

Greater Nottingham Strategic Plan



Publication Draft: Heritage Assets Assessment July 2024

The content of this document is unchanged from the previous consultation except for the disclaimer on the next page.

Greater Nottingham
Planning Partnership



Greater Nottingham Strategic Plan

March 2025 Update

Please note that Gedling Borough Council has made the decision to withdraw from the Greater Nottingham Strategic Plan. While the Strategic Plan no longer contains any policies applicable to Gedling Borough, they may incorporate elements of policy within their own plan making. References to Gedling Borough in this document should be considered in this light.

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1. Introduction

- 1.1. The National Planning Policy Framework (2023) sets out the principle that *“These [heritage] assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”* (Paragraph 195). A Local Plan should have a positive strategy for the conservation and enjoyment of the historic environment including heritage assets most at risk through neglect, decay or other threats.
- 1.2. Broxtowe, Gedling, Nottingham City and Rushcliffe Councils are working jointly to prepare evidence to support the Greater Nottingham Strategic Plan. As part of this work, each of the Councils has undertaken a Heritage Assets Assessment as part of the evidence to inform preparation of the Strategic Plan. The outcomes of the assessments have fed into the Strategic Plan’s Sustainability Appraisal and have helped inform the consideration of alternative site options.
- 1.3. The Heritage Assets Assessment weighs the relative strengths and weaknesses of different site options and has been considered on an iterative basis alongside Plan preparation.
- 1.4. The Heritage Assets Assessment considers a wide range of heritage assets and sets out information on identified heritage assets, both designated and non-designated (where information is available), potential harm caused and possible mitigation measures to avoid or minimise this harm. Such mitigation measures will inform policies relating to allocations, and in the determination of planning applications.
 - **Assessment of Heritage Significance** – an assessment of the impact of potential strategic allocations that may impact on identified heritage assets, specifically in relation to Conservation Areas, Listed Buildings, Scheduled Monuments and Historic Parks and Gardens. It also considers other recognised non-designated heritage assets such as locally important buildings, archaeology and medieval field systems.
 - **Assessment of Impact/Potential Harm** – an assessment of the likely potential impact of development on the proposed sites on heritage asset(s) and their settings.

- **Proposed Avoidance/Mitigation** – the mitigation measures required to address any impacts on the significance of the heritage asset(s) within or adjoining the site.
- **Incorporation into the Plan** – an indication of where and how the proposed avoidance and mitigation measures have been or could be incorporated into the Local Plan's policies and supporting text, as considered necessary.
- **Current Planning Status of Allocation** – where applicable, the current status or progress of any planning application relating to this site.

1.5. The following abbreviations are used in this document:

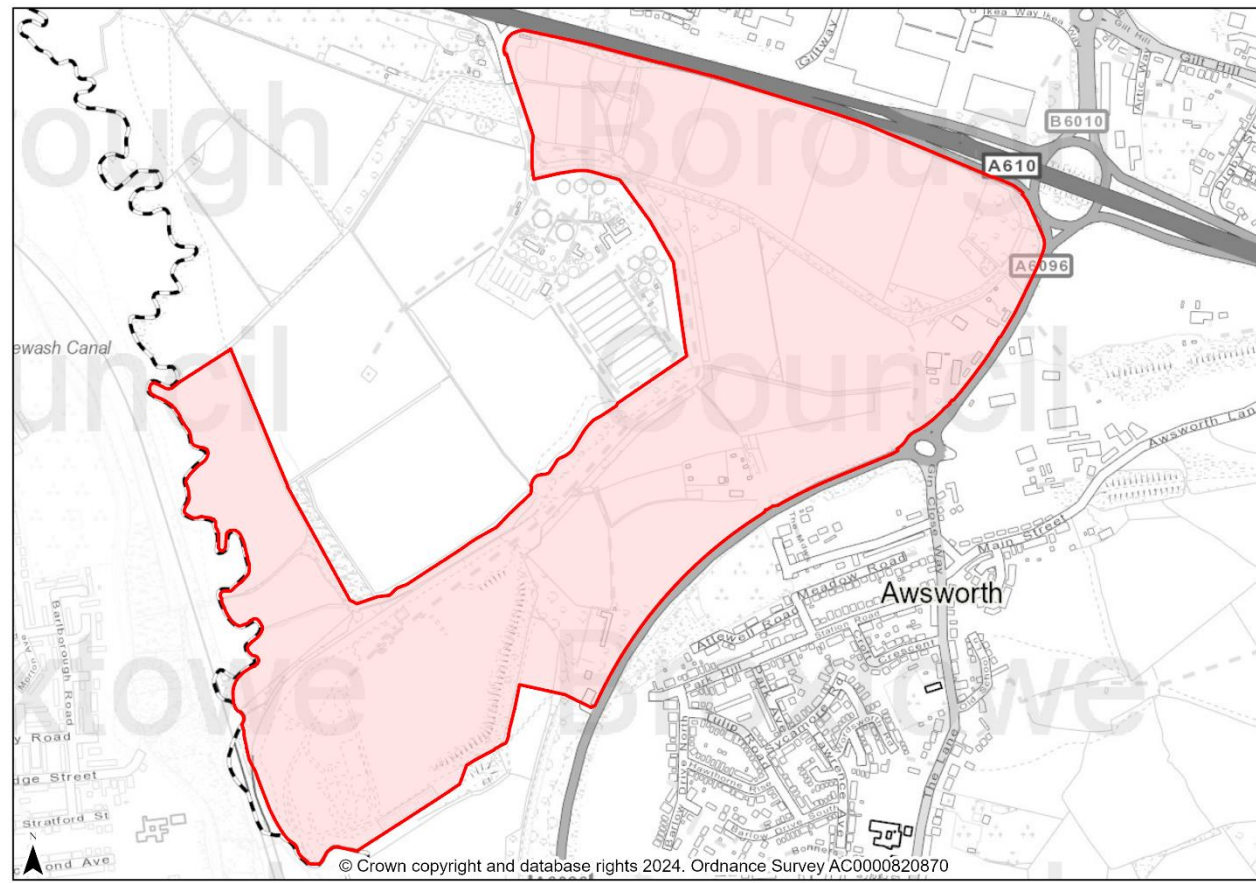
- **CA** – Conservation Area
- **HER** – Historic Environment Record
- **HPG** – Historic Park and Garden
- **NMP** – National Mapping Programme
- **SM** – Scheduled Monument
- **SHLAA** – Strategic Housing Land Availability Assessment

1.6. The Heritage Assets Assessments for each of the four councils are set out below. The first section provides the assessments for the proposed site allocations. The second section provides the assessments for the alternative sites.

2. Proposed Strategic Allocations

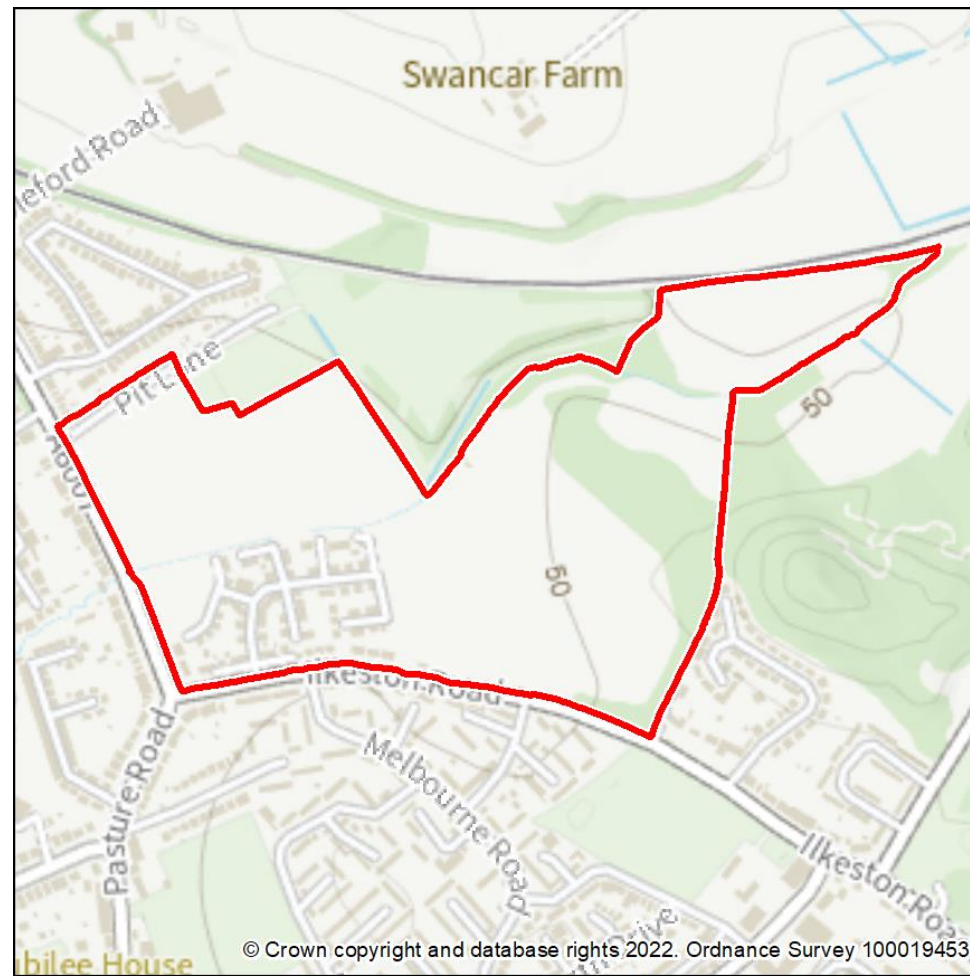
2.1. Heritage Assets Assessment – Broxtowe Borough

Strategic Allocation Former Bennerley Coal Disposal Point



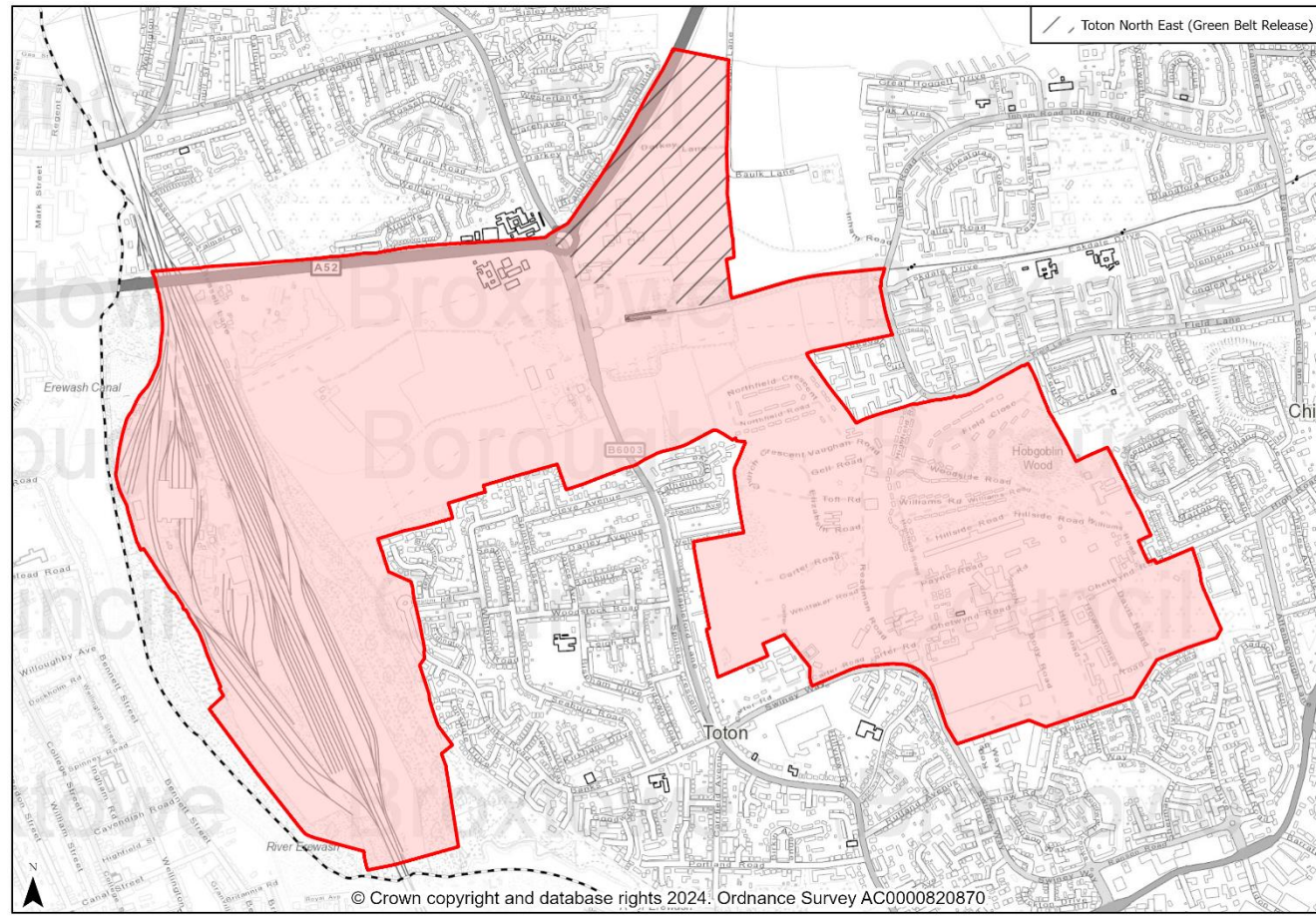
Site Reference	B06.2PA / BBC-L01
SHLAA number	432 (part of site) and 333 (part of site)
Site	Bennerley Disposal Point Land Between A610 and Gin Close Way / Former Bennerley Coal Disposal Point
Conservation Areas	No.
Listed Buildings	Bennerley Viaduct (Grade II*)
Scheduled Monuments	None.
Historic Parks and Gardens	None.
Other heritage assets	None.
Significance and Potential Harm	The details of any proposed development would not be known until the planning application stage. However, development of the site might potentially harm the significance of the listed Bennerley Viaduct and its setting. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.
Proposed Avoidance or Mitigation	<p>Ensure that any proposed development is sensitive of the Bennerley Viaduct. This includes careful consideration of layout, building height and materials. The north of the site could accommodate development (likely to be employment) linked directly to the A610. However, the south is more sensitive to development due to the presence and setting of the Grade II* listed viaduct and the high recreational value. This area would be better used for more limited development linked to the heritage and recreation, building on the existing work around the Bennerley Viaduct.</p> <p>Detailed heritage assessments would be undertaken at the planning application stage.</p>
Other Notes (including planning history)	No relevant planning history.

