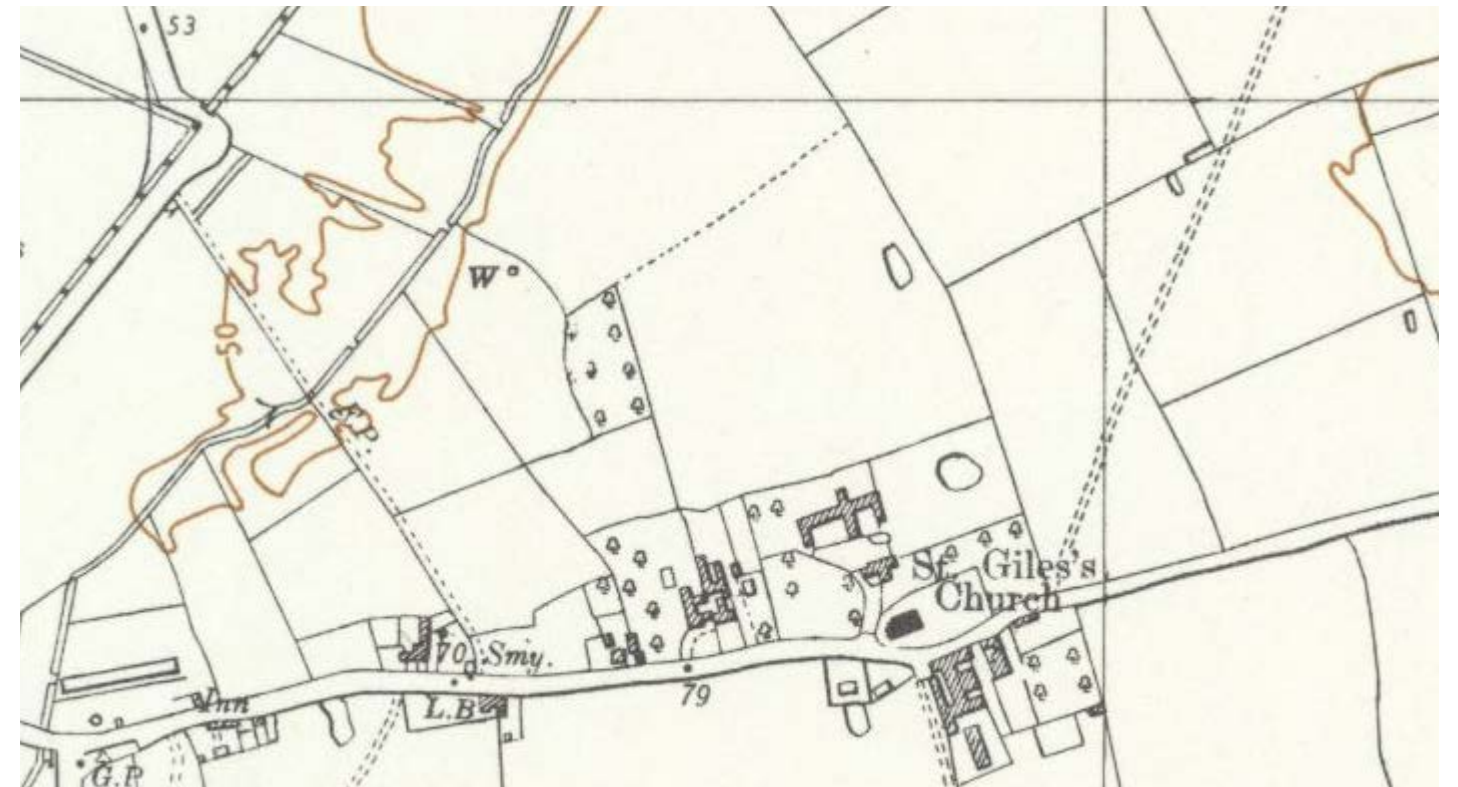
Historic Research: Church of St Giles (Grade II*), Lychgate and walls to churchyard of St Giles (Grade II), three chest tombs in the churchyard (Grade II)



1845 Tithe Map with the Church's Location Shown



Historic Photo of St Giles Church Illustrating Former Immediate Setting



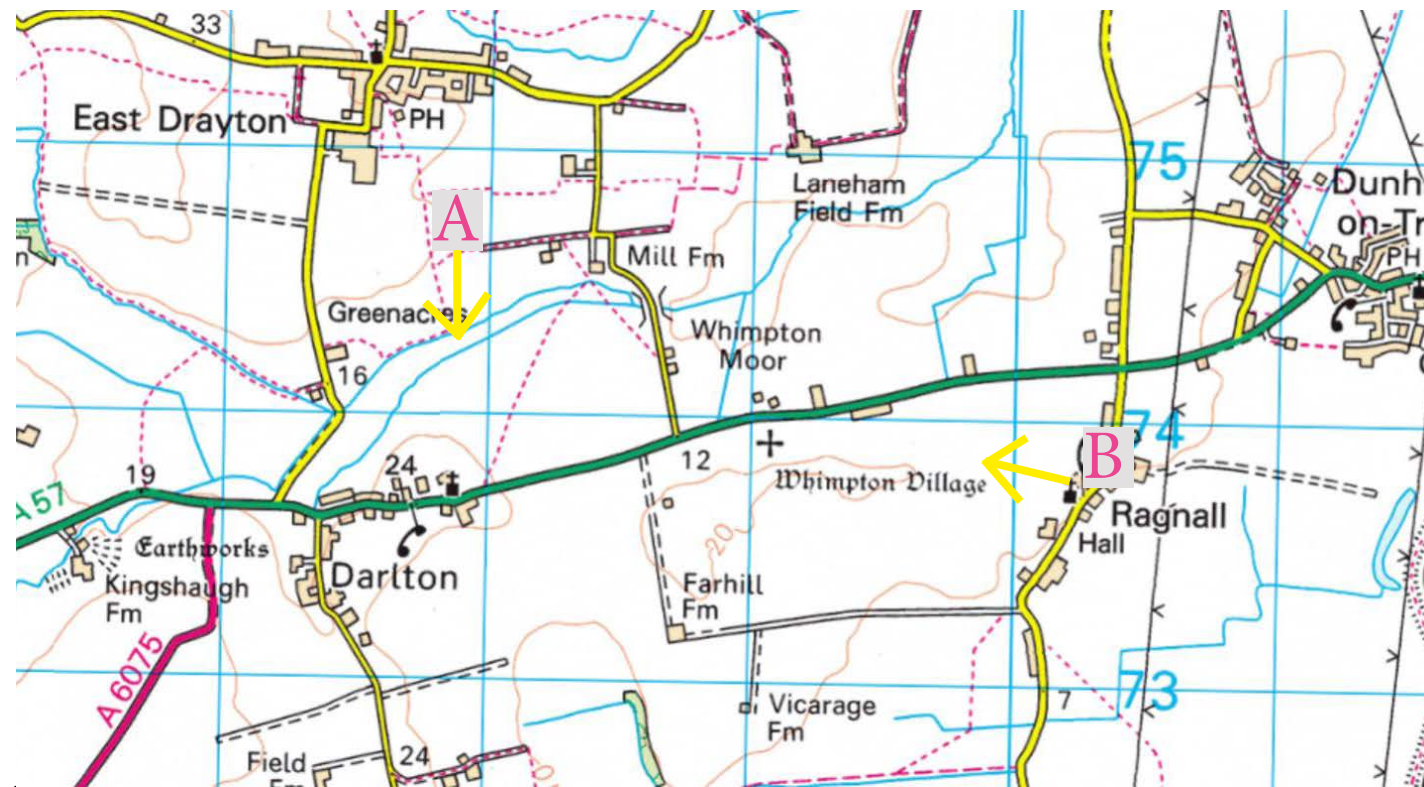
1955 OS Map



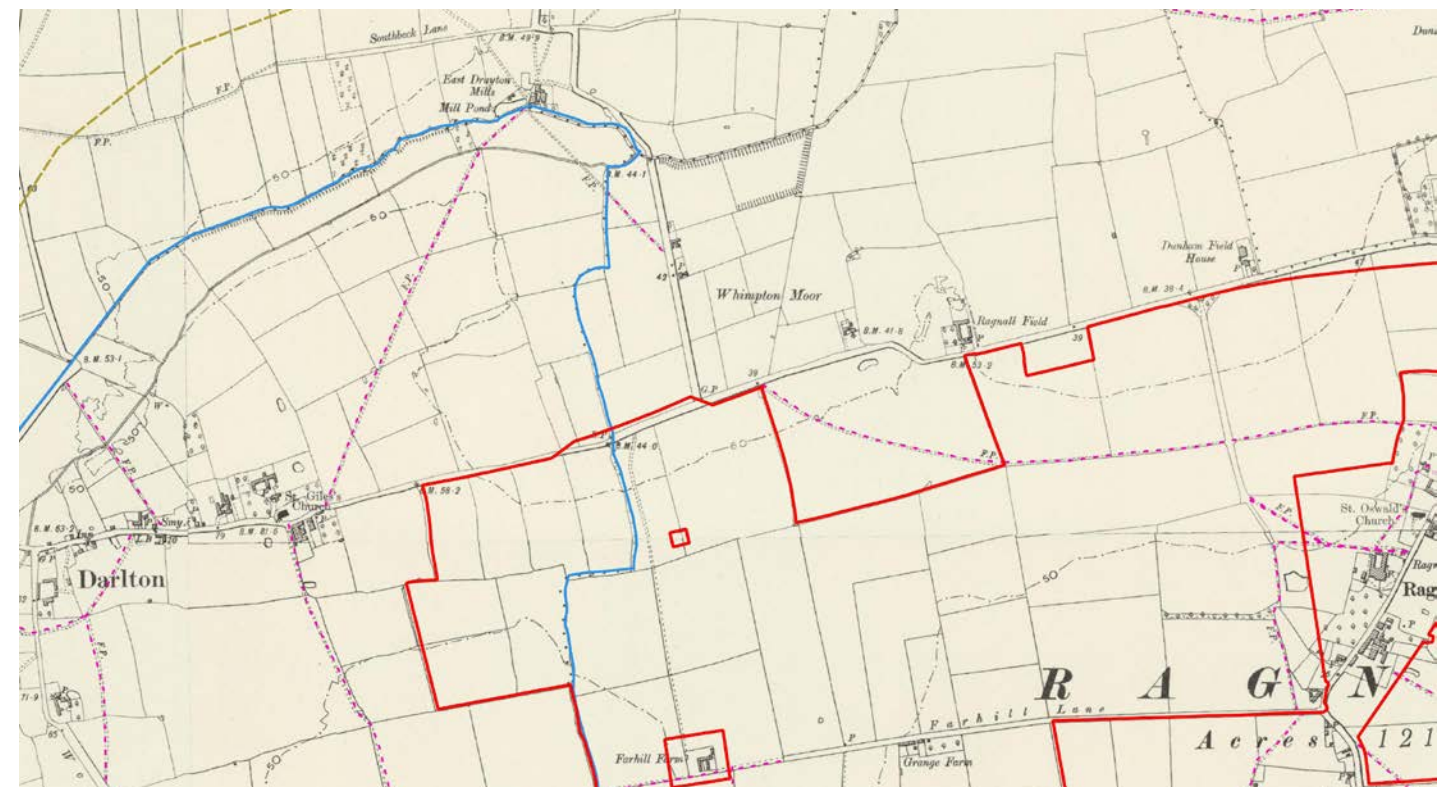
Present Day OS Map

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Parish Inter-visibility: Church of St Giles (Grade II*), Lychgate and walls to churchyard of St Giles (Grade II), three chest tombs in the churchyard (Grade II)



Viewpoint Map



1880 - 1900 OS Map with Parish and Site Boundaries

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Pigeoncote and attached stable blocks and outbuilding at Hall Farm

Assets: 1289523 (Grade II)

Significance

- 4.17 The pigeoncote and the ancillary buildings are notable for their historic interest, contributing to the understanding of the site as a historic farm within the village, and for the contribution they make to the understanding of the village as a primarily agriculturally active settlement. There is architectural interest in their forms - exhibiting 18th and 19th century styles indicative of their typology, and they subsequently relate well to the farmhouse itself (not listed), which demonstrates more polite form and features of a large country farmhouse of the 19th century. The farmstead has been largely converted into residential use through numerous Listed Building Consent and Planning Permissions. This has seen the introduction of a new driveway within the immediate south of the setting and alteration of the primary arrangement.

Setting and topography

- 4.18 The farm's setting is comprised primarily of the fields around it, to the east, south and west, which form part of its historic hinterland. It is located on the edge of the village and on the busy A57 road. The assets are set within mature gardens as a result of the 19th century farmhouse, with mature greenery providing some screening and an attractive sense of residential character. The church to the north is an important contributory element, helping contribute to the sense of village character and rurality through its form. In the wider setting are those sporadic buildings - farms, farmhouses and modern houses - spread along Darlton which give a sense of the primarily agricultural history of the village.

Relationship with the Site

- 4.19 The Site is located to the eastern boundary of the settlement, and to the east of the assets themselves. Part of the Site thus forms a part of its agricultural setting. Tithe mapping shows that the fields within the Site boundary here form part of the historic hinterland of the farm, at least as far back as the 1840s. However, there has been significant evolution in the field boundaries, with the previously smaller plots amalgamated and adapted for modern intensive farming. The recent Listed Building Consent and Planning Permissions have also resulted in a dilution of the relationship between the land within the Site and the historic agrarian character of the asset setting. This is most evident in the modern drive to the south of the asset which has separated the immediate setting from the field system.
- 4.20 As such, the land within the Site offers minor contribution to the historic significance of the farm and its listed buildings but should be considered reduced by the residential usage of the farmstead. Equally, it should also be noted that the farmhouse forms the headquarters of the historic farm and, as such, there is a more important land association between this farmhouse than with the ancillary buildings themselves. In this case, the farmhouse itself is not listed because of lack of architectural interest. Nonetheless, it remains that the direct relationship of the land to the listed ancillary buildings is secondary to the relationship between the land and the farmhouse.
- 4.21 Visually speaking, there is a good degree of mature trees and greenery bordering the farm on the eastern side, which creates some screening of views towards the Site. This is also true when looking towards the buildings eastwards from along the A57, with a copse of large mature trees disguising the assets. As such, whilst the fields are a contributory element to the setting, the ability to visually appreciate the links between them is difficult as a result of the buffering mentioned. Their contribution to the significance of the asset is therefore minor. The A57 provides the most accessibility of views towards the assets, which is characterised by the business of the road. This means that where their significance can be most appreciated, the experience of that setting is largely the modernity and noise of the road, rather than the sense of the rurality of the wider fields.



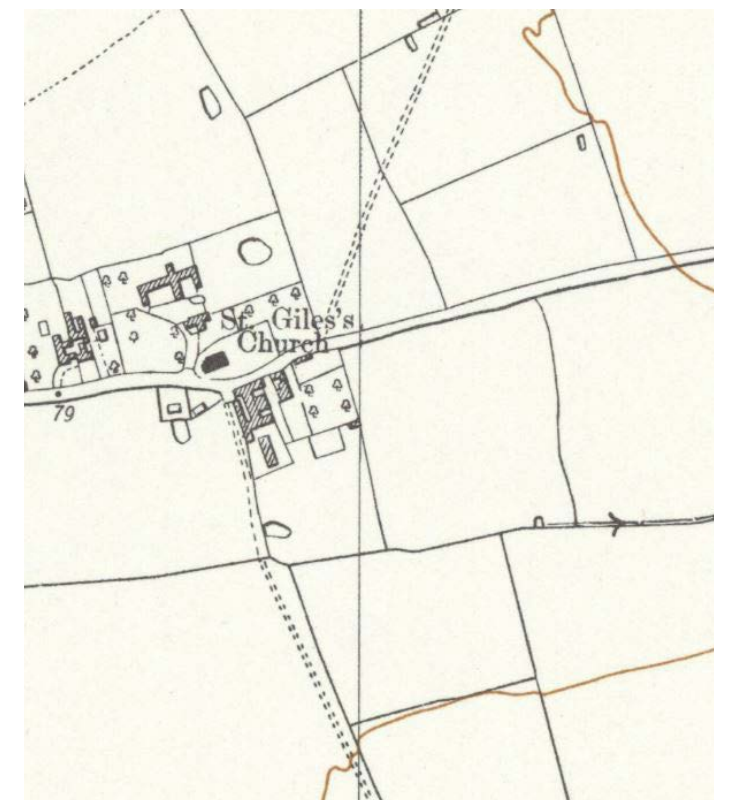
Location



ZTV



Photo of Asset



1955 OS

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Manor Farmhouse and Barn at Manor Farm

Assets: 1212508, 1370100

Significance

- 4.22 These two assets, which are linked through their functional association, are of interest architecturally as late 18th century examples of a farmhouse and ancillary barn structure. The farmhouse itself is notable as a large, three storey polite brick residence, with its primary elevation facing on to Woodcoates Road where its Georgian proportions and hierarchies can be appreciated. There are later additions in the form of a rear wing, which is of less interest and somewhat degrades the quality of the 18th century elevation.
- 4.23 The barn is similarly notable architecturally as a typical example, also constructed in brick, which lends contextual understanding to the significance of the farmhouse as the central residence around which a bustling farm worked. Together, the buildings make up the complex of an 18th century farm and as such possess historic interest in their contribution to the agricultural history of Darlton and the subsequent legibility of its historic development.

Setting and topography

- 4.24 The farm's setting is comprised of the fields around it, which are mainly focussed to the east and south, which provide agricultural context to their historic function, as well as other farm buildings, some of which include later modern development or remodelling. Although these are functionally related, some of them detract somewhat from the setting. Woodcoates Lane bisects its links to open countryside to the west, where in any case, the addition of a playground and modern housing introduces a sense of residential, rather than agricultural, activity.
- 4.25 The church to the north east is a contributory element of its wider setting, as the communal heart of the historic settlement of Darlton, but visibility of it is unlikely from the context of the farm due to the lack of prominence of the church: the tree boundary around it is strong, with tall mature canopies densely packed together. As such it would not contribute to the significance of the asset. The A57 is a key element within the setting, introducing noise and activity. The location on the edge of the village adds to the perception of development and settlement.
- 4.26 There are notable elements of modern character within the setting, this is particularly true to the north of the farm, along Broad Gate, where mid- to late-20th century housing introduces more standardised forms of housing atypical to the historic forms and features within the village. To the south of the farm are some moments of commercial activity in the form of large modern barns and structures.

Relationship with the Site

- 4.27 The Site is some 712 metres to the east of the listed buildings. Presently, the Site contributes to the wider setting of the assets through its cumulative role on the agricultural character of the landscape around the farm buildings, acting as a backdrop to views eastwards, but not to the appreciation of the significance of the asset from its immediate context. Tithe maps show that there is no historic association between the fields within the Site and the farm, which were restricted to those fields immediately adjacent to the farm.



Location



ZTV



Photo of Asset



Photo of Asset

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Ringwork at Kingshaugh House

Assets: 1018619

Significance

- 4.28 The significance of this Monument lies primarily in its archaeological interest as the earthwork remains of ringwork - a medieval fortification built and occupied from the late Anglo-Saxon period through to the 12th century - and associated archaeological deposits. The Monument is first referenced in 1194, and large quantities of Iron Age and Roman artefacts have been discovered here, suggesting it was associated with historic settlements for a very long time.

Setting and topography

- 4.29 The ringwork is now also the location of a 17th farmhouse which contributes historic interest to its setting but not to the appreciation of its archaeological interest. The ringwork is currently well enclosed by the farmhouse boundary. The character of its immediate setting comprises agricultural land which makes some contribution to the experience of the Monument, however there does not seem to be a functional association between this land and the ringwork and it is likely this landscape has changed substantially since the ringwork was built and used. The A57 is a busy and important thoroughfare and is located adjacent to the ringwork and as such this does add a sense of modern vehicular activity. Within the wider context, there are a number of medieval archaeological assets dotted across the landscape. While these are all remnants of the ancient landscape, there is no known association or physical/visual connection between Monuments, such as Whimpton Moor, and these are appreciated within a much-altered landscape which dilutes their contribution.

Relationship with the Site

- 4.30 The Monument is located at some distance from the Site, approximately 1.5km to the west of it. As noted above, there is no known functional connection between the Site (as part of this wider setting) and the Monument and, as illustrated by the ZTV, there is unlikely to be visibility from within the asset itself, or from the immediate context. Therefore, while part of a wider landscape, the Site makes no contribution to the setting of the Monument.



Location



ZTV



Photo of Asset (Source: Chris Cole)

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Darlington Assessment of Impact

Asset	Level of Identified Harm	Reasoning	Proposed Mitigation
Whimpton Moor Medieval Village and Moated Site (SM, 1017567)	Medium level of less-than-substantial harm	<p>Potential change in the appearance and appreciation of the land within the wider setting which moderately informs historic interest of the asset as a former rural setting. However, the level of potential harm is reduced by the current baseline context which is informed by the post enclosure field system and the A57. As such, the present setting is not informative of the primary landscape character which provided contextualisation of the former rural village settlement. At present, there are no historically sensitive views of the asset and inter-visibility is largely screened by the existing mature hedgerow on the south side of the A57. Equally, there are very few PRoWs from which to observe the Monument, with the exception of those south of East Drayton where the lack of above ground features result in no visual appreciation of the Monument's former function on the land.</p> <p>There would be a degree of harm caused through the loss of isolation and enclosure of the former village with modern infrastructure on three sides of this asset. However, such impacts are mitigated through substantial setbacks around the Monument which include native grassland buffers to the east (c.250m), south (c.50m), and west (c.180m), and re-enforcement of the existing hedgerows.</p> <p>As such, in context of the existing contribution of setting to the significance of this asset, which as noted above is lessened by the lack of surviving above ground features, the Proposed Development is considered to hold a relatively reduced level of less than substantial harm at the middle of the spectrum.</p>	<p>Inclusion of a substantial buffer around the Monument which will retain the sense of rurality within the immediate setting and prevent a sense of encroachment.</p> <p>Proposed strengthening of existing field boundaries to the east and south</p>
Whimpton House (GD: II, 1276445)	No harm	There would be no solar development constructed within c.200m of these assets due to landscape buffers incorporated within the Proposed Development. Solar panels are proposed to the southeast of the asset and would be separated from the immediate setting of this asset by the A57. The A57 provides a clear differentiation between the immediate and wider setting. The Site boundary with the A57 is proposed to feature mitigation in the form of strengthening the existing hedgerow and which would screen the development from the asset's immediate setting. On approach to the asset, along the A57, the security fencing and some solar panels may be visible through the proposed hedgerow strengthening. However, this aspect of setting makes little contribution to significance; it is the setting to the north that makes a more important contribution in this instance.	Significance would be preserved.
Church of St Giles (GD: II* 1212465); Lychgate and Walls (GD: II, 1045726); three chest tombs in churchyard (GD: II, 1045727)	No Harm	The immediate and greater informative setting of the assets is the inward relationship and connectivity to the village settlement. The Site, as agricultural land, holds no functional historic connection to the church and its associated assets. The nearest boundary of Order Limits would be at a distance of circa. 290 metres with built form standing in-between the Site and this asset. It is acknowledged that the sense of wider rurality would change, but the potentiality for impact upon significance is reduced due to the lack of tangible interrelation between the Site and the assets, and the distance between them. As such, no harm would be caused through the Proposed Development through a change in the wider setting of these asset	Significance would be preserved.
Pigeoncote and attached stable blocks and outbuilding at Hall Farm (GD: II, 1289523)	No harm	<p>The arable fields within the Site hold a relationship to the historic setting of these former agricultural buildings with the land being under the same ownership from at least 1840. Visually, due to existing large mature trees, the Site holds a lesser relationship than its historical ownership, whilst offering a degree of screening from the Proposed Development and mitigates further harm. The modern busyness of the A57, which borders the asset results in some separation from the historic rurality of the setting.</p> <p>Importantly, the asset historic role within the farm's operational activity was secondary to the more crucial buildings, such as the Farmhouse, in the daily running of the farmstead's historic functionality. As such, the contribution of wider farmland to the asset is accordingly less since the asset held no 'management centre' role for the agricultural landholding.</p> <p>The wider historic farmstead identity has been diluted by the partly implemented planning permission for the conversion of the outbuildings into several residential dwelling (13/07/00003/L) and a modern driveway is now positioned between the area of historic arable land within the Site and the farmstead.</p> <p>Any changes to the character of the wider landscape would be at distance and largely screened by topography and landscape mitigation.</p>	Significance would be preserved.
Manor Farmhouse (GD: II, 1289523); and Barn at Manor Farm (GD: II, 1370100)	No harm	<p>The Proposed Development would feature as a small section of solar arrays at a distance of over 730m from the asset. The inter-visibility would quickly fall away due to the rise and fall in topography between Ragnall and Darlington. Therefore, the Proposed Development would stand as a distance element and within a wider landscape which is already informed by power infrastructure. Notably, the Site does not contain fields which were historically farmed by Manor Farm and the informative value of the Site upon the setting of the assets is therefore reduced.</p> <p>As such, it is unlikely that any informative element of setting which contributes to significance would be meaningfully altered by the Proposed Development. The Site would be at distance, stand within arable land that holds no historic link to the asset, and fully screened by the topography of the area. This is considered to result in no change to the current baseline the appreciation of significance and a position of no harm.</p>	Significance would be preserved.

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

East Drayton

Number of Assets: 7

Grade I: None

Grade II*: None

Grade II: 6

Conservation Area: 1

Baseline Context

- 4.31 East Drayton is a village located 3 miles west of Dunham-on-Trent. The parish church of St Peter and St Paul is 13th or 14th century in date. East Drayton was originally known simply as Drayton, and was recorded under that name in the Domesday Book of 1086. "East" was added to distinguish the place from the village of West Drayton, 4 miles west. It is notable as the birthplace of the famous architect, Nicholas Hawksmoor.
- 4.32 The Site is located at an approximate distance of 1.57km (with variability) to the southeast of the village.



4 Assessment of Significance and Likely Effects: Designated Heritage Assets

East Drayton Conservation Area (including all designated assets)

Assets: 1018619

Significance

- 4.33 The Conservation Area derives its special interest from its variety of 18th and 19th century buildings, arranged around the central church of St Peter and St Paul, which dates to the 14th and 15th centuries. These contribute to the rural character of the Area, which informs the legibility of its historic development as an agricultural settlement.
- 4.34 The majority of heritage assets are located along the roads of North Green and Top Street, giving a sense of its historically linear settlement pattern. Not all the elements of the Area contribute to its interest, and there is significant modern suburban development which is stylistically and materially out of character with the positive contributors to the Area. These developments are primarily located east-west along Low Street and Church Lane. The added effect of these is to dilute the impression of the linear pattern of the historic settlement.

Setting and topography

- 4.35 The Area incorporates historic assets which primarily contribute to its understanding as a rural settlement with a historic focus on agricultural economy. As a result of this, its wider setting is mainly characterised by fields and open spaces. Some of these retain a historic landscape character of smaller parcels, bordered by mature greenery, whilst others have been absorbed into larger, modernised and intensified field systems. The former is more apparent to the north of the village, whilst the latter can be seen to the southwest. Nonetheless, the historic form of the village is still appreciable.

Relationship with the Site

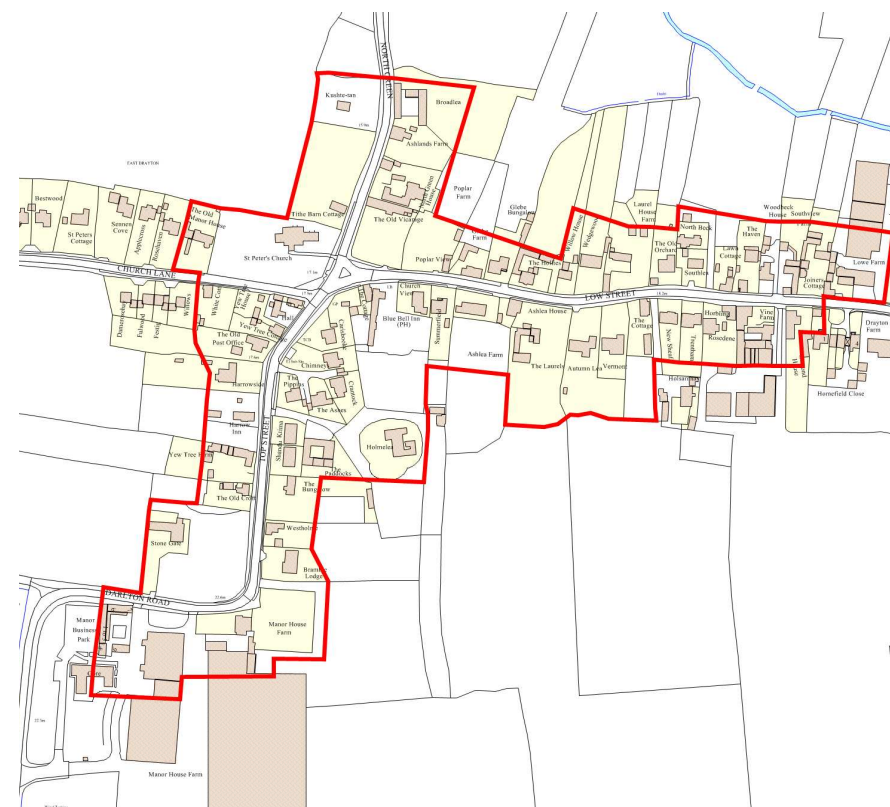
- 4.36 The Site does not have a direct relationship with the Area, with inter-visibility likely only possible from within the wider setting of the Area, rather than the Area itself or its immediate context. The Site's boundary is located well to the south of the Area and is beyond its 1km buffer range, across from the A57 and across fields which include mature hedgerows and trees along their boundaries. This road, too, is bordered by generally tall and mature hedgerows which serve to visually bisect the landscape either side of it, and this has quite a considerable impact on the experience of the wider setting.
- 4.37 Topography also further reduces the visual relationship between the Area and the Site, preventing long range views and visually isolating the Area from within the immediate settlement itself. Nonetheless, to the south, public footpaths provide more panoramic open views which would include the north part of the Site and Whimpton Moor. However, the topography here, which features a shallow ridge behind the Scheduled Monument, means little-to-no visibility beyond this.



Location



ZTV



Conservation Area Map (Source: Bassetlaw District Council)



Photo of Conservation Area

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

East Drayton Assessment of Impact

Asset	Level of Identified Harm	Reasoning	Proposed Mitigation
Conservation Area (including all Designated Assets)	No harm	<p>The Proposed Development would hold no impact on the appreciation of the assets located within East Drayton due to the distance they stand at from the Site and the lack of meaningful contribution that the land within the Site makes to setting. The ZTV illustrates that the proposed scheme would minimal visibility when considered within the finer grain context of the village settlement. At the very most, brief glimpses of panels may be seen from the within the wider setting of the assets and along footpaths to the south of the village which transfer from within the Conservation Area to beyond its boundary.</p> <p>However, a more informative view is found along the southern approach to the village on 'East Drayton Public Footpath 15', whereby the settlement is more easily contextualised within the wider landscape. From these southerly approaches the Site would be out of view and behind the individual transitioning from rural landscape into a settlement context, which helps inform upon the assets' significance and setting. In this context, the Site would be behind the viewer and no interference with setting could occur. Equally, when looking in the opposite direction from within the Conservation Area towards the Site, the Site is considered as part of the distant landscape character no holds no determinable contribution to setting due to the limitation in views and lack of informative relationship.</p>	Significance would be preserved.



View from within the Conservation Area



View from within the Conservation Area



View towards the Site from southern PRowS of Top Street

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Dunham on Trent

Number of Assets: 8

Grade I: 1

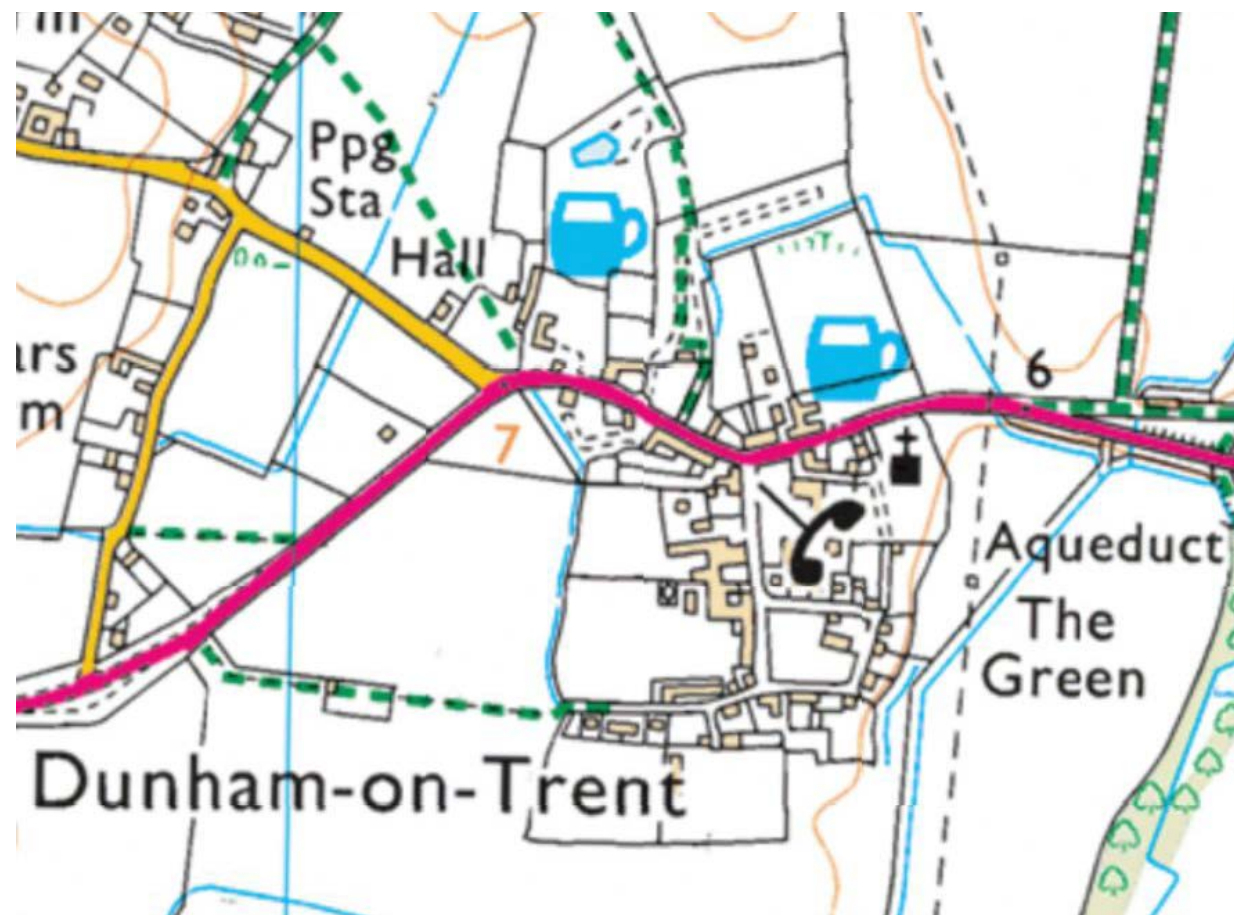
Grade II*: None

Grade II: 7

Scheduled Monument: None

Baseline Context

- 4.38 Dunham consists of 8 statutorily listed buildings. The village is located to the west of Dunham Toll Bridge, and as such is located along an important thoroughfare (A57), which carries vehicular traffic east-west from Lincoln. It comprises of a roughly ribbon-style settlement, spreading east-west along a portion of the A57, before projecting south along The Green. Later modern development has extended the village to the north and south, contributing to a more radial arrangement.
- 4.39 The setting of the village is primarily rural, though there are clear industrial elements within the landscape in the form of tall pylons and infrastructure related to the toll bridge and pipe bridge crossing the Trent. The flat topography exposes significant power infrastructure within the area, such as the Cottam Power plant to the north and elevates the prominence of pylons.