Strategic Allocation Field Farm



Site Reference	B08.4PA
SHLAA number	108
Site	Field Farm
Conservation Areas	No
Listed Buildings	None.
Scheduled Monuments	None.
Historic Parks and Gardens	None.
Other heritage assets	None.
Significance and Potential Harm	<p>Matters relating to the built and historic environment were considered as part of the determined planning applications.</p> <p>Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage-based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p>
Proposed Avoidance or Mitigation	Detailed heritage assessments would be undertaken at the planning application stage.
Other Notes (including planning history)	An outline planning permission at Field Farm for 450 dwellings was granted in 2014 (11/00758/OUT) and Reserved Matters applications have subsequently been approved for parts of the site. Phase 1 for 118 dwellings and Phase 2 for 132 dwellings are currently under construction. A Reserved Matters application for 200 dwellings (22/00601/REM) has also been approved.

Strategic Allocation Toton Strategic Location for Growth and Chetwynd Barracks

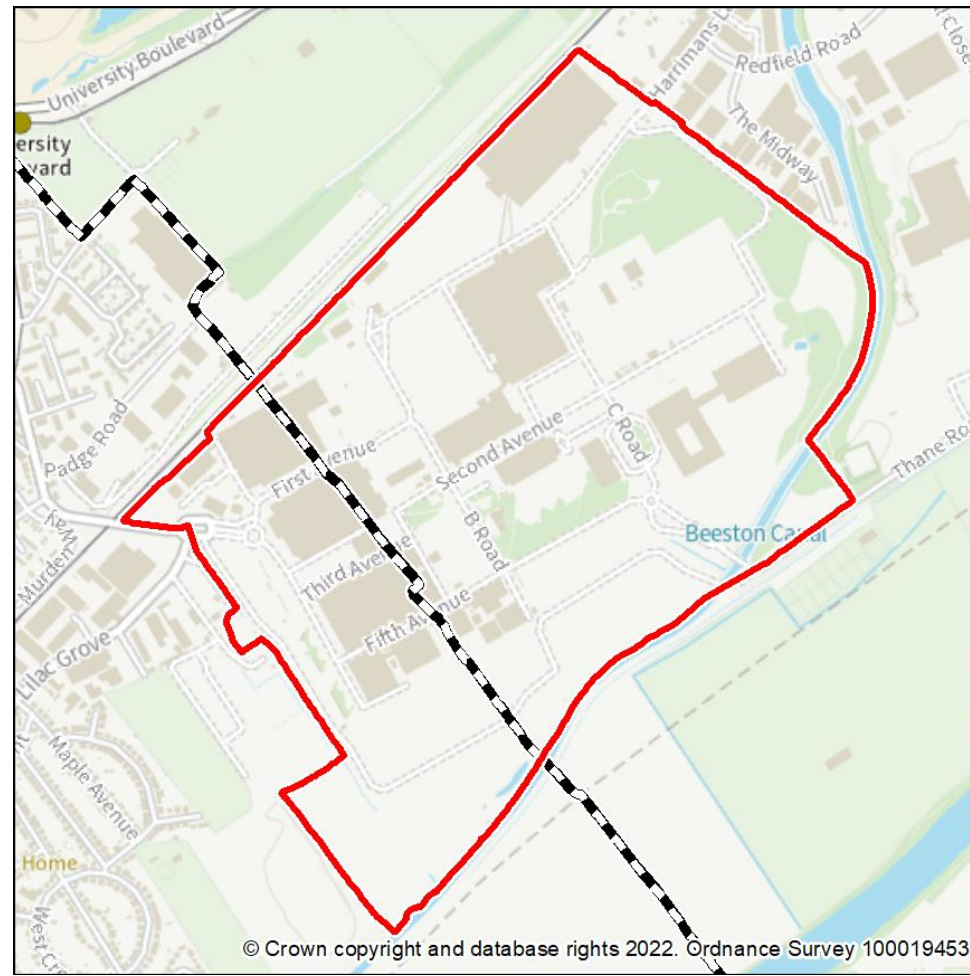


Site Reference	B09.3PA / B09.4PA
SHLAA number	957 (part of site) ; 956 (full site)
Site	Toton Strategic Location for Growth and Chetwynd Barracks
Conservation Areas	0.11% (0.16ha) of site in Sandiacre Lock
Listed Buildings	<p>Toton SLG: There are a number of Grade II Listed Buildings around the site. Sandiacre Lock is within 250m of the site; Lock Keeper's Cottage and attached outbuilding at Sandiacre Lock is within 250m of the site; Beech House at Sandiacre Lock is within 250m of the site; and Canal Bridge at SK 484 351 within 250m of the site.</p> <p>Chetwynd: There is a Grade II Listed Building within the site boundary – Memorial to workers of Factory No,6, Chilwell.</p>
Scheduled Monuments	None.
Historic Parks and Gardens	None.
Other heritage assets	Other non-designated heritage assets have been identified through the Toton and Chetwynd Barracks Strategic Masterplan process and as a part of the Chetwynd: The Toton and Chilwell Neighbourhood Plan.
Significance and Potential Harm	The details of any proposed development would not be known until the planning application stage. Development of the site could potentially harm the significance of designated or non-designated heritage assets or their settings. Development at the site could enhance or better reveal the significance of heritage assets, including improving public access. Some non-designated heritage assets on the site could be potential candidates for reuse. Overall, the effect is considered to be neutral.
Proposed Avoidance or Mitigation	Detailed heritage assessments would be undertaken at the planning application stage.

	<p>Ensure sensitive development in proximity to the Memorial to workers of National Filling Factory No.6 and non-designated heritage assets. Ensure there is a detailed assessment of heritage assets as part of a planning application which should include appropriate mitigation if required.</p>
Other Notes (including planning history)	<p>02/00612/FUL – Construct additional car parking off existing access road (George Spencer Foundation School and Technology College Arthur Mee Road Stapleford Nottingham NG9 7EW). Conditional permission.</p> <p>12/00585/OUT - Outline planning application with points of access to be determined for a mixed-use development incorporating a maximum of 500 dwellings, 380 sq. m. convenience store, two 95 sq. m. retail outlets, education floor space (maximum 2,300 sqm), day nursery (maximum 450 sqm), pub/restaurant, an 80 bed residential care facility, open space, plot for medical surgery (0.04 hectares), plot for community use (0.08 hectares), highways, drainage, removal of electricity pylons and overhead cables, erection of terminal pylon, demolition of 316 Toton Lane and associated infrastructure (Land To The West Of Toton Lane Stapleford Nottinghamshire). Conditional permission.</p> <p>13/00470/FUL - Construct two storey 10-classroom block and new all-weather sports pitch (George Spencer Academy Trust Arthur Mee Road Stapleford Nottingham NG9 7EW). Conditional permission.</p> <p>17/00131/ROC - Variation of condition 20 of outline planning permission reference 12/00585/OUT (No occupation of buildings until works to M1 J25 and A52 Bardills junction have been implemented) to remove reference to the M1 J25 works and to alter the proposed trigger point for implementation of the A52 Bardills junction works to prior to occupation of the 200th dwelling (Land To The West Of Toton Lane Stapleford Nottinghamshire). Conditional permission.</p> <p>17/00499/REM - Construct 282 dwellings, including highway and drainage infrastructure and public open space (reserved matters relating to Phase 1 of 17/00131/ROC) (Land to the west of Toton Lane Stapleford Nottinghamshire). Conditional permission.</p>

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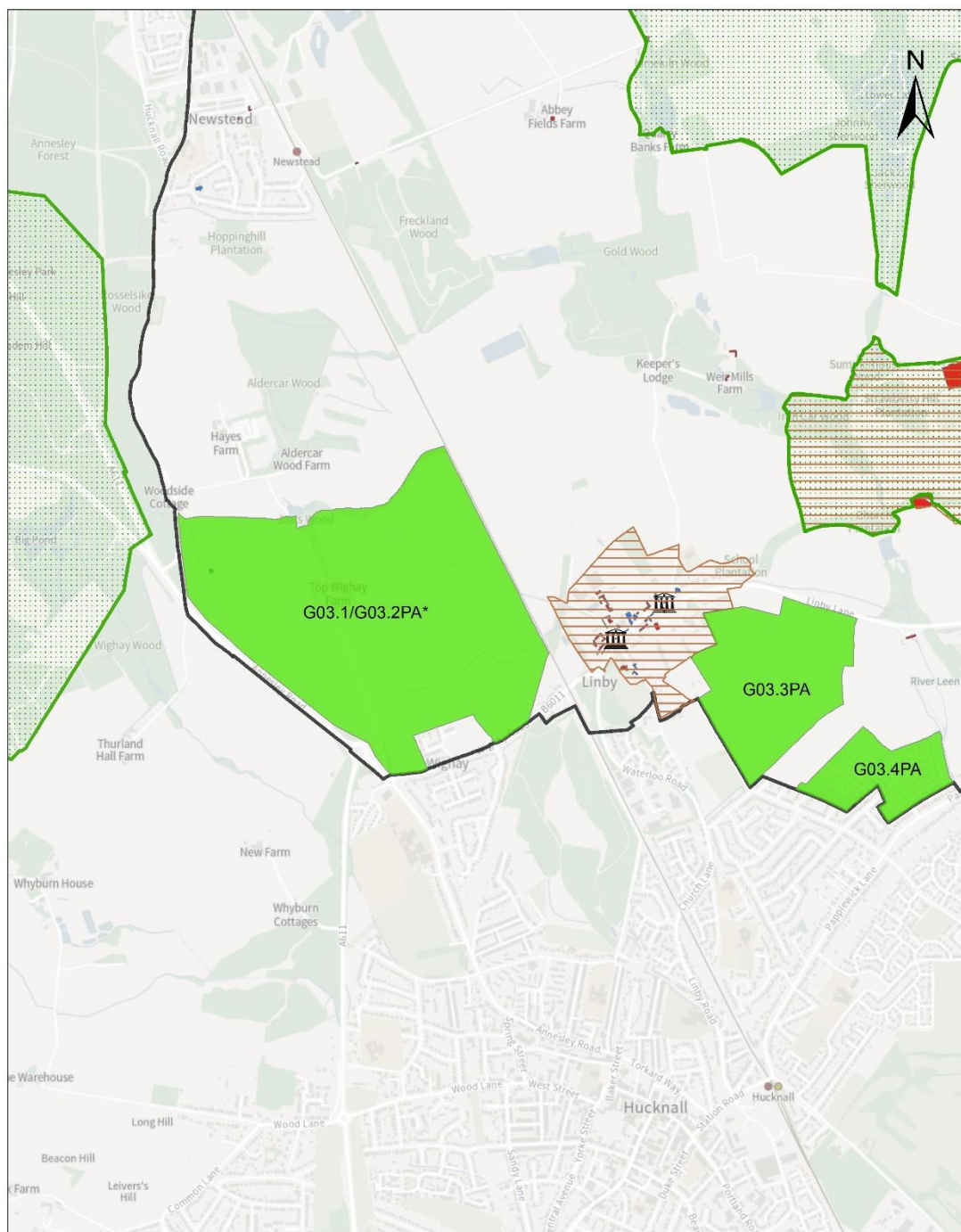
Strategic Allocation Boots Site