4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Church of St Oswald (Grade I), gateway to churchyard 12 metres north (Grade II), gateway to churchyard 24 metres west (Grade II), group of three headstones (Grade II)

Assets: 1370101, 1045729, 1212606, 1289459

Significance

- 4.40 The church has high historic interest as the centre of historic worship in the parish since the 15th Century; the parish is focussed on the village itself with the land to the north (south of Laneham) and a small portion of land to the south. The communal value of the church is further evident in the listed headstones of the 18th century, which also provides some artistic interest to the churchyard through their decorative schemes.
- 4.41 The church possesses architectural interest in its distinct phases of historic development. Primarily this is within its characterful 15th century tower, which notably possesses tracery perpendicular-style windows, which create a visually striking appearance. The rest of the church was rebuilt in the 1860s, and the two listed arches contribute to the legibility of this phase of development, featuring Gothic arches in stone with decorative ironwork.
- 4.42 The Church now stands as a private residential dwelling and no longer serves a religious function to the village itself.

Setting and topography

- 4.43 The setting of the church is primarily its relationship with the village itself, due to the functional role of the church serving the people of the parish. The A57 passes adjacent to the north boundary of the churchyard, and introduces a considerable degree of heavy vehicular activity and noise in its immediate setting. The primary views from which the church and its arched gateways are appreciated is from this road, a view in which the electrical infrastructure of the pylons is apparent rising above the roofline of the church, and from the toll bridge to the east before the road falls away. Visibility of the tower from within the wider landscape to the south are complicated by the degree of mature greenery around the boundary of the churchyard, particularly to the south, where Victorian ornamental trees have created a more enclosed experience and block former visibility from the footpath south-east of Ragnall. Whilst the agricultural fields in the wider landscape make some contribution to the experience of the church, there is no direct association between the land to the south and the function of the church (to serve the people of the parish). This is consolidated by the fact that the visual experience of the church tower is generally localised, albeit forming a distinctive landmark within the context of the village itself. Aside from agricultural fields, the wider surroundings also include the busy A57 (and associated toll bridge) and the pylons and power infrastructure characteristic of the Trent Valley.

Relationship with the Site

- 4.44 The Site does not fall within the parish boundary of the church. Due to the enclosure of the church within a boundary of mature greenery, there is a level of visual screening from the wider area. The closest point to the Site from the churchyard is over 1 kilometre, between which are a number of large, open agricultural fields and mature greenery. As identified in the previous section, the primary contributor to setting is the village itself, given the role of church to serve this population. While the wider agricultural fields make some contribution to the experience of the wider setting, this is secondary or incidental to the contribution of the village itself as there is no functional connection between the church and this land. The Site only forms a part of this wider setting.



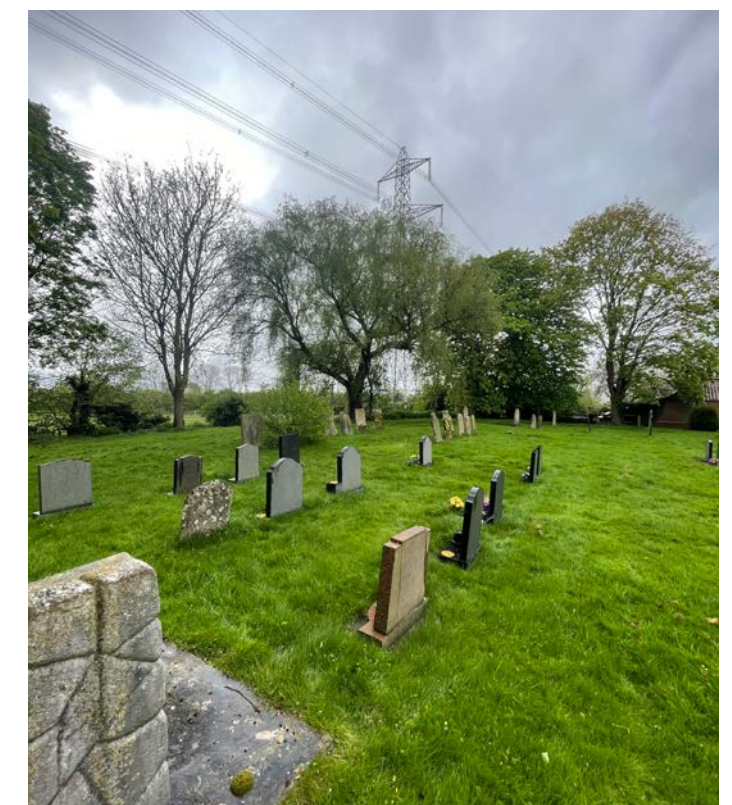
Location



ZTV



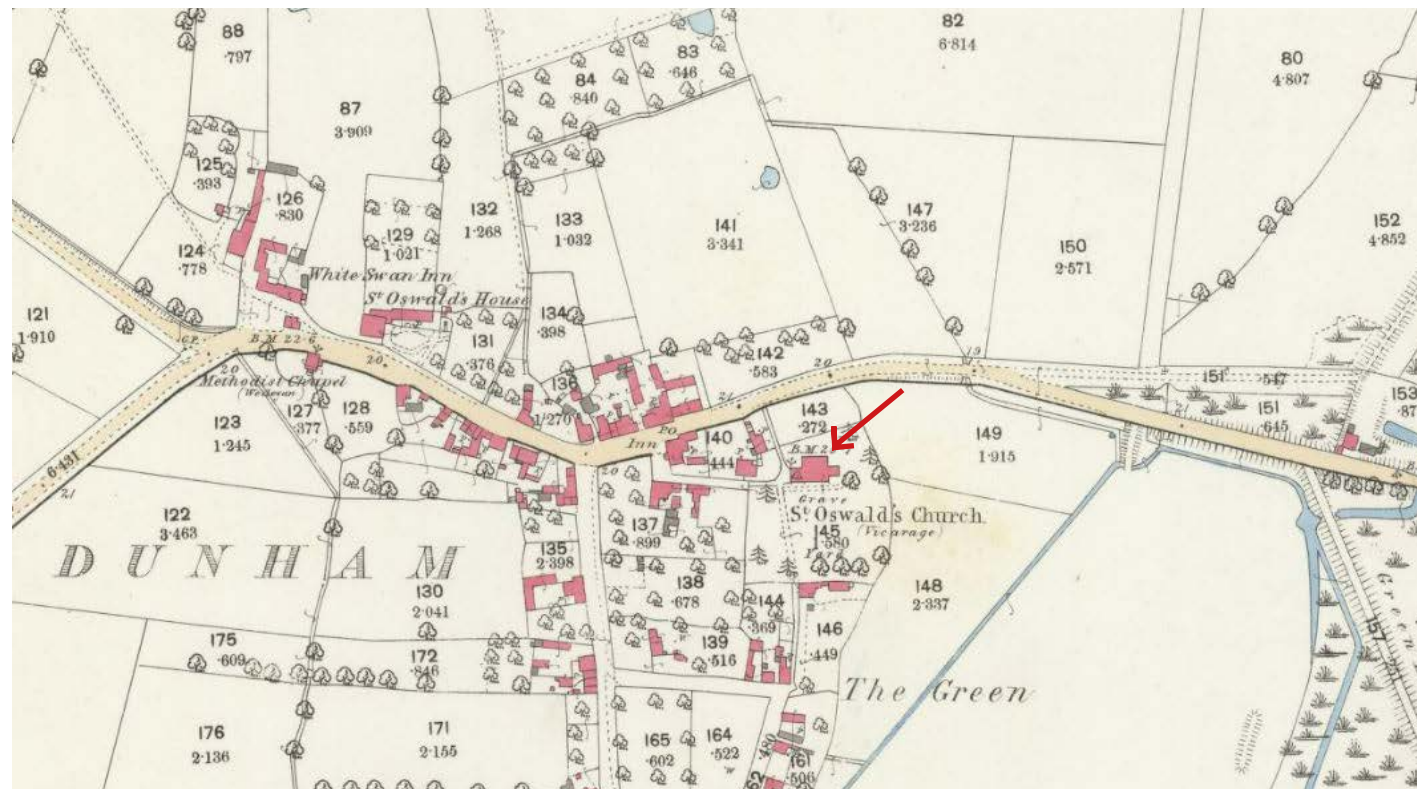
Photo of Asset



Context of Asset

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Historic Research: Church of St Oswald (Grade I), gateway to churchyard 12 metres north (Grade II), gateway to churchyard 24 metres west (Grade II), group of three headstones (Grade II)



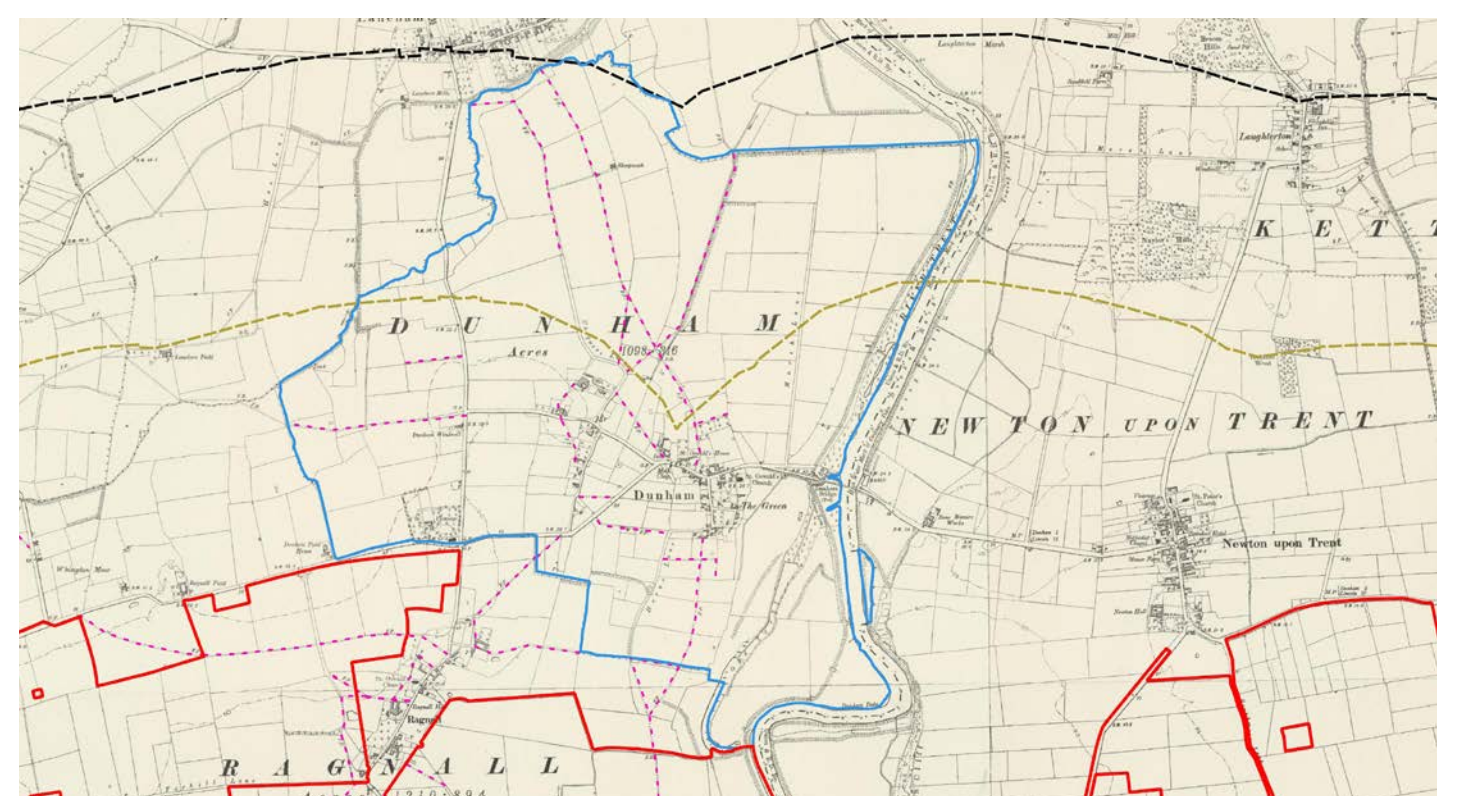
1885 OS Map of Dunham On Trent



1910 Photo showing the historic view towards St Oswald's Church from the east



Historic Aerial of Dunham On Trent with the Church of St Oswald Highlighted



1880 - 1900 OS Map with Parish and Site Boundaries

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Marples' Cottages

Assets: 1045728

Significance

- 4.45 The cottages are significant as vernacular 18th century examples of a rural homestead, constructed as a semi-detached pair in brick over two storeys. They feature uneven fenestration, with a mix of flat and segmental arches, with some decorative dog-tooth corning and string coursing to the easternmost cottage. The rustic nature of their construction is apparent in the somewhat rough brickwork, and it is clear that there have been a number of later alterations, particularly to the roofs.

Setting and topography

- 4.46 The cottages are arranged around a green, on its south side, and this forms the most apparent contributory element to its setting. Other housing, a mixture of historic and modern typologies, complement the east, west and north sides, giving a clear sense of space to this portion of the village. The majority of these are modern and atypical to the traditional form of the cottages. There is therefore a strong contrast but also a sense of historic continuity in the settlement.
- 4.47 The church is located to the north, and a historic route provides access from the north side of the green to the churchyard. The church is therefore also an important element of the cottages' wider setting, and the tower would have been highly present in the setting of the green before the intensification of mature greenery on the churchyard's southern side.
- 4.48 The cottages are set within long mature gardens to their south, beyond which are the open fields of the agricultural landscape. This landscape is a contributory element to the setting of the cottages and provides legibility for the rurality of the settlement.

Relationship with the Site

- 4.49 The Site is located approximately 900 metres to the south of the cottages.
- 4.50 The most relevant elements are those fields within the Site to the south, which provide a wider landscape character of agricultural rurality which contributes to the village character, but this is well distanced from the cottages themselves by the generous rear gardens and associated greenery and boundaries.
- 4.51 The cottages' architectural interest is contained primarily within their façades and the contribution this makes to the historic green and the sense of settlement pattern here. As such, due to the distance of the Site and its lack of connection to this interest, there is no contribution from the Site to the appreciation of the assets' significance.



Location



ZTV



Photo of Asset

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

West End Farmhouse and attached stable block (Grade II), Dunham House and attached walls and stable (Grade II), Bridge Inn (Grade II)

Assets: 1289301, 1370121, 1212620

Significance

- 4.52 These assets have been grouped together due to their shared setting and association with the settlement, and for the similarity of their expected effects. They range from the 17th to the 19th centuries and are primarily interesting for their illustration of rural architectural typologies. They are generally constructed in brick with a vernacular form that at times indicates references to the politer stylistic qualities of Georgian architecture. This is despite their generally functional association with farming, with the exception of examples such as Bridge Inn.
- 4.53 This latter point ultimately lends historic significance to the assets through their contribution to the legibility of the rurality and agricultural history of the village. This is supported by the variety of ancillary structures and barns that survive and provide contextual understanding to their significance. Bridge Inn, located at the periphery of the settlement, is notable for the expression of its historic function in its scale and form, and for its deliberate situation to act as a prominent stopping point for travellers. This, too, provides historic significance in the legibility of the village along an important and busy thoroughfare, both historically and in present day.

Setting and topography

- 4.54 The setting of the assets includes the village and surrounding field systems. As a historic inn, Bridge Inn is closely tied to its location on the periphery of the village where the bridge crosses the River Trent and travellers would arrive as potential patrons. The wider rural landscape is a contributory element to its setting and aids in the legibility of its rurality. As with the church, however, the activity of the A57 and the visibility of power infrastructure within the landscape degrades the impression of rural village character.
- 4.55 In the case of the farmhouses, their setting is to a greater degree the open fields and landscape around them, which historically provided their economic hinterland, though they are located within the village proper. Modern development is an established addition to the settings of the assets, with modern housing located to the north and south of the A57, and with larger, modern barn structures added to sites such as Manor Farm. In addition to these are the many electricity pylons which dot the landscape, introducing industrial forms and visually intrusive elements into the landscape. At distance, the Cottam power station can be clearly seen to the north of the village.

Relationship with the Site

- 4.56 The Site is too distant to be a relevant contributor to the setting of the assets. Whilst it is considered that the fields and open spaces around the village illustrate the relative rural isolation of the village (with the exception of modern power infrastructure), the Site's distance from the assets and their more immediate connection to the settlement itself means that in appreciating their significance, the Site is not a contributor to the appreciation of their significance.



Location



ZTV



Photo of Asset



Photo of Context

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Dunham on Trent Assessment of Impact

Asset	Level of Identified Harm	Reasoning	Proposed Mitigation
Church of St Oswald (GD I:1370101), gateway to churchyard 12 metres north (GD II: 1045729), gateway to churchyard 24 metres west (GD II: 1212606), group of three headstones (GD II: 1289459)	No harm	<p>The Proposed Development would introduce solar arrays over 1km away and the ZTV demonstrates that there would be no visibility from the churchyard. Equally, there would be no solar development within the parish itself or within the general informative setting of the asset.</p> <p>At the very most, the Site holds a minor and secondary role as part of the extremely wider setting to these assets which are intrinsically focused on the village settlement. The volume and noise of traffic along the A57 detracts from the setting, whilst the residential conversion of the Church reduces the accessibility of the special interest. The Site stands at a considerable distance from these assets and the Proposed Development would hold no inter-visibility with the Site. The land within the Site holds no determinable relationship with the assets and stands only as part of the overall wider landscape. The setbacks of the Proposed Development from Dunham On Trent also ensure that key views gained of the Church tower from within the historic parish, and approaches along the A57, will be unaffected.</p> <p>As such, the Proposed Development would not change the appreciation of significance in relation to these ecclesiastical assets or their setting.</p>	Significance would be preserved.
Marples' Cottages (GD II: 1045728)	No harm	<p>The Proposed Development would introduce solar arrays at a distance of over 800m from this asset. There would be little-to-no visibility due the distance and existing built form / vegetation which stands in between. The primary setting of this asset is the inwardness of the settlement and church within a wider rural environment. Therefore, the agricultural fields within the Site should be considered to inform the wider setting, but are at the extremity of the wider setting and hold little-to-no informative value. The Proposed Development would be indistinguishable from within the curtilage of the asset and hold no intervisibility from the Green (as shown on the ZTV).</p> <p>The Proposed Development would be realistically hidden from all appreciable viewpoints of the asset and not detract from setting. In turn, there would be no impact upon this asset as the result of the Proposed Development .</p>	Significance would be preserved.
West End Farmhouse and attached stable block (GD II: 1289301), Dunham House and attached walls and stable (GD II: 1370121), Bridge Inn (GD II: 1212620)	No harm	<p>The Proposed Development would introduce solar arrays at considerable distant (over 800m) from these assets and beyond the feasibly limits of the informative wider setting. There would be no inter visibility from within the setting of the assets and the Proposed Development .</p> <p>The setting of these assets is informed by the modern development which stands to the north and south of the A57, and the larger, modern barn structures added to sites such as Manor Farm. In addition to these are the many electricity pylons which dot the landscape, introducing industrial forms and visually intrusive elements into the landscape. At distance, the Cottam power station can be clearly seen to the north of the village. As noted, the modern context of Bridge Inn's immediate setting is detracting from its significance and the Proposed Development would hold no bearing on its current baseline context. As such, there would be no indirect impact to the setting of these assets.</p>	Significance would be preserved.



View towards Dunham over the River Trent



Year 15 Verified View from View 2 located to the south of Dunham on Trent

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Fledborough

Number of Assets: 3

Grade I: 1

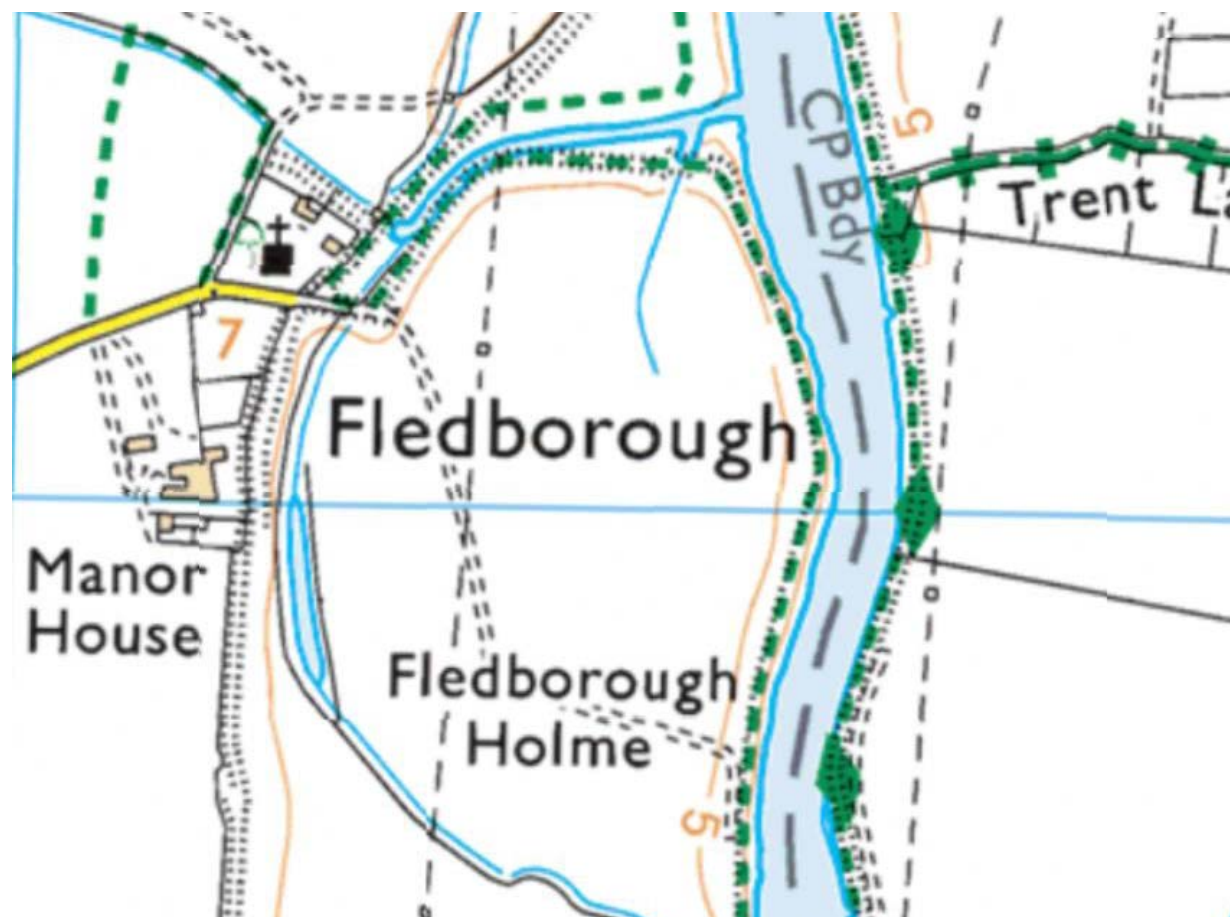
Grade II*: None

Grade II: 2

Scheduled Monument: None

Baseline Context

- 4.57 Fledborough is a small and highly diffused hamlet comprising of a small handful of buildings along Hollow Gate Lane and Main Street. Most notable is the church of St Gregory's, located at the east of the hamlet, and Manor House, located to its south. It is supposed that the River Trent formerly meandered close to these buildings, which can be seen evidenced in the landscape, but which since silted up, suggesting a historically greater degree of prominence to the church.
- 4.58 The village is agriculturally focussed, with a handful of farms located within it. There is one listed: Manor Farm at the eastern end, and a non-designated heritage asset at the western end historically known as Fledborough House. As of 2021, the census noted 38 residents.



4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Church of St Gregory including group of headstones in the churchyard (Grade I and Grade II)

Assets: 1045689, 1213065

Significance

- 4.59 The church has considerable architectural interest, dating from the 12th century with additions through the 13th, 14th, 15th, 17th and 18th centuries, with some significant rebuilding in the 19th. As a result of this, it displays an interesting tapestry of historic fabric reflected in the stylistic articulation of windows, doors, arches and masonry. It is of historic interest as the hamlet's only place of historic worship. Its churchyard is defined by its mature greenery and the artistic interest of its tombstones, which are additionally of historic significance in their connection to the historic community around the church.

Setting and topography

- 4.60 The church is appreciated within a diffused hamlet with a loose settlement pattern, which is not laid out to have a communal centre, albeit the church plays this role in terms of its function to serve the parish. The River Trent is an important element of its setting and likely influenced its original location, previously meandering adjacent to the church but since altering its course through natural silting. As such, it would have had a more prominent location from views along the river, but this has since depreciated with the changing bank locations. Further to this, the tower is quite squat, so visibility in the wider landscape is little-to-none, and there is a sense that this relationship is secondary to its relationship with the hamlet itself, despite the modern day parish extending westwards towards Tuxford. It is glimpsed, particularly from its southern side and from the Fledborough Viaduct, which further fluctuates with winter and summer foliage.
- 4.61 A rectory was once located next to the church but this has since been lost. The nearby Manor House, which dates to the early 19th century, introduces some polite historic forms and contributes to the pastoral character of the surrounding landscape, which is informed by bordered field systems complemented by mature greenery. The narrow, rural track alongside the church further adds to the sense of isolation.
- 4.62 The hamlet and its buildings are defined by their separation and sense of diffusion, which, while part of its identity, makes it difficult to visually understand the associations between them. This is less apparent between the church and the nearby Manor House, which as a group appear as the only collection of listed built forms in the hamlet. The farmhouses, some of which are NDHAs, appear as more separate from this group and, in this, their historic function is apparent.
- 4.63 Aside from the agricultural fields within the wider setting, there are conspicuous industrial elements to the skyline, in the form of large electrical pylons, as a result of the wider context of power plant-related infrastructure, and these are particularly visible in key views from Fledborough Viaduct and the river, the pylons are prominent features in the setting.

Relationship with the Site

- 4.64 The agricultural fields to the east and west of the church make some contribution to the setting of the church and its relative isolation, as well as being part of the diffused nature of the hamlet itself. The electrical pylons which cross through the Site do allude to a sense of wider industrial activity in the area, which somewhat degrades the otherwise rural sense of isolation. The Site boundary includes the fields to the west of the church, and part of the site falls within the parish boundary. As identified in the previous section, the primary contributor to setting is the hamlet itself, given the role of church to serve this population. The site boundary includes land between the church and other elements of the hamlet which contributes to the understanding of relationships of the church with the parish. However beyond this, the role of the agricultural fields in the wider Site are a secondary or incidental feature in the setting, given the lack of functional connection between the church and this land. The western boundary of the church's immediate setting is informed by the historic tree line which informs the closed setting of the asset. The nearest western boundary to the Site is to feature strengthening to its existing hedgerow to ensure longevity of the baseline.



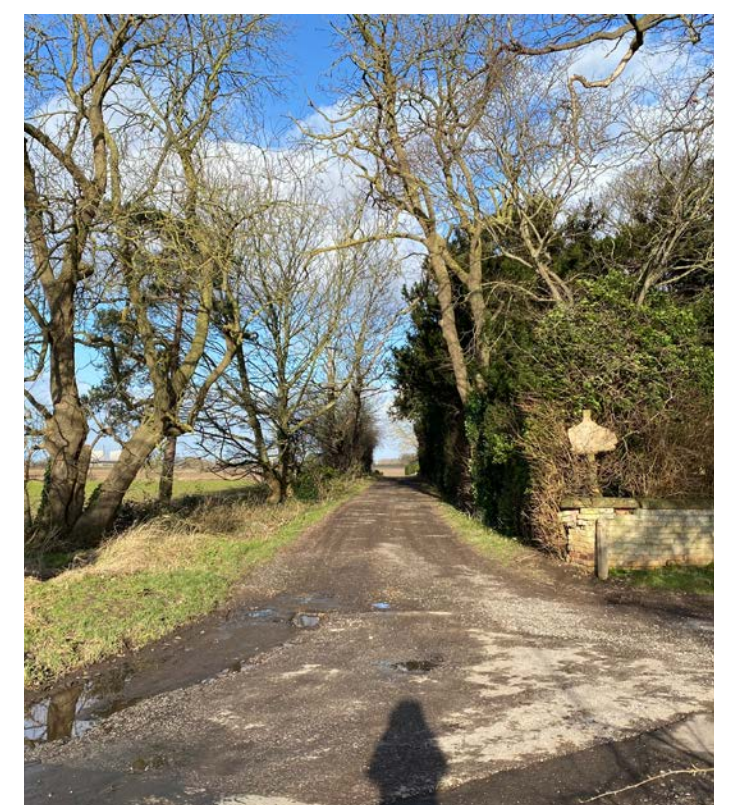
Location



ZTV



Photo of Asset



Context of Asset

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

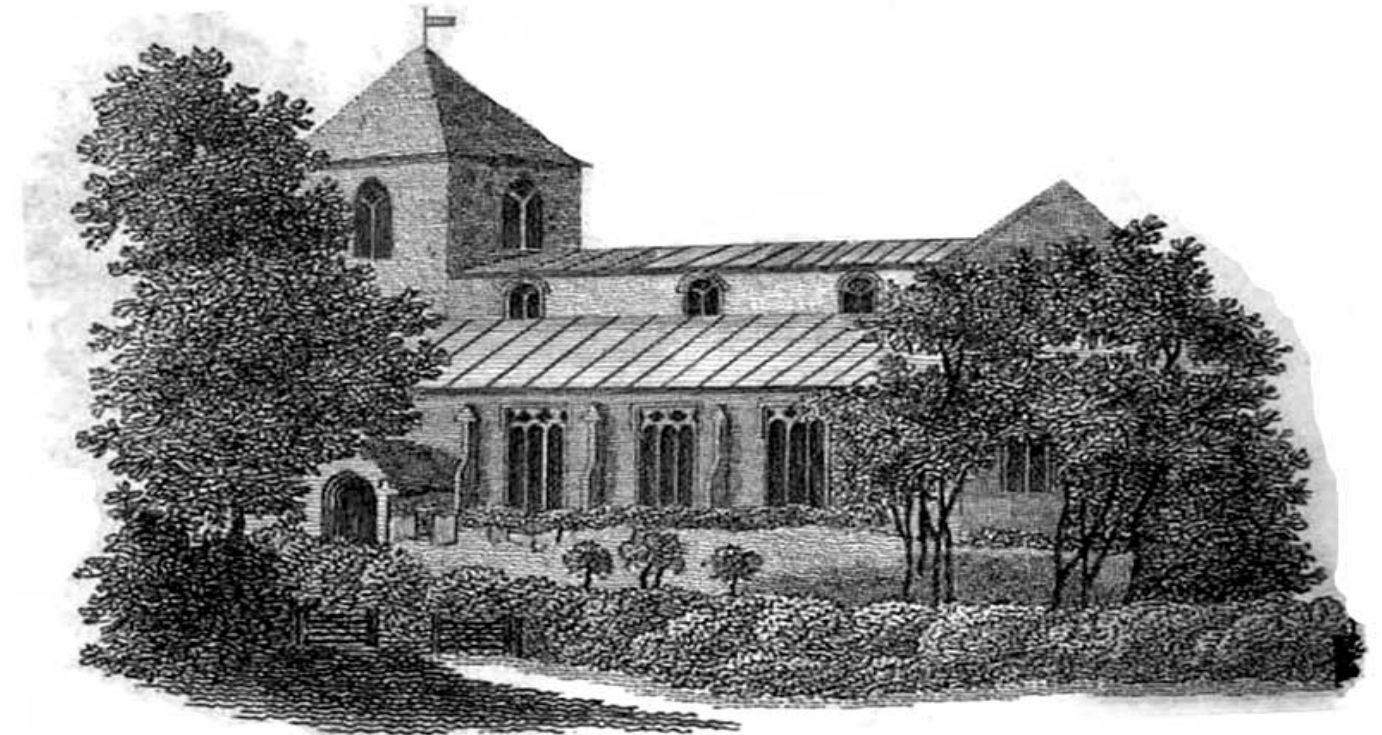
Historic Research: Church of St Gregory including group of headstones in the churchyard (Grade I and Grade II)



1840 Tithe Map of Fledborough



1947 Aerial Photograph of Church of St Gregory with the church indicated



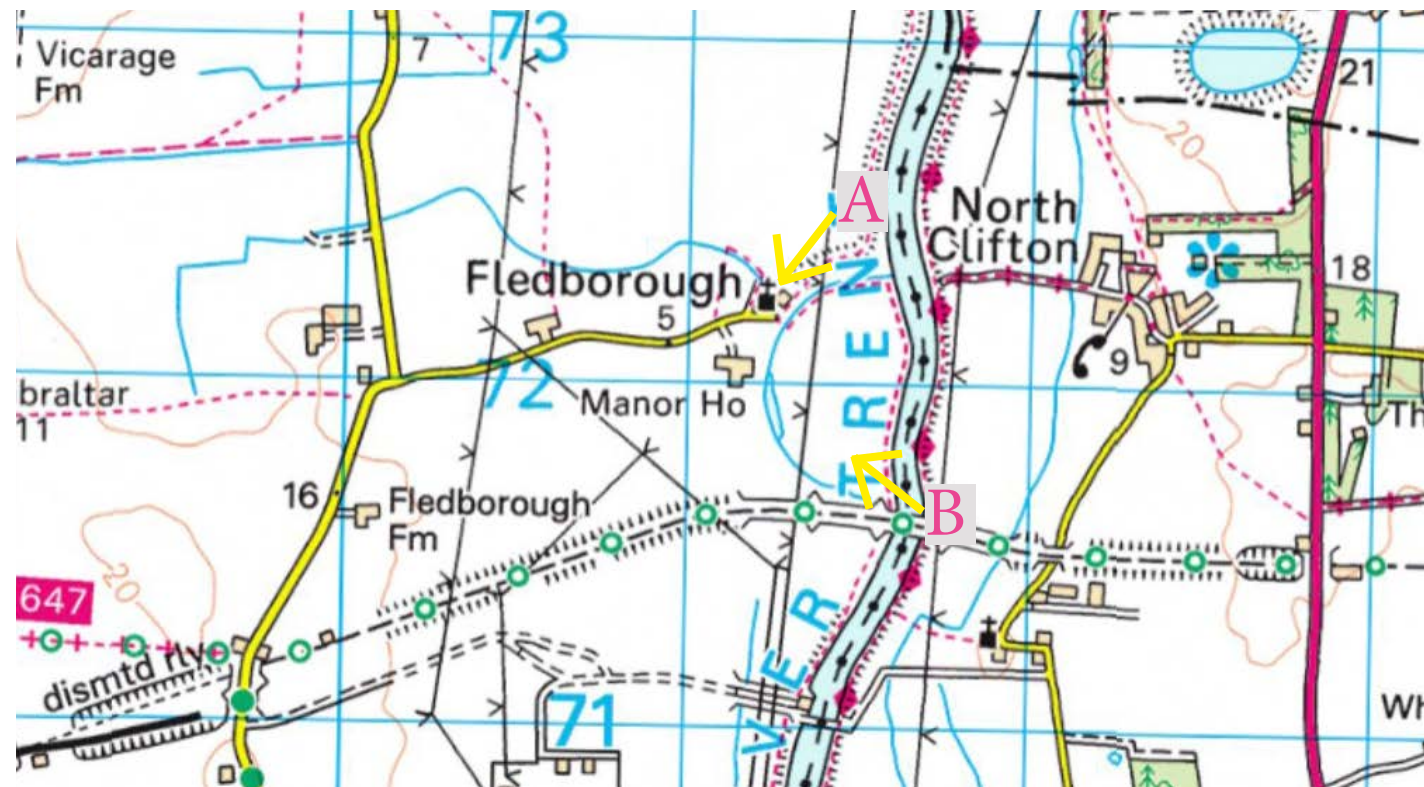
1808 Illustrative Engraving of Church of St Gregory showing former openness of setting



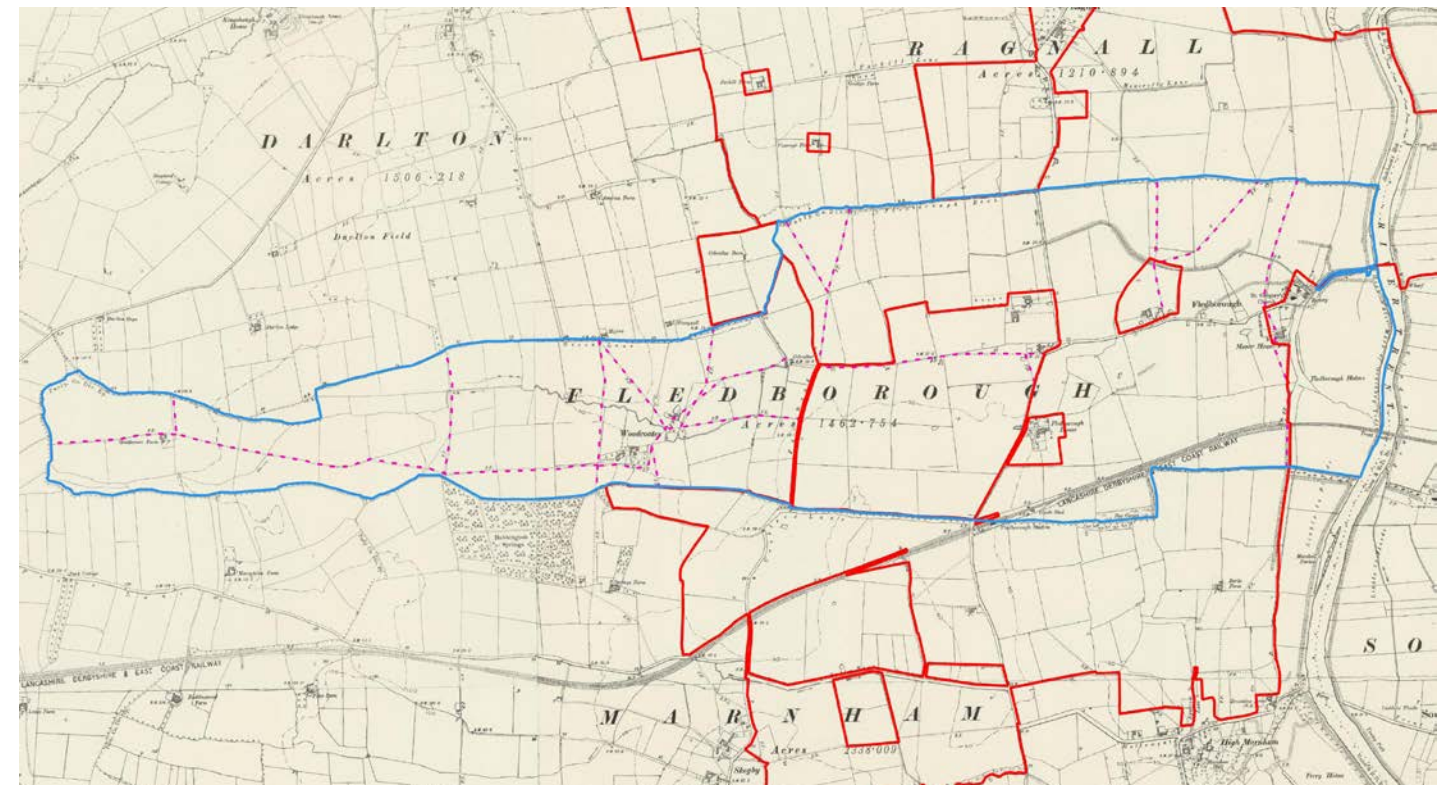
Present Day OS Map

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Parish Inter-visibility: Church of St Gregory including group of headstones in the churchyard (Grade I and Grade II)



Viewpoint Map



1880 - 1900 OS Map with Parish and Site Boundaries

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Manor House (Grade II)

Assets: 1276572

Significance

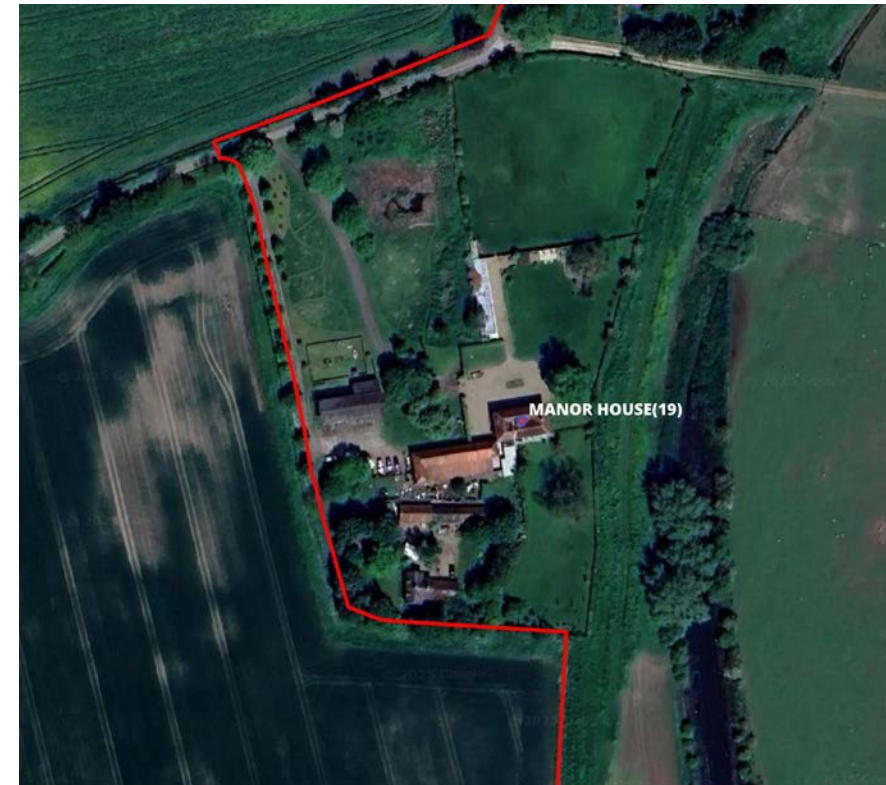
- 4.65 The house is primarily of architectural interest, presenting an attractive 19th century form, with generally symmetrical fenestration to the primary elevation apart from on the right-hand bay, which is set back and results in a break in rhythm. The door features a doric porch and the windows are sash, culminating in an attractive, late-Georgian farmhouse.
- 4.66 The farmhouse is accompanied by brick barns to the rear, which contribute to the legibility of the historic significance of the house as part of a large, historic farm within the hamlet of Fledborough. The hamlet is primarily associated with farming, with built forms mainly comprising of farmhouses with their respective ancillary structures. As such, these associated buildings are connected with the asset's significance.

Setting and topography

- 4.67 The house is set within a garden bordered by an attractive and tall brick wall, creating a clear sense of separation between the ornamental domestic setting of the house and the wider, agricultural landscape. This impression is accentuated by the attractive array of mature ornamental trees within the grounds which creates a sense of seclusion from within the immediate setting of the house.
- 4.68 As a historic farm, the surrounding field systems contribute to the legibility of the house's significance and its economic function, with the garden walls creating a clear distinction between domestic space and hinterland, and this can be seen in historic Tithe mapping. The barn structures to the rear of the house contribute to this functional and agricultural setting, aiding in the understanding of the house's significance as a working farm.
- 4.69 The church is also a contributor to the setting, creating a defined sense of historic place and communal activity. There is some inter-visibility between the two aided by the sense of openness between them, with the break in greenery on the south side of the churchyard creating a visible face to the church from the perspective of the house, and vice versa. However, there is no evidence of a deliberate historic connection between the two (as might be expected with a rectory, which was historically located to the east of the church but which has since been lost).
- 4.70 As similarly assessed with the church, there is the presence of industrial elements in the form of the tall electrical pylons, which further contribute to the sense of economic activity in the house's setting, albeit modern and of a scale which contrasts with the existing historic forms.

Relationship with the Site

- 4.71 The relationship is as assessed previously for the church of St Gregory. The house is located close to the Site boundaries, and as such, the Site forms part of the house's agricultural setting to the south and west. This includes the fields around the farmhouse as well as the sense of openness between the diffuse structures of the hamlet of Fledborough, which are located at distance to the west of the house. As outlined above, the ability to appreciate this rural setting from the perspective of the house is reduced by the sense of enclosure from the walled garden. The line of boundary trees to the west and a further sense of visual separation between the house and the Site to the west, as do the ancillary structures here.



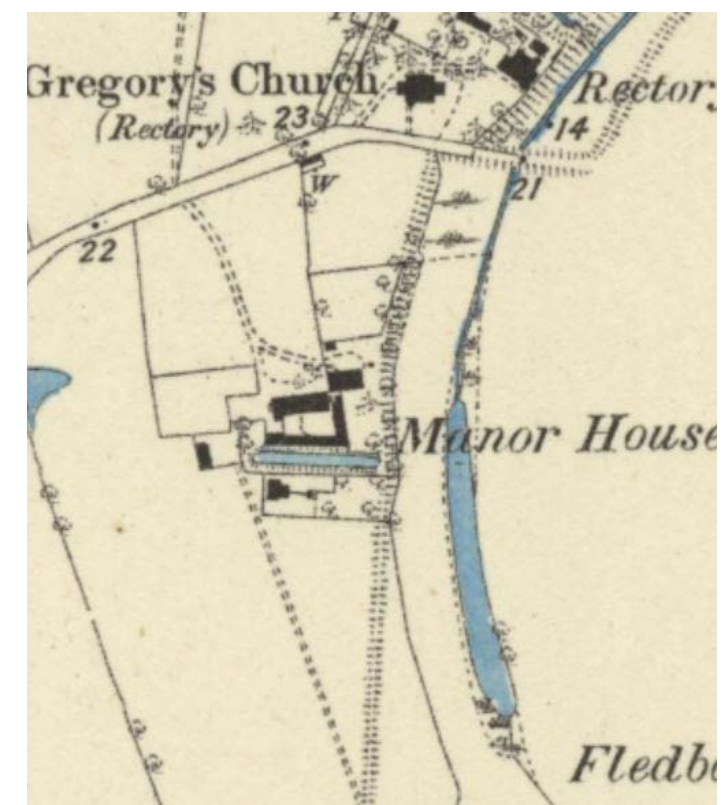
Location



ZTV



Photo of Asset (Source: mapio.co.uk)



Tithe map, 1839 (thegenealogist.co.uk)

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Fledborough Assessment of Impact

Asset	Level of Identified Harm	Reasoning	Proposed Mitigation
Church of St Gregory (GD: I, 1045689) including group of headstones in the churchyard (GD: II, 1276572)	Low level of less-than-substantial harm	<p>The Proposed Site would stand within the wider setting of this asset and glimpses of panels may be seen from the elevated position of Fledborough Viaduct. The degree of potential impact is considerably reduced through the existing enclosed and screened graveyard which comprises the definite immediate setting, whilst the extent of mitigation will also ensure there is no encroachment upon the asset.</p> <p>To the north, south, and west of the churchyard, the Proposed Development would introduce arrays in the setting of the Church. However generous buffers of c.200m to the north, c.175m to the west and over 500m to the south have been incorporated which would feature wildflower meadow, native grassland, boundary planting to reduce visibility and a new permissive path to adjoin an existing footpath around the Church. Therefore, whilst there would be solar arrays within the parish which may be visible on the approach to the Church, this would be mitigated to reduce their visual presence and retain the sense of character of the wider landscape.</p> <p>The western boundary of the Church is presently heavily screened by mature trees which provides a strong screening to the panels proposed within this area and will be further enhanced through additional planting. Furthermore, where panels are proposed in some proximity to the west of the church the potential impact is reduced through mitigation in the former of native species hedgerows and substantial setbacks.</p> <p>The setting of the church as appreciated along the approach from Fledborough Footpath 11 would remain largely unaltered. The footpath is located below an immediate ridgeline which would prevent invisibility with the panels located to the west between the River Trent and Ragnall, whilst the existing context is informed by the Pylons and pumping station. Where there may be some visibility on raised aspects of this PRoW (southern section), additional screening in the form of dense hedging is also proposed to ensure the character of this approach would remain. Furthermore, the Church is not visible from this section of footpath to the north, screened by further mature trees and residential development, and therefore this aspect is less sensitive to harm. As such, there is considered to be no determinable change in the appreciation of setting from this approach and the proposed scheme would result in no harm to this area of the setting.</p> <p>It is considered that the arable nature of the surroundings, which includes areas of the Site, informs the rurality of Parish Church but makes a minor overall contribution to the historic functional purpose of the asset. The church's historic role was focused on the people and settlement which is served, and not its situation within a landscape that was historically focused on agricultural. As such, whilst a degree of historical interest is found in the rurality of the setting, this is secondary to the asset's historic built purpose to serve the religious needs of the community. The position of solar array within arable land is therefore considered to be of lesser harm and not directly impact upon the core historic significance of the asset which would remain fully appreciable. Nonetheless, the Proposed Development may hold a low level of degree of less than substantial harm when considering the overall wider setting of the asset within a historic arable landscape, which would be mitigated through the proposed set backs and screening</p>	Mitigation is proposed through eastern and western setbacks from the Church to prevent encroachment upon setting. The western boundary is to be re-enforced through additional planting which will compliment the existing character of the setting.
Manor House (GD: II, 1276572)	Lowest level of less-than-substantial harm	<p>The Proposed Development would result in no change to the eastward aspect of the wider setting and open views towards the River Trent would remain as currently experienced. Equally, the panels positioned to the east, beyond the river, would be predominantly screened through existing well-established vegetation and topography.</p> <p>The proposed placement of panels to the southwest of the asset would stand beyond a substantial buffer of native wild flowers and grassland to ensure no encroachment on the immediate setting, whilst the panels themselves would be screened by proposed hedgerow and treeline. The taller elements of the proposed security fencing may stand above the proposed hedgerow during Year 1 and become progressively screened throughout the Proposed Development's 60 year lifespan. Presently this aspect of the wider setting is informed by the baseline power infrastructure with pylons standing within this location, the proposed mitigation would also serve to soften and partly screen such infrastructure.</p> <p>As such, whilst the Proposed Development would encroach on the wider setting, the important visual and perceptual connections between the Manor House and the wider settlement would remain unaffected. Equally, the visual connection to the Church would also remain, alongside the eastward aspect of the wider setting and open views towards the River Trent.</p> <p>The minor sight of security fencings and loss of arable landscape context in the wider area of the asset, which will become progressively screened, is considered to result in the lowest level of less than substantial harm. Importantly, the Proposed Development would not alter the more informative aspects of the asset's setting and the contribution of setting to significance would largely remain as currently experienced.</p>	Mitigation proposed through substantial setbacks, native hedgerows and trees to the southwest. The north western approach to the asset will feature strengthen to its existing hedgerows and compliment the baseline context.

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

High Marnham

Number of Assets: 1

Grade I: None

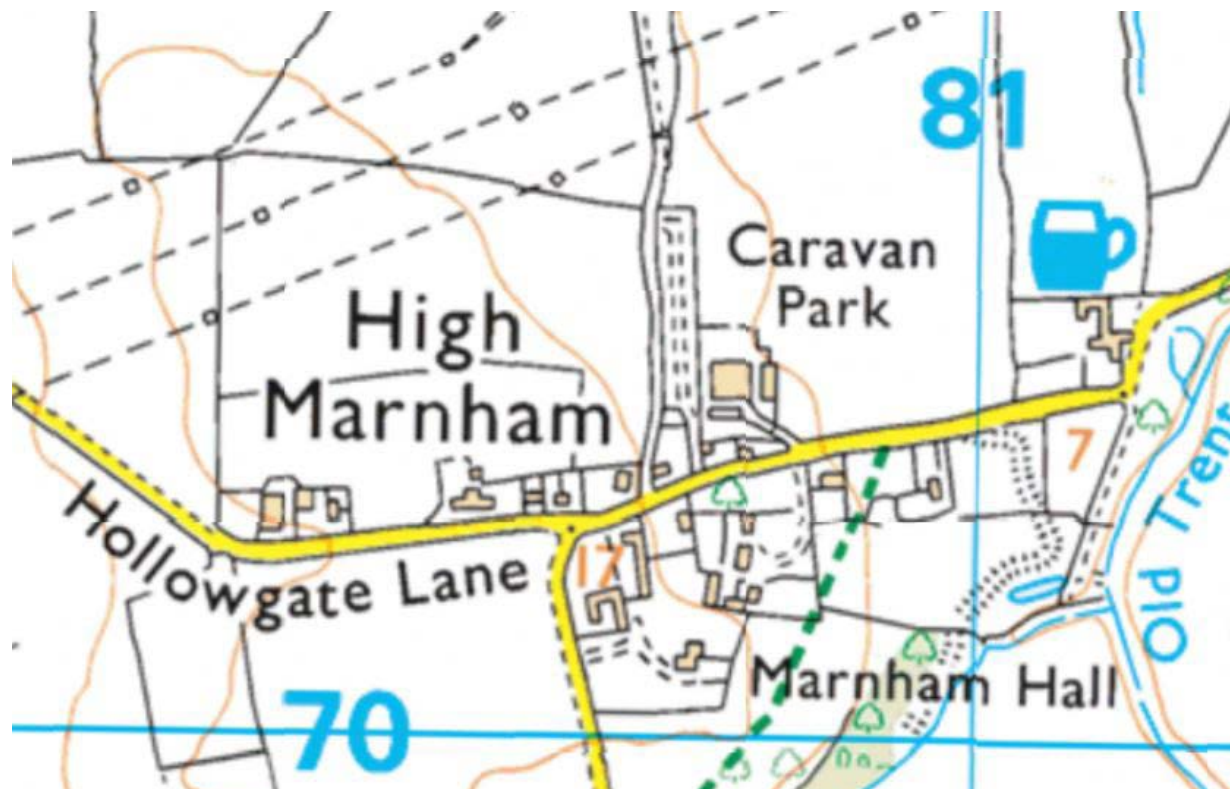
Grade II*: None

Grade II: 1

Scheduled Monument: None

Baseline Context

- 4.72 High Marnham is a small village, located to the south of Fledborough and north of Low Marnham. Historically, it was a small agriculturally focussed settlement, reflecting the typology of villages around it. Marnham Hall, listed at Grade II, is a notable historic building and was owned by a family who dominated the local area.
- 4.73 In recent times it was the site for the High Marnham power station, located just to its north. This was decommissioned in 2003. High Marnham was the most southerly of three power stations which lined the River Trent, known locally as Megawatt Valley, the others being West Burton and Cottam.
- 4.74 The Site is located approximately 150m to the north and approximately 818m to the west of the settlement, with the river dividing the boundary to the east. There is therefore a good sense of separation between the boundaries of the Site around the settlement.



4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Marnham Hall (Grade II)

Assets: 1276556

Significance

- 4.75 The hall is significant for its primarily 18th architecture. The hall was constructed in various phases, and there are elements of 16th century fabric incorporated into it. The primary elevation, wherein much of the external architectural interest is expressed, is a reconstruction of the late 18th century. This elevation incorporates symmetrically arranged sash windows, set flush, with string coursing and a six-fielded panel door with traceried fanlight and a wide rusticated brick surround. The hall is historically significant as the home of the Cartwrights, who were the locally dominant family for centuries having profited from connections to Thomas Cranmer (they also owned Ossington Hall until the 18th century).
- 4.76 The hall is set within large grounds which contribute to its significance - of architectural note are the two barns, dating from the 18th and 19th centuries which contribute to the agricultural context of the house, the primary source of wealth for the Cartwright family.

Setting and topography

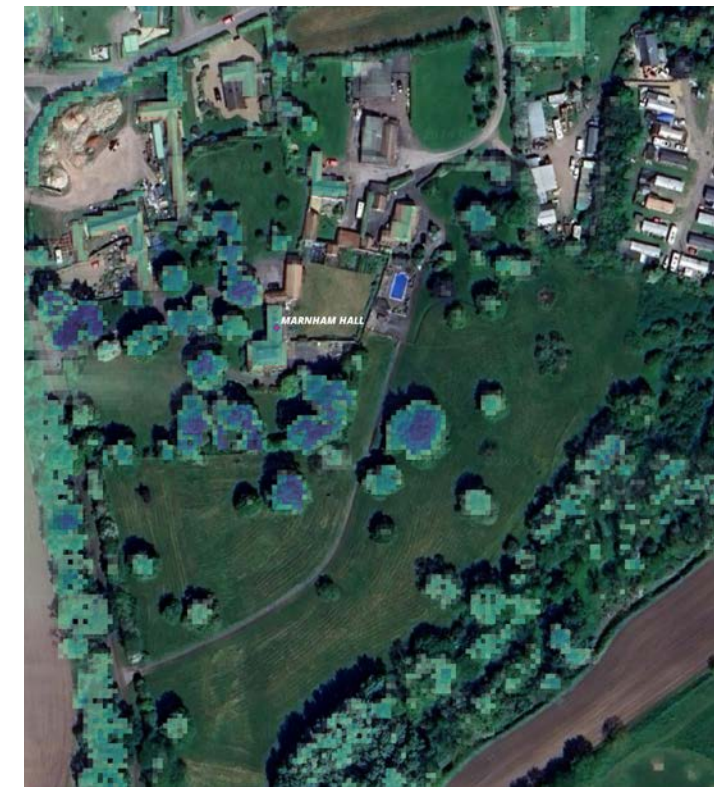
- 4.77 The Hall is set within large, formalised grounds, characterised by tree belts and specimen trees. This landscape contributes to the significance of the hall as a prominent dwelling of a locally important family and aids in the appreciation of its polite architecture, though it has over time been developed as the settlement expanded and its character and appearance has changed. This means that whilst it contributes to the setting of the hall, the contribution of the grounds is low. Due to its historic interest, the grounds have been formalised by Nottinghamshire County Council as an Unregistered Park & Garden.
- 4.78 Beyond the grounds, the setting is defined by the fields which formed the basis of the wealth of the Cartwrights through their agricultural holdings now held by other ownerships. More recently this has been complicated by the presence of the High Marnham power plant, which was a significant coal plant from the 1950s until 2003, and which dominated the landscape through its industrial form and conspicuous cooling towers. As such, for a long period of time the setting of these assets was characterised by significance power infrastructure (the photo of Marnham Hall opposite shows the former cooling tower to its rear). These are now gone, but a substation remains and much of the ancillary electrical infrastructure, such as pylons, with it. These traverse the landscape around the hall and in so doing introduce noticeable elements of industrial activity which has affected the contribution of the wider rural setting to its significance.
- 4.79 The settlement of High Marnham contributes historic legibility to the Hall, however, there is quite considerable modern housing here which detracts from the elements of historic built forms which remain.

Relationship with the Site

- 4.80 The Site is located to the north, east and west at a distance that its contribution to the setting of assets is limited. Between the Site and the asset there is power infrastructure in the form of pylons which further separates the sense of connection and introduces a sense of modern industrial activity here. This includes the land formerly occupied by the High Marnham Power station, and as such there is a strong legacy of conspicuous and significant power infrastructure within the Site boundaries. Whilst these structures are now mostly gone (notably the cooling towers), the substation remains, contributing a sense of the former scale of industry here.
- 4.81 The formalised grounds are the most relevant element of its setting, including remnants of both formal landscaping and historic structures which contribute in a low way to the significance of the Hall. These are protected by its status as an Unregistered Park & Garden and stand outside of the Site boundary. As such, the proposed infrastructure will not interupt the appreciation of this garden setting.



Location



ZTV



Photo of Asset, with now demolished cooling tower in background (Source: geography.org.uk)



1898 OS Map of Marnham Hall (Source: maps.nls.uk)

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

High Marnham Assessment of Impact

Asset	Level of Identified Harm	Reasoning	Proposed Mitigation
Marnham Hall (GD: II, 1276556)	No harm	<p>The nearest area of the Proposed Development located to the north of the asset is the selected area for the cable route to High Marnham Substation. It would be located within the existing context of the former power station and substation, and located underground. This will result in no change to the baseline context which is informed by the present substation and former site of High Marnham Power Station (now decommissioned). The setting of the asset has been continually informed by the power infrastructure of the Megawatt Valley and historically heavily visually informed by the now demolished cooling towers of the Station.</p> <p>The nearest proposed location of the arrays is located beyond the asset’s informative setting and despite orientation towards the asset, they are unlikely to have any adverse glint or glare .</p> <p>The proposed arrays to the west of asset would also stand at distance (c.800m away) and would be screened by the field boundary on Hollowgate Lane and proposed planting on the Site boundary.</p>	Significance would be preserved.



View from High Marnham looking north towards the River Trent and associated power infrastructure



View from High Marnham looking north west towards the High Marnham Substation

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

ONE EARTH SOLAR FARM

Low Marnham

Number of Assets: 4

Grade I: 1

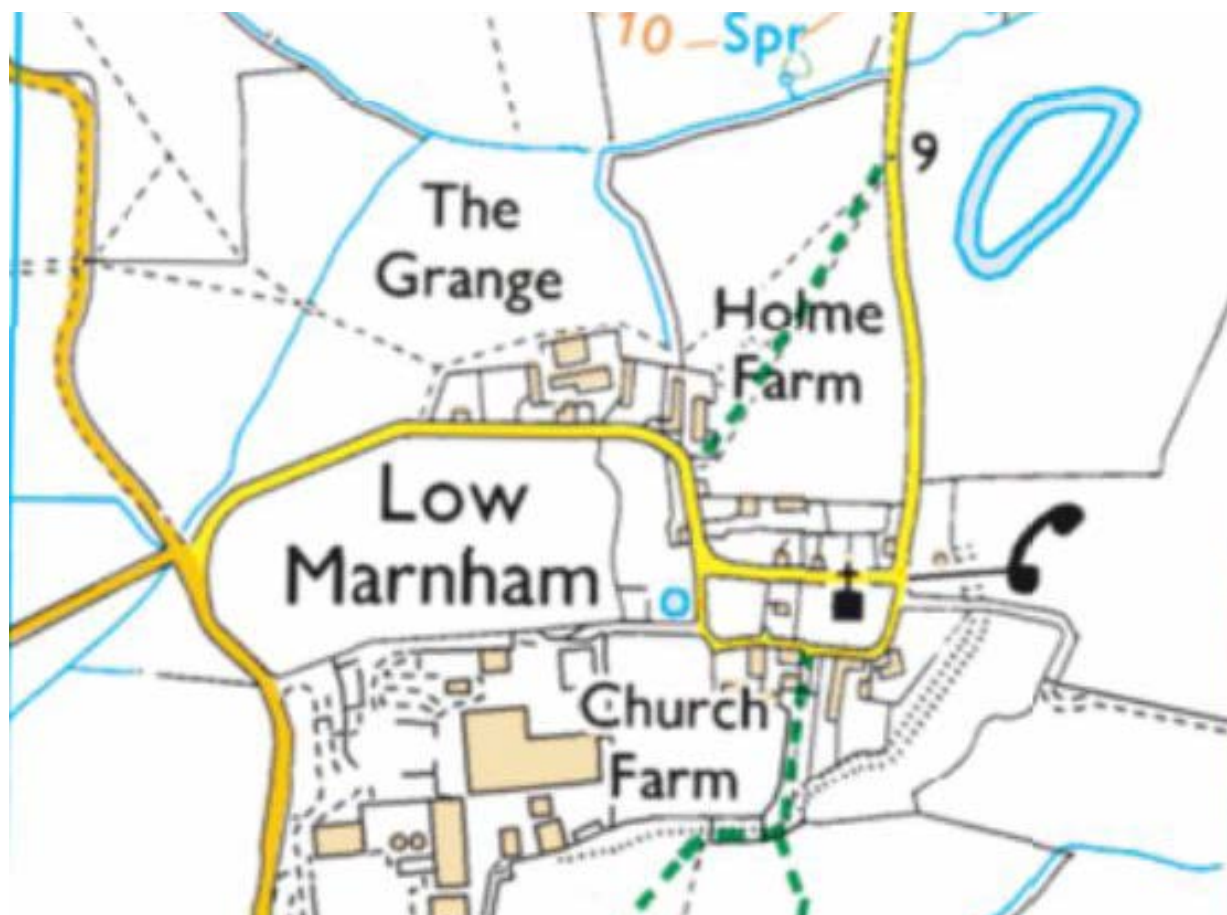
Grade II*: None

Grade II: 3

Scheduled Monument: None

Baseline Context

- 4.82 Low Marnham is a small village located to the south of High Marnham, with which it shares a historic parish in the form of Marnham. The village contains a number of listed and historic assets, primarily located around the Grade I listed church of St Wilfred.
- 4.83 Similarly to High Marnham, the village is characterised by its proximity to industrial character and the sense of 'Megawatt Valley' is apparent here, with a chemical processing plant located adjacent to its west and very conspicuously within the setting of its heritage assets (namely the church and its tower, which competes with the chimneys of the plant). This makes the appreciation of their rural setting particularly ambiguous where views of the processing plant are dominant.



4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Church of St Wilfred (Grade I), Grange Farm Farmhouse (Grade II), Crewyard and attached barn at Grange Farm, Village Hall and wall (Grade II)

Assets: 1276534, 1276501, 1233706, 1233550

Significance

- 4.84 These assets combine to form a range of communally and functional significant buildings that cumulatively provide legibility of the history of the settlement of Low Marnham. The church is both architecturally and historically of interest as the historic place of worship within the village, illustrating a range of ecclesiastical styles in its medieval through to Victorian interventions. Its location prominently within the centre of the village speaks to its historic interest, as does its tower which identifies its prominence within the material and cultural landscape around it.
- 4.85 Grange Farm, meanwhile, is important as an example of a rural polite farmhouse typology, dating from the 19th century and thus exhibiting architectural interest in the articulation of Georgian building conventions. The historic interest of its function and the status it held in its economic context is elevated by the contribution of the crewyard and attached barn. There is architectural interest in how its function is reflected in its built form, with ventilation slits and decorative detailing blending status and utility.
- 4.86 The village hall is relatively simple in its form but possesses historic interest in its importance to the local community. It was built in 1823 for Earl Brownlow and later extended in the 20th century. Like the church, its significance lies in its deep association with the settlement around it - its Gothic architecture reflects early Revivalism of the early 19th century and reflects that of the church across from it.

Setting and topography

- 4.87 The assets have a defined sense of connection through their close proximity. The church is prominently sited at the centre of the village, which, in contrast to more diffuse settlements in the wider landscape, helps to give a clear sense of historic place within the setting of the assets around it.
- 4.88 As a historically rural settlement, its perception of isolation within the landscape is important to the legibility of the historic significance of the assets - particularly within the case of Grange Farm, where its historic function as a key farm is supported by the character of the fields around it. That being said, the build up of mature greenery around the church and the structures around it do contribute to a sense of withdrawal visually from the landscape around it. This significant greening contributes positively to the character of the setting of the assets and helps soften some of the otherwise more industrial elements within the landscape.
- 4.89 On this last point, there are significant industrial forms within the immediate setting of the assets. Most notable is the chemical refinery to the west of the church, which introduces a dominating and stark contrast in its scale, features and contribution of noise and activity to the otherwise rural feel of the village. The tall chimney competes with the tower of the church and creates a distracting element within the skyline.

Relationship with the Site

- 4.90 The Site is located to the north, and there is sufficient buffering of agricultural character between the assets and the boundaries of the Site that there is no contribution to the significance of the assets. At the periphery of the settlement, it can be understood as a distant, cumulative element in the landscape outside of the sense of seclusion created by the strong boundary of greenery around the village. The nearby refinery is a considerably more relevant contributor within the setting of the assets, introducing conspicuous tall industrial elements which compete with the church tower in certain views.



Location



ZTV



Photo of Asset



Context of Asset

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Low Marnham Assessment of Impact

Asset	Level of Identified Harm	Reasoning	Proposed Mitigation
Church of St Wilfred (GD: I, 1276534), Grange Farm Farmhouse (GD: II, 1276501), Crewyard and attached barn at Grange Farm (GD: II, 1233706, Village Hall and wall (GD: II, 1233550)	None	<p>The setting of these assets is informed by their inward relationship with the settlement of Low Marnham. The farmsteads hold a relationship with the wider rural landscape and association to arable fields. However, as noted, the present baseline appreciation of setting is presently informed by the existing industrialisation of this landscape and the placement of the chemical treatment plant which detracts from the residential and rurality of the village.</p> <p>The proposed Site is located north/ northwest and at a distance of 900 metres. The land located between the Site and the wider setting is populated with mature hedgerows and treelines along the field boundaries. As such, the Site stands at distance and forms part of the wider landscape which makes no determinable contribution to the wider setting. As shown on the ZTV, the Proposed Development would be invisible from within the setting of these assets and the relative tight grain of the settlement would prevents any glint or glare. This results in the proposed scheme holding no in-direct impact to the setting of these assets and an assessed no level of harm. In regards to kinetic experience of the wider setting, the footpaths located at the north of the Settlement (Marnham FP2) are also shown not to be impacted upon with the ZTV illustrating no intervisibility.</p>	Significance would be preserved.