Site Reference	B11.1PA
SHLAA number	237 (part of site)
Site	Boots
Conservation Areas	No
Listed Buildings	<p>Listed Buildings (within site):</p> <p>Building D10 at Boots Factory Site within site boundary (I)</p> <p>Building D34 (fire station) at Boots Factory Site within site boundary (II)</p> <p>Building D6 at Boots Factory Site within site boundary (I)</p> <p>D90 Listed Building within City boundary</p> <p>Local Interest Buildings (within site):</p> <p>1.81% (0.56ha) of site in Building D1 Soap Factory at Boots</p>
Scheduled Monuments	None.
Historic Parks and Gardens	None.
Other heritage assets	There is 1 Local Interest Building within the site – Building D1 Soap Factory.
Significance and Potential Harm	<p>There is an identified £20million that needs to be spent on D90 to make it structurally sound. Therefore, the threat posed is not through the wider redevelopment of the site, but by the discontinuance of its use by Boots.</p> <p>The significance of the heritage assets has been carefully considered as part of the planning applications.</p>
Proposed Avoidance or Mitigation	Detailed heritage assessments have been undertaken at the planning application stage.
Other Notes (including planning history)	Allocated as a strategic site in the Aligned Core Strategy which was adopted in September 2014. Outline planning application (14/00515/OUT & 14/02038/POUT) for 675 dwellings (split between

	Broxtowe and Nottingham City) approved. Reserved Matters for 406 dwellings in Broxtowe and for 216 units within the City also approved.
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2.2. Heritage Assets Assessment – Gedling Borough Adjoining Hucknall



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- | | |
|--|---|
| Housing | Listed Buildings II |
| Historic Parks and Gardens | Listed Buildings IISTAR |
| Conservation Area | Scheduled Monument |
| Local Interest Buildings | Borough Boundary |
| Listed Buildings I | |

Strategic Allocation Top Wighay Farm

Site Reference	G03.1/G03.2PA* (the asterisk denotes that the site boundary has changed since the Preferred Approach stage, to include the triangle of land adjoining the A611)
SHLAA number	Part of G989 and G1155.
Site	Top Wighay Farm.
Conservation Areas	South-east part of the site is close to Linby Conservation Area.
Listed Buildings	Grade II Listed Church of St Michael, Linby. Grade II Listed Gatepier at the South Lodge off the A611.
Scheduled Monuments	Site is within the setting of a Scheduled Monument (Annesley Motte and Bailey Castle).
Historic Parks and Gardens	Annesley Hall Park and Garden.
Other heritage assets	Top Wighay Farm strategic allocation (planning application 2020/0050) identifies evidence of remains of Romano-British settlement in the north-western edge of the site.
Significance and Potential Harm	<p>Annesley Hall, Park and Gardens - There are no clear views from publicly accessible areas of the Park and Garden towards the site due to dense and mature vegetation. Views from the site are limited to the upper parts of vegetation on the edge of the Historic Park.</p> <p>There is no known historic association or function between the site and the historic Park and Garden. However, the introduction of modern built form on the northern and western parts of the site close to the south-east boundary of the Park would result in a moderate impact on its wider setting.</p> <p>St Michael's Church, Linby – There are significant views of the Grade II* listed church tower which acts as a landmark and key historical point of reference to the village and between the village and surrounding areas.</p>

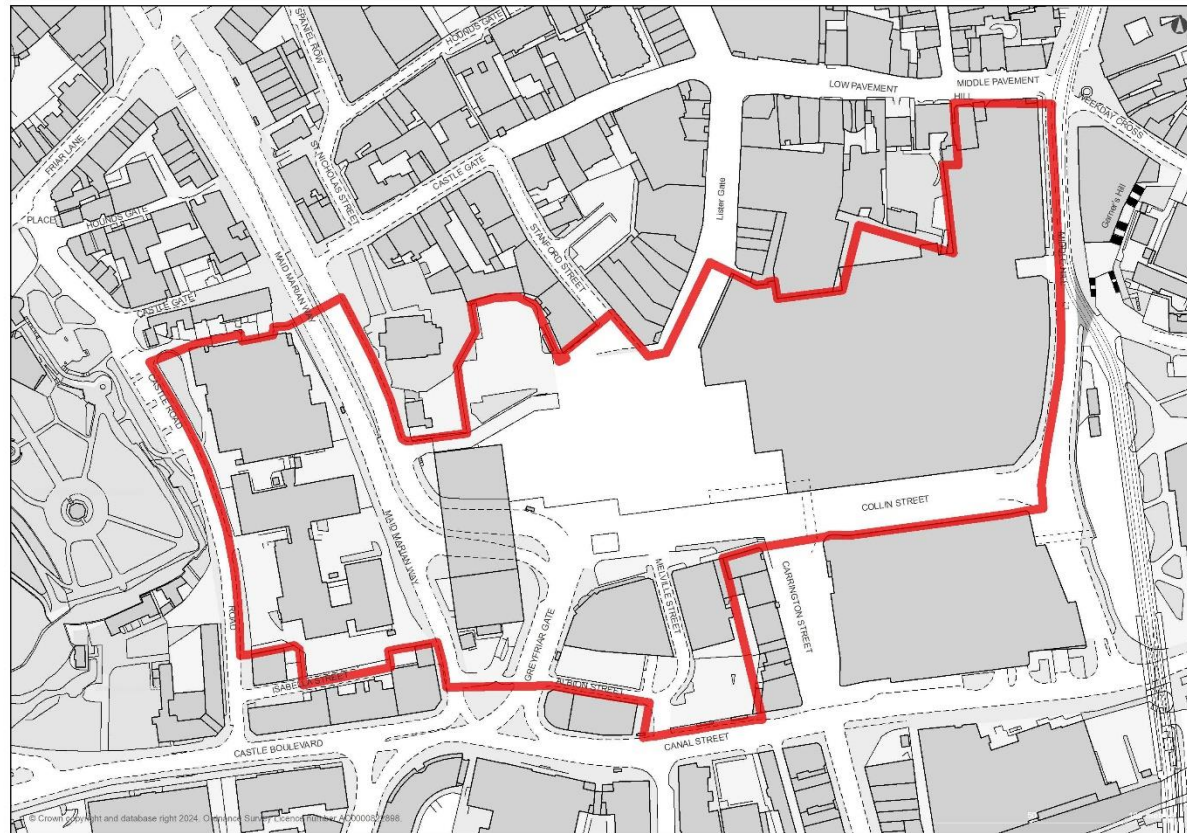
	<p>Linby Conservation Area – The south-eastern boundary of the site is located close to the western edge of the Linby Conservation Area. However, views to and from the eastern part of the site are largely screened by the railway line, existing agricultural buildings and vegetation. However, the surrounding farmlands form part of the immediate historic setting to Linby. The site would result in minor harm to the setting of Linby Conservation Area which derives significance from its agricultural history and surroundings.</p> <p>There is a significant historical connection between Linby Docks and the streams that run from the north west through the site.</p> <p>Archaeology – High potential for archaeology given the discovery of evidence of the remains of a Romano-British settlement in the north-western edge of the site.</p> <p>Historic England have provided interim comments prior to being formally consulted at the Regulation 19 stage:-</p> <ul style="list-style-type: none"> - Concerned about the harm to the significance of Annesley Hall Grade II* Registered Park and Garden through impacts to its setting. - Concerned about the harm to the significance of the Linby Conservation Area through proposed development in its setting and including the watercourse which runs from Joe's Wood and ponds into the Linby Conservation Area.
Proposed Avoidance or Mitigation	<p>Archaeology - The NCC county archaeologist to be consulted at the allocation stage due to the potential for archaeology and required by condition attached to any planning permission. Further desk-based assessment and survey of the site at planning application stage if site is allocated. No response has been received from the county archaeologist.</p> <p>Annesley Hall, Park and Garden – consider the inclusion of a suitably landscaped wooded buffer around the north and western boundary of the site (including along the A611 in this vicinity).</p>

	<p>Preserve the existing planting along the watercourse that runs from the north west through the site.</p> <p>That a tree lined/wooded buffer at approx. 250m in distance between the railway line and the allocated land be required along the eastern edge of the site to protect the green space in between the village and the site. There are significant concerns that the rural landscape setting of Linby and its conservation area would be harmed. The buffer should also ensure that there is no physical built connection between the northern edge of Hucknall and Linby village.</p>
Other Notes (including planning history)	<p>2020/0050 outline planning permission on part of site for 805 homes, 49,500 sq. m. of B1/B8 uses, local centre and primary school.</p> <p>NCCFR3/4731 (7/2022/0050NCC) Planning permission granted for the construction of an office building on the employment area.</p>

2.3. Heritage Assets Assessment – Nottingham City

Strategic Allocation Broad Marsh

The site is of scale for strategic growth. This 6.19-hectare site is a redevelopment opportunity where aspirations are for a transformational development including a mix of homes, offices, retail, leisure, and cultural facilities with green space. The area is subject to the preparation of a masterplan.



Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
NC1.1PA (Local Plan Part 2:SR57 and SR58)	2259 and 459	Broad Marsh	Yes – Old Market Square, Lace Market, Castle and Canal Conservation Areas on the edge of the site	Yes - Richmond House, 3 Canal Street on the edge of the site. Listed Buildings on Castle Gate and the Castle on the edge of the site	Yes – The Caves at Drury Hill, and the Castle on the edge of the site	The Castle is on the edge of the site	There are a large number of heritage assets which must be considered during demolition, site investigations and future development. In addition to Scheduled caves, there are further caves which are of demonstrable equivalence to the Scheduled Monument, and to which footnote 68 of the NPPF is applicable. There are further caves	The redevelopment of the Broad Marsh site could have a negative impact on heritage assets, and a robust mitigation strategy must be prepared in collaboration with the City Archaeologist. Particular care is needed to avoid further damage to the Scheduled caves, and those of demonstrable equivalence to the Scheduled Monument. The redevelopment	A robust and comprehensive archaeological mitigation strategy must be written in collaboration with the City Archaeologist. The mitigation strategy will detail the mitigation for the preservation and, where appropriate, excavation of archaeological remains. This includes the exhumation of human remains, protection of all caves within the footprint of the former	The redevelopment of the Broad Marsh and College site could have a negative impact on heritage assets, and a robust mitigation strategy must be produced to safeguard caves, human remains and other archaeological remains. Heritage assets should be preserved and enhanced with careful consideration to views of the

Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
							of medieval and post-medieval dates at both the shopping centre and college sites. Two burial grounds (one medieval and one 19th century in date) are present at the shopping centre site, with human remains demonstrably present. A further burial ground (18th/19th century in date) is located at the college site. A fourth burial	of the Broad Marsh could also have a positive impact upon nearby heritage assets by restoring views of Nottingham Castle and the Lace Market cliff, as well restoring an open thoroughfare between Lister Gate and Carrington Street. The potential creation of a new open air street pattern could restore the legibility of the area which was harmed by the	shopping centre, and on the college site, during site investigations, demolition works and future redevelopment, and the investigation of all other archaeological remains. Heritage assets should be preserved and enhanced with careful consideration to views of the Broad Marsh caves, the Castle and Lace Market, Cliff and the Castle and Canal	Castle and Lace Market Cliff, the setting of the Scheduled caves, and the Castle and Canal Conservation Area. Development should improve prominence and access to the existing visitor attraction focussed on caves. It is recognised that the substantial benefits of the regeneration of this wider area will outweigh the harm caused by the probable loss of

Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
							ground is located beneath the car park of Nelson's solicitors. The Broad Marsh contains important archaeological remains including a medieval friary and evidence of medieval and post-medieval waterside industry and occupation.	development of the Broad Marsh in the 1970s. Large numbers of human burials are anticipated to be impacted and these are subject to the Burial Act (1857). Redevelopment of the site will lead to the loss of archaeological remains, and mitigation will be required to preserve where appropriate, or to excavate. Development of the site of the former shopping centre will	Conservation Area. Development should improve prominence and access to the existing visitor attraction focussed on caves. Development proposals should also seek to enhance the setting of Castle, and other buildings within the site to the south of Isabella Street and have regard to the amenity of residential properties on Castle Gate.	some heritage assets.

Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
								affect the hydrology of this historically marshy area, potentially significantly impacting the preservation of some heritage assets. Care will be needed to avoid unnecessary harm to settings, particularly of the Broad Marsh Caves and the Castle. Regarding Richmond House - this constraint is only moderate because it is located on the outside fringe of the site area.		

Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
								There are several buildings of local interest, and they could be threatened by the redevelopment of the Broad Marsh.		

Strategic Allocation Former Stanton Tip

Stanton Tip is a 42.65-hectare site for predominantly family housing) (500 dwellings). Additional uses leisure, community, 5-10 hectares of employment and potentially small-scale local need retail



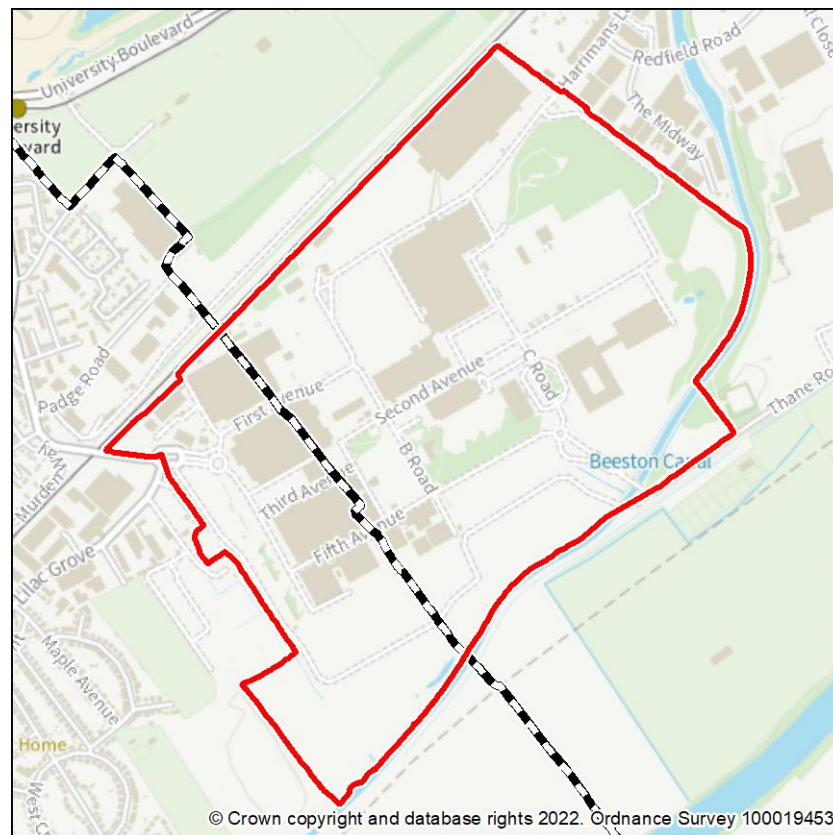
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Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
NC1.2PA (Local Plan Part 2:SR11)	254	Stanton Tip – Hempshill Vale	No	No	No	No	No	None	None	No identified constraints relating to historic interest or archaeology. Timescale for delivery expected to be 6+ years for 500 housing units. A willing owner is positively engaged with Nottingham City Council. Development likely to come forward mid/end of the Strategic Plan period due to contamination and profile of the site.

Strategic Allocation Boots Site

The site is being appraised as a whole with the other part in Broxtowe (B11.1PA) instead splitting by Local Authority boundary.

Boots is 115-hectare (84.5 hectares in the City) site allocated in Aligned Core Strategy and Part 2 Local Plan. Site has outline planning consent (14/02038/POUT). 230 dwellings (675 across sites) - NB Reserved Matters for 216 in City and 406 in BBC for 616 in total. 82,000 sq. m. of employment floorspace, comprising office units; research and development; industrial process; general industrial; storage and distribution. Additional 4,500 sq. m. in the City. Other uses include small-scale retail and food/ drink.

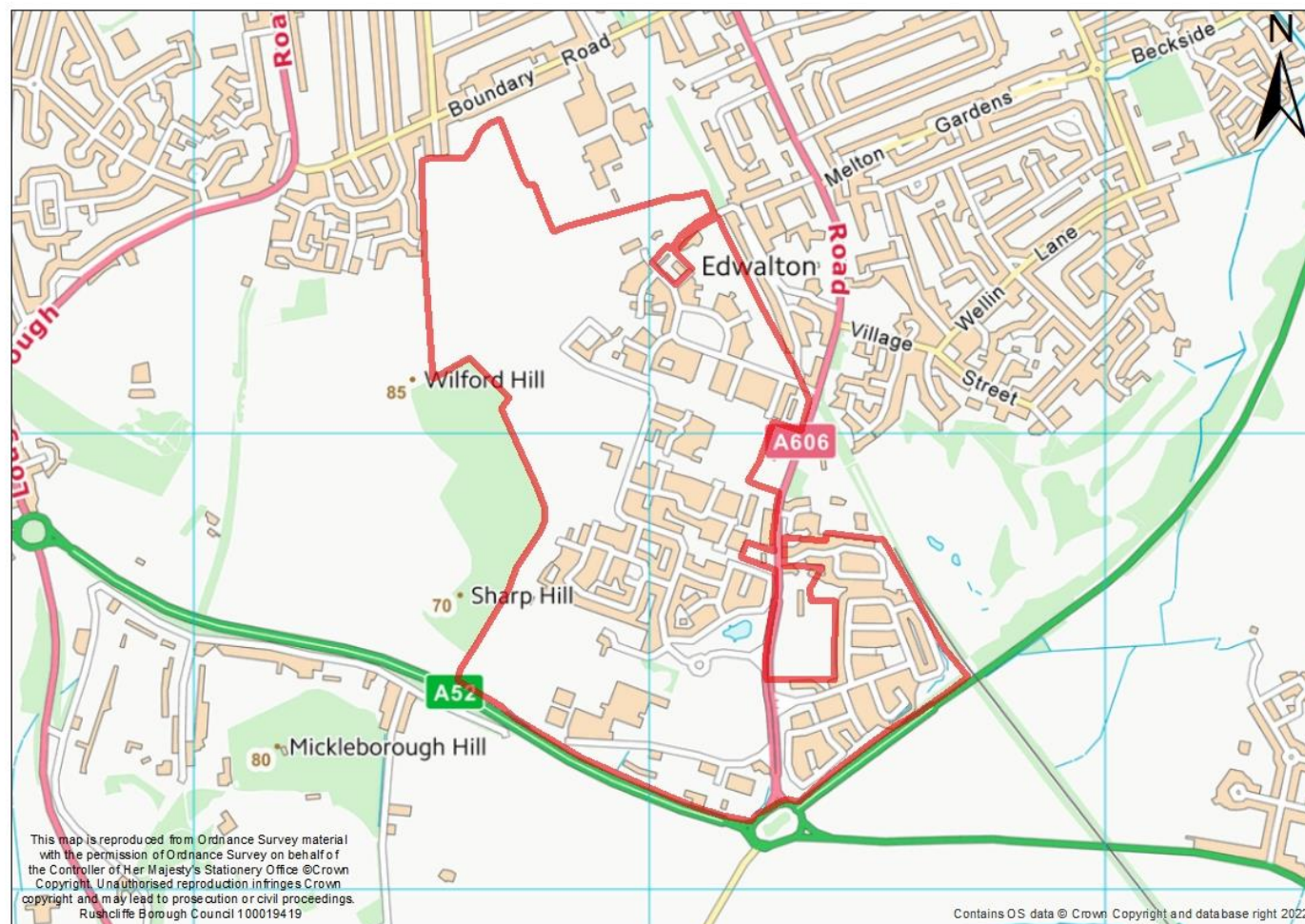


Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
NC1.5PA	458 (Part of the site)	Boots	No	<p>Listed Buildings (within site):</p> <p>Building D10 at Boots Factory Site within site boundary (I)</p> <p>Building D34 (fire station) at Boots Factory Site within site boundary (II)</p> <p>Building D6 at Boots Factory Site within site boundary (I)</p> <p>D90 Listed Building within City boundary (II*)</p> <p>Local Interest Buildings (within site):</p> <p>1.81% (0.56ha) of site in Building D1</p>	None.	None.	<p>There is 1 Local Interest Building within the site – Building D1 Soap Factory.</p>	<p>There is an identified £20million pounds that needs to be spent on D90 to make it structurally sound. Therefore, the threat posed to is not through the wider redevelopment of the site, but by the discontinuance of its use by Boots.</p> <p>The significance of the heritage assets has been carefully considered as</p>	<p>Detailed heritage assessments have been undertaken at the planning application stage.</p>	<p>The site is within 2 National Character Areas.</p> <p>Allocated as a strategic site in the Aligned Core Strategy which was adopted in September 2014. Outline planning application (14/00515/OUT & 14/02038/POUT) for 675 dwellings (split between Broxtowe and Nottingham City) approved. Reserved Matters for 406 dwellings in Broxtowe and for 216 units within</p>

Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
				Soap Factory at Boots.				part of the planning applications.		the City also approved.

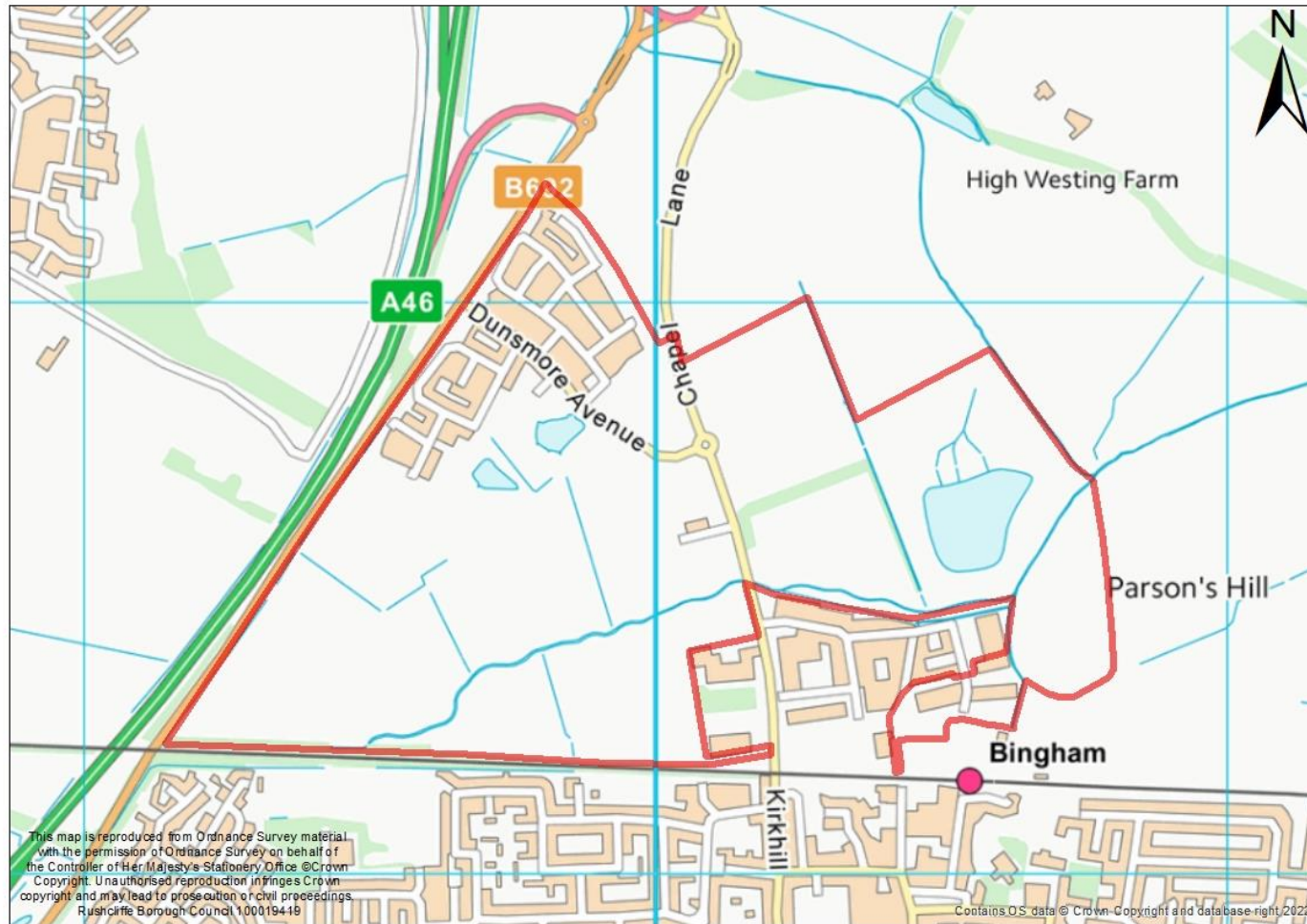
2.4. Heritage Assets Assessment – Rushcliffe Borough