View from Low Marnham looking north along the PRow to the east of Grange Farmhouse



View of chemical plant within Low Marnham

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Newton on Trent

Number of Assets: 7

Grade I: None

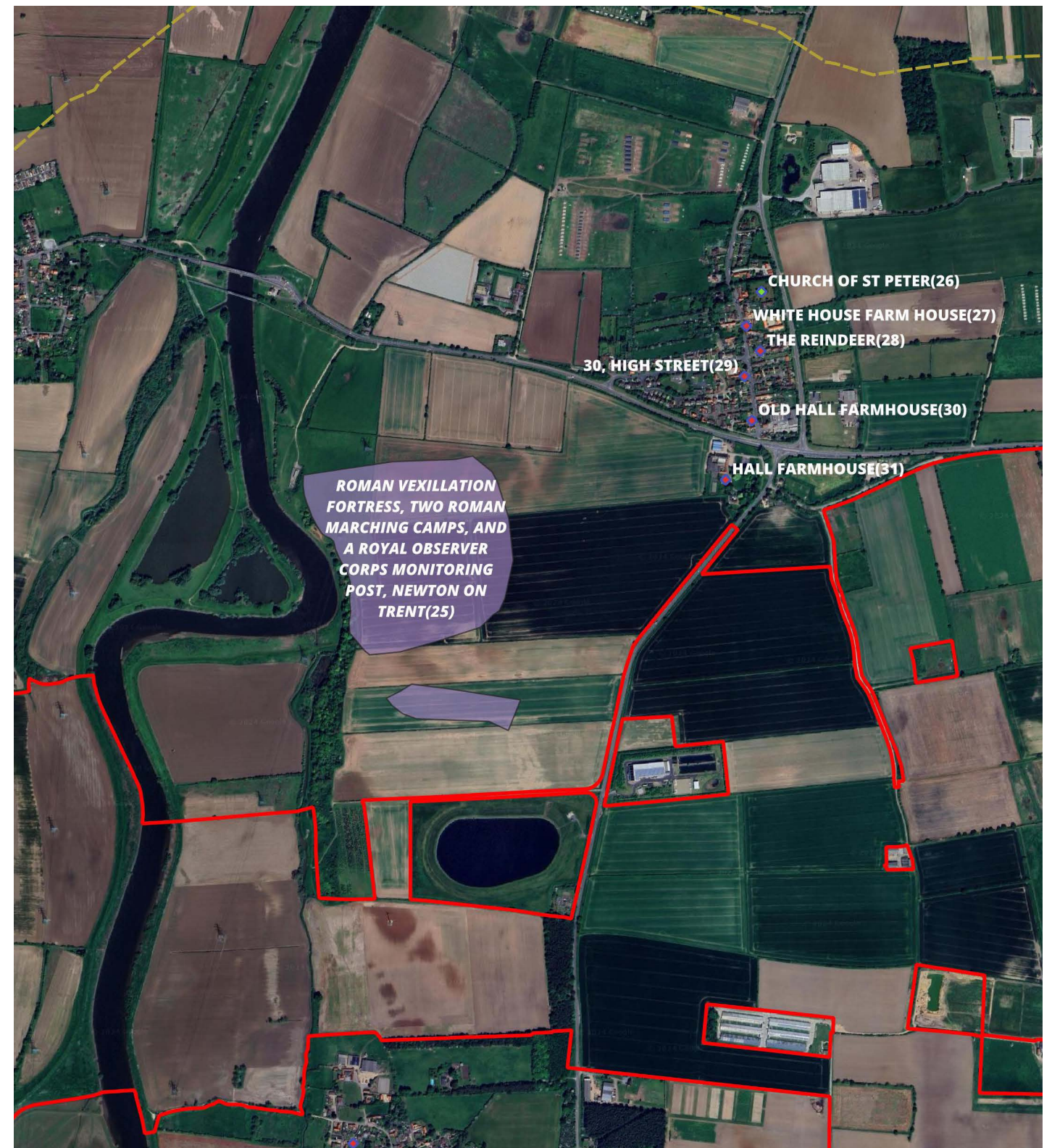
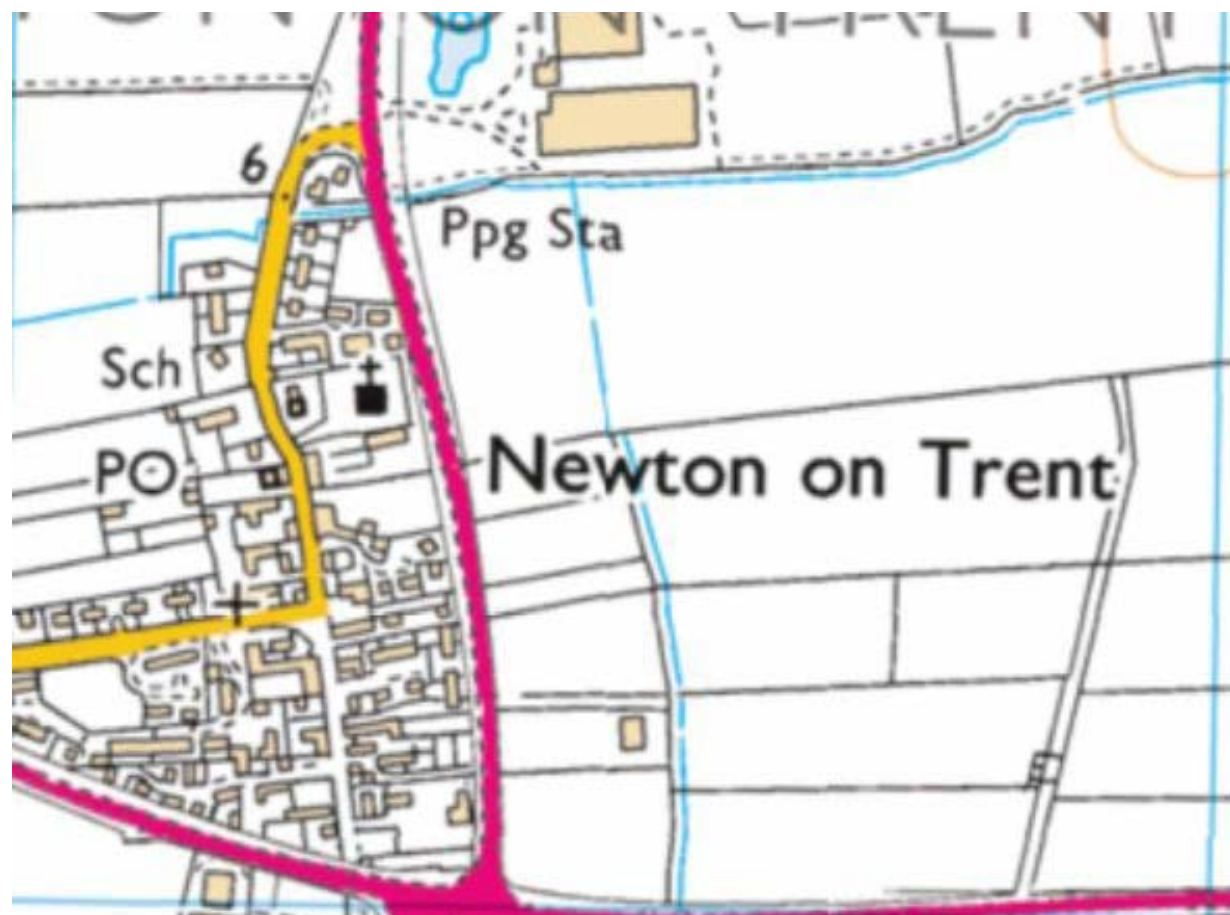
Grade II*: 1

Grade II: 5

Scheduled Monument: 1

Baseline Context

- 4.91 Newton on Trent contains 7 designated assets ranging from Grade II* - Grade II, including 1 Scheduled Monument which for administrative purposes is considered within its area (though in truth is located away from the settlement). The area is rural, but with elements of industry in its wider setting illustrated by electrical infrastructure related to the significant power plant structures in the region. The A57 also passes through here, and, as a busy thoroughfare, subsequently introduces modern sense of noise and activity. There are a number of rural settlements close by, with Dunham to the west and North Clifton to the south.
- 4.92 The church of St Peter's, which is Grade II*, is located to the north of the village. The historic village has a roughly ribbon style of development, with listed buildings spread along its central High Street.



4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Roman Vexillation Fortress, and a Royal Observer Corps Monitoring Post

Assets: 1003608

Significance

- 4.93 The Roman Vexillation Fortress and the two associated Roman Marching Camps are of archaeological interest for their date, being from the 1st century AD, during the military conquest of Britannia by the Roman Army. They are highly representative of this initial phase of the Roman conquest and occupation of Britain and are a rarity of Roman defensive sites. Three sides of the fortress survive, complete with outworks and internal features. The two camps survive as the northern arm of the defensive circuit. The listing description identifies that 'The fortress occupies a strong position at the highest point along the ridge' and 'Its location suggests that in addition to guarding the river crossing, it was built as part of a line of vexillation fortresses along the Trent designed to intimidate the Brigantes to the north'.
- 4.94 The Fortress and Camps remain unexcavated and contain considerable potential to inform on the nature and lives of the Roman Army in the early days of the occupation of Britannia. Nonetheless, this makes appreciation of its significance difficult due to lack of above ground evidence and the use of the site for farming.
- 4.95 The Monument also includes a Royal Observer Corps Post built in 1961, one of a national network of observation posts designed with the task of reporting and monitoring nuclear explosions during the Cold War Era. While there is a concrete access point visible above ground, and mounting points for instruments, the monitoring was only performed below ground. The surrounding landscape character is not informative upon the significance of the asset due to its historic purpose focused entirely on reading and relaying data of nuclear explosions. Indeed, during its operation, the ROC only mounted the Ground Zero Indicator above ground during individual episodes of potential fallout and the above ground aspect of the post was irrelevant, aside from the raised topographical positioning. The purpose and role of the ROC Post is detailed further on the proceeding page.

Setting and topography

- 4.96 The asset has no above ground evidence, aside from the access point and mounting points relating to the Royal Observer Corps post, and is itself a tilled field. The proximity of the asset to the River Trent and the river crossing at Dunham (although substantially changed) contributes to its setting as a key reason for its location. Similarly, the raised topography allowing for commanding views along the river contributes to the significance of the Roman Fortress, albeit not to the functioning or purpose of the Royal Observer Corps. The A57 is located to the north, adding a sense of busy vehicular activity, and there are further elements of modern industrial character within the landscape, including the pipe bridge and toll bridge over the Trent to the northwest and the electrical pylons within the wider setting.
- 4.97 While the wider agricultural fields in the surroundings of the Monument make some contribution to the experience of it, this is an incidental feature as there is no functional connection between the use of the fields and the Monument itself (either the Roman Fortress, or the Royal Observer Corps Post).
- 4.98 The elevated position of the ROC provided the GZI with the ability to capture the flash of a explosion. However, the ROC holds not informative relationship with the character or composition of the surrounding landscape.

Relationship with the Site

- 4.99 The Site stands approximately 880 metres to the southwest and 615 metres to the east. The present agricultural fields in the Site do not contribute to setting in terms of their use and appearance necessarily as there is no link between their agricultural use and the historic function of the Monument. Furthermore, whilst the asset's positioning in the landscape contributes to its value as the proximity to a River Trent crossing point and elevated position is the likely reasoning for its location, the existing landscape is not representative of historic setting and the Site makes a limited contribution to setting.



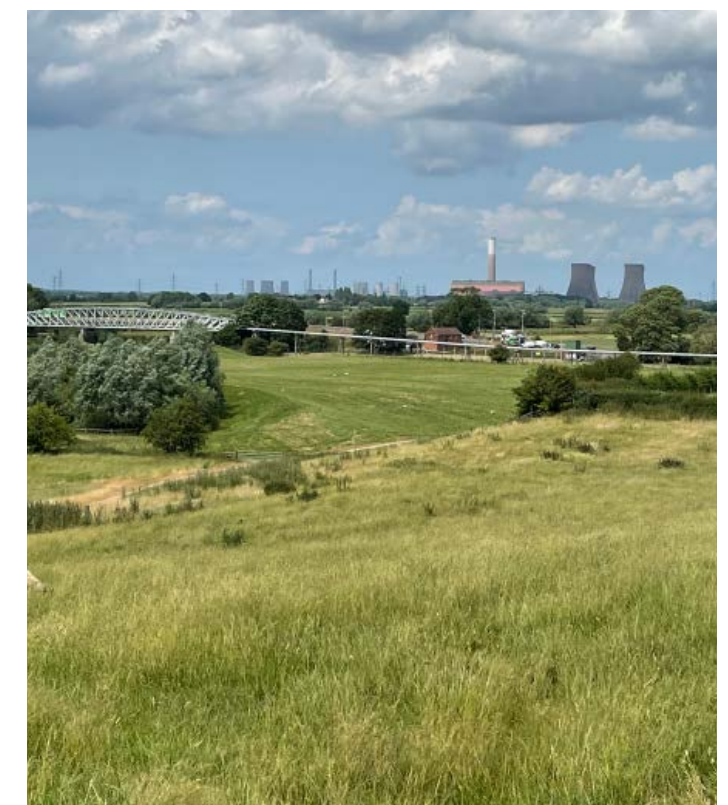
Location



ZTV



Photo of Asset



Context of Asset

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Royal Observer Corps Evolution and Cold War Purpose

Primary Formation and Second World War

- 4.100 In 1925, the Defence Committee established an initiative delivering the 'Raid Reporting System' which focused on visual detection, identification, tracking and reporting of aircraft over the country. This initiative became known as the Royal Observer Corps, being awarded recognition by King George VI in 1941 for the role played in the Battle of Britain.

Chain Home Defence Systems

- 4.101 The visual detection and tracking of the ROC was complemented by the role out of the Chain Home radar system which predominantly focused on coastal radar. This led to the development of the Orlit observation Posts which were above ground and constructed from pre-cast concrete.

United Kingdom Warning and Monitoring Organisation (UKWMO)

- 4.102 By the middle of the 20th century, the technological advancements in the effectiveness of radar and speed of aircraft (jets propulsion) resulted in a diminishing need for the ROC visual detection and tracking. This led to the establishment of the UKWMO in 1957 which held 5 main functions related to nuclear warfare and the ROC became the on-ground force for the organisation.

- 4.103 The threat of nuclear attack during the Cold War resulted in the Orlit Posts, which were constructed between 1951 -54 for observing enemy aircraft, being considered to offer little-to-no protection from nuclear threat and their observing functions quickly became redundant. Instead, the ROC developed specialised monitoring posts which focused on detection and monitoring of nuclear fall out, and offering some protection from radiation. As such, the decision was taken to establish underground posts with specialised equipment to monitor radiation and fallout.

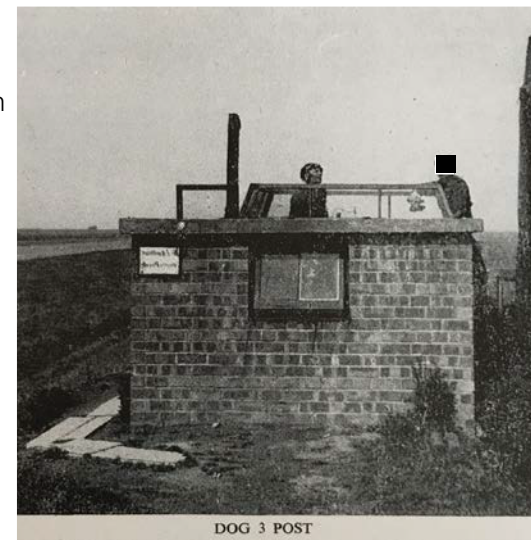
- 4.104 This shift in the role of the ROC is neatly summarised by the Royal Observer Corps Recognition Journal and Gazette (a monthly official publication) of 1964, which stated:

"the defence against low flying attack has lower priority than two other quite new tasks assumed by the Corps. These are firstly, the provision of a bomb alarm, and secondly, the detection of hostile nuclear detonations".

- 4.105 This resulted in the proposed design of the monitoring posts, like that at Dunham-On-Trent, being below ground. The above ground features of the design consisted of a fixed survey meter ionisation chamber, a bomb power indicator (BPI) baffle, the Ground Zero Indicator (GZI), the bunker hatch, and the air ventilation cover. All personal stationing, monitoring, and functioning of the post occurred below ground.

- 4.106 The GZI was 350mm in height and 213mm wide, it featured a four cardinal compass point pinhole cameras within a metal drum, inside the drum was photosensitive paper. The GZI purpose was to capture the flash of a nuclear explosion through the burning of the photosensitive paper, from which the position and height of the explosion could be calculated through triangulation. Due to the sensitivity of the paper, the drum was not continually positioned above ground and stored in the bunker. It was only mounted above ground during an exercise or at the Transition to War.

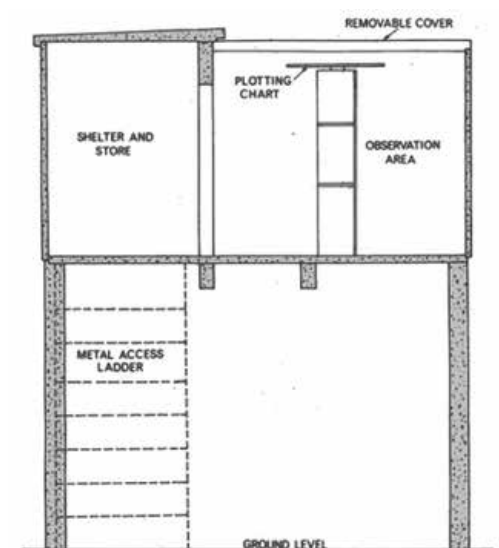
- 4.107 The BPI and ionisation chamber further monitored the fallout and impact of a nuclear explosion and enabled the Triangulation Team determine ground zero. The Cold War Era Posts were designed with no intention or functionality for direct personal above ground identification or monitoring.



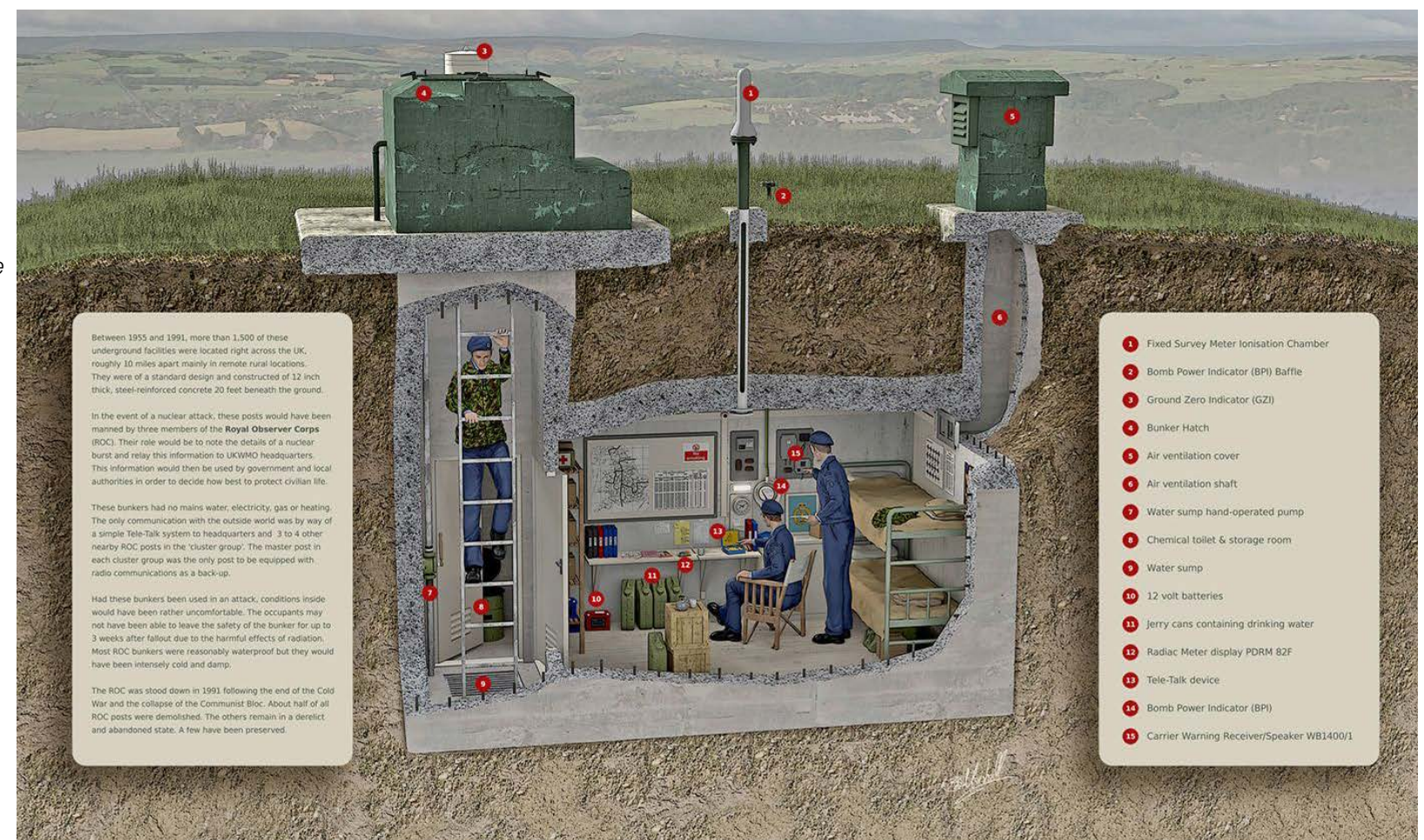
WWII Identification and Tracking Post



1951/52 Orlit A Observation Post



1951/52 Orlit B Observation Post



Diagrammatic Cross Section of Cold War Era Post

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Church of St Peter (Grade II*)

Assets: 1064109

Significance

- 4.108 The significance of the church lies primarily in its historic interest, in particular for its communal value as the village's ancient place of worship. This asset also has architectural importance in its illustration of rural ecclesiastical architecture dating to the 12th and early 13th century, with later alterations creating a range of stylistic elements of cultural importance.

Setting and topography

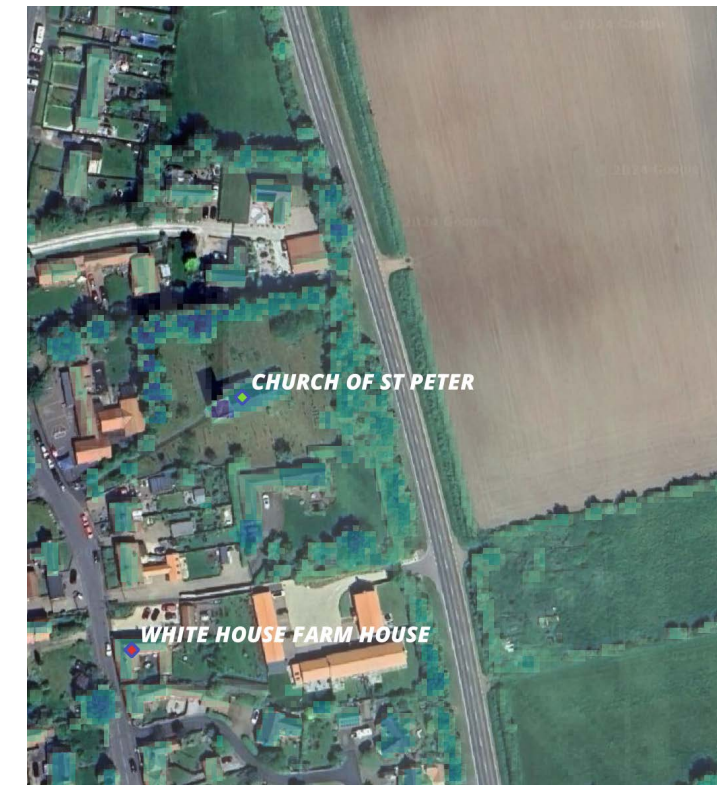
- 4.109 The church is located to the north of the historic settlement within a defined graveyard setting bordered by mature greenery creating separation from its wider setting. The setting of the church is primarily its relationship with the village itself, due to the functional role of the church serving the people of the parish. There is visual interrelationship with structures along the High Street and some encirclement has occurred owing to gradual expansion of the village. Due to the low height of the tower, extent of the mature tree buffering and the tight-knit nature of surrounding development, visibility of the church tower as a local landmark is limited. The A1133 and the A57 adds further noise and activity to the east and south of the village, albeit the latter is somewhat separated from the church, and there is visibility of the established power industry within the wider vicinity, most notably characterised by tall pylons.

Relationship with the Site

- 4.110 As identified above, the primary contributor to the setting of the church is the village itself. While the Site is within the parish boundary which extends to the south of the A57, there is no evidence that the church was designed to be a visible feature from the south, particularly given its enclosed location in the north of the village. Regardless of this, the current context of the village now features a busy, strategic road (A57) to the south which carries traffic towards the Dunham toll bridge to the west and eastwards to Lincoln. Despite the small grouping of development south of the A57 associated with the village, the road creates a strong sense of division between the village core and the wider parish to the south.



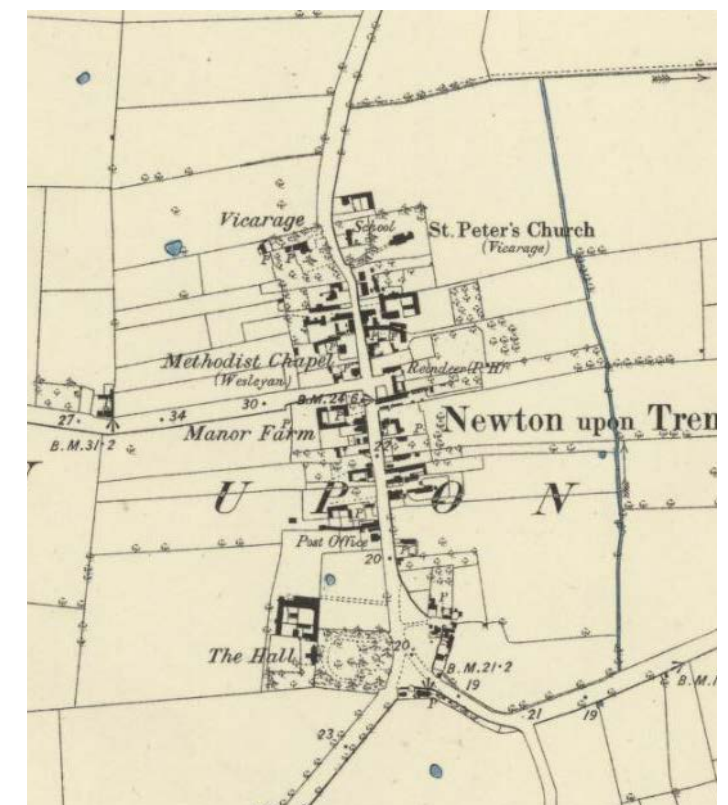
Location



ZTV



Photo of Asset



1885 OS Map of Newton On Trent (Source: maps.nls.uk)

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

White House Farmhouse (Grade II), the Reindeer (Grade II), 30 High Street (Grade II), and the Old Hall Farmhouse (Grade II)

Assets: 1147202, 1359469, 1308608, 1359489

Significance

- 4.111 These assets have been grouped because of their similarity of setting due to their proximity and location in the northern part of the village. They are primarily of architectural interest for their vernacular architecture and historic reference to the development of the settlement. The White House Farmhouse is notable for its early 15th century date as a likely medieval hall house, and for the original timber structure and wattle and daub which adds further interest to its. The Reindeer illustrates 17th century vernacular style, red brick with irregular bays. The lobby plan with central chimney stack is of interest for its demonstration of traditional vernacular plan arrangement, with later alterations of 18th and 19th centuries adding additional wings and features. Its location plays into the understanding of its function as an important commercial and leisure hub within the village.

Setting and topography

- 4.112 Similarly to the church, the proximity of the assets to the northern half of the village strengthens the contextual relationship with the wider settlement, with a further setting of rurality via the fields here (though buffered by built forms, some modern development, and the activity of busy thoroughfares). In the case of the farmhouse, it has lost most of its rural setting, but still has a much larger plot than others in the village which is a remnant of its former rural setting. Its setting is now very much part of the village.
- 4.113 As a historic pub within the village, the most relevant setting of the Reindeer is the High Street. The rurality of its setting contributes less to the understanding of its historical significance as a pub, which is derived from primarily from the settlement itself, than its position at the junction of two main roads within the village.
- 4.114 There has been significant modern development to the southern half of the village, which has expanded the original diffuse ribbon-style nature of the settlement and served to suburbanise the experience of the setting here. The A57 here is also a significant presence, introducing busy vehicular activity and noise whilst also obstructing views through its verge greenery. The houses have typical modern styles and in the case of the developments to the south, have coalesced and encircled historic buildings.

Relationship with the Site

- 4.115 The Proposed Development would stand at distance from these assets and the land within the Site makes no determinable contribution to the assets' current setting. This is due to their situation within the middle of the village and the degree of buffering from later development around them, as outlined above. The A57 is a notable dividing element between the Site and the settlement, creating noticeable vehicular noise and activity which interrupts the experience of rurality (see the 1906 OS map opposite for an illustration of this evolution). Historic attempts to mitigate this with tree buffering either side further act to separate the village from its context to the south. While this buffering is not factored into the ZTV, it still shows a lack of visibility in the context of heritage assets and their distances from the Site. The road connects to Dunham to the west and Lincoln to the east and there is thus a sense of wider urban development, further strengthened by the distinct industrial elements within the wider landscape.



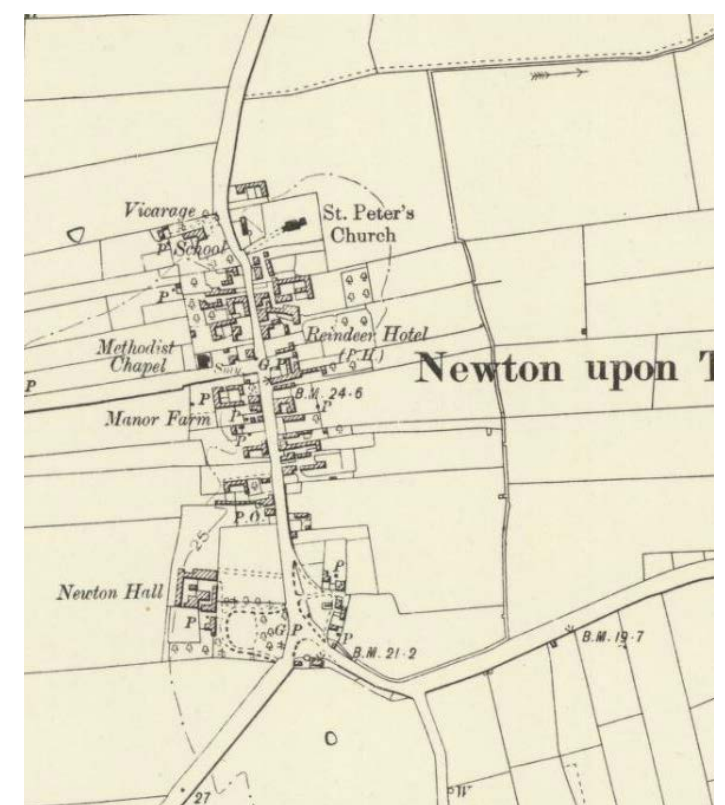
Location



ZTV



Asset Context looking towards the Site



1906 OS Map of Newton On Trent (Source: maps.nls.uk)

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Hall Farmhouse

Assets: 1147213

Significance

- 4.116 The building is primarily interesting for its early date of 1656, with significant 19th Century remodelling creating a phased built form. The result is a polite form, which contributes to the understanding of its historic significance to the settlement as a farmhouse. The fields to its rear, which are part of the Site, still function as agricultural fields, providing continued contextual understanding of its significance as a farmhouse.
- 4.117 Notable elements include symmetrically arranged fenestration (thus illustrating its early polite form) with flush sash windows demonstrating their relatively early adoption. The evidence of earlier 17th century building is evident in its fabric, contributing to a rich range of evidence.

Setting and topography

- 4.118 The setting of the asset is the wider landscape around it, comprising primarily of fields from which the legibility of the asset's historic function as a farmhouse can be deduced. The polite architecture of the asset and its separation from the settlement grants it a degree of prominence within the landscape here, though it should be noted that significant hedgerows and trees around the asset's boundaries limit visibility into and out of it.
- 4.119 The village, located north across the A57, also forms part of the asset's setting. The mitigation measures of greenery and trees along the roads border, and the busy vehicular activity here, creates a sense of separation such that the settlement is a reduced contributor. There are modern developments located primarily around the south of the village that also contribute to the cumulative sense of later modern settlement growth. There are a number of buildings around the asset of varying types and dates, which further aid in the understanding of the asset's historic and continuing use as a farm. They may be of separate ownership, which would somewhat diminish the appreciation of a cohesive farmstead.
- 4.120 The fields are large but bounded by hedges, which visually compartmentalise them. There is also significant canopy, particularly along the roads of the A57 (to the north) and A1133 (to the east) which creates strong visual buffering during summer, less so during winter. The flat topography of the landscape therefore means that visual permeability through them is difficult, and the views along the roads are restrictive so that appreciation of the asset within its landscape context is possible only from discrete elements at the entrance to the farmhouse. There is a public right of way between the fields and the river to the west, however, the farmhouse is too distant and well hidden behind mature greenery such that it is not easily seen within this setting.

Relationship with the Site

- 4.121 The Site stands setback from the informative setting of the asset to the southwest. The farmhouse is surrounded by large mature trees and hedges which adds to a more private, residential character immediately around the farmhouse, further contributed to by its attractive residential architecture. This also means that the farmhouse reads more as a private house, than as an agricultural headquarters. As a result, the contribution of the Site to the significance of the farmhouse, and the ability to appreciate this, is reduced from the experience of publicly accessible areas in the wider landscape. The Site is therefore only partially a contributor to the asset's historic interest, whilst the rest of the site forms part of the wider rural setting.



Location



ZTV



Photo of Asset



Photo of Asset

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Newton on Trent Assessment of Impact

Asset	Level of Identified Harm	Reasoning	Proposed Mitigation
Roman Vexillation Fortress, and a Royal Observer Corps Monitoring Post (1064109)	No harm	<p>The Proposed Development would be visible within the surrounding landscape, this would predominantly be at a distance (c.880 metres to the southern boundary) and would be a low-level and generally well-screened part of the landscape (see LVIA Views 2a/2b). The closest element of the Proposed Development is to the south of the Monument; however, this area makes limited contribution to its setting, having already been substantially changed by the modern reservoir.</p> <p>The area to the southwest of the Monument is to be strengthened with trees and hedgerows which will reduce intervisibility with the arrays proposed to the east of the River Trent (separated by the A57). Similarly, west of the river, the addition and strengthening of hedgerow and tree planting. The proposed planting is characteristic the current landscape and a degree of intervisibility with the Proposed Development is likely to remain in distance views. Where such intervisibility is found within the wider setting, it is not considered to result in harm due to the existing baseline context of the power infrastructure landscape which informs the baseline context of the wider setting.</p> <p>As such, the strategic role of the asset in the landscape, from which significance is derived from its setting, would remain and be unaffected by the Proposed Development. The baseline context of the setting is not representative of its historic character due to the prevalence of the 'Megawatt Valley'. In particular, the pylons located to the immediate east of the setting, Cottam Power Station, West Burton Power Station, and the Dunham Toll Bridge all inform the asset's current setting. There would be no impact on any strategic views of the asset due to low height of the Proposed Development and the lack of reliance on the landscape's appearance to inform appreciation of the views.</p> <p>Asides from an understanding that the ROC Post stands on elevated ground, appreciation of its special interest is not informed by the character of the surrounding landscape. This is due to the asset's specific below ground positioning and intended function of monitoring nuclear fallout, where the reliance was on data recording equipment and not the relationship to the landscape. The ROC Post was not intended to be used to identify or track aircraft, and instead the operators were positioned below ground. There was no intended appreciation of the wider landscape and the asset's purpose was to allow below ground recording and relating of data from a nuclear fallout. As such, the Proposed Development is no considered to effect the special interest of the ROC Post or limit appreciation of its former built functional or specific military design.</p> <p>The Proposed Development would stand within this wider context and be visually screened by the proposed and existing mitigation. This is considered to result in a position of no harm to the asset with the Proposed Development not adversely impacting the informative setting.</p>	Mitigation in the form of setbacks to the north, south, and west of the Site which will feature native species wild flower meadows and grassland.
Church of St Peter (GD: II*: 1064109),	No harm	<p>The church is located to the north of the settlement and is visually buffered by built form from the Site. The A57 bisects the landscape to the south of the village and introduces heavy traffic. The boundary treatments of this road add further visual buffering which prevents inter-visibility between the Site and the settlement. This notwithstanding, there is no present contribution of the Site to the appreciation of the special interest of the church.</p> <p>As such, the land within the Site makes no meaningful contribution to setting and the Proposed Development would not affect the contribution of setting to significance. The baseline context of the Church's informative setting would remain throughout the Proposed Development 's lifespan and result in no adverse harm to the significance of the asset.</p>	Strengthening of the field boundary along the A57 with native species and substantial setbacks from the develop-able area of the Site.
White House Farmhouse (GD: II, 1147202), the Reindeer (GD: II, 1359469), 30 High Street (GD: II, 1308608), and the Old Hall Farmhouse (GD: II, 1359489)	No harm	<p>The Proposed Development would stand at distance from these assets and the land within the Site makes no determinable contribution to the assets' current setting. Existing buffering either side of the A57 further acts to separate the village from its context to the south. There is a general lack of inter-visibility as shown on the ZTV.</p> <p>The Proposed Development would result in no harm to the asset's setting. The baseline context of the assets' informative village setting would remain throughout the Proposed Development 's lifespan and result in no adverse impact to the significance of the assets.</p>	Strengthening of the field boundary along the A57 with native species and substantial setbacks from the develop-able area of the Site.
Hall Farmhouse (GD: II, 1147213)	No harm	<p>The Site stands at distance from this asset to the southwest and not considered to contribute to setting. The asset's immediate setting is strongly defined by its enclosed form which is created by the dense and mature vegetation within its curtilage. The surrounding fields to the west and southwest of the asset are considered to inform the wider setting and the historic agrarian role of the farmhouse. This aspect of setting would remain within its current baseline context throughout the Proposed Development due to the embedded setbacks and mitigation measures within the Site boundaries to the southwest.</p> <p>The fields to the east of the asset, on the opposing side of the A1133, are proposed to be occupied by arrays during the operational and maintenance phase (c.260m away from the asset). This would introduce development within the wider setting of the asset and any impact would be successfully mitigated through the current field boundary which is populated with dense hedgerows and trees. Furthermore, to ensure no impact to this aspect of the wider setting, the Proposed Scheme aims to strengthen the hedgerow with native species. These measures will ensure that the contribution made by these fields to ability of appreciating and reading the wider setting remains contextual to its baseline context.</p> <p>As such, the Proposed Development is considered to result in no overall impact upon the contribution of setting to the understanding and appreciation of significance.</p>	Mitigation in the form of buffer zones within the fields to the west and south of the asset to prevent encroachment. This will feature native species of rich grassland and wild flower meadows. Strengthening of existing hedgerow boundaries to the site boundaries along the A1133 and A57.

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

ONE EARTH SOLAR FARM

Newton on Trent: Supplementary Images



View looking north from upon top of the Monument



View Looking North on the A1133 illustrating the strong treeline and hedgerows



Year 15 Verified view from View 2 located to the south

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Normanton on Trent

Number of Assets: 2

Grade I: None

Grade II*: One

Grade II: One

Baseline Context

- 4.122 Normanton on Trent is a small village located to the south of Low Marnham and Skegby. The majority of its historic buildings are located along South Street, where its ribbon-style pattern of development can be more clearly identified. Later modern development along Tuxford Road has resulted in a T-shape development, with some coalescence and encirclement.
- 4.123 There are a number of heritage assets to the south of the village, however, these have been scoped out due to the lack of anticipated effects on their special interest and setting.