Strategic Allocation Melton Road



Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
R10.5PA	SHLAA/W BR/047	Land at Melton Road	None	None	None	None	None	N/A	N/A	Site is a strategic housing allocation and has extant planning permission. Development has commenced, therefore no assessment required.

Strategic Allocation Land North of Bingham



Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
R03.3PA	SHLAA/BI N/015	Land north of Bingham (planning application)	None	None	None	None	None	N/A	N/A	Planning permission granted for 1050 homes and subsequent reserved matters approved. Development has commenced. No need for further investigations.

Policy 29: Strategic Allocation Former RAF Newton



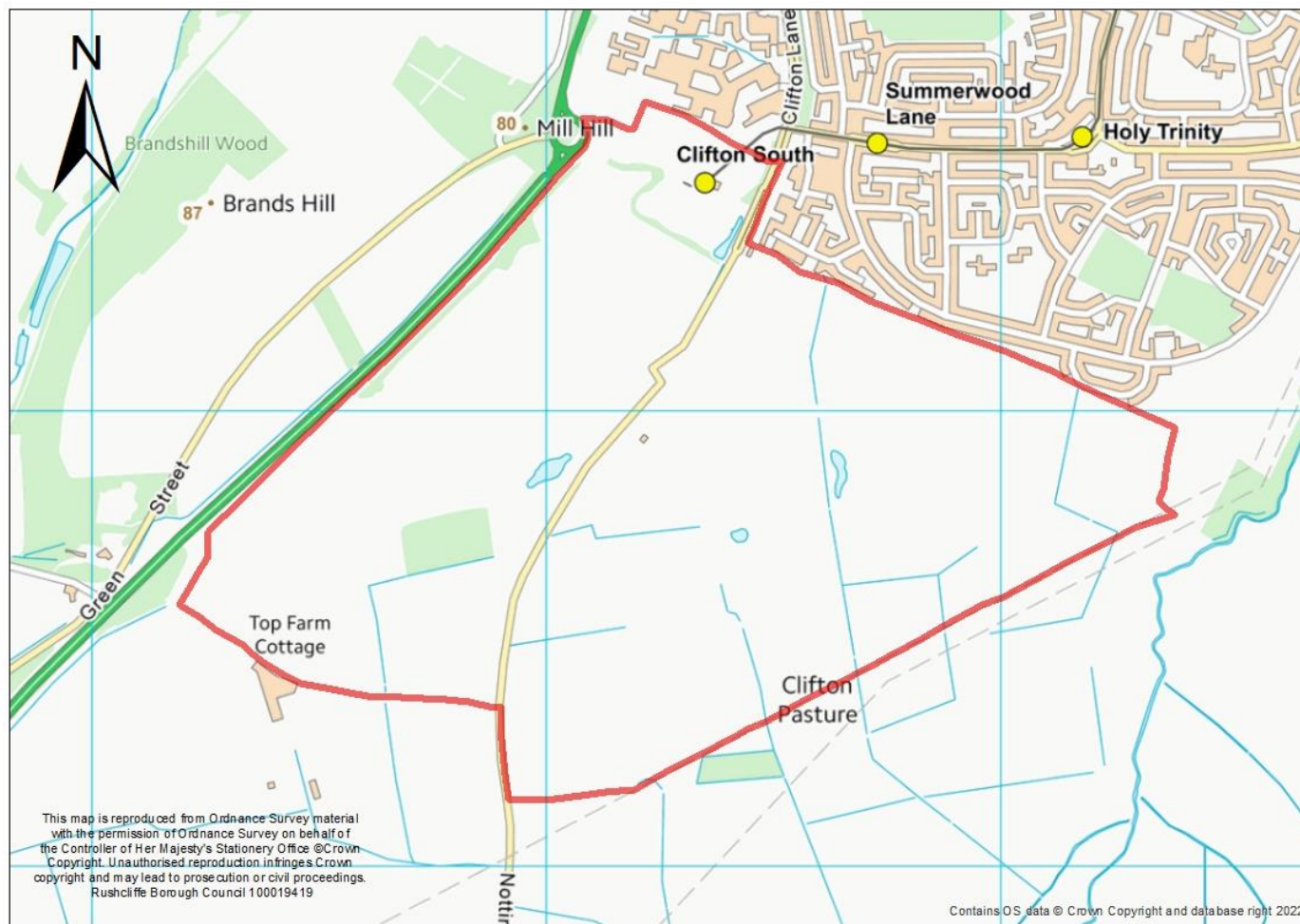
Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
R02.2PA	SHLAA/NEW/002	Land at RAF Newton (Phase 2)	None	None	None	None	HER identifies a Roman artefact found in close proximity of the site.	N/A	N/A	Planning permission has been granted in full for 528 homes. No need for further investigation.

Strategic Allocation Former Cotgrave Colliery



Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
R08.5PA	N/A	Former Cotgrave Colliery	None	None	None	None	None	N/A	N/A	<p>The housing element is complete. The employment element is outstanding, with a reserved matters application currently under consideration.</p> <p>Development has commenced, therefore no assessment required.</p>

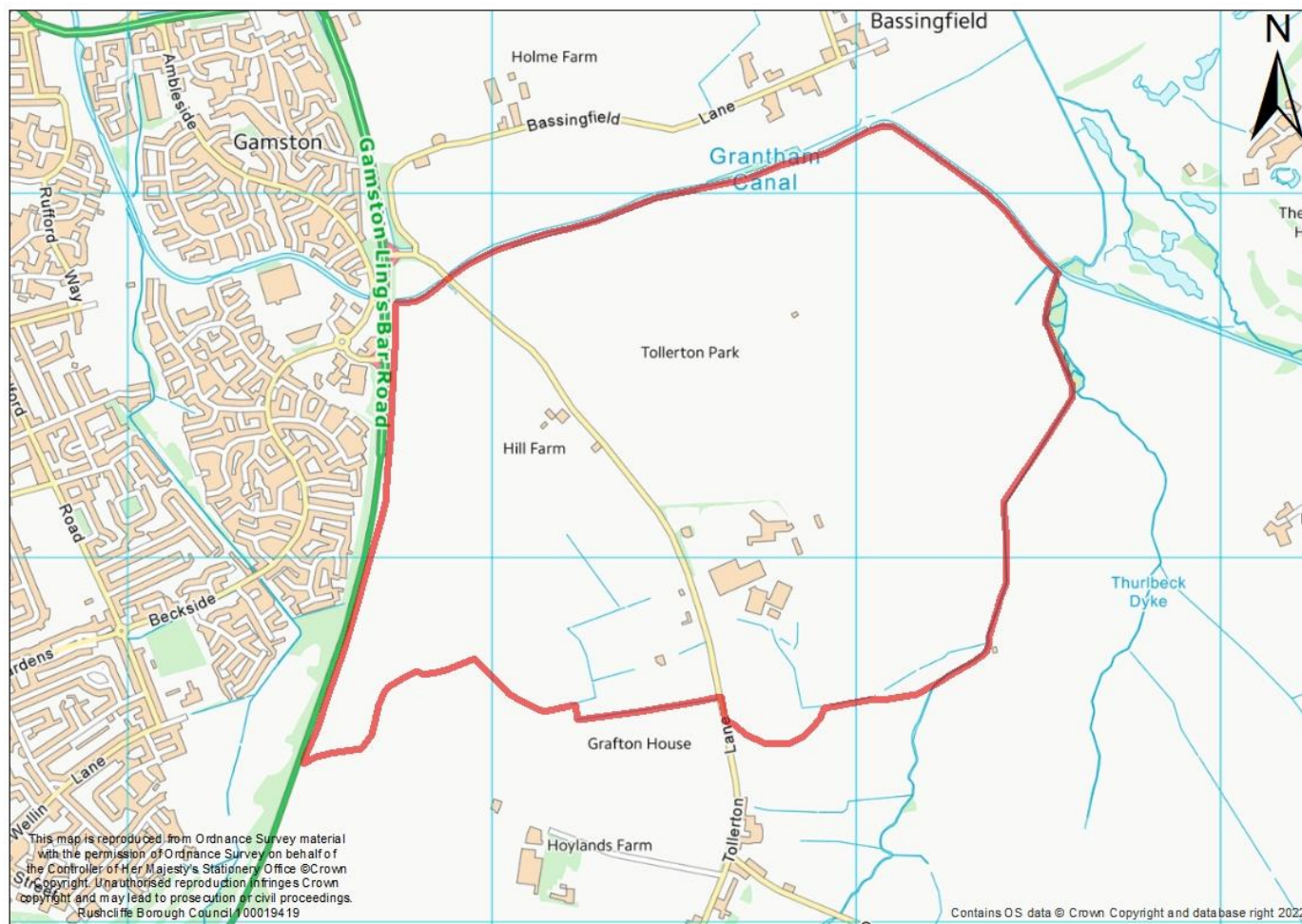
Strategic Allocation South of Clifton



Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
R15.5PA	SHLAA/BIF/003	South of Clifton	None	None	None	None	<p>Archaeological finds and features of prehistoric to post medieval dates.</p> <p>Prior to planning permission, areas were subjected to detailed magnetometry survey. Evidence of structures were found in several locations, especially extending north and eastwards from Glebe Farm, including several well-defined enclosures of</p>	N/A	N/A	Planning permission granted in outline for 3000 homes. Reserved matters approval granted.

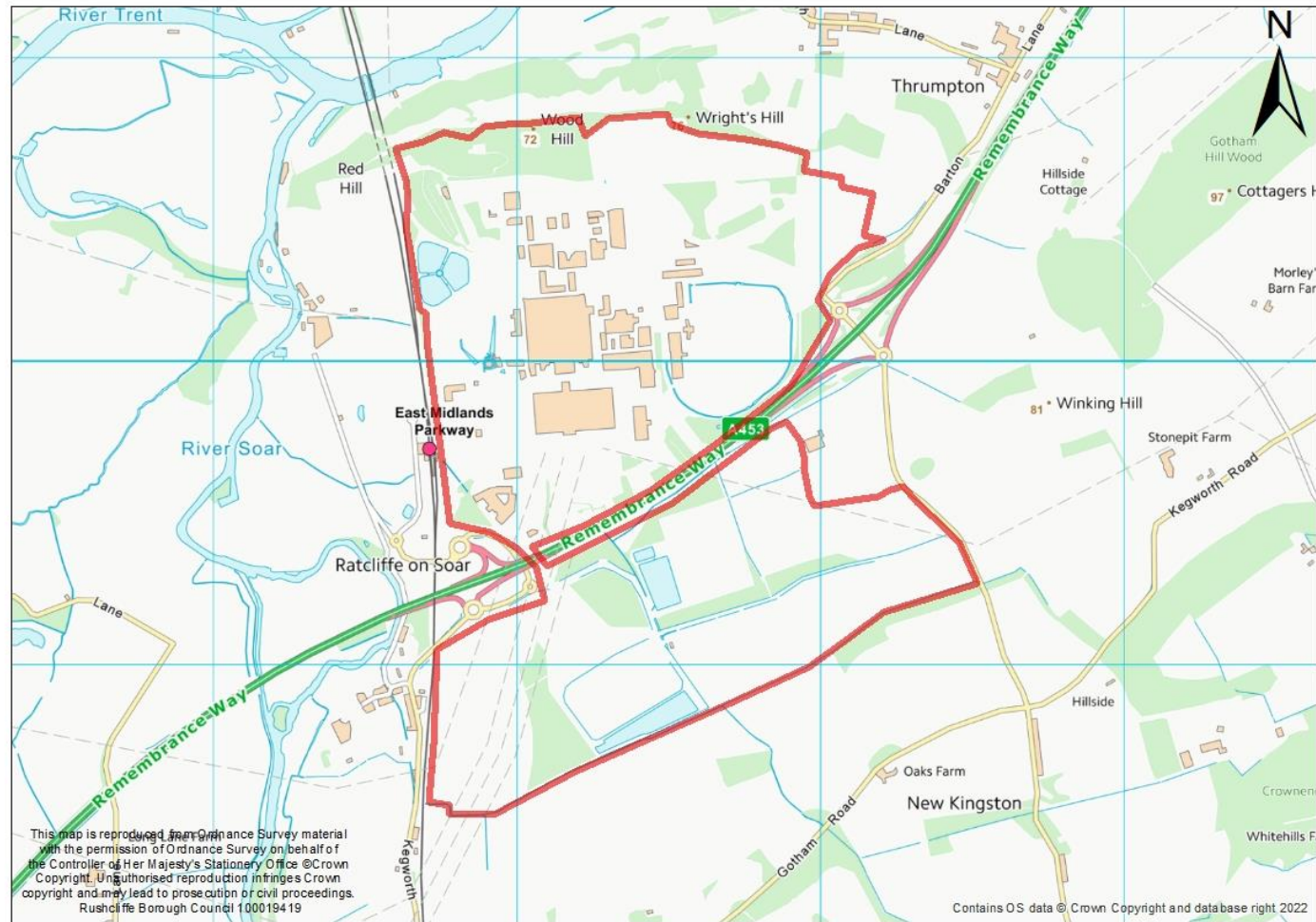
Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
							presumed Iron Age or Roman date. One of these areas undoubtedly represented intensive settlement and included numerous enclosures and dense pit groups.			

Strategic Allocation East of Gamston



Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
R11.5PA	SHLAA/TOL/008	East of Gamston North of Tollerton	None	Grade II Listed Buildings present on site – 18 pillboxes within the site have been listed Grade II in January 2012.	None	None	None	Setting of pillboxes would be significantly affected by development of the airfield, removing their historical context.	Incorporate pillboxes into GI infrastructure that connects them and protects their setting. Information should explain their historic value.	

Strategic Allocation Ratcliffe on Soar Power Station



Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Ancient Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
RBC-EMP-01	N/A	Ratcliffe on Soar Power Station	None	Redhill Railway Tunnel Portals are Grade II listed. Both north and south portals are within the site.	None	None	<p>Archaeological remains of Red Hill Iron Age Settlement may extend into the site in the northwest corner.</p> <p>Records indicate the possibility of a moated manor house within the northeast corner.</p> <p>Assessment of A453 widening indicated possible Bronze Age, Medieval, Roman, and Iron Age archaeological remains.</p>	Setting of listed railway portals should be protected.	Archaeological investigation – nature of archaeology should be readily detectable via magnetometry survey in support of any allocation and/or planning application. The neighbouring Roman site is of high significance being one of only a handful of confirmed Roman Temple sites in Britain, associated archaeology could be highly significant.	A Local Development Order was granted for the site. The permission has a number of conditions attached to it, including ones concerning heritage.

3. Alternative Sites

3.1. Heritage Assets Assessment – Broxtowe Borough

Site	Preferred Approach Reference (Housing)	Preferred Approach Reference (Employment)	Logistics and Distribution Reference
West of Moorgreen	B02.1PA		
West of Hucknall	B03.1PA		
West of Bulwell/ Land at New Farm, Nuthall	B03.2PA	BBC-EMP-19	BBC-L06
East of M1/ Watnall	B04.1PA		
North of Watnall	B04.2PA		
East of Nuthall / Land at Low Wood Road, Nuthall	B05.1PA		BBC-L05
East of Awsworth	B06.1PA		
North of Trowell	B07.1PA		
Catstone Green	B08.1PA		
West of Coventry Lane	B08.2PA		
Land West of Woodhouse Way / Land North of Nottingham Business Park / Land to south-east of junction 26 of M1, Nuthall	B08.3PA	BBC-EMP-21	BBC-L08
Land at Hill Top Farm Stapleford	B09.1PA		
North of Toton	B09.2PA		
West of Chilwell Lane, Bramcote	B09.5PA		
Land between Eastwood and Kimberley	B10.1PA		
Land at Nuthall		BBC-EMP-20	

Site	Preferred Approach Reference (Housing)	Preferred Approach Reference (Employment)	Logistics and Distribution Reference
Gilt Hill (smaller site)			BBC-L02a
Gilt Hill (larger site)			BBC-L02b
Land at Kimberley Eastwood Bypass			BBC-L04

West of Moorgreen (B02.1PA)



Site Reference	B02.1PA
SHLAA number	204 (part of site) and 208 (part of site)
Site	West of Moorgreen
Conservation Areas	No
Listed Buildings	There are a number of Grade II Listed Buildings around the site. Moorgreen URC Chapel is within 100m of the site; the Manse is within 100m of the site; 31 Moorgreen is within 250m of the site; 52 and 54 Moorgreen are within 250m of the site; Greasley Beauvale D H Lawrence Infant School is within 250m of the site; and Poplar Farmhouse and adjoining stables are within 250m of the site.
Scheduled Monuments	None.
Historic Parks and Gardens	None.
Other heritage assets	There are a number of Local Interest Buildings around the site. 120 & 122 Moorgreen are within 50m of the site; Horse and Groom is within 50m of the site; Manor House is within 50m of the site; 104 & 106 Moorgreen are within 50m of the site; and 134 & 136 Moorgreen are within 100m of the site.
Significance and Potential Harm	The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets but might impact upon their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage-based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.
Proposed Avoidance or Mitigation	Detailed heritage assessments would be undertaken at the planning application stage.
Other Notes (including planning history)	No planning history.

West of Hucknall (B03.1PA)



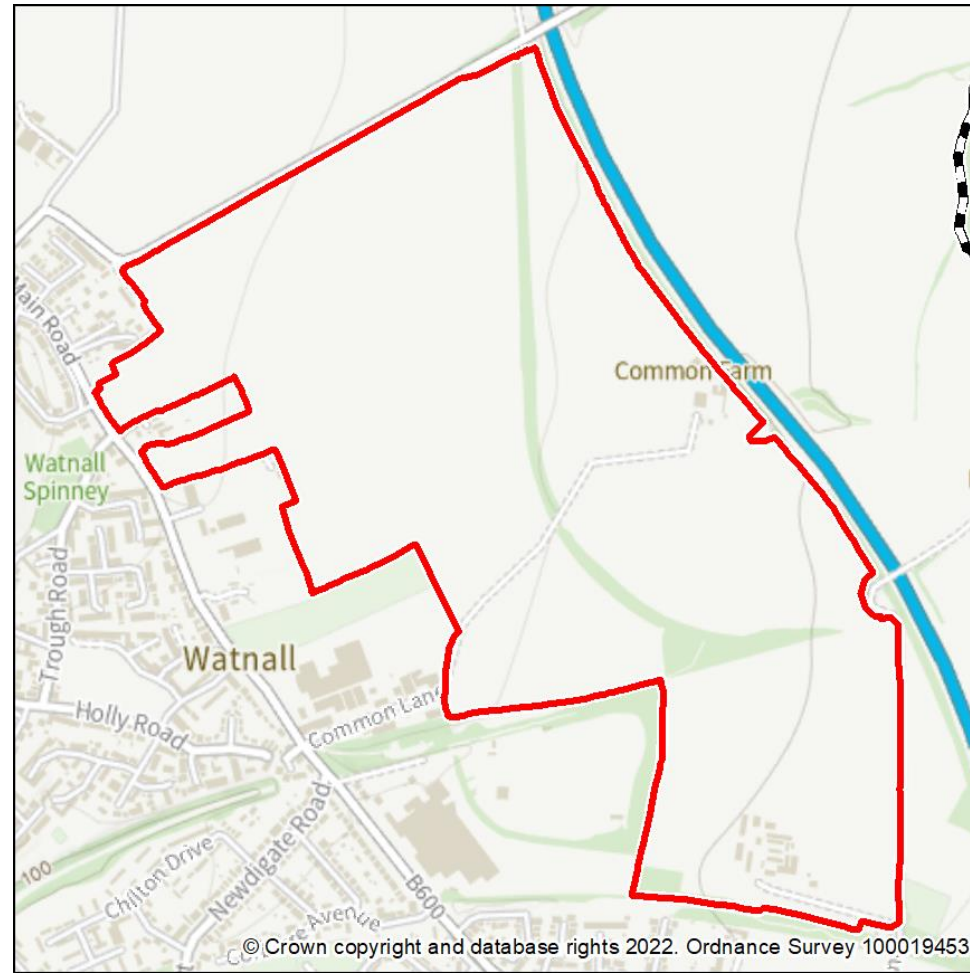
Site Reference	B03.1PA
SHLAA number	370 (part of site); 235 (part of site); and 251 (part of site)
Site	West of Hucknall
Conservation Areas	No
Listed Buildings	None.
Scheduled Monuments	None.
Historic Parks and Gardens	None.
Other heritage assets	None.
Significance and Potential Harm	The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage-based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.
Proposed Avoidance or Mitigation	Detailed heritage assessments would be undertaken at the planning application stage.
Other Notes (including planning history)	<p>12/00220/FUL - Change use of the land to the keeping of horses (Starthwood Farm Long Lane Watnall Nottinghamshire NG16 1HZ). Conditional permission.</p> <p>15/00525/FUL - Change of Use from agricultural land to 17MW PV solar farm and associated infrastructure (revised scheme) (Land Off Long Lane Watnall Nottinghamshire). Conditional permission.</p>

West of Bullwell (B03.2PA)/ Land at New Farm, Nuthall (BBC-EMP-19) (BBC-L06)