4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Church of St Matthew (Grade II*)

Assets: 1233792

Significance

- 4.124 The church is located at the junction of Tuxford Road and South Street, at a prominent location within the village. It is of historic interest for its high level of communal value and as the historic place of worship within the settlement. Architecturally it possesses considerable interest for the array of historic fabric as a result of phases of development from the 13th century, with restorations in the 19th and 20th centuries.

4.125

Setting and topography

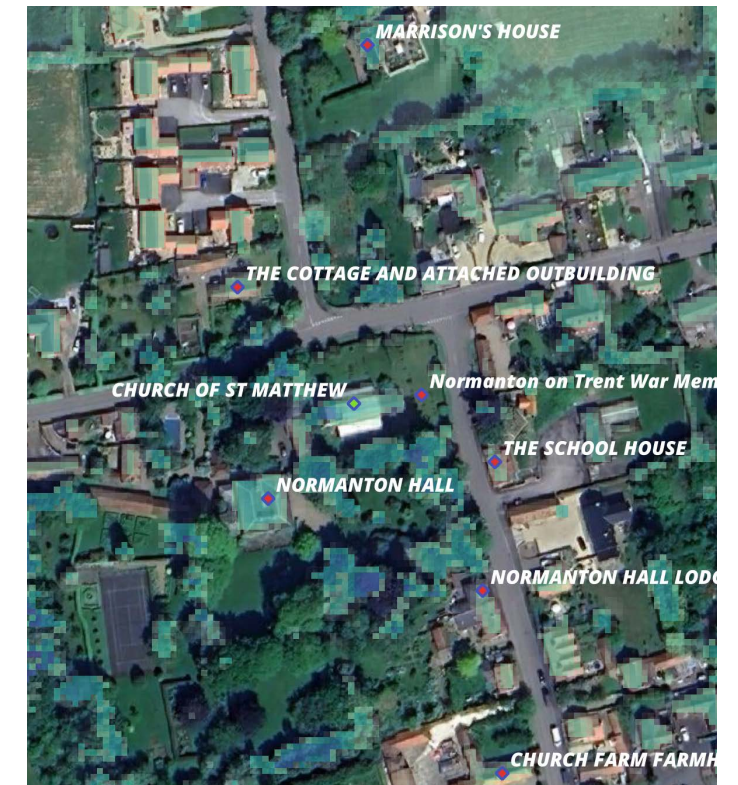
- 4.126 The immediate setting of the church is the village around it, which gives legibility of its historic significance as the settlement's place of worship and as a communal centre. The churchyard forms an immediate context characterised by an attractive garden quality, featuring mature trees, including specimen trees such as yew. This well-manicured setting allows for an appreciation of the church's architectural interest and further elevates its social prominence within the community.
- 4.127 In the wider street-scene there are a number of historic vernacular types, primarily of brick with characterful features, which contribute to the historic significance of the church. They are also set within mature garden plots where specimen trees add to the quality of the surrounding setting, whilst providing visual screening of the wider landscape.

Relationship with the Site

- 4.128 The Site is located considerably north of the church, and is not within the parish boundary. As outlined above, there is extensive tree cover around the church and within the mature gardens of surrounding houses. Combined with the slightly rising topography to the north of the village, the ZTV confirms that there would be no inter-visibility between the church and the Site. Moreover, the primary contributor to the setting of the Church is the village itself, rather than the agricultural fields in its surroundings.



Location



ZTV



Photo of Asset (Source: southwellchurches.nottingham.ac.uk)



Context of Asset

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Marrison's House (Grade II)

Assets: 1233802

Significance

- 4.129 The significance of Marrison's house is predominantly found within its historic and architectural interest as a house of c.1700 origin. Architecturally the building stands as a neat example of early 18th century house featuring dentil detailing and expressive fenestration. Further historic interest is found in the asset's positioning near to the settlement's church and its informative relationship as part of the historical development of Normanton on Trent.

Setting and topography

- 4.130 The house's setting is comprised of the village it is situated and its somewhat remoteness from the main settlement of historic buildings on South Street. The modern residential dwellings along Mill Lane and Tuxford Road strengthen this distinction and present an understanding of successive reclaiming of wider rural land and expansion of the settlement.
- 4.131 The assets immediate setting is clearly defined through a strong vegetated boundary with dense tree coverage on the north and south aspects. Greater connectivity to the abutting grave yard is found through a break in the tree coverage. In turn, the graveyard a greater appreciation of the once historic setting of the asset and its connectivity to church and the few historic buildings that stand amongst the modern dwellings on Tuxford Road.
- 4.132 At length to the east of the Site is the wider rural setting comprising of a field system and hedgerow boundaries. This forms a minor contribution to the assets setting which is predominantly appreciated within the enclosed settlement that it stands within.

Relationship with the Site

- 4.133 The Site is located at a considerable distance to the north of the asset at around 600 metres. The land in-between is formed of agricultural fields and the modern dwellings on Mill Road. The distance between the Site, the intervening modern developments, and the dense tree coverage that forms the assets boundary results in there being no intervisibility between the asset's immediate setting and the Site. As mentioned, the asset's setting is predominantly informed by the domestication of former agricultural land that comprises Mill Road and Tuxford Road, resulting in the present agricultural land of the Site holding little-to-not relationship with the asset.



Location



ZTV



Photo of Asset



Context of Asset (google.com)

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Normanton on Trent Assessment of Impact

Asset	Level of Identified Harm	Reasoning	Proposed Mitigation
Church of St Matthew (GD: II*, 1233792)	No harm	<p>The Site is located at a considerable distance to the north of the asset and the settlement. Intervening greenery both within the church’s boundary and the gardens of surrounding houses prevent inter-visibility, creating a tight visual experience. The rising nature of the topography between the Site and the settlement further prevents inter-visibility and thus any ability to appreciate the Site as a contributory element of the church’s setting.</p> <p>As such, the Proposed Development would result in no level of impact to the asset's setting and the baseline informative role of the asset's surroundings to its significance would remain. There would be no visibility of the Proposed Development and no visual impact of additional modernity within the setting.</p>	Significance would be preserved.
Marrison’s House (GD: II, 1233802)	No harm	<p>As in the case of the church, the Site is sufficiently distanced from the asset, with intervening greenery and a topographical gradient such that inter-visibility is not possible from within its boundaries. The dense mature greenery around the periphery of the asset’s garden creates an inward and private setting that further isolates it from the wider settlement and landscape. In principal, the Site does not contribute to the appreciation of the asset’s significance due to distance and lack of association. It is our assessment that there will be no appreciable impact and therefore no harm to the significance of the asset as a result of the Proposed Development.</p>	Significance would be preserved.



View looking north in the direction of the Site from PRow in Normanton on Trent

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

North Clifton

Number of Assets: 4

Grade I: None

Grade II*: 1

Grade II: 3

Baseline Context

- 4.134 North Clifton is a small village adjacent to the River Trent, on its eastern bank. It is located north of the Fledborough Viaduct, and is historically a primarily agriculturally focussed settlement.
- 4.135 Along with South Clifton, the village shares a single parish church, which is located halfway between the two settlements. There is therefore a sense of historic connection between the two.



4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Church of St George the Martyr and lychgate & railings (Grade II* and Grade II)

Assets: 1046053, 1157171

Significance

- 4.136 As the parish church of both North Clifton and South Clifton, the building has both high historic and architectural interest. In built form it is important for its illustration of ecclesiastical architecture, dating from the medieval period with subsequent alterations. Its location is key to the understanding of its historic significance, being the shared parish church of both North and South Clifton.

Setting and topography

- 4.137 The immediate setting of the church is characterised by fields, bordered by mature greenery creating a strong sense of rurality, with a sense of a very small community through the presence of rectory building and school. Because the church is located halfway between North and South Clifton, there is a lack of built form around it, as unusually the church is not situated within a communal centre. The sense of rurality is broken by the presence of electricity pylons which rise conspicuously within the landscape. With the nearby viaduct, there is a strong sense of activity within the wider context, even if the immediate setting is characterised by a more pastoral scene.
- 4.138 There is a strong inter-visibility between the north of South Clifton, approaching the church from Church Lane, however, due to the raised viaduct between North Clifton and the church, visibility between the two is much harder, making the significance of its position and the subsequent relationship with its setting harder to deduce, albeit it rises prominently between the trees in raised views from Fledborough viaduct. It is also relevant to note that because of the size and prominence of the tower, it is visible from a number of locations in the vicinity, predominantly along the river which adds to the sense of its local landmark status, particularly in respect of its shared relationship with the two villages.

Relationship with the Site

- 4.139 The parcels of land between the church and the settlement of South Clifton are not included within the Site. This ensures that the direct sight-line and setting of the church tower from across the fields at South Clifton would remain unchanged, and the contribute that these fields make to its setting, by illustrating the church's role in calling the two parishes to worship, would be unchanged from the baseline conditions. The wider Site does not appear to have a functional relationship with the church and therefore does not contribute to its setting. The area of proposed solar infrastructure within the Site stands at distance from the asset and its setting. No panels are proposed within the informative setting and all distant Site boundaries are heavily screened prevent any glimpsed views or glare. The ZTV confirms that there is no determinable level of inter-visibility with the Site within the asset immediate setting or the PRoW which connects to the River footpath.



Location



ZTV



Photo of Asset (Source: Churchcare)

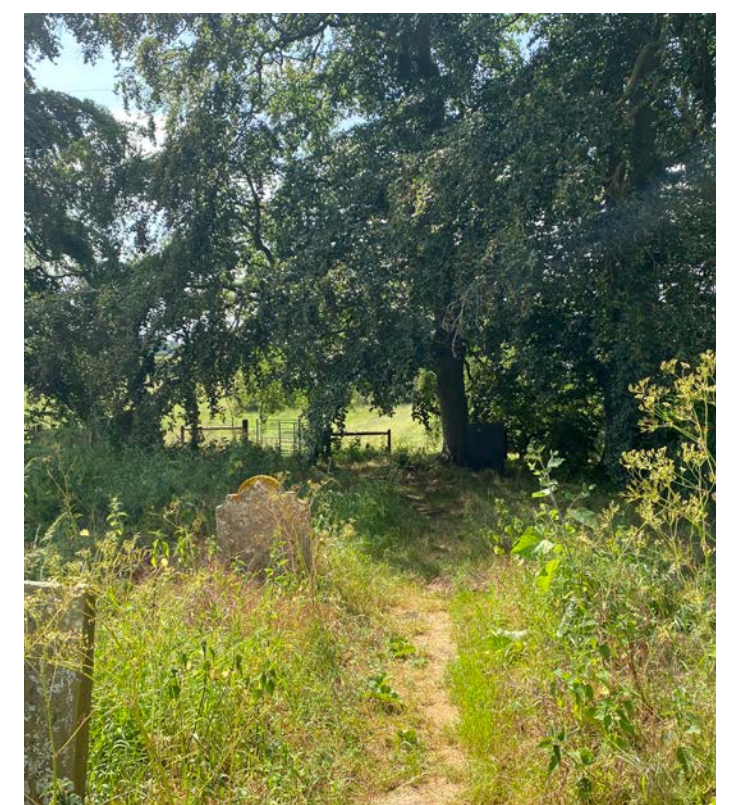


Photo of Churchyard Boundary

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Trent Lane Farmhouse

Assets: 1369937

Significance

- 4.140 The asset derives its historic interest as a farmhouse and the legibility this provides of the historic economic focus of the settlement. In this sense, it shares a similar value as that of Hall Farmhouse. The farmhouse has architectural interest in its brick structure which relates to the 18th century, with later 19th century additions. There are ancillary structures around it, of various dates, which contribute to its historic interest as a farmhouse (though now possibly of separate ownership and modern redevelopment).

Setting and topography

- 4.141 The setting of the farmhouse has changed over time as the settlement has evolved, with modern residential development to the south east of the asset. The farmhouse is located on the periphery of the village, with open fields to the south and west giving a sense of the rurality of the settlement. Garden walls and surrounding converted ancillary buildings do add buffers to the inter-visibility between these open spaces and the asset, as well as a sense of change, but the general character of rurality is maintained.
- 4.142 Along with Hall Farmhouse overleaf, these assets comprised relatively small farmsteads within the village, with limited landholdings around the settlement and inconsistent apportionment of fields during the mid 19th century, often with narrow, strip-like field plots and alternating ownership such that a clear sense of connection is difficult to appreciate. These have since been amalgamated into larger, modern field plots, further disrupting the farms' connection to their historic land ownership.

Relationship with the Site

- 4.143 The arable fields to the south of the settlement hold an informative role on the setting of this asset. This area of land is located outside of the Site and the nearest area of Proposed Development will feature native grassland and wildflower meadows only. The security fencing to the south will be at distance from the asset's setting and partly screened by existing field boundaries populated with hedgerows and trees.
- 4.144 The area of the Site positioned to the north of the settlement stands beyond the informative setting of the asset. The proposed panels would be heavily screened by existing treelines and the modern buildings which stand north of the asset.



Location



ZTV



Photo of Asset (Source: google.com)



1884 Os Map showing Trent Lane (Source: maps.nls.uk)

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Hall Farmhouse

Assets: 1302529

Significance

- 4.145 The assets derives its historic interest as a farmhouse and the legibility this provides of the historic economic focus of the settlement. It is representative of the prevailing typology of vernacular housing in the wider area around the 1700s to mid 18th century and as a result, its primary architectural interest is in illustrating the forms, features and materiality typical of this. Whilst arguably vernacular, its phased development shows the interest and influence of politer forms of Georgian architecture in the application to a rural farmhouse context.

Setting and topography

- 4.146 The setting of the farmhouse has changed over its lifetime - it has been eroded through 20th century development immediately adjacent to the farmhouse, altering its setting and dividing it from the wider agricultural landscape. The farmhouse is located on the southern periphery of the village and as such has a sense of its historic rurality to the rear. However, visual appreciation of the fields here are again buffered by garden boundaries and mature greenery, as the farmhouse has become increasingly set within a garden curtilage. The modern development to the north has introduced coalescence with the settlement, contributing to a greater sense that the farmhouse now exists more within a developing village context.
- 4.147 As outlined with Trent Farmhouse above, the historic ownership of the farms was inconsistent and tended to alternate across small, strip-like fields, particularly to the south of the village. This has since changed significantly, altering the historic context and landscape character.

Relationship with the Site

- 4.148 The arable fields to the south of the settlement hold an informative role on the setting of this asset and are not located within the Site. The security fencing to the further south will be at distance from the asset's setting and partly screened by existing field boundaries populated with hedgerows and trees.
- 4.149 The area of the Site positioned to the north of the settlement stands beyond the informative setting of the asset.



Location



ZTV



Photo of Asset



Context of Asset

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

North Clifton Assessment of Impact

Asset	Level of Identified Harm	Reasoning	Proposed Mitigation
Church of St George the Martyr and lychgate & railings (GD: II*, 1046053 and II, 1157171 respectively)	No harm	<p>The church is located outside the boundaries of the Site. In respect of the church’s shared setting between South Clifton and North Clifton, generous mitigation has been employed to those portions of the Site which are located to its north to allow continued appreciation of its shared historic association with these settlements.</p> <p>Specifically, the Proposed Development would stand at distance of nearly 1km from the Church. As confirmed in the ZTV and LVIA View 25b, there would be no inter-visibility with the Proposed Development from the asset's setting. In light of this, there is no concern that there would be an impact on the contribution of the asset’s setting to its significance and, therefore, no harm.</p>	Fields to the north located within the Site will be used for species rich grassland and wildflower meadows preserving the setting relationship between South Clifton and North Clifton.
Trent Lane Farmhouse (GD: II, 1369937)	No harm	<p>The Proposed Development stands at distance from the asset and beyond the modern build up of the asset’s former setting. Therefore, there will no appreciable development visible from the asset’s setting. Where solar panels are proposed, these are to the north of the settlement, where intervening built form, topographic rise, and mature greenery create adequate screening. The fields here are not considered to contribute to the legibility of the asset’s significance due to lack of historic association and visual interrelationship. There may be a glimpsed view of solar development behind North Clifton in views from Fleborough Viaduct, however, this is not an important view of this asset and makes a very minor contribution to the informative understanding of setting. Importantly, where the Proposed Development may be seen behind this asset it would not undermine the appreciation of its agrarian function which informs significance.</p> <p>Therefore, the Proposed Development is assessed as resulting in no harm to the significance of this asset.</p>	Significance would be preserved.
Hall Farmhouse (GD: II, 1302529)	No harm	<p>The assessment of Trent Lane Farmhouse above is relevant here. In addition, Hall Farmhouse is located within the settlement itself, with surrounding built form, including modern housing, enveloping and screening the asset from the wider landscape. Nonetheless, as in the case of Trent Lane Farmhouse, the Proposed Development would introduce solar arrays over 400m to the north of this asset.</p> <p>The rise in topography to the north-east of the North Clifton, the relatively close-knit built form of the settlement, and the well-established vegetation and tree screening at the northern edge of the village would mean that the Proposed Development would likely be entirely screened from this asset. There may be some visibility of solar development behind North Clifton in views from Fledborough Viaduct (see LVIA View 25a); however, this is not an important view of this asset and makes no determinable contribution to appreciation of setting or significance.</p> <p>Therefore, the Proposed Development is assessed as resulting in no harm to the significance of this asset.</p>	Fields to the south and of the asset will be used for species rich grassland and wildflower meadows, preserving rural character.



4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Ragnall

Number of Assets: 5

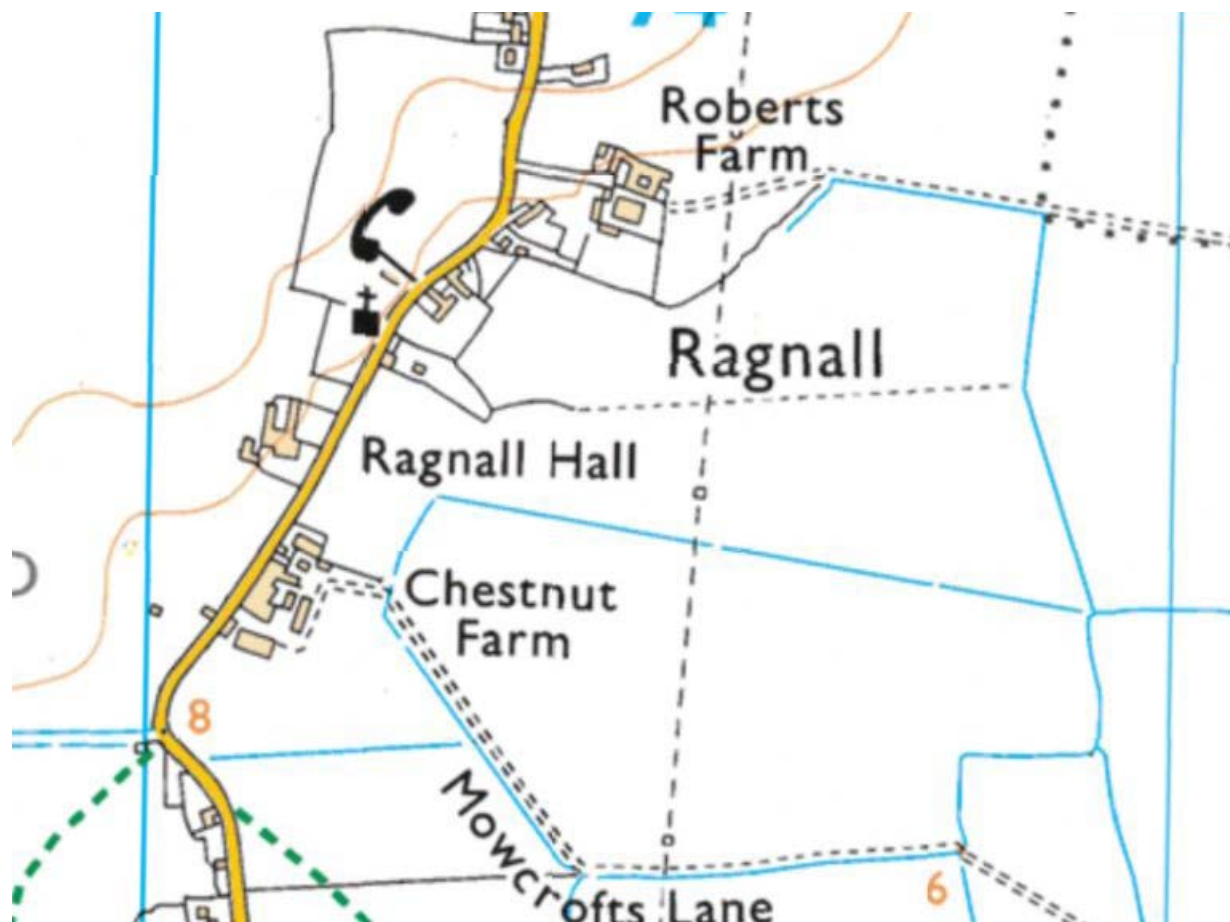
Grade I: None

Grade II*: 1

Grade II: 5

Baseline Context

- 4.150 Ragnall contains 5 designated heritage assets ranging from Grade II* - Grade II. The area is rural and the settlement is defined by the sparse spread of buildings located on either side of Main Street which cuts through the field system. Ragnall Hall (Grade II) is located to the south of the main cluster and features a unregistered park and garden (assessed independently as an NDHA) which provides a defined setting from the surrounding fields.
- 4.151 Located north and within the wider setting of Ragnall Hall is the Church of Leonard (Grade II*) and the listed gateway (Grade II). These assets are grouped for assessment. On a similar longitude to the church and the opposite side of the road is Ragnall House (Grade II) and the associated stables (Grade II), these two assets are also group during assessment.



4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Church of St Leonard (Grade I) and Gateway (Grade II)

Assets: 1233804, 1233805

Significance

- 4.152 Primarily of significance for its high historic interest as the communal heart of the settlement for many centuries. Architecturally of interest for its medieval through to 19th century alterations, showing phases of development in its historic fabric. The significance of the church and the gateway are linked due to their strong association.

Setting and topography

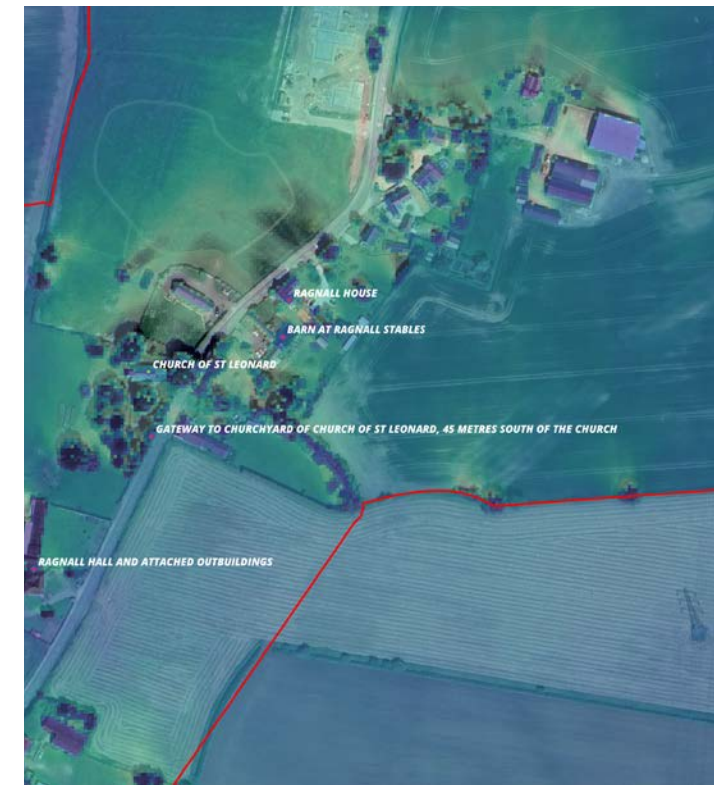
- 4.153 The church is set within a graveyard of mature greenery and defined borders, giving an attractive and peaceful sense of place, well defined from the agricultural character of the fields around it.
- 4.154 There are few built forms in its setting - the adjacent Ragnall House is a positive contributor to its setting, with its attractive 18th and 19th century mixture of vernacular and polite forms contributing to the historic significance of the church. This is also true of Ragnall Hall.
- 4.155 The relatively diffuse nature of the village means immediate agricultural fields make some contribution to the understanding of the village, albeit they do not have a functional association with the church itself. As a result, there are several opportunities for open views of the church tower to the south-east from land within the parish. There are, however, instances of modernity and industrial character within these views, most notably as a result of the electricity pylons which dot the landscape. However, due to the topography, there is low-to-no visibility of the church tower to the north-west and west.

Relationship with the Site

- 4.156 The Site includes fields to the east and west of the village. It does not directly meet the village boundary, however is within the parish boundaries. While there is more of a visual relationship between the south eastern part of the Site and the church and therefore making some contribution the experience of the wider setting, this is secondary or incidental to the contribution of the village itself as there is no functional connection between the church and this land.
- 4.157 The opportunities from views between the western part of the Site and the church, are reduced due to topography and the degree of mature greenery around the church's grounds. The relatively modest height of the church also means that whilst acting as a landmark by association with the village, it is not particularly visible from the wider area.



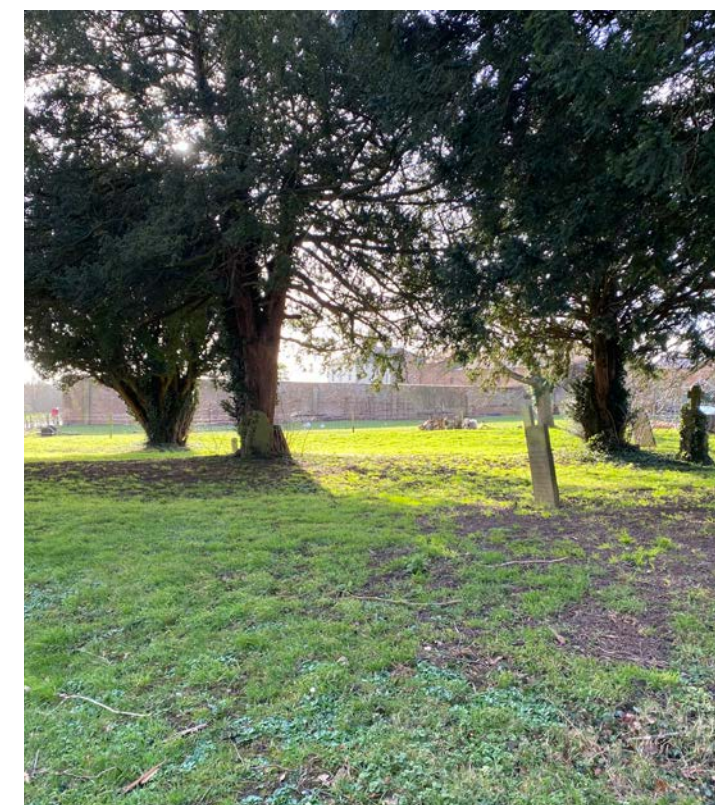
Location



ZTV



Photo of Asset

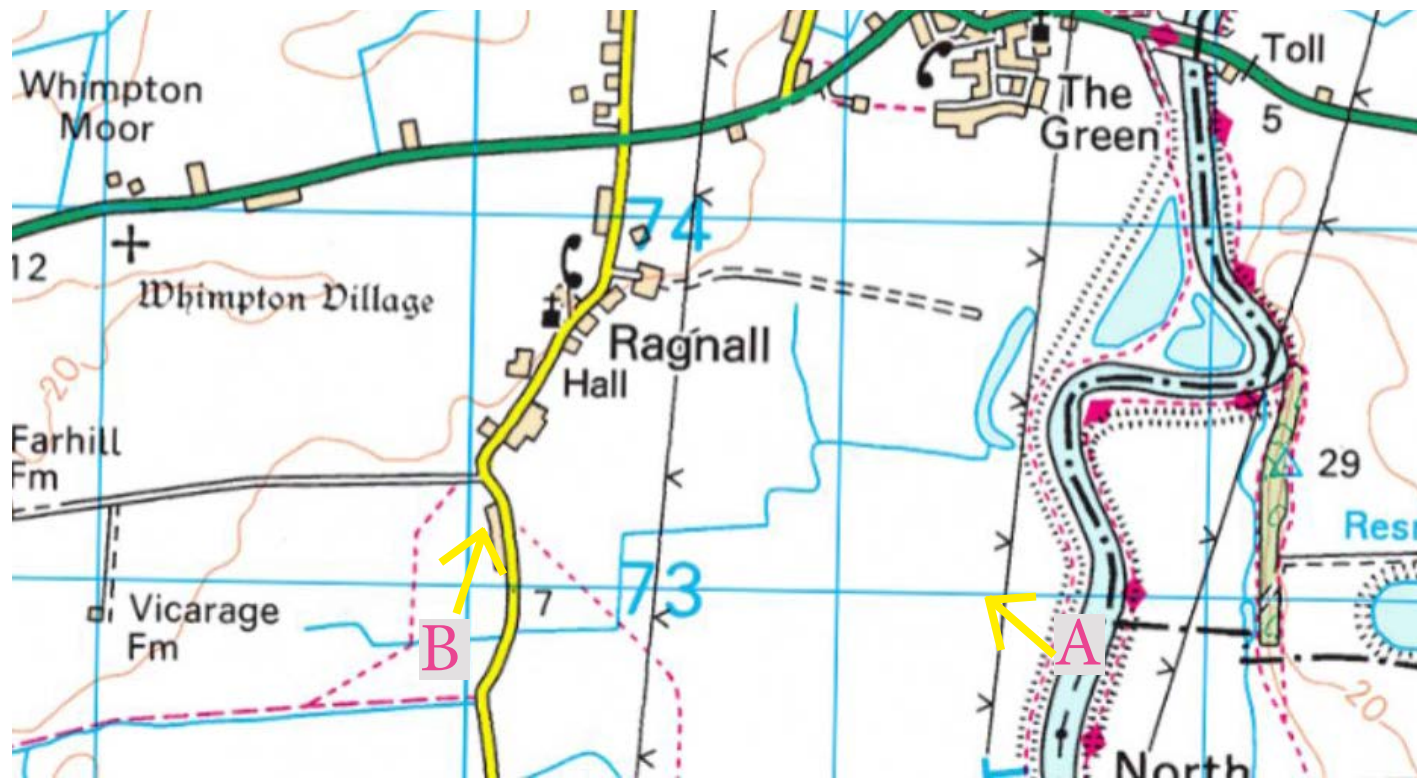


View from within the Churchyard

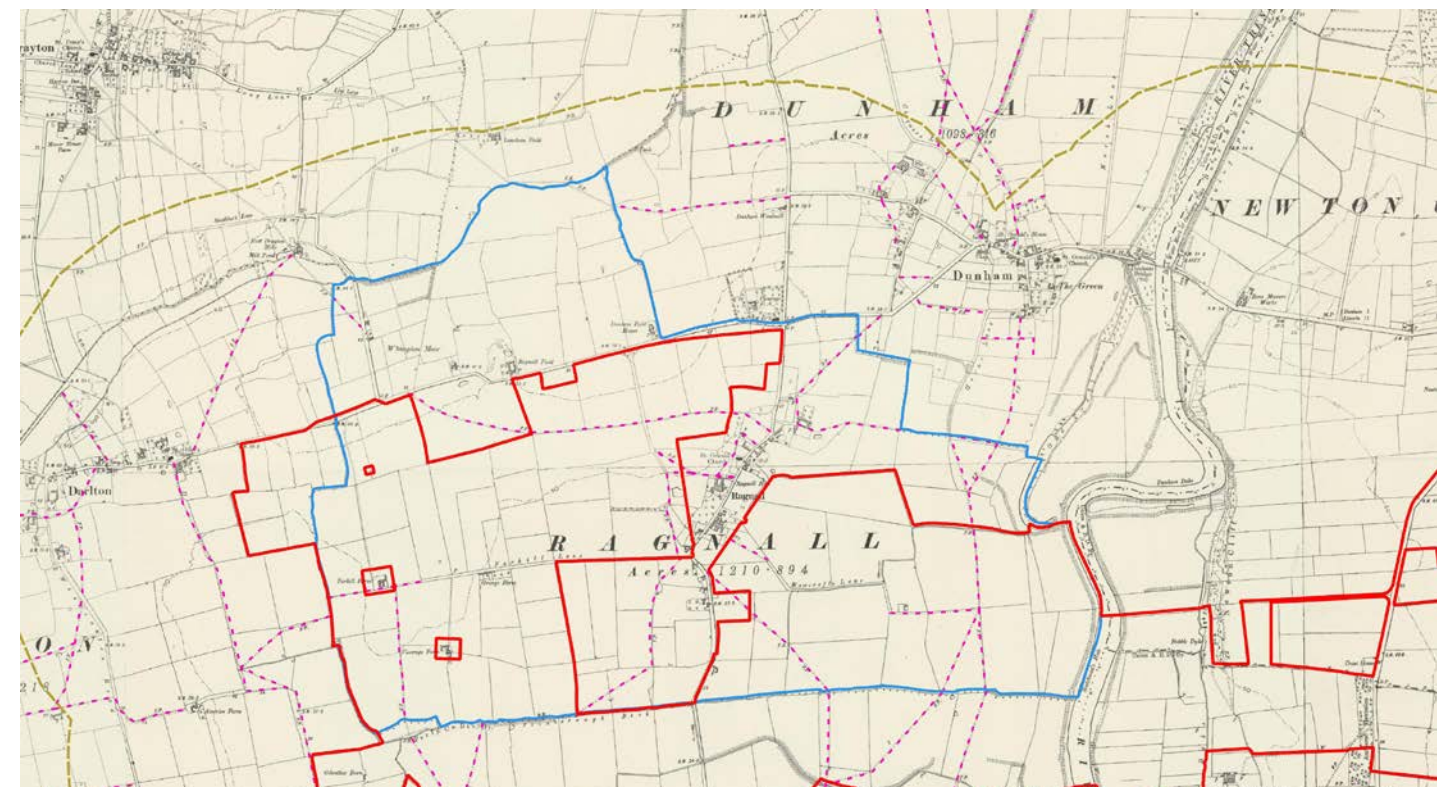
4 Assessment of Significance and Likely Effects: Designated Heritage Assets

ONE EARTH SOLAR FARM

Parish Inter-visibility: Church of St Leonard (Grade I) and Gateway (Grade II)



Viewpoint Map



1880 - 1900 OS Map with Parish and Site Boundaries

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Ragnall Hall and Attached Outbuildings

Assets: 1276446

Significance

- 4.158 Historical interest is found within the assets standing as a former country house and family seat (primarily the Mellish Family) from the early 17th century. Architecturally, the building includes a number of phases, with a remnant bay of the early 17th century manor still incorporated into the later 19th century farmhouse. The clear distinction between the architectural styles - Jacobean vs late Georgian - contributes particularly to its historic interest.
- 4.159 In addition to its interest as a country house, it provides insights into 18th and 19th rural outbuildings and how successive generations adapted existing structures to meet refreshed agricultural and societal requirements. Latter ownership of the farmhouse saw it reorientated from a primarily country house to malting, resulting in the addition of the large brick barn structure to the north and the removal of much of the landscaping to the rear.
- 4.160 The asset is incorporated into an Unregistered Park & Garden (UPG) on account of its historic significance and the historic park which was formerly located to its rear, introduced in the early 19th century but swept away when the house was intensified for farming and malting. This is assessed later in this report.

Setting and topography

- 4.161 The immediate setting of the farmhouse is the Unregistered Park & Garden to its rear along with the expansive fields around the farmhouse here which relate to its historic significance as a locally important agricultural hub. These fields appear to have been primarily focusses to the northwest of the farmhouse as outlined in the 1804 map (shown here opposite). Here, the fields can be identified by the Crawley name stretching westwards.
- 4.162 None of the UPG now survives above ground, as a result of the parkland being removed for intensified farming to support the expansion of the farm into malting (some evidence exists in aerial photos, including of a remnant brick kiln). As a result, the primary contribution to its setting is the sense of agricultural activity and rurality. To the north is the church of St Leonard, which is a historically and architecturally significant contributor to its setting and grants legibility to the village's sense of place, and the farmhouse's central situation within it.
- 4.163 The farmhouse has open views southeast across fields. Within this view there are significant elements of modern/industrial character in the form of pylons, again hinting at the wider power/industrial context of the surrounding area. To the rear, the land rises gently to the A57, making long-range views in this direction more restricted.