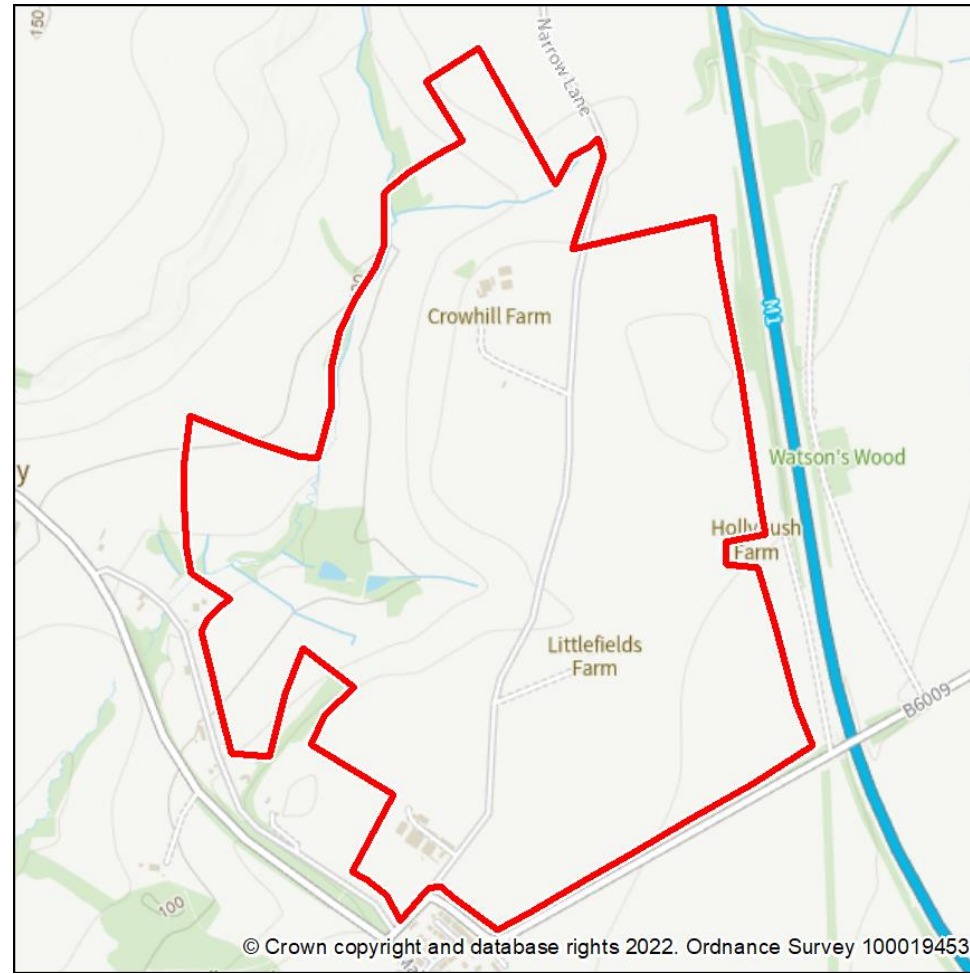
Site Reference	B03.2PA, BBC-EMP-19, BBC-L06
SHLAA number	255 (part of site)
Site	West of Bulwell / Land at New Farm Nuthall
Conservation Areas	No
Listed Buildings	None.
Scheduled Monuments	None.
Historic Parks and Gardens	None.
Other heritage assets	There is 1 Local Interest Building within the site – New Farm.
Significance and Potential Harm	The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage-based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.
Proposed Avoidance or Mitigation	Detailed heritage assessments would be undertaken at the planning application stage.
Other Notes (including planning history)	No relevant planning history.

East of M1/ Watnall (B04.1PA)



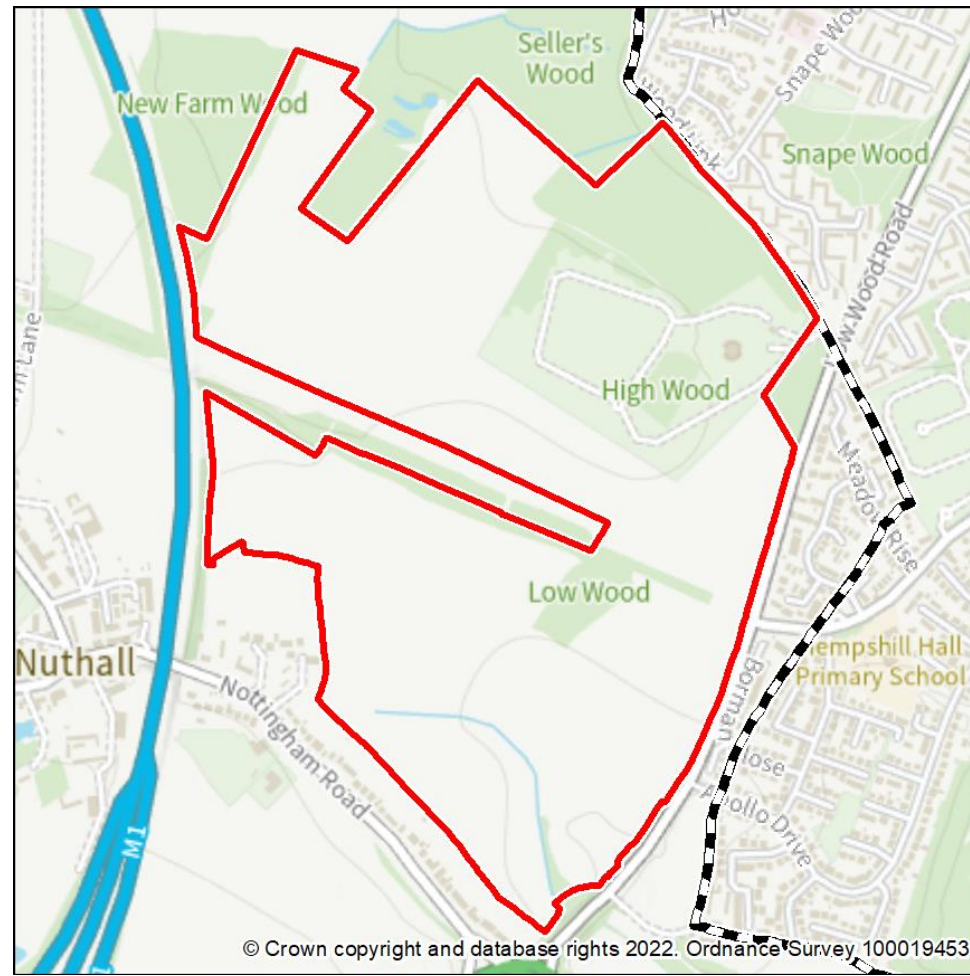
Site Reference	B04.1PA
SHLAA number	424 (part of site)
Site	East of M1 / Watnall
Conservation Areas	No
Listed Buildings	There are a number of Grade II Listed Buildings around the site. The Hollies is within 50m of the site; Barn and stable to north-west of the Hollies is within 50m of the site; Stone Cottage is within 100m of the site; Spencer House is within 250m of the site; and Hall Farmhouse and adjoining pigeoncote is within 250m of the site.
Scheduled Monuments	None.
Historic Parks and Gardens	None.
Other heritage assets	There are a number of Local Interest Buildings around the site. Gate Piers, Gates & Railings to Watnall Hall are within 50m of the site; Queens Head Public House is within 50m of the site; Lodge, Watnall Hall is within 50m of the site; 24 Main Road is within 250m of the site; and 2 Main Road is within 250m of the site.
Significance and Potential Harm	The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage-based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.
Proposed Avoidance or Mitigation	Detailed heritage assessments would be undertaken at the planning application stage.
Other Notes (including planning history)	No relevant planning history.

North of Watnall (B04.2PA)



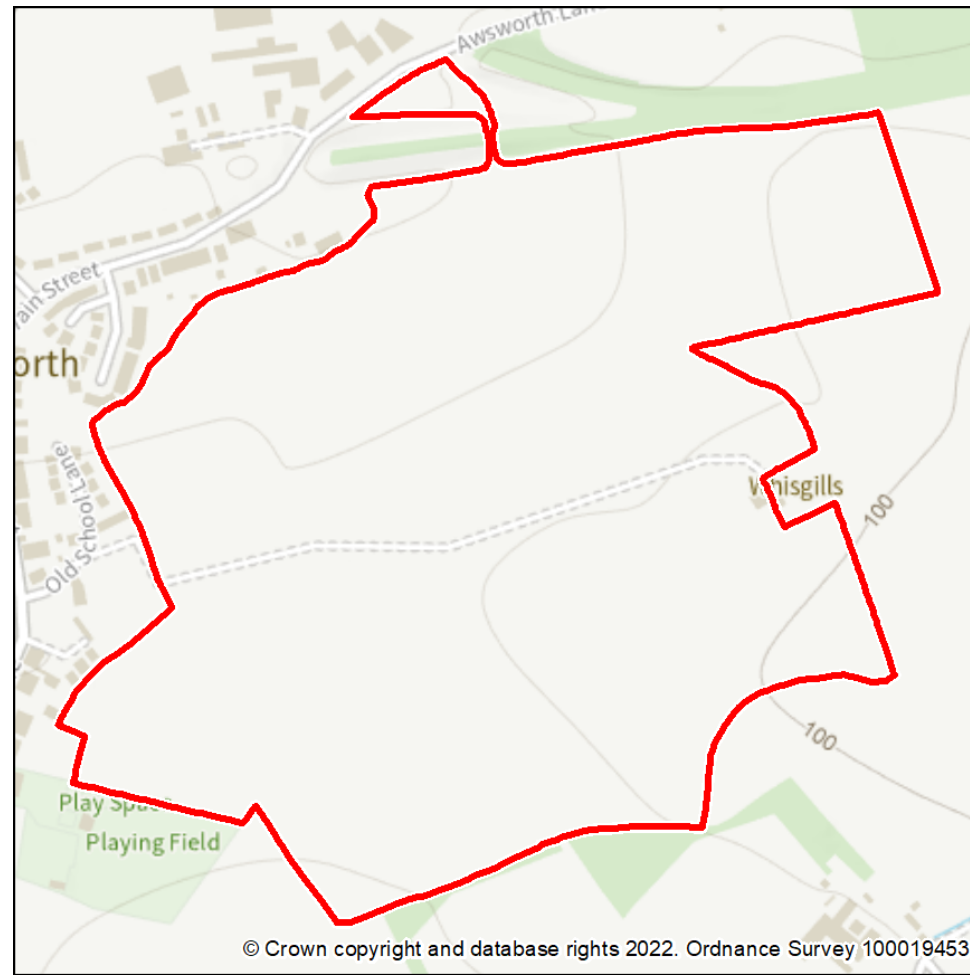
Site Reference	B04.2PA
SHLAA number	188 (part of site)
Site	North of Watnall
Conservation Areas	No.
Listed Buildings	There is 1 Grade II Listed Building within the site boundary – Hall Farmhouse and adjoining pigeoncote. There is also a Grade II Listed Building within 250m of the site – Stone Cottage.
Scheduled Monuments	Greasley Castle is within 250m of the site.
Historic Parks and Gardens	None.
Other heritage assets	There is 1 Local Interest Building within the site – Crowhill Farm. There are also a number of Local Interest Buildings around the site. 2 Main Road is within 50m of the site; 24 Main Road is within 250m of the site; Brooksbreasting Farm is within 250m of the site; Queens Head Public House is within 250m of the site; and Bog End School House is within 250m of the site.
Significance and Potential Harm	The details of any proposed development would not be known until the planning application stage. Development of the site may harm the significance of designated or non-designated heritage assets and their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage-based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.
Proposed Avoidance or Mitigation	Detailed heritage assessments would be undertaken at the planning application stage.
Other Notes (including planning history)	No relevant planning history.

East of Nuthall (B05.1PA) / Land at Low Wood Road, Nuthall (BBC-L05)