Relationship with the Site

- 4.164 The farmhouse is located outside of the Site, the boundaries of which wrap around it to the east, south, west and partially to the north. The most important elements of this relationship are to the fields to the rear (northwest), where the UPG is located (though no above ground evidence survives), as these comprise both the historic parkland that was planted here in the 19th century as well as the historic fields that the farm operated within. To a lesser degree, the Site also contributes to the wider rural setting to the east, though the fields here did not form a part of the farm's ownership and so the contribution to its significance is lessened.



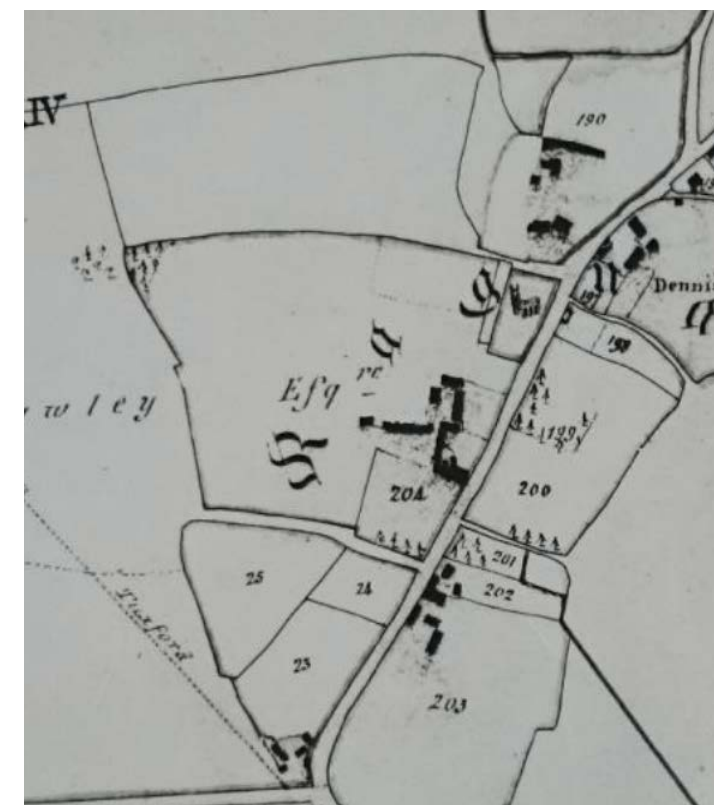
Location



ZTV



Photo of Asset



1804 OS Map (Source: maps.nls.uk)

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Ragnall House and Barn at Ragnall Stables

Assets: 1233806, 1233877

Significance

- 4.165 The house is of primary interest architecturally as an 18th and 19th century farmhouse, illustrating features and materiality representative of prominent rural farmhouse typologies showing influences of polite architecture. The front, primary elevation can be read as a single house of the mid 18th century, with a hierarchical and symmetrically arranged elevation. The rear wing is 19th century, and adds a further layer of interest to its historic fabric.
- 4.166 The barn is of particular interest for its early 18th century date, with later 19th century alterations. It is brick built but with extensive timber structure, which contributes to its significance as an example of early modern barn construction.

Setting and topography

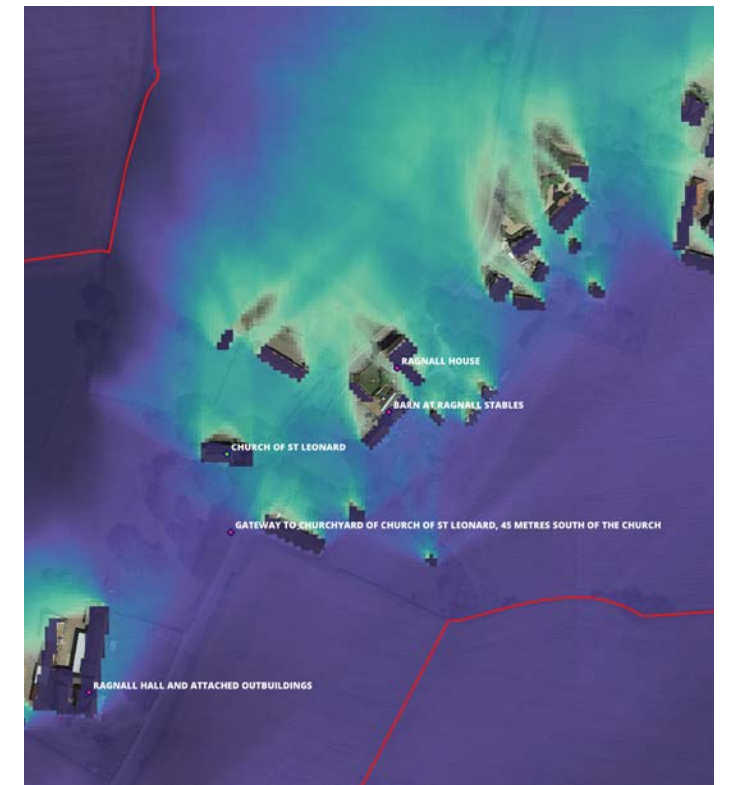
- 4.167 The assets have a shared relationship with one another as part of a 18th century farm and both contribute to the other's interest. In the wider setting, the agricultural character is an important contribution to the historic significance of the assets, aiding in the understanding of their form and function.
- 4.168 Other built forms in the setting make some contribution to the setting as other surviving examples illustrating the historic development of the village, with the church, as a communal and religious hub of particular significance. The nearby Ragnall Hall contributes to the setting as another example of a polite farmhouse of an early 17th century date with later 19th century alterations. Combined with the strong sense of rurality, there is legibility within the setting of the agricultural history of the settlement, however, each individual asset can be understood without the other.

Relationship with the Site

- 4.169 The assets are located outside the but within close proximity to the boundaries which are located to the south. As such, the Site contributes a portion of their rural setting here as well as being part of the historic field ownership within the farm's immediate context. This is the most relevant element of the relationship, with relatively open vistas to the south providing good legibility of the expanse of the Site. This does of course also include the intrusion of industrial elements in the form of the electricity pylons.



Location



ZTV



Photo of Asset



Context of Asset

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Ragnall Assessment of Impact

Asset	Level of Identified Harm	Reasoning	Proposed Mitigation
Church of St Leonard (Grade I, 1233804) and Gateway (Grade II, 1233805)	Mid-high level less-than-substantial harm, reducing through maturity of mitigation .	<p>The Proposed Development would introduce solar development (arrays / security fencing) within c.150m of the Church which would somewhat alter the character of the wider historic parish. The Proposed Development would have very limited visibility from the north-west of the churchyard which would be entirely screened by mature vegetation in winter and summer (see LVIA View 47.1). However, it may feature in views from the churchyard to the south-east in winter and heavily filtered views in summer (see photos in Appendix 11.2). It would also feature in views from the Gateway (see LVIA View 47). Whilst this would alter the character of the wider landscape within the parish, it would not affect any key routes to the church from within the parish or the appreciation of its role within the settlement.</p> <p>To reduce the visual impact upon the asset's wider setting, generous buffers have been incorporated to the east and west, and a historic hedgerow is to be reinstated. The reinstatement of the lost feature within the informative setting of the asset makes a minor benefit and would help screen the solar arrays and associated security fencing.</p> <p>The immediate setting of the asset, defined by its churchyard, is enclosed by mature tress which obstruct south eastern views out towards the Site in summer and provide a level of screening in winter. There are more open views out across the Trent Valley possible from the Gateway, albeit these also feature existing pylons and power infrastructure which detract from the setting. Inter-visibility to the rear of the Church with the Proposed Development is extremely minor due to the topography which rises to the north-west and would prevent any views of the solar arrays.</p> <p>The southern western aspect of the Site from the immediate churchyard setting is also proposed to feature solar arrays. To prevent negative impact to the setting, mitigation in the form of native species hedgerow screening is to be positioned along an existing field boundary. This will screen the Proposed Development and through careful management ensure the long range views are left open.</p> <p>As such, the Proposed Development is considered to result in a negative impact upon the setting of this asset which is reduced through the proposed mitigation and reinstatement of lost features within the landscape. Initially, the level of harm through a change in the wider setting would be at the higher end of less than substantial harm due to the greater invisibility with the solar arrays and security fencing. However, as the proposed mitigation matures, the level of inter-visibility with the Proposed Development and its impact upon setting would lessen. This would result in a medium level of less than substantial harm.</p>	<p>Setbacks to the northwest of the setting beyond the ridgeline, and to the south east to prevent encroachment on setting.</p> <p>Reintroduction and strengthening of hedgerows to the southeast of the asset.</p>
Ragnall Hall and Attached Outbuildings (Grade II, 1276446)	Mid-high level less-than-substantial harm, reducing through maturity of mitigation .	<p>The Proposed Development has incorporated generous setbacks meaning that to the south-east, solar development would sit c.370m away and to the west, it would be c.300m away at its closest point. Furthermore, there would be the integration of hedgerow and tree planting to ensure the sense of rural character. The proposed native species hedgerow buffering will effectively screen the arrays and partially mitigate against the taller security fences. To the south-east, this includes the approximate reinstatement of a lost historic field boundary. The hedgerow would be managed throughout the operational phase to ensure that there would still be a sense of the openness of views to the south-east, whilst providing effective screening of the arrays from the immediate setting.</p> <p>The Proposed Development would introduce solar arrays and associated security fencing into the setting to both the west and south-east of this asset which would impact the contribution the setting to significance. This would include the development on part of the historic approach to the Hall, the Ragnall Hall UPG. However, this is no longer visible within the landscape having already been lost (except for the front garden and walls of the current Hall), therefore the Proposed Development would only lead to a minor degree of harm in this respect; the former location of the grounds of the Hall would remain understood through historic mapping and aerial view only.</p> <p>There are very few views towards the asset, with the exception of those immediately along Main Street. Whilst solar development may be seen in the background of these views, this would be at a distance and would be mitigated by the evergreen hedgerow to the south of the Hall and the slight rise and fall in topography to the west. There are glimpses of the Hall from the footpaths by the River Trent that would feature solar arrays and associated boundary hedgerow planting in the foreground, however these are distant and 'forced' views, rather than key to the appreciation of the asset.</p> <p>As such, the Proposed Development is considered to result in a negative impact upon the setting of this asset which is reduced through the proposed mitigation and reinstatement of lost features within the landscape. Initially, the level of harm through a change in the wider setting would be at the higher end of less than substantial harm due to the greater invisibility with the solar arrays and security fencing. However, as the proposed mitigation matures, the level of inter-visibility with the Proposed Development and its impact upon setting would lessen. This would result in a medium level of less than substantial harm.</p>	<p>Setbacks from Main Street and the reintroduction and strengthening historic hedgerows with native species</p>
Ragnall House (Grade II, 1233806) and Barn at Ragnall Stables (Grade II, 1233877)	Mid-high level less-than-substantial harm, reducing through maturity of mitigation .	<p>The wider setting of this asset comprises agricultural land, some of which was historically owned by Ragnall House, which features existing pylons and power infrastructure.</p> <p>The Proposed Development would alter appreciation of the historic setting with the placement of solar arrays and security fencing detracting from the arable context, albeit this would be c.130m away from these assets. Whilst there would likely be some visibility of the Proposed Development to the rear of these assets, there would be limited visibility of solar arrays in context with these assets when viewing from Main Street. Mitigation is embedded in the design through generous setbacks to the south-east and the reintroduction and strengthening historic hedgerows with native species.</p> <p>As such, the Proposed Development is considered to result in a negative impact upon the setting of this asset which is reduced through the proposed mitigation and reinstatement of lost features within the landscape. Initially, the level of harm through a change in the wider setting would be at the higher end of less than substantial harm due to the greater invisibility with the solar arrays and security fencing. However, as the proposed mitigation matures, the level of inter-visibility with the Proposed Development and its impact upon setting would lessen. This would result in a medium level of less than substantial harm.</p>	<p>Setbacks from Main Street and the reintroduction and strengthening historic hedgerows with native species</p>

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Supplementary Images Church of St Leonard (Grade I) and Gateway (Grade II)



View towards the Church of St Leonard and Ragnall Hall when looking north east from within the settlement



View towards the Church of St Leonard from the elevated PRow within Fledborough when looking north



LVIA Verified View, Viewpoint 47 at 15 Years

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Skegby

Number of Assets: 2

Grade I: None

Grade II*: None

Grade II: 2

Baseline Context

- 4.170 Skegby is a hamlet within the Marnham civil parish. There are two listed buildings in the area: Skegby Manor and its associated pigeoncote. It has a strong sense of isolation, owing to its small size and location away from larger population centres. Like many of the villages in the area, the character is primarily agricultural, with the surrounding area dominated by fields and mature greenery.
- 4.171 The Site is located to the east of the village, with its boundary following Skegby Road. There is a small protrusion of the Site to the north along the railway, but at a greater distance from the settlement.



4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Skegby Manor and Pigeoncote

Assets: 1276477, 1233707

Significance

- 4.172 The manor is primarily of architectural interest as a mixture of vernacular and polite 18th and 19th century architecture. The primary elevation incorporates the Georgian focus on hierarchy of space and symmetry within the facades, whilst other wings of the house illustrate its phased development and mixed materiality - timber and brick. This combines to create interest in the influence of successive generations who have sought to create a rural farmhouse of prominence.
- 4.173 The pigeoncote complements the interest of the manor (though has historic and architectural interest in its own right), providing historic interest in pre-modern forms of communication and architectural interest in the adaptation of space to accommodate its use. Dating to the 18th century, it is a good survival of its type.

Setting and topography

- 4.174 The immediate setting of the assets is the generous garden around the manor, creating a distinct sense of separation from the surrounding agricultural character and the more genteel setting of the manor. To illustrate this, the garden features many ornamental and specimen trees which elevate its character and appearance and contribute to a sense of peaceful privacy.
- 4.175 Skegby Road is a single lane route, bordered by established greenery and mature trees which further contributes to the rural character of the setting. Beyond this, field systems create a strong sense of agrarian activity.
- 4.176 Due to the proximity of High Marnham's former power station to the northeast, and the flat nature of the topography, there are conspicuous elements of power infrastructure, particularly to the east where open views across the fields here allow for appreciation of this more modern character. Nonetheless, the well developed greenery along the boundary of the manor helps to visually buffer these elements.

Relationship with the Site

- 4.177 The manor and pigeoncote are located outside the boundary of the Site. As such, the elements that contribute to the relationship are those fields to the east of the manor and north which form part of the wider rural setting here. This also includes the distant industrial elements of the pylons, and so there are some examples of power infrastructure already visible within this wider setting.
- 4.178 However, tithe mapping shows that the focus of the manor's fields were to its rear to the west, with a small apportionment across Skegby Road to the east. Nonetheless, the Site boundaries do not include any of these historic fields and as such there will be no direct relationship between the manor, its historic hinterland, and the Site itself.



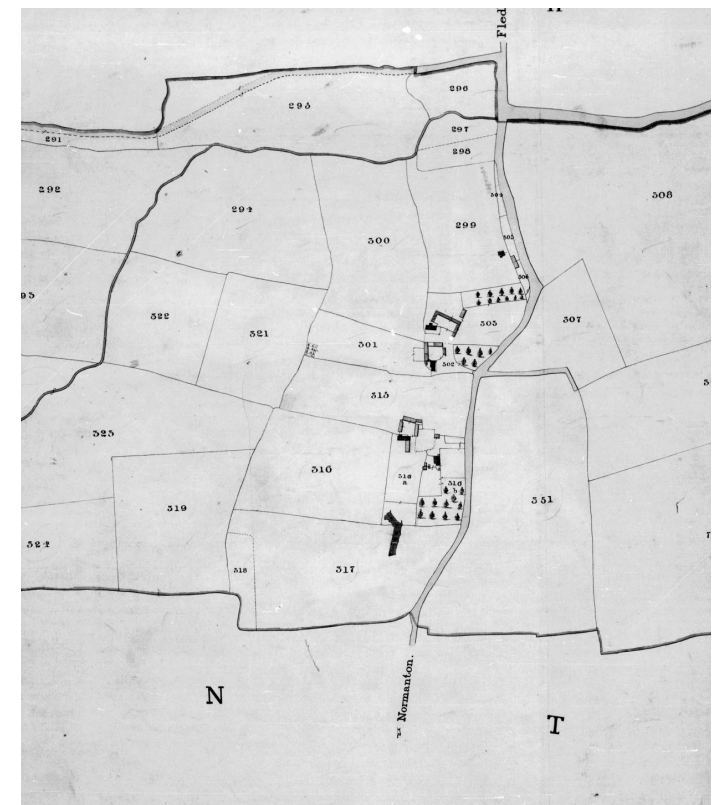
Location



ZTV



Photo of Asset (google.com)



1849 Tithe Map of Skegby (Source: maps.nls.uk)

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Skegby Assessment of Impact

Asset	Level of Identified Harm	Reasoning	Proposed Mitigation
Skegby Manor and Pigeoncote (GD: II, 1276477, 1233707)	Lowest level of less-than-substantial harm which would reduce to no harm through maturity of mitigation	<p>The Site boundary is located over 200m from these assets and whilst the wider landscape may have historically formed part of the manor, this has been eroded by changes to land ownership and function. The immediate setting of the asset is heavily screened by dense and mature trees, including both within the grounds of the asset and the eastern edge of Skegby Road</p> <p>The ZTV identifies limited potential for visibility of the Proposed Development from the asset and its grounds. Further to this, the Proposed Development would feature hedgerow planting and strengthening at the boundaries to further mitigate any potential visibility. Whilst the Proposed Development may be appreciated in the surroundings when approaching the settlement of Skegby, this would be at a distance and would not affect the informative role of setting on the significance of the Manor and Pigeoncote once the embedded mitigation reaches maturity.</p> <p>Notwithstanding the presence of electrical pylons within the Site, which has introduced a sense of industrial activity, the Proposed Development is likely to result in the lowest level of less than substantial harm during the initial years of operation which would become increasingly mitigated through the proposed planting and result in a position of no harm with the setting returning to a near-baseline context.</p>	Hedgerow planting and strengthening at the boundaries of the Site.

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

South Clifton

Number of Assets: 9

Grade I: None

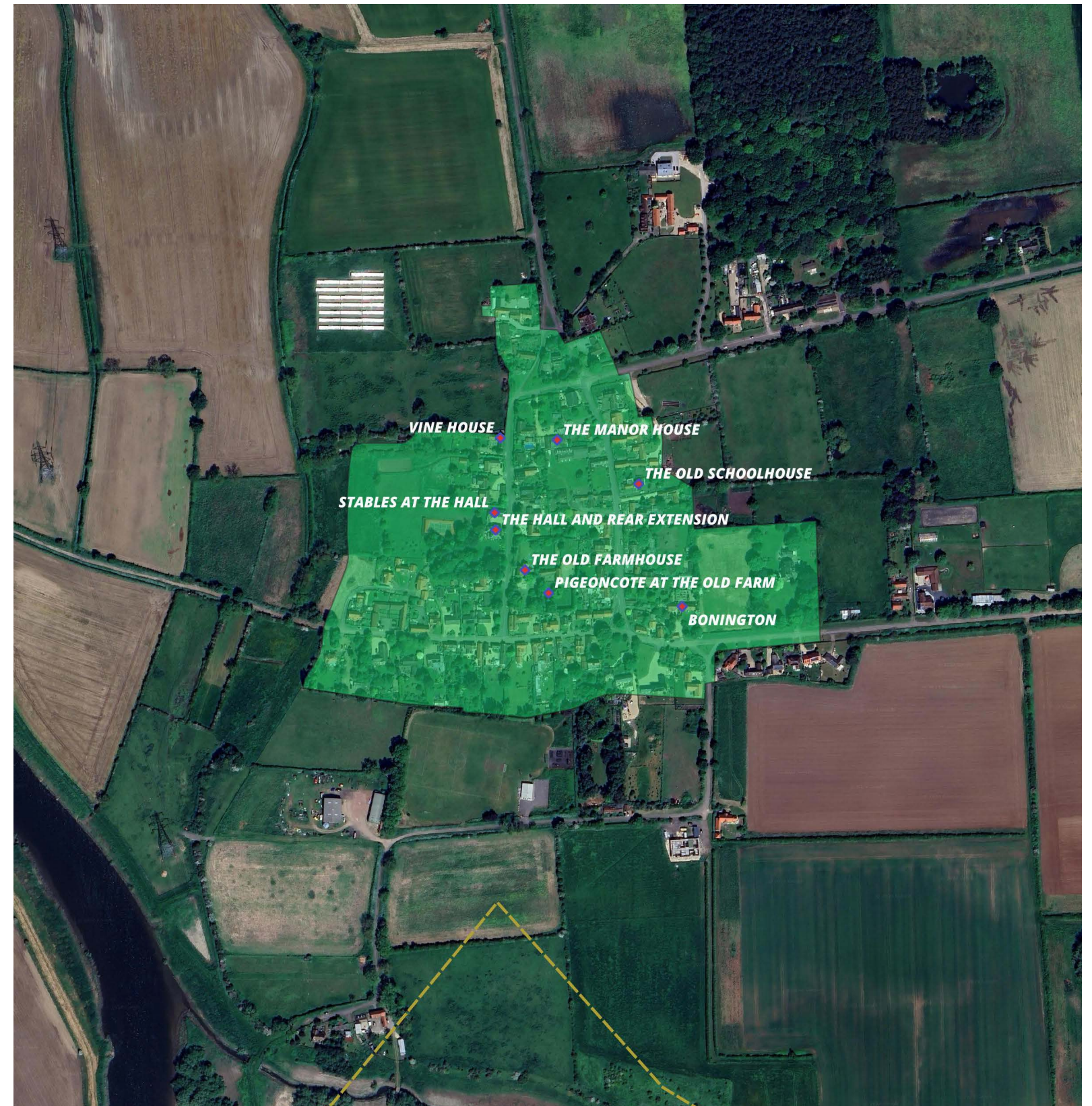
Grade II*: None

Grade II: 8

Conservation Area: 1

Baseline Context

- 4.179 South Clifton is a village south of North Clifton and the Fledborough Viaduct. It is located to the east of the River Trent and is surrounded by mature farmland. As with North Clifton, it shares its parish church of St Gregory, which is located halfway between them and to the north of South Clifton.
- 4.180 There are a number of heritage assets within the settlement, which is slightly larger than North Clifton. Due to the number of heritage assets here, the village was designated a Conservation Area in 1967. It should be noted that the assessment of the Conservation Area includes the assessment of the NDHAs, as their significance is heavily linked with the special interest of the Conservation Area.



4 Assessment of Significance and Likely Effects: Designated Heritage Assets

South Clifton Conservation Area (including all designated and non-designated assets)

Assets: 1302499, 1369938, 1046056, 1046054, 1157228, 1302487, 1046055, 1046013

Significance

- 4.181 The Area derives its character and appearance from its range of vernacular houses and farmhouses ranging from roughly the 17th century through to the 19th century. They are characterised by a diverse range of forms and historic features, mainly comprising of brick, with some rendered, with good survival of historic layout and appearance which allows for appreciation of this type of rural settlement. Mature gardens and attractive greenery further contribute to the tranquillity of what was an agriculturally centred settlement. There are a number of listed builds and NDHAs, mainly focused along Back Street.

Setting and topography

- 4.182 The settlement has an agricultural history and has a strong historic association with the nearby River Trent, which was a navigable route, and with North Clifton, with which it shared a historic parish centred on the church of St George. The historic industries were mainly centred around rural activities and so this forms the primary setting of the Area, with expansive field systems bordered with dense and mature greenery adding legibility to the significance of the Area. This serves to often create limited views into and out of the Area, further aiding in the feel of rural isolation because there are limited opportunities to appreciate the wider setting.
- 4.183 The lack of modern development around the Area and within its setting means the interest of the Area as a rural settlement is well preserved, and many of its listed and non-listed historic assets benefit from this. However, from the c.1950 onwards, the wider region became an important energy centre through the High Marnham coal power plant, which introduced significant industrial elements to the landscape in the form of large pylons and cooling towers. The viaduct, constructed at the end of the 19th century to provide railway links, was used primarily from the mid-20th century to shuttle coal to the station. With its brick arches it is an attractive feature in the wider landscape, but serves to add to the impression of larger infrastructure within an otherwise rural/agricultural scene. The power station was decommissioned and the cooling towers demolished in 2012, however, the pylons remain and illustrate what was historically significant energy infrastructure. There is therefore a long precedent of nationally significant infrastructure within the wider setting of the Area.

Relationship with the Site

- 4.184 The Conservation Area is excluded from the Site and a wide buffer area is located between the north boundary of the conservation area and the south boundary of the Site. Parts of the land to the north of the Area contribute somewhat to the setting as they comprise the wider rural setting. However, they do not themselves have a direct contribution to the appreciation of the interest of the assets within the Conservation Area. Although the significance remains clearly legible regardless of the Site, the Site boundary stands at a distance of around 1km from the Conservation Area to ensure no change to the slight contribution the north fields afford to setting.
- 4.185 Views to the church and the separation from the church to North Clifton are of historic significance. To ensure these direct views remain unchanged the fields to the north of South Clifton are not located within the Site boundary.
- 4.186 The Site also contains much of the industrial character of the electrical infrastructure, which is an established contributor to the perception of this historic industry here. This is particularly true around High Marnham to the west which became locally known as 'Megawatt Valley'.



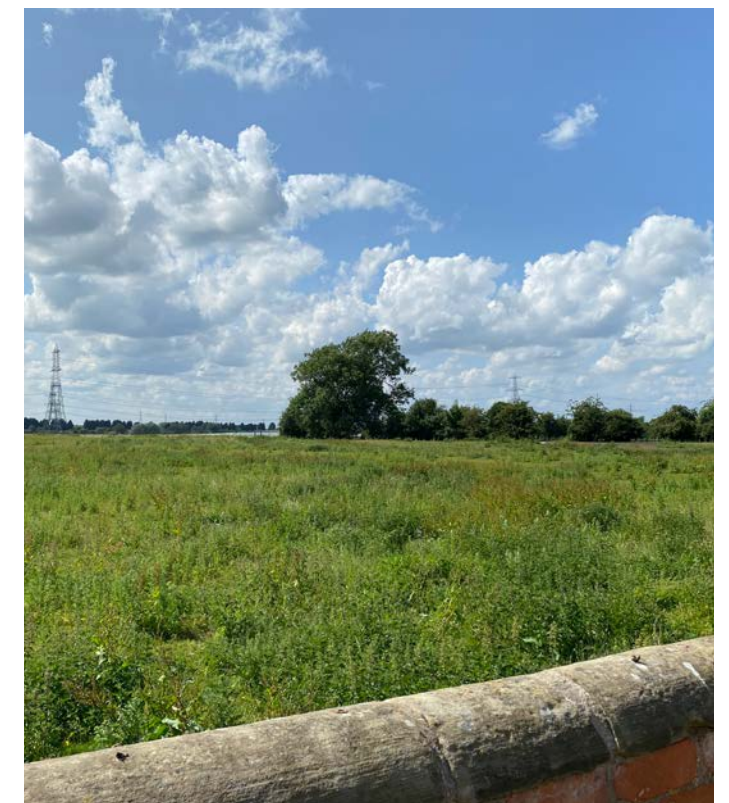
Location



ZTV



Photo of South Clifton



Context of Asset

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

South Clifton Assessment of Impact

Asset	Level of Identified Harm	Reasoning	Proposed Mitigation
South Clifton Conservation Area (including all designated and non-designated assets)	No harm	<p>The Conservation Area is sufficiently distanced from the boundary of the Site and, importantly, from those portions of the Site proposed to receive solar panels, that its rural setting could still be appreciated. The Site is located to the north, east and west of the Conservation Area, but at considerable distance. Topography and screening is also relevant, with vegetation and field boundaries within a flat landscape preventing long-distance views where incidental visibility of the solar panels might be possible. This is confirmed by the ZTV which illustrates that the Proposed Development would have no intervisibility with the CA, which stands approximately 1370metres to the south, and would therefore not affect the appreciation of this historic village and its surrounding rural setting, including views to the Church of St George the Martyr.</p> <p>Even if incidental distant visibility were possible, the existing wider industrial character of the landscape (electrical pylons), and the generous mitigation proposed would not materially impact the contribution the setting of the Conservation Area makes to the appreciation of its significance. As such, the Proposed Development is considered to result in no harm to the significance of these assets.</p>	Fields to the north will be used for species rich grassland and wildflower meadows preserving the wider rural character of the landscape.



View from St George the Martyr Towards South Clifton



View from South Clifton looking north towards North Clifton

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Thorney

Number of Assets: 7

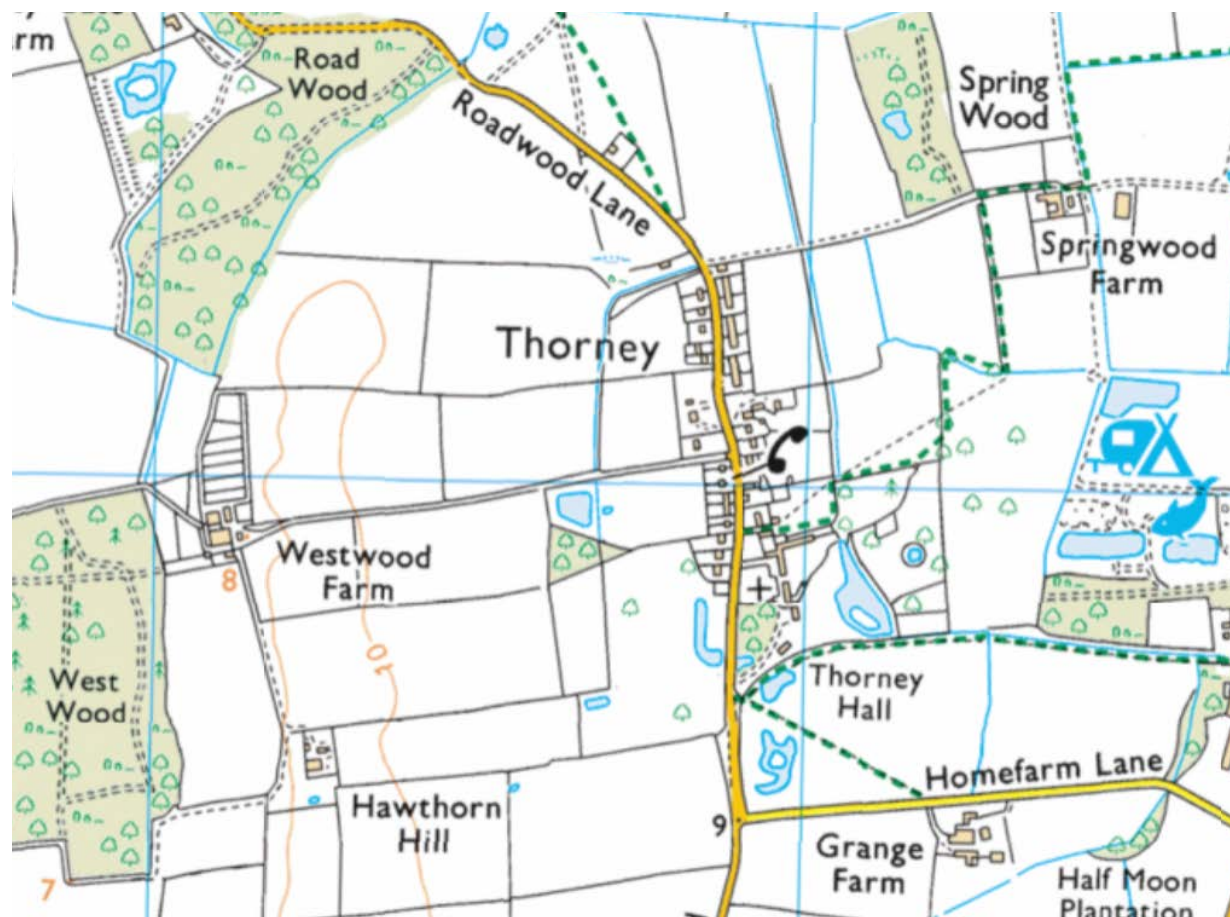
Grade I: None

Grade II*: 1

Grade II: 6

Baseline Context

- 4.187 Thorney is a village and civil parish about 10 miles north of Newark-on-Trent. The settlement is close to the eastern edge of the county. A small portion of Drinsey Nook mainly in Lincolnshire falls into the parish to the north, Thorney Moor is a hamlet to the south of the parish area. The parish borders other nearby parishes including Wigsley, Kettlethorpe, Newton on Trent, Saxilby with Ingleby, Harby, North Clifton, South Clifton and Hardwick.



4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Church of St Helen (Grade II*)

Assets: 1302452

Significance

- 4.188 Primarily of historic interest as the parish church. Constructed on the site of an earlier medieval church, whose remains are preserved in the church yard (and are themselves listed Grade II). Its community and religious significance is further reflected in the presence of the war memorial, which was dedicated around 1920 to local soldiers of WW1. Architecturally interesting for the revivalist elements of Romanesque architecture, which evokes early church styles in England.

Setting and topography

- 4.189 The church is located to the south of the village, which forms an important part of its setting. It is located also adjacent to a collection of 18th century houses which formed part of a now demolished manor complex. There was, therefore, previously a legibility of social status to this area of the community which has been somewhat diminished by the aforementioned loss.
- 4.190 The church, in its expression of early Romanesque churches, lacks a tower and thus height, and so has a reduced visual relationship with the wider setting. There is established modern housing within the setting to the north of the church, which is primarily mid-20th Century along this portion of Main Street.

Relationship with the Site

- 4.191 The church is located outside of the Site boundary and holds no informative relationship. The Site is positioned at distance and there is a strong degree of visual screening from mature borders along main Street, the distance from the Site's boundaries, and the degree of woodland to the west. As such, there would be no visibility from within the wider rural surroundings and the land within the Site holds no historic relationship to the asset. .



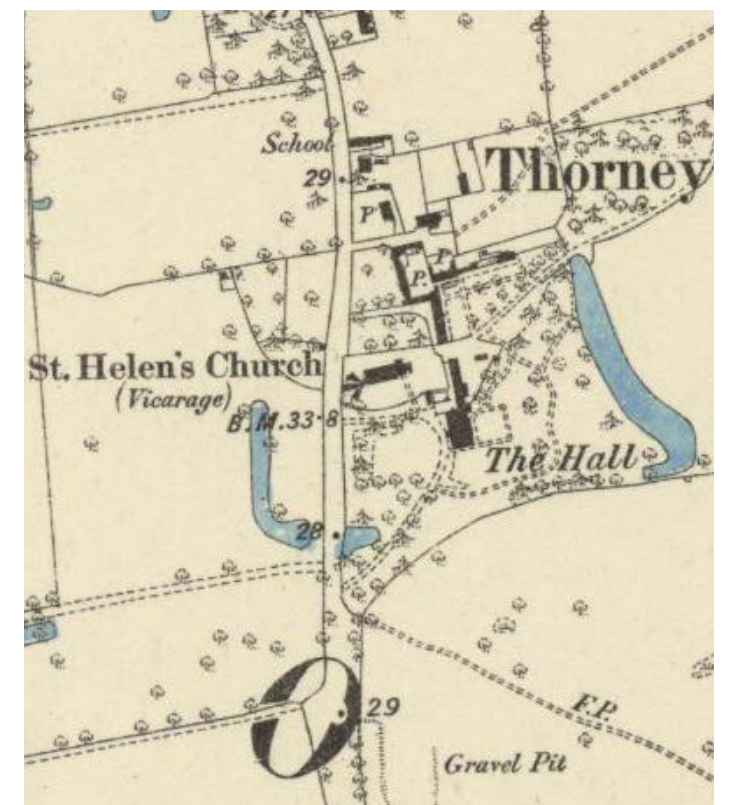
Location



ZTV



Photo of Asset



1884 Os Map of Thorney (Source: maps.nls.uk)

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Thorney (all designated assets)

Assets: 1302430, 1046018, 1462827, 1369961, 1178446, 1046017

Significance

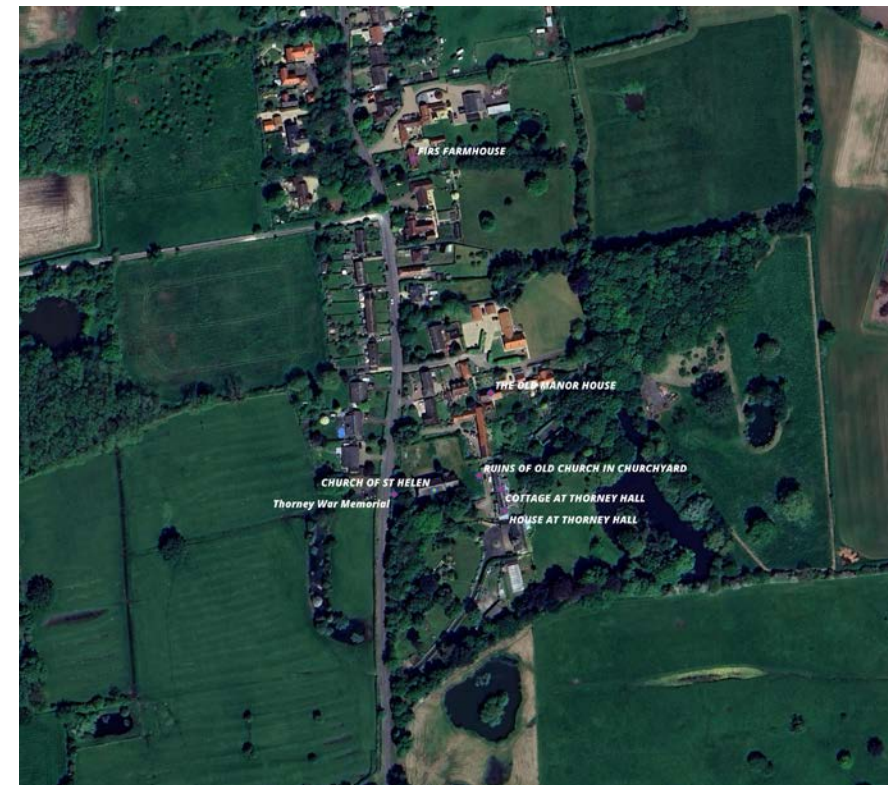
- 4.192 The majority of assets are located around the church and the site of the former manor, and as such are historically significant in how they provide legibility of the historic settlement. They are architecturally significant for their rural character, primarily 18th and 19th century, constructed of brick and featuring characterful elements.

Setting and topography

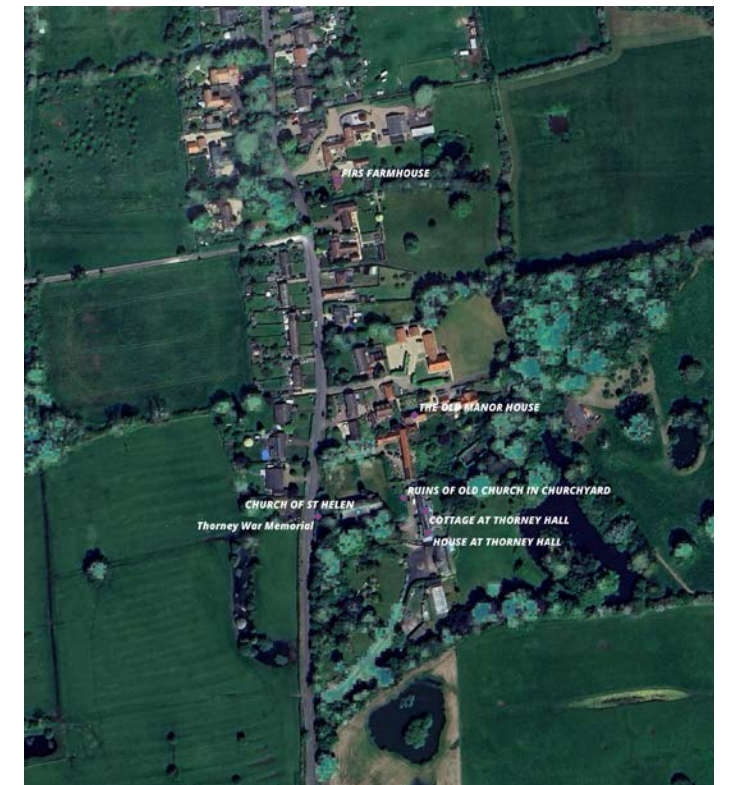
- 4.193 The church is an important part of their setting, as does the former manor complex. There was, therefore, previously a legibility of social status to this area of the community which has been somewhat diminished by the aforementioned loss.
- 4.194 The rurality of the fields contribute to their significance although they are restricted in scope due to the concentration of mature greenery to around the assets (particularly to the south). The church, in its expression of early Romanesque churches, lacks a tower and thus height, and so has a reduced visual relationship with the wider rural setting.
- 4.195 As with the church assessed above, there is significant modern housing development which has coalesced and encircled historic assets, introducing a more established sense of modern character but, also, introducing additional visual buffering of views into the surrounding landscape.

Relationship with the Site

- 4.196 The assets are located outside of the Site boundary and at distance. . There is no informative relationship or historic connection between the Site and these assets. As with the Church, there is a strong degree of visual screening from mature borders along main Street, the distance from the Site's boundaries, and the degree of woodland to the west.



Location



ZTV



Ruins of Old Church



St Helen's Church

4 Assessment of Significance and Likely Effects: Designated Heritage Assets

Thorney Assessment of Impact

Asset	Level of Identified Harm	Reasoning	Proposed Mitigation
Firs Farmhouse (Grade II: 1302430), The Old Manor House (Grade II: 1046018), Thorney War Memorial (Grade II: 1462827), Cottage at Thorney Hall (Grade II: 1369961), Ruins of Old Church in Churchyard (Grade II: 1178446), House at Thorney Hall (Grade II: 1046017)	No harm	<p>These assets are all located along the spine road of the settlement and stand at a minimum distance of c.915m to the west of the Site. The assets hold no informative relationship with the land within the Site and the Site is heavily screened from these assets by the dense woodland and numerous existing hedgerows and trees. The ZTV illustrates that the Proposed Development would have no intervisibility with these assets.</p> <p>As such, the Proposed Development is considered to result in no harm to the significance of these assets. The baseline contribution of the assets' settings to their significance would remain unaltered and the Proposed Development would hold no negative impact upon significance.</p>	Significance would be preserved.
Church of St Helen (Grade II*)	No harm.	<p>This asset stands at a minimum distance of C.970 metres to the west of the Site. The land within the Site holds no informative value upon the significance of the asset and is heavily screened by dense woodland and numerous existing hedgerows and trees. The ZTV illustrates that the Proposed Development would have no intervisibility with the asset.</p> <p>As such, the Proposed Development is considered to result in no harm to the significance of these Church. The baseline contribution of the Church's setting to its significance would remain unaltered and the Proposed Development would hold no negative impact upon significance.</p>	Significance would be preserved.



Looking towards the Site from Main Street, Thorney

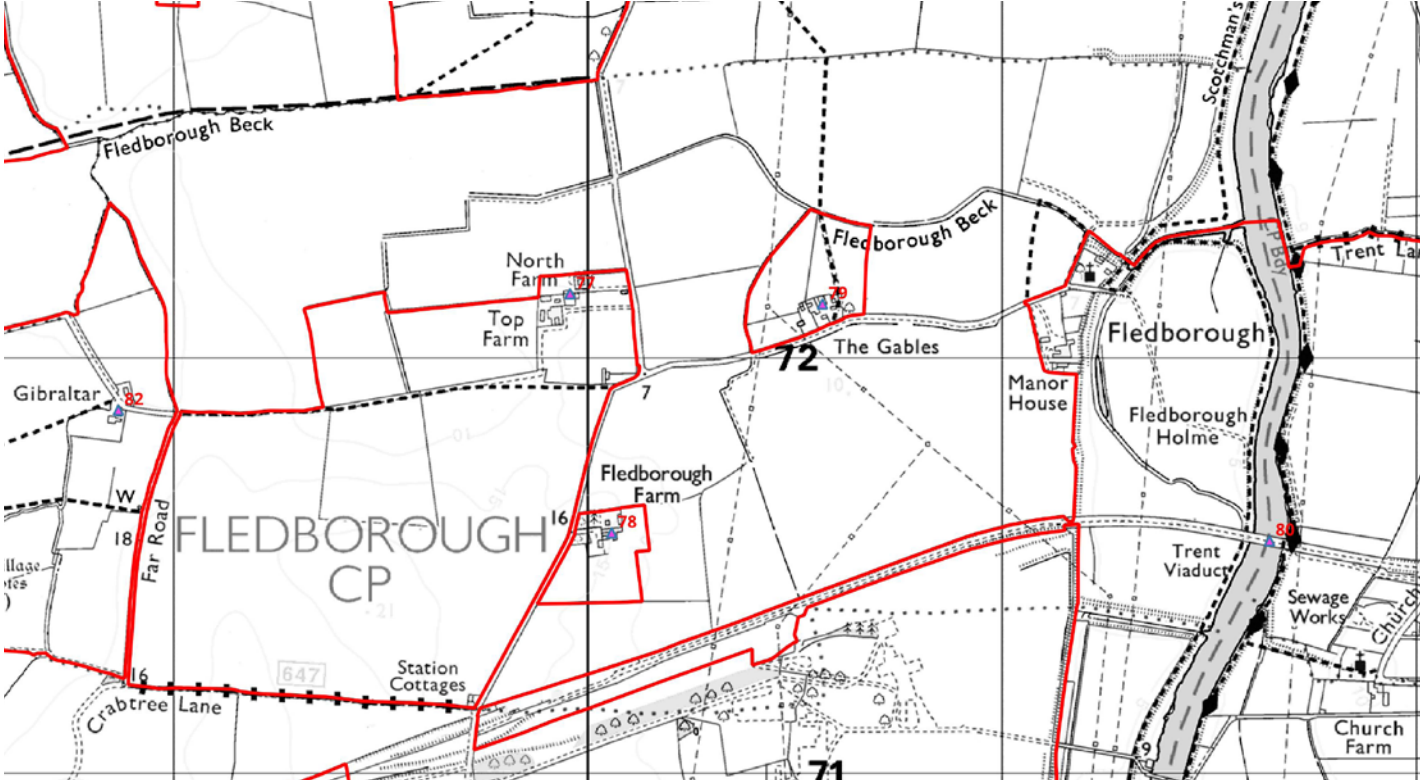
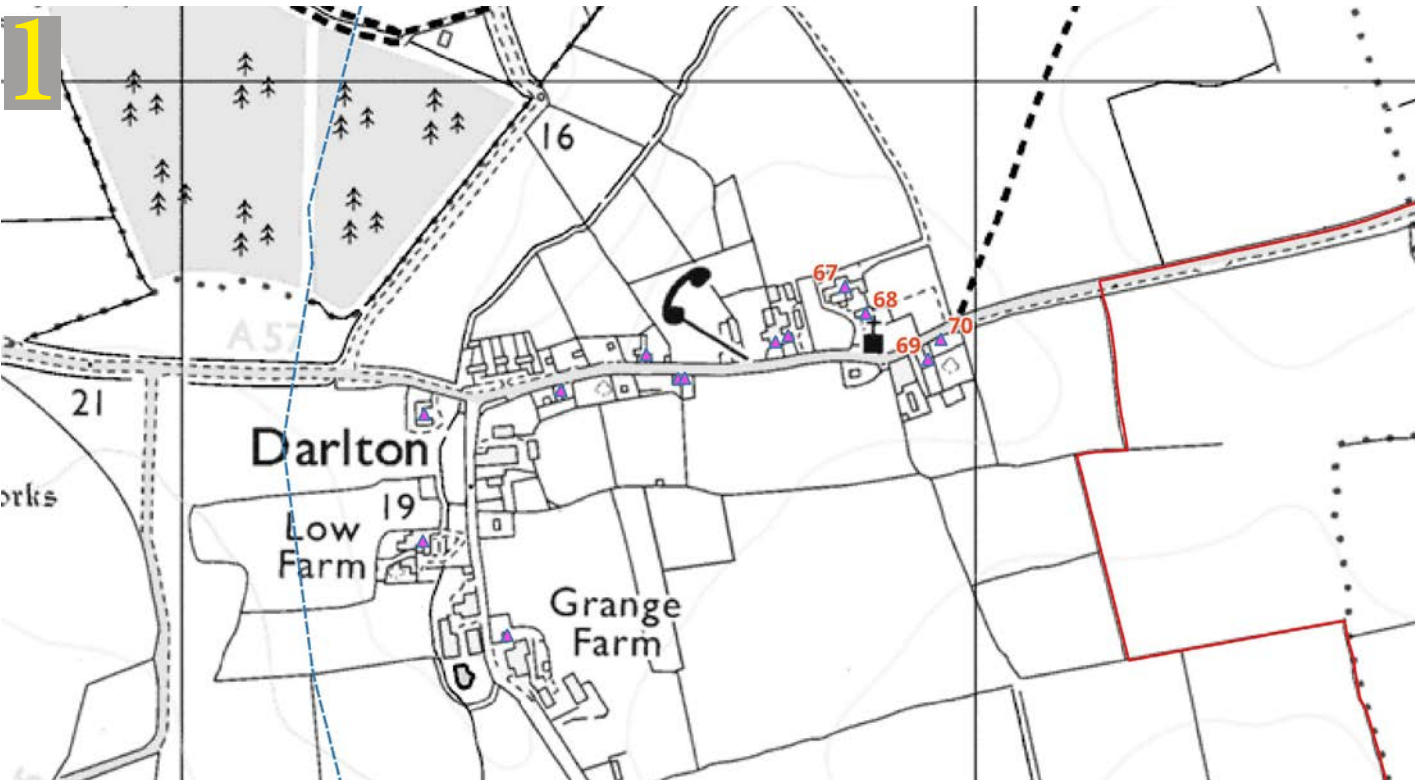
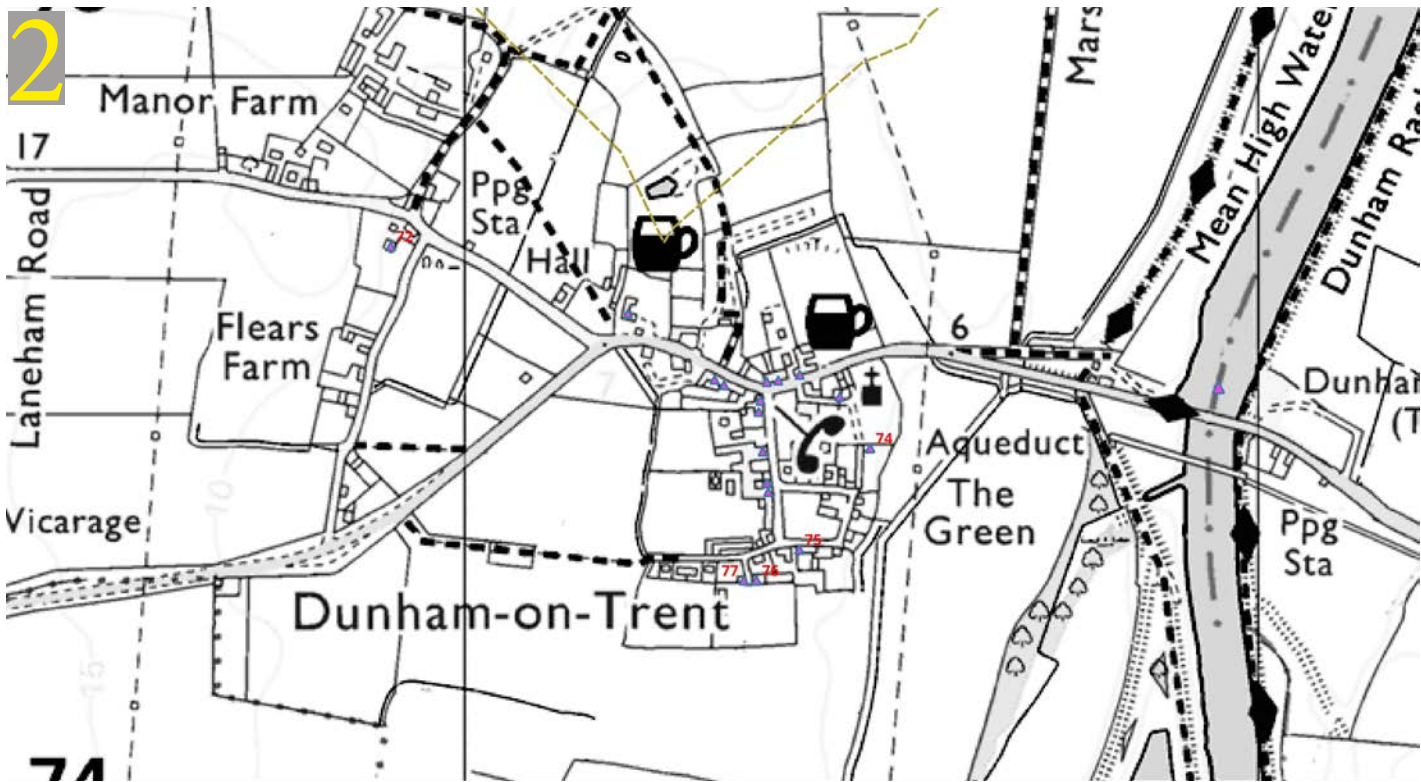
Assessment of Significance and Likely Effects: Non-Designated Assets

5 Assessment of Significance and Likely Effects: Non-Designated Heritage Assets

Scoped In for Assessment

Non-Designated Heritage Assets beyond 1 KM Radius Scoped In for Assessment

Name	Reason for Inclusion	Pages
Darlton (1)		
66. Church Farm building, Broadgate, 67. Church Farm, Broad Gate 68. Darlton Hall, Broad Gate, 69. Darlton Hall Cottage, Broad Gate	Potential for intervisibility and effects to setting	92-93
Dunham on Trent (2)		
71. The Old Vicarage, Darlton Road 72. The Mount, Upper Row 73. Church House Stables, The Green 74. Marples Cottage, The Green 75. Cliffe View, Horne Lane 76. Inglenook Cottage, Horne Lan	Potential for intervisibility and effects to setting	94-95
Fledborough (3)		
77. Top Farmhouse and Farmbuildings 78. Fledborough House, Ragnall Road 79. The Gables 80. Fledborough Viaduct 82. Gibraltar Farm, Far Road	Potential for intervisibility and effects to setting	96-98

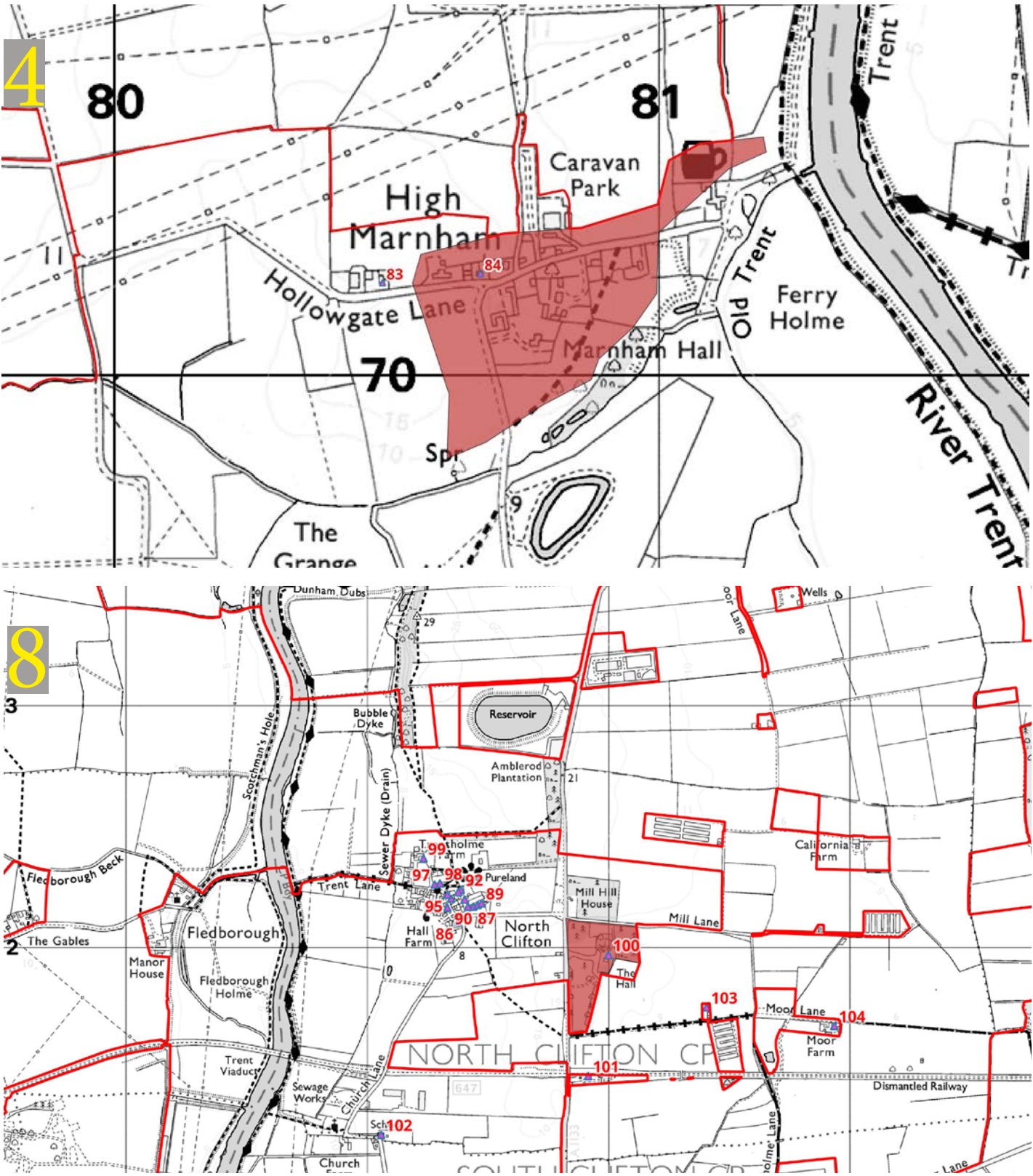


5 Assessment of Significance and Likely Effects: Non-Designated Heritage Assets

Scoped In for Assessment

Non-Designated Heritage Assets beyond 1 KM Radius Scoped In for Assessment

High Marnham (4)		
83. Hill Farm, Hollowgate Farm 84. 1 & 2 Hall Cottage 85. Marnham Hall [UPG]	Potential for intervisibility and effects to setting	99-100
North Clifton (8)		
86. Hall Farm Barn 87. Freeth Terrace 88. Post Office 89. Freeth Terrace 90. House adjacent to 1 Freeth Terrace 91. The Beagles 92. House opposite Jubille Cottage 93. Jubilee Cottage and adjacent 94. Ludaville 95. Green gates 96. The Cottage 97. December Barnhouse 98. Malthouse 99. Trentholme Farm building 100. Grounds at The Hall, North Clifton UPG] 101. North Clifton Station 102. North Clifton Primary School 103. Moor Barn Farm Cottage 104. Moor Barn Farm	Potential for intervisibility and effects to setting	103-104

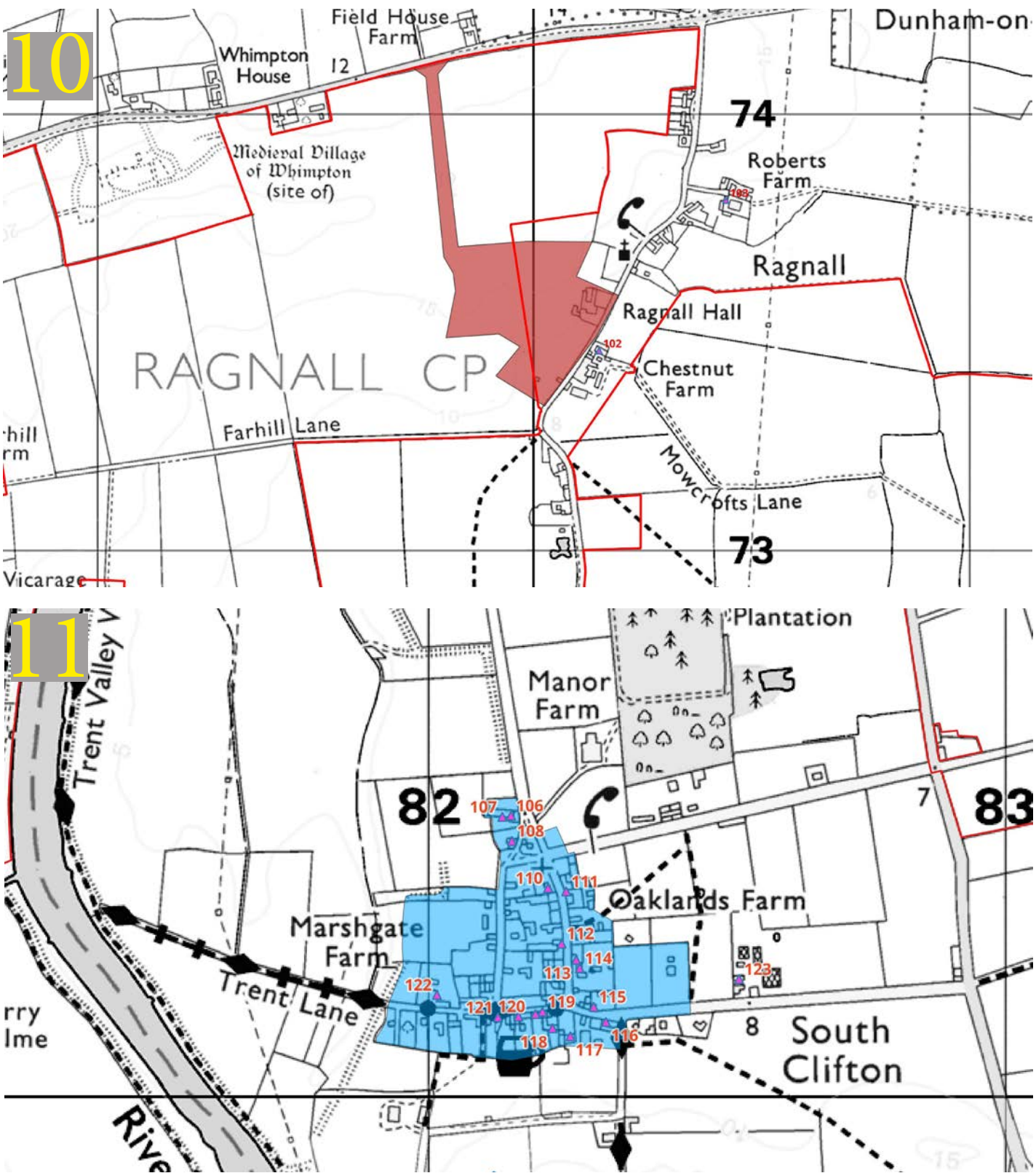


5 Assessment of Significance and Likely Effects: Non-Designated Heritage Assets

Scoped In for Assessment

Non-Designated Heritage Assets beyond 1 KM Radius Scoped In for Assessment

Name		Reason for Inclusion	Pages
Ragnall (9)			
102.	Chestnut Farm buildings, Main Street	Potential for intervisibility and effects to setting	105-106
103.	Roberts Farm Cottage		
104.	The Old School, Laneham Road		
105.	Ragnall Hall [UPG]		
South Clifton (11)			
131.	Wheatholme Farm	Potential for intervisibility and effects to setting	107-108
106.	Woodview		
107.	Woodview Stables		
108.	Ivy Bank Cottage		
109.	The Manor House		
110.	House opposite the forum		
111.	Marshgate farmhouse and adjoining		
112.	Ivy Cottage		
113.	Rose Cottage		
114.	The Den		
115.	The Cottage		
116.	Highfield Farmhouse and adjoining		
117.	Highfield Farm Barn		
118.	The Old Vicarage		
119.	The Old Saddlers		
120.	Second house east of the Hollies		
121.	The Hollies		
122.	Marshgate Farm Barn		
123.	The Old Nursery Barn		

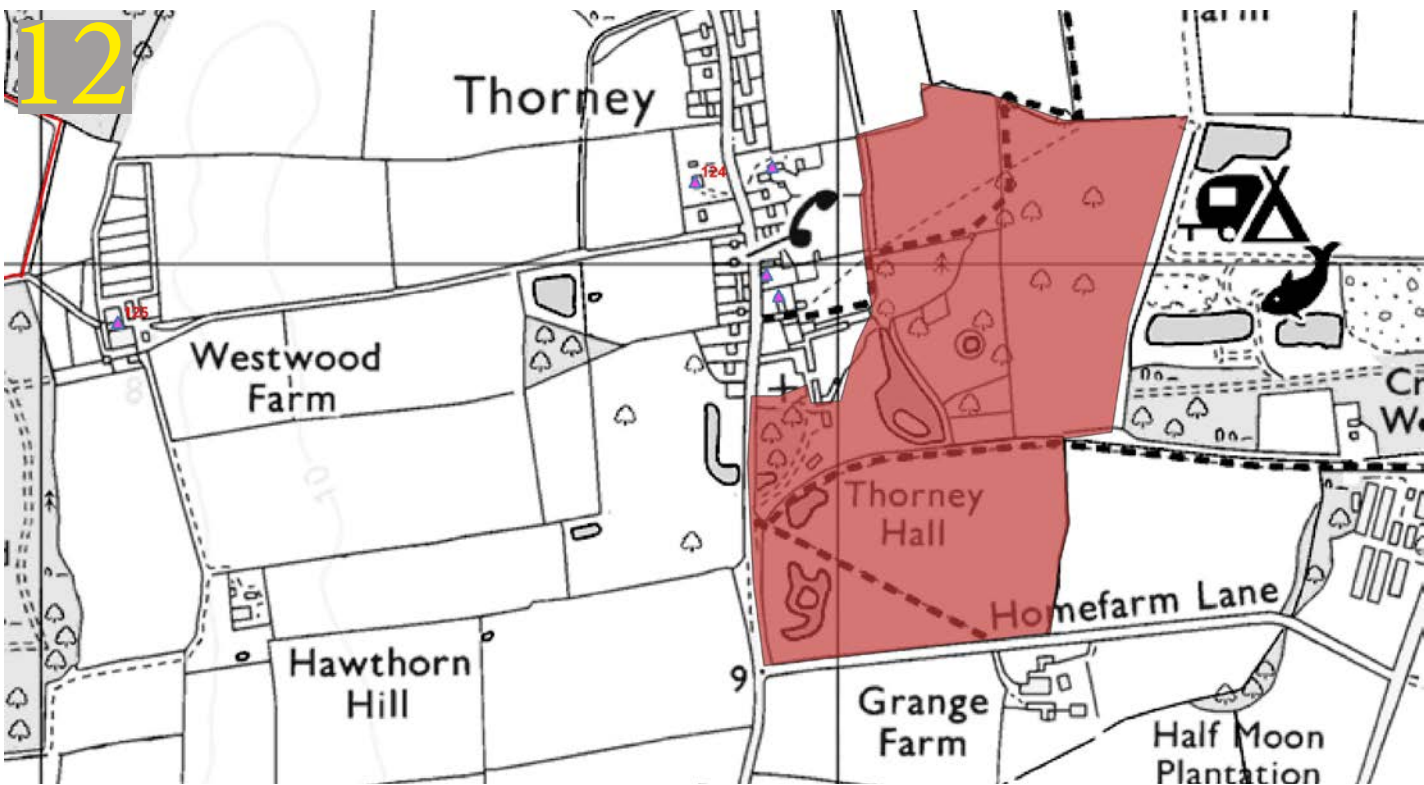


5 Assessment of Significance and Likely Effects: Non-Designated Heritage Assets

Scoped In for Assessment

Non-Designated Heritage Assets beyond 1 KM Radius Scoped In for Assessment

Name		Reason for Inclusion	Pages
Thorney (12)			
124.	The Vicarage	Potential for intervisibility and effects to setting	109-111
125.	Westwood Farm		
Newton-on-Trent (6)			
126.	Unnamed farmstead		101-102
127.	Newton on Trent War Memorial		
128.	Unnamed farmstead		
129.	Manor Farm		
130.	Old Hall		



5 Assessment of Significance and Likely Effects: Non-Designated Heritage Assets

Darlington

Significance

- 5.1 Primarily of local interest for their group value as historically associated with a rural settlement of agricultural economic activity. The group, which are locally listed, includes farmhouses and their associated barn structures, which supports legibility of the historic development of Darlington, as well as its settlement pattern, and as such they are of local significance. Many of the buildings date to the 19th century and are primarily constructed of brick, however, usually in a relatively plain fashion, and often with modern alterations that have degraded their historic fabric and reduced the value of their significance. Nonetheless, there is a sense of a phased historic development which complements the earlier, generally listed structures (such as Ragnall Hall and House).

Setting and topography

- 5.2 As a historically agricultural settlement, the primary setting of these assets are the fields around the village which create a clear sense of rural identity. The village maintains a generally ribbon pattern of development, which allows for quite open views, particularly to the south. There is a distant context of industrial character as a result of electricity pylons and this adds a sense of modern activity to the wider landscape. The A57, as a busy thoroughfare connecting to Lincoln, also disturbs the rurality of the setting, introducing noise and movement. There are also discrete elements of modern housing, particularly to the west of the village, which do not, in their form and materiality, reflect the historic typologies of the settlement.

Relationship with the Site

- 5.3 The Site is located to the east of the village. The Site's relationship varies with those NDHAs within the village, with greater visibility to those on the eastern edge, such as around Darlington Hall. Here, the perception of the Site as belonging to a wider network of field systems surrounding these NDHAs is appreciable.
- 5.4 While tithe mapping shows that a small portion of the site was formerly in the ownership of Darlington Hall, this is no longer the case. Otherwise, the Site has no functional connection to the NDHAs in terms of use or ownership, and for many of the NDHAs, the visual connection is also little-to-none and/or appreciated in the context of more intensive agricultural operations and modern buildings. The NDHAs are primarily experienced from within the village itself which is the principal contributor to their settings. Therefore, while the Site can be appreciated as part of the wider agricultural land surrounding the village, making a degree of contribution to their settings, this is a secondary element which does not include the fields immediately surrounding the village.



Location



ZTV



Context Photo of the Area



Context of Asset

5 Assessment of Significance and Likely Effects: Non-Designated Heritage Assets

Darlington Assessment of Impact

Asset	Level of Identified Harm	Reasoning	Proposed Mitigation
Darlington (all non-designated assets)	No harm	<p>The Site boundary is close to the eastern side of Darlington, and the fields within this portion of the Site are proposed to receive solar panels. The scale of visibility will vary across the settlement, with the greatest impact to those clustered around the church. Whilst these assets are screened by greenery to some extent, visibility will be possible, particularly in winter months. Incidental views from the west of the settlement will also be possible, with greater visibility also in winter months.</p> <p>The degree to which the Site contributes to the significance of the assets, however, varies and has been assessed above. There is minimal contribution here due to the location and arrangement of the Site boundaries at the periphery of the eastern edge of the village. The most relevant assets in this case would be Darlington Hall however, as stated above, there is little in way of historic association between it and the Site. Contribution therefore is restricted to the visual contribution that the Site here, as agricultural fields, makes to the overall understanding of historic agricultural activity and rurality within the settlement.</p>	Significance would be preserved.

5 Assessment of Significance: Non-Designated Heritage Assets

Dunham on Trent

Significance

- 5.5 Primarily of local interest (they are locally listed) for their group value as historically associated with a rural settlement of agricultural economic activity. They are of low architectural interest - primarily modest in form and dating from the 19th century, usually built in brick for use by workers, and often terraced. There is typically little to no decorative ornamentation and many of them have had later, modern alterations which has somewhat degraded the purity of their historic fabric.
- 5.6 They contribute to the identity of the historic settlement and its development pattern - situated mainly to the High Street and The Green to the south, where they help provide legibility of the square of historic housing formed around a central green space here.

Setting and topography

- 5.7 Part of the setting incorporates the rural character of fields around the village, which do provide legibility of its historic development as an agriculturally focussed centre. Nonetheless, the primarily 19th century assets are situated within the settlement and along its primary routes, with the exception of those located to the south of the village (although it should be noted that these are encircled by modern development and mature greenery). As a result there is a greater sense of linkage with the village than with the wider agrarian landscape.

Relationship with the Site

- 5.8 The Site is located at distance of over 800 metres to the southwest and over 1100 metres to the south of the settlement. Although many of the assets are located towards the edge of the village where a minor degree of visibility may be possible, they relate more closely with the immediate setting of the village than with the wider landscape. The Site holds no historic connection to these assets and any glimpsed views would be lessened by the proposed mitigation.



Location



ZTV



Context Photo of the Area



Context of Asset

5 Assessment of Significance and Likely Effects: Non-Designated Heritage Assets

Dunham on Trent Assessment of Impact

Asset	Level of Identified Harm	Reasoning	Proposed Mitigation
Dunham on Trent (all non-designated assets)	No harm	<p>The Site boundaries are at a good distance from the village. Any incidental visibility would be limited to the southern-most portion of the village, away from the majority of NDHAs which are situated within the core of the settlement (which is the primary contributor to their significance) and are thus screened from wider views by built form and mature vegetation. Even at this southern position, mature gardens and mature greenery to the rear of properties offer additional screening, though this will be reduced in winter months.</p> <p>With this in mind, it is our assessment that, due to distance, screening and lack of contribution to the setting of the assets, the proposals here would result in no harm on the ability to appreciate their significance and setting.</p>	Significance would be preserved.

5 Assessment of Significance and Likely Effects: Non-Designated Heritage Assets

Fledborough: Top Farmhouse and buildings, Fledborough House, The Gables, Gibraltar Farm

Significance

- 5.9 Primarily of local interest (the assets are locally listed) for their historic significance as farms within the highly diffuse settlement of Fledborough. Their spatial separation makes legibility of the settlement difficult, however, they are important to the understanding of its development. Whilst not of sufficient architectural interest to warrant statutory listing, they have rural character in their forms, primarily constructed of brick and dating from the 19th century with, simple decorative articulation and extensive alterations since. The similarly dated ancillary barns and structures provide further legibility of their historic function and relationship with the landscape around them. In the case of Gibraltar Farm, whilst it forms part of this historic farming, it is presently derelict and of very poor quality, with significant damage to its form such that it is of very low significance.

Setting and topography

- 5.10 Fledborough is defined by its diffuse layout, so the sense of openness and space between these farmhouses contributes to the legibility of this historic development. As historic farms, the character of fields around them contributes to the understanding of their significance. The former High Marnham power plant was a significant industrial element within the landscape. This is now gone, however, the remnant electricity pylons remain, contributing to a sense of activity.

Relationship with the Site

- 5.11 The Site forms part of their rural settings, and in some cases partially surrounds them, creating separation between the assets which is characteristic part of the appearance and experience of the settlement. The primary character of the Site here is the rural open fields which contribute to their legibility as agriculturally related historic buildings.



Location



ZTV

5 Assessment of Significance and Likely Effects: Non-Designated Heritage Assets

Fledborough Viaduct

Significance

- 5.12 The viaduct is locally significant as an example of Victorian railway infrastructure, initially built to provide passenger railway services to Lincoln over the River Trent and then to supply coal to the High Marnham power station. It is architecturally interesting, though functional in its appearance, for its demonstration of Victorian engineering - with 59 arches, built of brick and iron. Its simple but precise brick form makes for an impressive addition to the landscape, and it has high visibility due to its height and the flat topography. It has now been converted to a public walkway.

Setting and topography

- 5.13 The viaduct is appreciable due to the flat topography and its raised profile, which allows for legibility of its architectural interest. Initially, the viaduct was used for passenger services however was later utilised to transport coal to the former High Marnham power plant. As such, those surviving elements of industrial power infrastructure within its wider setting provide contextual insight into this later period of historic significance.

Relationship with the Site

- 5.14 The relationship with the Site is primarily predicated on the flat character of the landscape which allows for appreciation of the viaducts raised form. The viaduct is not related and does not derive significance from the rurality of its surroundings - its primary function was purely to support the railway and the transport of passengers and coal. As such, there is a key historic association between the viaduct and the historic development of power infrastructure, with the viaduct itself having a sense of industrial character, particularly in the case of the metal barricades.
- 5.15 Now that the viaduct has been converted for pedestrian use, there are opportunities for panoramic views of the landscape around it, where the viaduct walls do not block visual access. As such, there is good visibility of the Site over long distance, and also for the existing industrial elements within the landscape, including power stations that are still extant in the wider landscape and the network of electricity pylons.



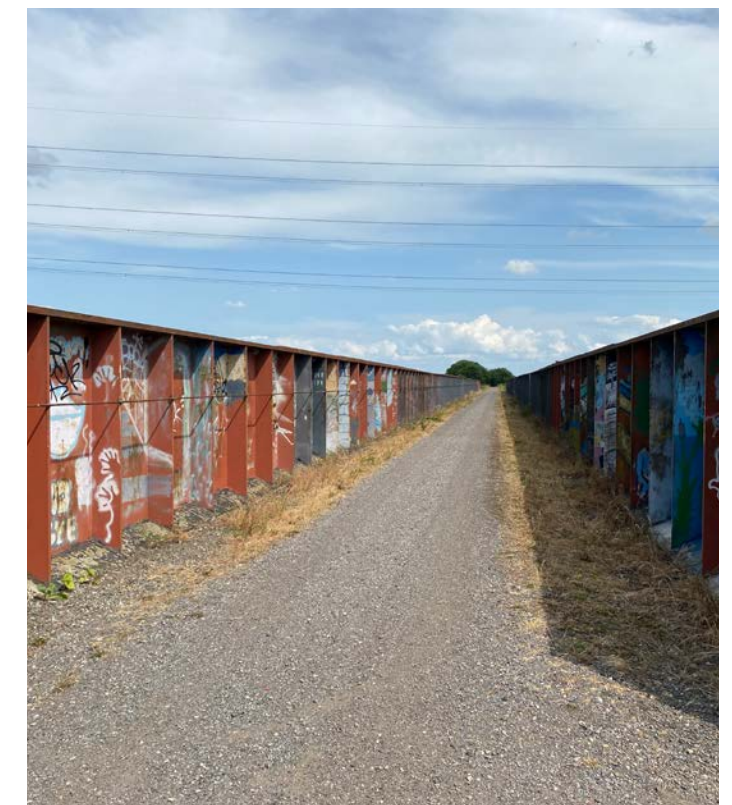
Location



ZTV



Context of Asset



Context of Asset

5 Assessment of Significance and Likely Effects: Non-Designated Heritage Assets

Fledborough Assessment of Impact

Asset	Level of Identified Harm	Reasoning	Proposed Mitigation
Fledborough: Top Farmhouse and buildings, Fledborough House, The Gables, Gibraltar Farm	Minor harm	<p>The Site boundaries largely surround the assets, however, the proposed location of solar panels here is suitably dispersed to avoid a perception of encirclement or coalescence. As historic farmhouses, the assets do derive some significance from the agricultural landscape around them which allow them to be read as farmhouses. Furthermore, the particular character of the village of Fledborough is one of diffuse settlement, and so the pattern of fields here is an important contributor to this.</p> <p>The proposals, in light of the above, would to some degree maintain this diffuse character by avoiding the coalescence of the disparate elements of the village. The inclusion of mitigation through grassland and meadows around the farmhouses and along roads helps to visually buffer the solar panels, setting them back so that appreciation of the rural character and spacial separation of the buildings can be appreciated. The presences of the solar arrays would result in some degree of harm they would become increasingly screened by the proposed mitigation which is reflective of the baseline context featuring native species.</p> <p>The setting of Gibraltar Farm is acknowledge to be more heavily impacted upon with the Proposed Development appearing to the east and north-west of the immediate setting. The eastern immediate setting would be heavily eroded by the proposed substation and security fencings which will result in a loss of the agrarian context. To the north-west, the arable field would feature solar panels which would impact the asset’s setting and reduce appreciation of rurality. This is considered to result in minor harm.</p>	Inclusion of species rich grassland and wildflower meadows around farmhouses and along roads.
Fledborough Viaduct	Negligible level of less than substantial harm	The Site boundaries are sufficiently distanced from the viaduct. In addition, the proposals incorporate significant mitigation measures within the portions of the Site that are located within the immediate setting of the viaduct. This will maintain the open rural character of the viaduct’s setting. The elevated position of the Viaduct would result with in a small degree of inter-visibility with the Site. This would be in the form of security fencing and the native grassland to the west of the asset and be momentarily seen when progressing along the Viaduct. As such, there would be a negligible level of less than substantial harm to the viaduct’s setting	Inclusion of species rich grassland and wildflower meadows, creating significant setbacks away from the river and viaduct’s immediate setting.

5 Assessment of Significance: Non-Designated Heritage Assets

Marnham Hall (UPG), Hill Farm and buildings, 1 & 2 Hall Cottage, Grange Cottage

Significance

- 5.16 Marnham Hall Unregistered Park & Garden is of local interest and very low significance. The formal landscaping includes lawns, tree belts and specimen trees, mostly dating to the late 18th/early 19th century although it has evolved over time, with later development constructed over parts of it (namely the caravan park). Earthworks at the east end of the site (visible on late 19th century maps) are of unknown origin. The two cottages are an attractive contribution of local significance to the architectural interest of the UPG and to the setting of the listed hall. Hill Farm, dating to the 19th century, provides legibility of the primarily agricultural history of the settlement, which provided the primary source of income for the Cartwright family associated with the hall. It, too, is of local interest, due to its low architectural significance and primarily local historic significance.

Setting and topography

- 5.17 The setting of the assets is primarily the open, agrarian character of the landscape around them. There are appreciable modern elements, including modern housing and the caravan park which now occupies a portion of the UPG and subsequently diminishes its local interest. The wider landscape setting has changed significantly, with the former High Marnham power plant previously introducing large-scale industrial character into their setting. This has now gone, but the sense of major industry permeates through the remains of the sub-stations and pylons which are a noticeable element within the skyline.

Relationship with the Site

- 5.18 The Site has a very low level relationship with the assets. The NHDAs stand outside of the Site boundary and excludes the designated area of the UPG. The Site boundary along Hollygate Lane rises to the north along the section around the NDHA which ensures the Site does not hold impact to the closely formed setting of the NDHAs.



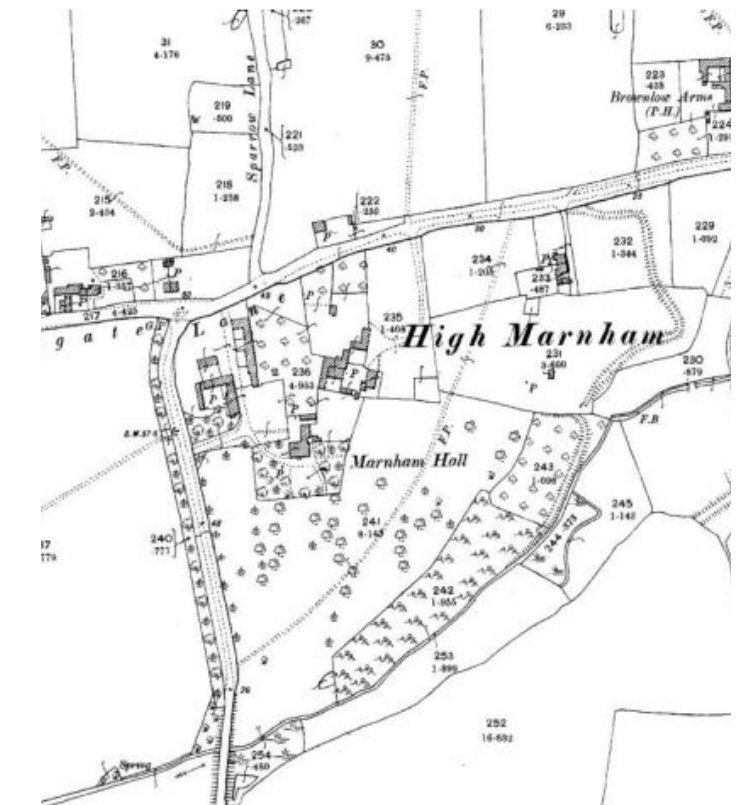
Location



ZTV



Context of Asset



1898 OS Map of Marnham Hall (Source: maps.nls.uk)

5 Assessment of Significance and Likely Effects: Non-Designated Heritage Assets

High Marnham Assessment of Impact

Asset	Level of Identified Harm	Reasoning	Proposed Mitigation
Marnham Hall (UPG), Hill Farm and buildings, 1 & 2 Hall Cottage, Grange Cottage	No harm	The Site boundary passes adjacent to the north of the village and, at a greater distance, to the west. It is proposed to leave a generous portion of the Site to the north for the installation of cables, which would largely retain the baseline character of these spaces. Further to the north of the village is the former High Marnham power station site which, whilst mostly demolished now, maintains power related infrastructure, but provides a legibility of the wider context of historic industrial activity in the surrounding landscape (for example the chemical works at Low Marnham to the south). As such, it is considered that the minimal addition of underground cabling to the north of the settlement would be a comparatively neutral addition to the landscape and would be contextually appropriate, particularly as the baseline appearance would largely remain . As such, the baseline context of the existing setting to these assets is considered to be preserved and the Proposed Development would result in no harm to significance.	Significance would be preserved.

5 Assessment of Significance and Likely Effects: Non-Designated Heritage Assets

Newton on Trent (all NDHAs)

Significance

- 5.19 These assets are a combination of cottages and barns which contribute to the legibility of the historic development of the settlement. As a result, they broadly speaking have an agrarian vernacular appearance, comprising of brick and dating to the 19th century. Later alterations have degraded some of their interest, particularly where barns have been converted for residential use and historic features, such as traditional windows, have been lost.

Setting and topography

- 5.20 The primary setting is the village itself, which to a degree has encircled and coalesced the assets. This is particularly true of the former barn buildings, which historically would have been more visually defined within the rural setting of fields and open spaces.
- 5.21 Beyond the village, the cumulative setting of fields informs their historic interest as primarily farming associated buildings. There are conspicuous elements of modernity - the A57 is a key vehicular route and introduces noise and activity which degrades the pastoral setting. This is also true of the wider context of power infrastructure, with electricity pylons illustrating the degree of industrial activity in the area.

Relationship with the Site

- 5.22 The Site's relationship with the NDHAs is reduced by its location south across the busy A57, which introduces noise and visual buffering as a result of the tall hedgerows and trees which border it. It also does not share a historic association with the NDHAs, with the land here having previously been part of the ownership of Hall Farm. As such, the land within the Site does not play a role in the appreciation of the their significance though it may be read as part of the wider network of agricultural fields south of the settlement. The NDHAs are primarily experienced from within the context of the village, which now makes up the principal contributor to their settings. So, whilst the Site contributes to the wider rural setting south of the village, it does not contribute to the appreciation of the local interest of the assets from within their village setting.



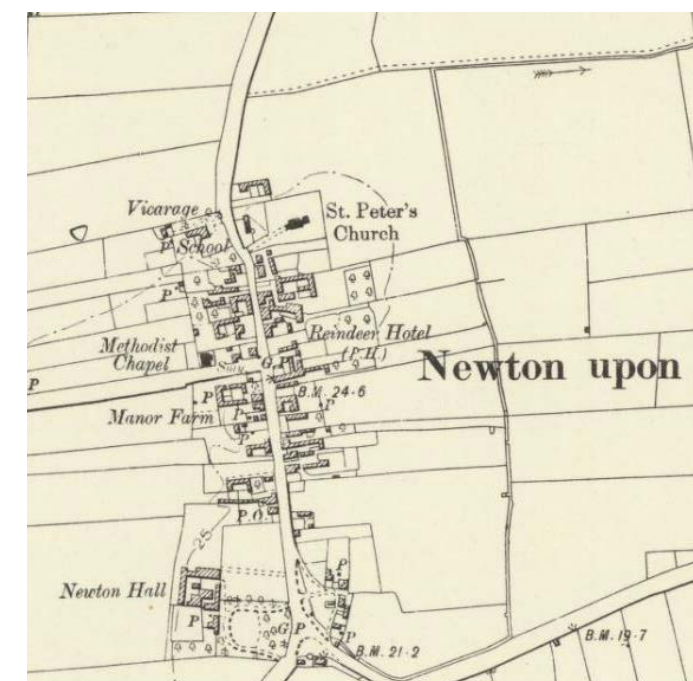
Location



Asset Context looking towards the Site



ZTV



1906 OS Map of Newton On Trent (Source: maps.nls.uk)

5 Assessment of Significance and Likely Effects: Non-Designated Heritage Assets

Newton-on-Trent Assessment of Impact

Asset	Level of Identified Harm	Reasoning	Proposed Mitigation
Newton-on-Trent (all non designated assets)	No harm	<p>The Proposed Development would stand at distance from these assets and the land within the Site makes no determinable contribution to the assets’ current setting. This is due to their situation within the middle of the village and the degree of buffering from later development around them, as outlined above. The A57 is a notable dividing element between the Site and the settlement, creating noticeable vehicular noise and activity which interrupts the experience of rurality (see the 1906 OS map opposite for an illustration of this evolution). Historic attempts to mitigate this with tree buffering either side further act to separate the village from its context to the south. While this buffering is not factored into the ZTV, it still shows a lack of visibility in the context of heritage assets and their distances from the Site.</p> <p>The road connects to Dunham to the west and Lincoln to the east and there is thus a sense of wider urban development, further strengthened by the distinct industrial elements within the wider landscape.</p> <p>As such, the Proposed Development is considered to result in no harm to the significance of these NDHAS and the baseline setting of the assets would be preserved.</p>	Significance would be preserved.

5 Assessment of Significance and Likely Effects: Non-Designated Heritage Assets

North Clifton (all NDHAs)

Significance

- 5.23 These assets, primarily of 19th century provenance, supplement those other listed buildings in the legibility of the historic built forms and settlement patterns of the village, whilst also giving a sense of its phased development and subsequent architectural styles. They are built of brick, some rendered, and largely possess a rural cottage feel, which helps in the understanding of the rural identity of the village of which they are representative of. This contributes to their local architectural and historic interest. Some, such as with the Malthouse, have previously industrial functions which may still be read in their form, adding value in their contribution to the appreciation of the settlement and the historic industrial activity here - mainly agricultural.
- 5.24 They do, however, generally lack adornment and expressive stylistic element, or examples of specific regional typologies which limits their architectural and artistic interest. Many have been since altered, degrading the purity of their historic fabric and the significance of their integrity. The Hall includes an UPG which forms the garden remnants of an important local manor complete with medieval landscaping, but this, again, is reduced by the maturing of the landscape, resulting in loss of integrity and legibility of its original design.
- 5.25 To the south, located close to the church, is the North Clifton Primary School. It has some interest as a purpose built schoolhouse of 19th century form and therefore has an historical association of local note. It is of a small scale, with some decorative banding to its brickwork which adds architectural interest but is not an exceptionally interesting example of its type, having a rural cottage feel to it. Some later alterations are of less architectural merit, and the cumulative experience of the building is one of relatively low significance. In addition to this is the former North Clifton railway station, constructed in the 1890s. It is of small form, constructed of brick and featuring Romanesque and Arts & Crafts arches. It is subsequently of architectural interest for these stylistic elements, which help situate it within a particular period of British architectural history. Nonetheless, it is a small, modest structure of only one storey. It is historically associated with the viaduct and there is therefore a local group value here. Until recently it was derelict, until being brought back into use as a residence with a large modern extension

Setting and topography

- 5.26 The setting of the assets is primarily the open, agrarian character of the landscape around them as well as the village itself. In the case of the village school, it is located next to the church and halfway between the two settlements, granting a greater a sense of rurality and shared use. With the former station, is it historically associated with the railway and nearby Fledborough Viaduct.
- 5.27 Mature garden plots, historic boundary walls and varied built forms create a sense of progressive phased development which contributes positively to the interest of the assets. There are, nonetheless, appreciable modern elements, including modern housing within the village which has coalesced and encircled historic buildings, as well as creating noticeable departures in the pattern of development with forms and layout that seem out of place with the more sporadic nature of the village.

Relationship with the Site

- 5.28 The relationship with the Site is varied. These assets are located outside of the Site boundaries and the sense of interplay between the two is not easily legible from within the village itself (with exception to those barn structures more at the periphery of the village), due to some modern development which has encircled some of the assets. Some of the Site is relevant to the functioning of the two listed farmhouses here and in those cases, there is a more direct role in the appreciation



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of their significance. However, the majority of the NDHAs do not have a functional relationship with the land, being mainly comprised of workers cottages whose principal setting is the village itself. There is a small cluster of agricultural buildings to the north of the village, and the Site here may have historically played a role in their function.



ZTV

5 Assessment of Significance and Likely Effects: Non-Designated Heritage Assets

North Clifton Assessment of Impact

Asset	Level of Identified Harm	Reasoning	Proposed Mitigation
North Clifton (all non designated assets)	Very minor degree of less than substantial harm to Trent Lane Farmhouse and North Clifton Station. No harm to all remaining assets.	<p>The Site makes no direct contribution to the setting of most NDHAs within the settlement and there will be no appreciation of the Proposed Development from their setting which is strongly linked to their position within the settlement. It is acknowledge that a greater degree of impact would be experienced to the former farmstead of Trent Lane Farmhouse which is located closer to the Site boundary. Here, the Proposed Development will result in a loss of informative arable land within the wider setting and considered to result in a very low degree of harm through the sight of security fencing which will be mitigated by wild flower meadows and grassland. Where solar panels are proposed to the north of the settlement the existing context is informed by mature greenery which creates adequate screening.</p> <p>The Proposed Development would introduce solar arrays to the north of the NDHAs within the settlement. However, the rise in topography to the north-east of the North Clifton, the relatively close-knit built form of the settlement and the well-established vegetation and tree screening at the northern edge of the village would mean that the Proposed Development would likely be entirely screened from most of these NDHAs. There may be some visibility of solar development behind Trentholme Farm in views from Fledborough Viaduct (see LVIA View 25a) and loss of associated wider agricultural land. The Proposed Development would be to the east of the Grounds at The Hall UPG, however it would be screened due to existing, dense vegetation and proposed new planted boundary between the asset and the Site. It is unlikely to affect the appreciation of the Grounds from within. The Proposed Development would feature in the surroundings of the Former North Clifton Station, albeit it would not affect the connection to the former railway and whilst a formerly rural station, it does not rely on an agricultural context to inform its significance. There would be existing trees, setbacks and hedgerow strengthening to mitigate the effects here.</p> <p>As such, the Proposed Development is considered to result in no harm to all NDHAs aside from Trent Lane Farmhouse and North Clifton Station. In relation to these two assets, a very minor degree of harm would be caused through inter-visibility with the Proposed Development and become progressively screened during the life span of the Development by native species of hedgerow strengthening.</p>	Embedded setbacks and hedgerow strengthening with native species.

5 Assessment of Significance and Likely Effects: Non-Designated Heritage Assets

Ragnall (all NDHAs, including Ragnall Hall UPG)

Significance

- 5.29 With the exception of the UPG, these assets comprise of farmhouses dating to the 19th century, along with their outbuildings. The assets lack architectural interest and appear broadly typological of modest housebuilding of the period. More characterful elements appear to have been lost - mainly historic windows - which makes legibility of their significance harder. In the case of Chestnut Farmhouse, the barn appears to incorporate more historic features, including brickwork detailing reflective of that used at the listed Ragnall Hall. The farmhouse itself, whilst on the site of an early 19th century dwelling, appears either wholly later or much modified.
- 5.30 The UPG comprises of what is currently just open farmland to the rear of Ragnall Hall. This was, at the beginning of the 19th century, a small landscaped park, with a drive line with trees connecting to the Hall to the A57, though no above ground evidence now remains. It was part of ambitions by the family at Ragnall Hall to create a more polite setting to their prominent house. Subsequent owners, to expand the malting business, removed the park to accommodate greater field space. As a result, its significance is very low and may be restricted to some archaeological findings.

Setting and topography

- 5.31 The setting of the assets is primarily the open, agrarian character of the landscape around them as well as the village itself, where the nearby listed buildings of Ragnall Hall, Ragnall House and the church provide particular historic context to their setting. As historic farmhouses, they are functionally associated with the fields around them and possibly also so to the Hall itself, where the primary local landowners were based.

Relationship with the Site

- 5.32 The assets are located partly within the boundary of the Site (with the UPG bisected by the boundary line), as such the Site, outside of the immediate village contributes a portion of their rural setting to the north, south and west whilst itself including around half of the UPG. The UPG has no above ground evidence of its interest, which makes appreciation of its significance and the contribution of the Site not possible.
- 5.33 To the south and east of the assets, the Site contributes to the rural setting of the assets. This is more relevant in the case of the two farmhouses whose historic relationship with the Site was based around the worked fields to their rears. Beyond this, the Site contributes to the wider system of fields that make up the rural setting of the village, albeit characterised also by industrial elements in the form of electrical pylons.



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5 Assessment of Significance and Likely Effects: Non-Designated Heritage Assets

Ragnall Assessment of Impact

Asset	Level of Identified Harm	Reasoning	Proposed Mitigation
Ragnall (all non designated assets)	negligible-to- minor harm	<p>The Proposed Development would result in a direct impact to the UPG through the placement of panels within the assets designation. However, it is important to note that any above-ground features relating to the former grounds are no longer visible within the landscape, with the exception of the walls and front garden of the Hall which remain, and introduction of solar would not alter the way in which the asset is appreciated. As such, the Proposed Development is considered to result in a negligible level of harm to this asset.</p> <p>The Proposed Development would hold minor harm to the significance of Roberts Farm Cottage and Chestnut Farm Buildings through loss of wider agricultural setting. This would be mitigated by the generous setbacks incorporated into the Proposed Development and the reinforcement and reintroduction of historic field boundaries. The Old School is separated from the Proposed Development by the A57 and associated mature vegetation screening on the north side of the A57 which would result in no considerable change to setting as a result of the Proposed Development , and a negligible degree of harm.</p>	Embedded buffers, reinforcement and reintroduction of hedgerow field boundaries.

5 Assessment of Significance and Likely Effects: Non-Designated Heritage Assets

South Clifton (all NDHAs)

Significance

- 5.34 The assets largely relate to their settlement context within South Clifton. Aside from Wheatholme farm and The Old Nursery Barn which are positioned west of the settlement's nucleus, they are all positioned within the South Clifton Conservation Area.
- 5.35 The buildings are of brick construction brick, some rendered, and largely possess a rural cottage feel, which helps in the understanding of the rural identity of the village of which they are represent. This contributes to their local architectural and historic interest. The relation of some assets as historic farms is read in the form of the architecture which adds value to the appreciation of the settlement and the historic arable context of the surrounding landscape.
- 5.36 They do, however, generally lack adornment and expressive stylistic element, or examples of specific regional typologies which limits their architectural and artistic interest. Many have been since altered, degrading the purity of their historic fabric and the significance of their integrity.

Setting and topography

- 5.37 The setting of the assets is primarily the open, agrarian character of the landscape around them as well as the village itself. Mature garden plots, historic boundary walls and varied built forms create a sense of progressive phased development which contributes positively to the interest of the assets. There are, nonetheless, appreciable modern elements, including modern housing within the village along High Road has coalesced and encircled historic buildings, as well as creating noticeable departures in the pattern of development with forms and layout that seem out of place with the more sporadic nature of the village.

Relationship with the Site

- 5.38 Aside from Wheatholme Farm, the Site does not have a direct relationship with these assets, with inter-visibility likely only possible from within the wider setting of a limited number of assets positioned to the north of the Area. The Site's boundary is located well to the south of the Area and is beyond its 1km buffer range, across from the A57 and across fields which include mature hedgerows and trees along their boundaries. This road, too, is bordered by generally tall and mature hedgerows which serve to visually bisect the landscape either side of it, and this has quite a considerable impact on the experience of the wider setting.
- 5.39 Topography also further reduces the visual relationship between the Area and the Site, preventing long range views and visually isolating the Area from within the immediate settlement itself. Nonetheless, to the south, public footpaths provide more panoramic open views which would include the north part of the Site and Whimpton Moor. However, the topography here, which features a shallow ridge behind the Scheduled Monument, means little-to-no visibility beyond this.
- 5.40 The Site holds a greater interaction with the NDHA of Wheatholme Farm, given the historic agricultural identity of the farmstead and rural character of the surrounding land within the Site. The asset's farmstead has been heavily altered by modern outbuildings and resulted in a reduced informative setting. The farmstead itself will not be affected by the Proposed Development and the existing hedgerows will be strengthen to help screen intervisibility along the main approach off Moor Lane.



Location



ZTV

5 Assessment of Significance and Likely Effects: Non-Designated Heritage Assets

South Clifton Assessment of Impact

Asset	Level of Identified Harm	Reasoning	Proposed Mitigation
South Clifton(all non designated assets)	No - minor harm	<p>The closest solar development to this asset will be over 500m away, on the opposing side of the A1133 which is well screened from these assets already. The ZTV illustrates that the Proposed Development will have no intervisibility with the CA and therefore, will not affect the appreciation of these NDHAs within the historic village and its surrounding rural setting. As such, the Proposed Development will have</p> <p>The exception to this is Wheatholme Farm. The agricultural land associated with this asset will be largely developed with solar arrays as part of the Proposed Development. The farmstead itself will not be affected and there will be hedgerow and tree planting to screen the arrays and security fencing from the approach to these assets in the long-term. As such, the Proposed Development will have a minor degree of harm.</p>	<p>Significance will be preserved to all assets located within the Conservation Area.</p> <p>Strengthening of the existing hedgerows around Wheatholme Farm with native species.</p>

5 Assessment of Significance and Likely Effects: Non-Designated Heritage Assets

Thorney: Westwood Farm

Significance

- 5.41 The farm dates to the mid 19th century and as such has local historic and architectural interest as a farmhouse of this period, with many similar examples constructed throughout the wider landscape. Historically there is significance in its contribution to the legibility of the development of the area and its primary economic engagement with agricultural activity - there are a number of similar examples locally. In its form and materiality, it is therefore not a rare example, nor does it contribute to a sense of local distinctiveness due to its lack of more vernacular construction which might be more indicative of an older building. There are a number of large modern ancillary structures which add to the legibility of its agricultural function but detract from the historic scale and form of the asset.

Setting and topography

- 5.42 The farm is located approximately 745m to the west of the village, so is situated noticeably in isolation. Its primary setting is therefore comprised of the fields around it, including large belts of woodland. This woodland serves to visually encircle the farm in so doing limit visibility of the wider landscape.

Relationship with the Site

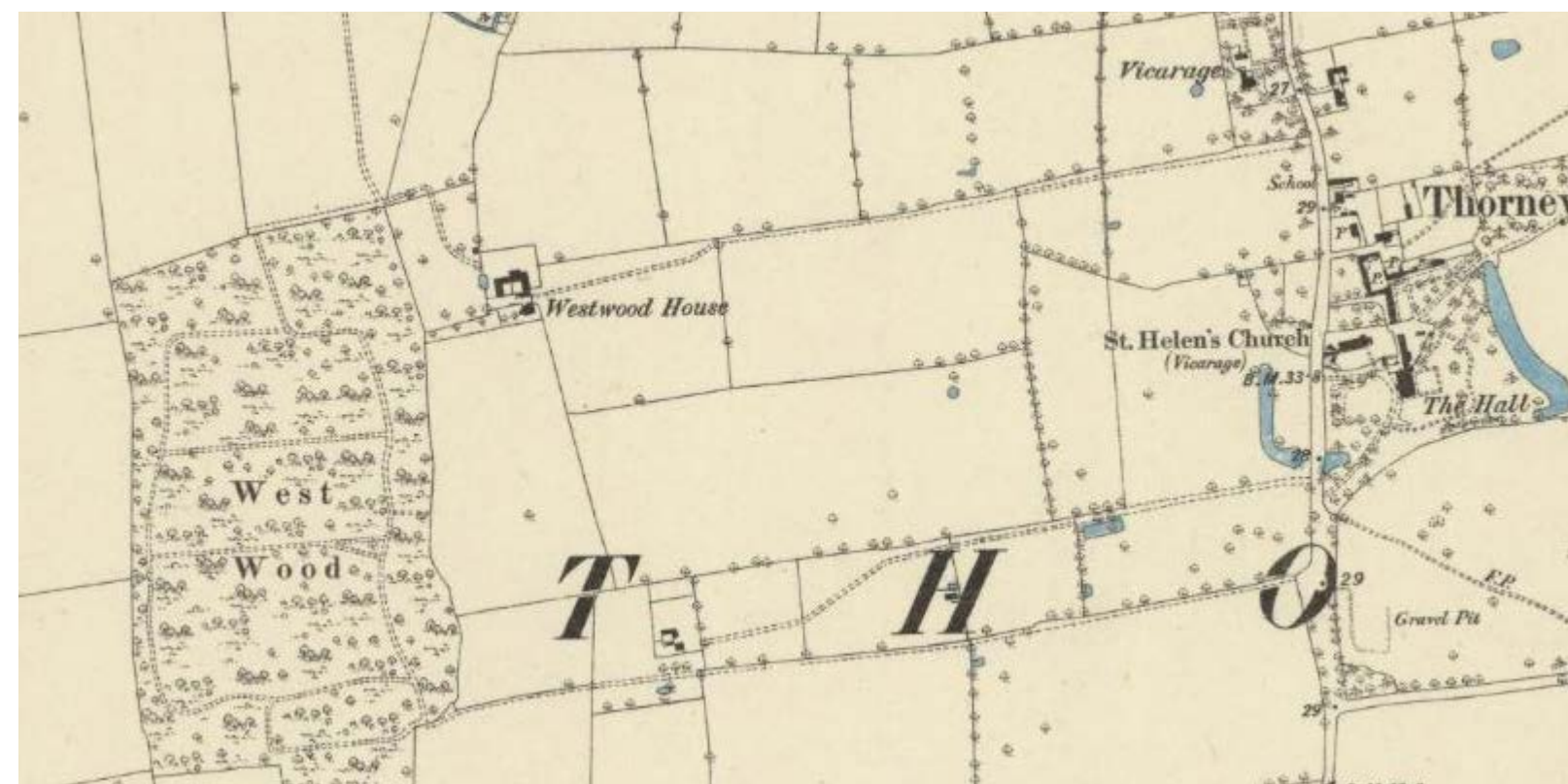
- 5.43 The farm is located to the east of the Site and beyond a large woodblock which creates visual separation and prevents connection with the Site.



Location



ZTV



1884 OS Map of Thorney (Source: maps.nls.uk)

5 Assessment of Significance and Likely Effects: Non-Designated Heritage Assets

Thorney: The Vicarage

Significance

- 5.44 The vicarage has historic interest for its association with the church and notable local people as a residence of social prominence within the village. Architecturally, it appears as an attractive polite house of the 19th century, set within mature gardens characterised by specimen trees. This adds to both its artistic and architectural interest as a late-Georgian example, and in this way is significant for its representation of this type of building. The integrity of its form allows for appreciation of its importance within the local community, though as a rural late-Georgian house it is not a rare example. Nonetheless, it is a positive contributor to the historic character of the settlement.

Setting and topography

- 5.45 The mature garden is the immediate setting of the house, creating a large, pleasant space densely populated with mature specimen trees. This almost completely screens the house from street view. To the rear of the property is a high hedge, limiting views westwards. Nonetheless, the sense of rurality here is appreciable from the garden and contributes to the character of the village.

Relationship with the Site

- 5.46 The house has no historic relationship with the Site, with the house functioning as the vicarage and therefore purely as a polite residential structure within the settlement. The Site stands at distance from the asset and as illustrated by the ZTV there would be no visual impact on the house and its garden setting. The principal setting of the house is firstly its gardens, which are densely bordered by greenery and ornamental planting and which create a strong sense of contrast between the agricultural fields to the west. Secondary to this is the village itself, which contains the church with which the vicarage had a functional relationship. The Site, therefore, plays no role in the appreciation of the building's significance.



Location



ZTV



1884 Os Map of Thorney (Source: maps.nls.uk)

5 Assessment of Significance and Likely Effects: Non-Designated Heritage Assets

Thorney Assessment of Impact

Asset	Level of Identified Harm	Reasoning	Proposed Mitigation
The Vicarage	No harm	The Proposed Development would result in no impact to the setting of these NDHAs due to the lack intervisiblity with the Site. The Site stands separate from the asset's setting and does not contribute to their low level of significance.	Significance would be preserved.
Westwood Farm	Negligible harm	Westwood Farm is situated c. 150m to the east of the Site boundary and whilst the Site is associated with historic agricultural landholding of the asset, it is currently screened by well-established hedgerows and woodland. The Proposed Development would result in the loss of agricultural land which holds an association with the asset. However, this would only be part of the associated agricultural land and would not affect the understanding of the assets setting as a rural farmstead. As such, there is likely to be a negligible degree of harm caused.	Hedgerow screening with native species.



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