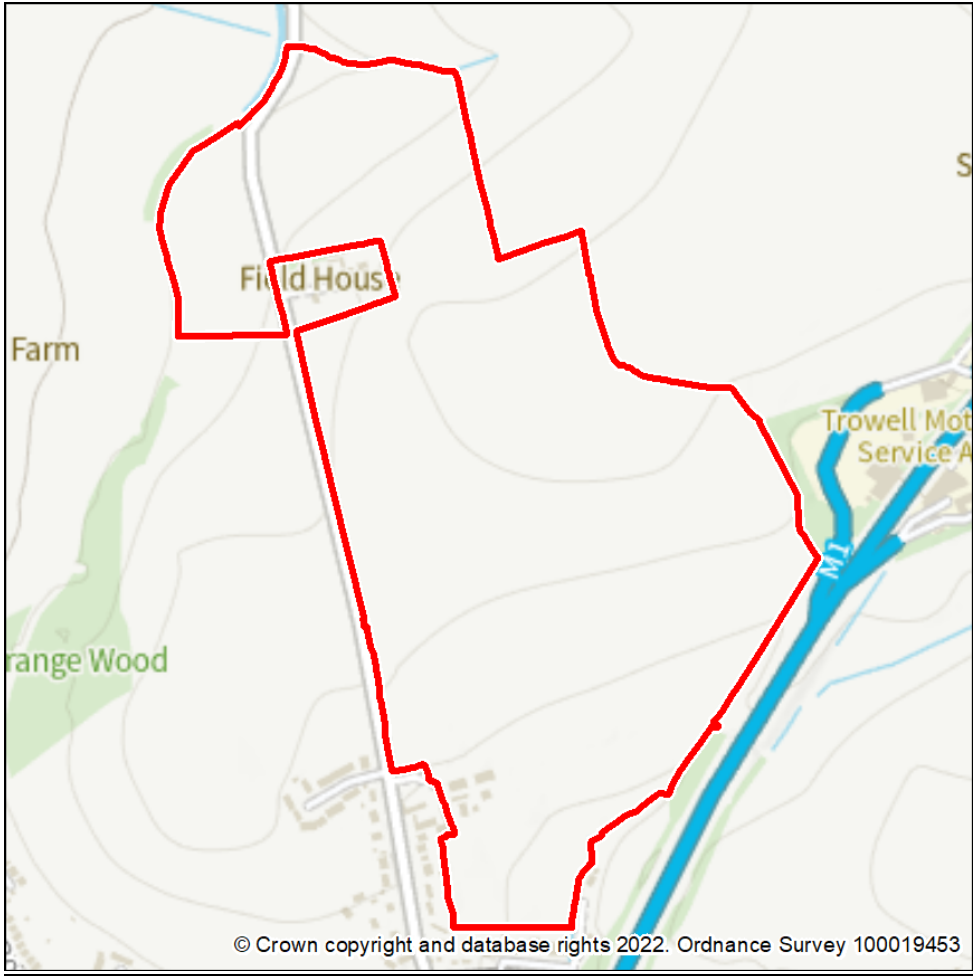
Site Reference	B05.1PA / BBC-L05 (BBC-L05 covers a smaller area which excludes High Wood)
SHLAA number	109 (part of site) and 365 (part of site)
Site	East of Nuthall / Land at Low Wood Road, Nuthall
Conservation Areas	Nuthall Conservation Area is within 100m of the site.
Listed Buildings	There are a number of Grade II Listed Buildings around the site. Hempshill Hall Farmhouse is within 250m of the site; Hempshill Hall is within 250m of the site; Gatepier from Former Nuthall Temple is within 250m of the site; Barn and Stable Range to north of Hempshill Hall Farmhouse is within 250m of the site; and 1, 3 & 7 Nottingham Road are all within 250m of the site.
Scheduled Monuments	None.
Historic Parks and Gardens	None.
Other heritage assets	There are a number of Local Interest Buildings around the site. Town Farm is within 250m of the site; 1 & 11 Nottingham Road are within 250m of the site; 15 & 17 Nottingham Road are within 250m of the site; and Lodge to Hempshill Hall is within 250m of the site.
Significance and Potential Harm	The details of any proposed development would not be known until the planning application stage. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage-based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.
Proposed Avoidance or Mitigation	Detailed heritage assessments would be undertaken at the planning application stage. For logistics development, this would require an assessment of the layout, building height and materials.
Other Notes (including planning history)	02/01016/FUL - Create new cemetery site (Land Off (north of dismantled railway) Low Wood Road, Nottingham). Conditional Permission. 04/00925/FUL – Create new cemetery site (revised scheme) (Land Off (north of dismantled railway) Low Wood Road). Conditional Permission,

East of Awworth (B06.1PA)



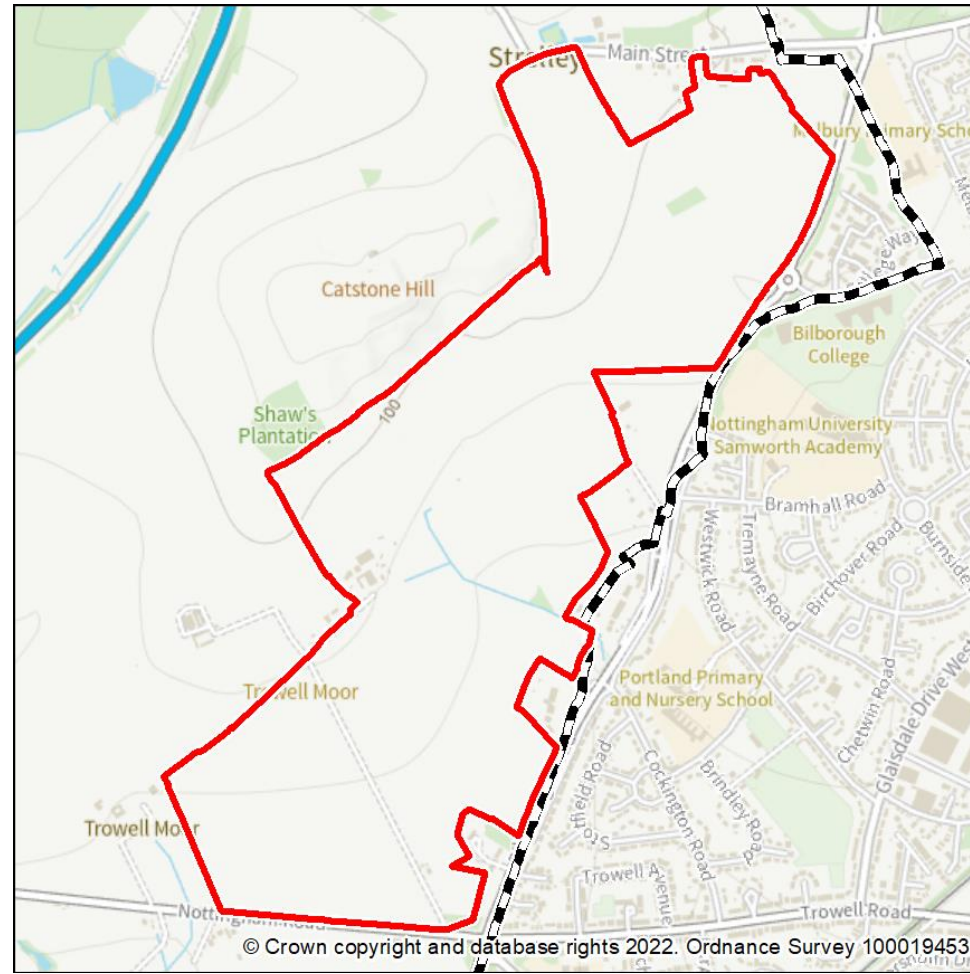
Site Reference	B06.1PA
SHLAA number	194 (part of site)
Site	East of Awsworth
Conservation Areas	No.
Listed Buildings	There are a number of Grade II Listed Buildings around the site. Walls, railings and attached covered playground at the infant school are within 50m of the site; the Infant School is within 50m of the site; and Awsworth War Memorial is within 250m of the site.
Scheduled Monuments	None.
Historic Parks and Gardens	None.
Other heritage assets	There are a number of Local Interest Buildings around the site. The Woodlands is within 250m of the site; St Peter's Church is within 250m of the site; and Babbington Hall Farmhouse is within 250m of the site.
Significance and Potential Harm	The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage-based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.
Proposed Avoidance or Mitigation	Detailed heritage assessments would be undertaken at the planning application stage.
Other Notes (including planning history)	No relevant planning history.

North of Trowell (B07.1PA)



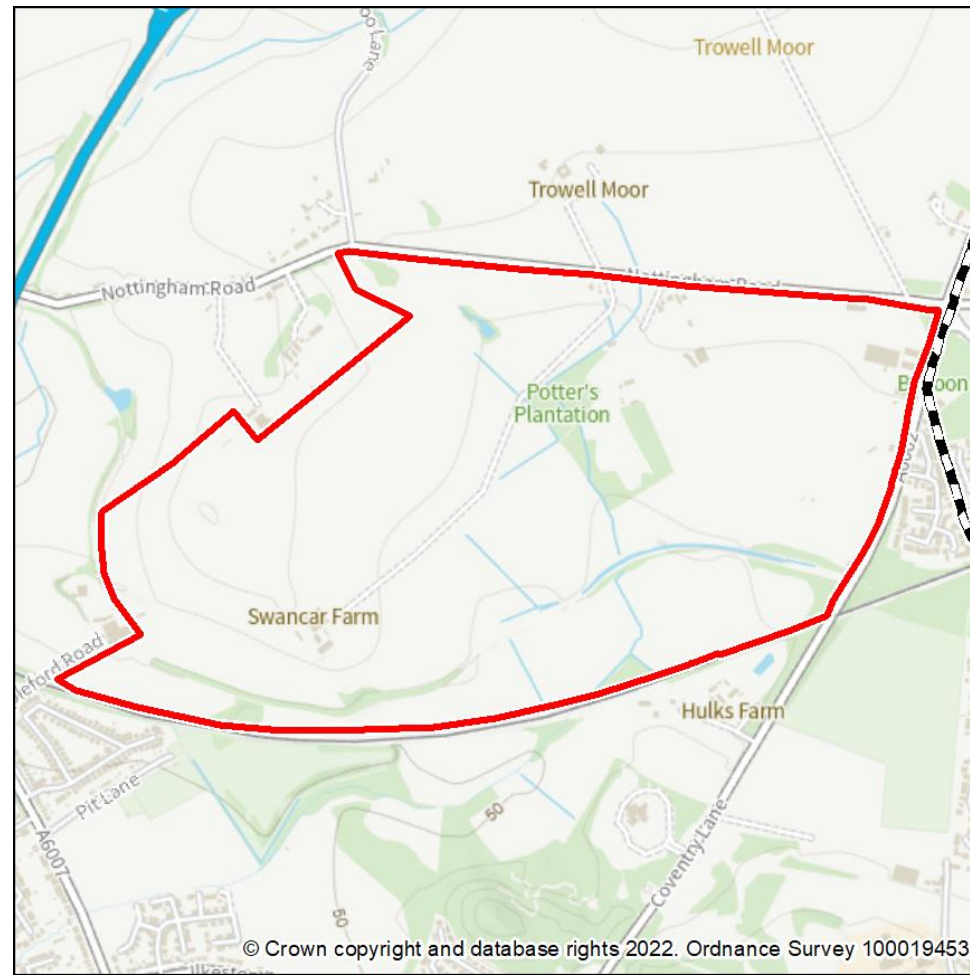
Site Reference	B07.1PA
SHLAA number	224 (full site)
Site	North of Trowell
Conservation Areas	No.
Listed Buildings	53 Nottingham Road (Grade II) is within 50m of the site.
Scheduled Monuments	None.
Historic Parks and Gardens	None.
Other heritage assets	There are a number of Local Interest Buildings around the site. Uplands Farmhouse is within 50m of the site; Field House Farmhouse is within 50m of the site; 55 Nottingham Road is within 50m of the site; Trowell Lodge is within 100m of the site; and 36, 101, 107 & 109 Nottingham Road are within 250m of the site.
Significance and Potential Harm	The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage-based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.
Proposed Avoidance or Mitigation	Detailed heritage assessments would be undertaken at the planning application stage.
Other Notes (including planning history)	No relevant planning history.

Catstone Green (B08.1PA)



Site Reference	B08.1PA
SHLAA number	588 (part of site); 298 (part of site); and 178 (part of site)
Site	Catstone Green
Conservation Areas	3.26% (3.37ha) of site in Strelley Conservation Area.
Listed Buildings	There are a number of Grade II Listed Buildings around the site. Stables at Golder Close are within 100m of the site; 338 Trowell Road is within 250m of the site; Ice House 200m SE of Strelley Hall is within 250m of the site; and Golder Close and adjoining boundary wall is within 250m of the site.
Scheduled Monuments	Moat and fishpond at Strelley, 240m SE of All Saints' Church within 50m of the site; and Coal Mining remains at Broad Oak Farm within 100m of the site.
Historic Parks and Gardens	None.
Other heritage assets	There are a number of Local Interest Buildings around the site. Harbour Grace is within 50m of the site; Broad Oak Farmhouse is within 50m of the site; Cottage adjacent to Lilac Cottage is within 50m of the site; Lilac Cottage is within 50m of the site; Moor Cottages – the Old Workhouse Farm is within 50m of the site; Terrace of Cottages within 50m of the site; Broad Oak Public House is within 50m of the site; Grange Cottage and Barn is within 100m of the site; Model Cottage and Barn is within 100m of the site; the Kennels are within 100m of the site; and Moor Farmhouse is within 250m of the site.
Significance and Potential Harm	The details of any proposed development would not be known until the planning application stage. Development of the site could harm the significance of designated and non-designated heritage assets and their settings, including Scheduled Monuments and the Strelley Conservation Area. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage-based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.
Proposed Avoidance or Mitigation	Avoid development in the area of the Broad Oak Farm Scheduled Monument, Strelley Conservation Area or within the setting of any designated or non-designated heritage assets.
Other Notes (including planning history)	No relevant planning history.

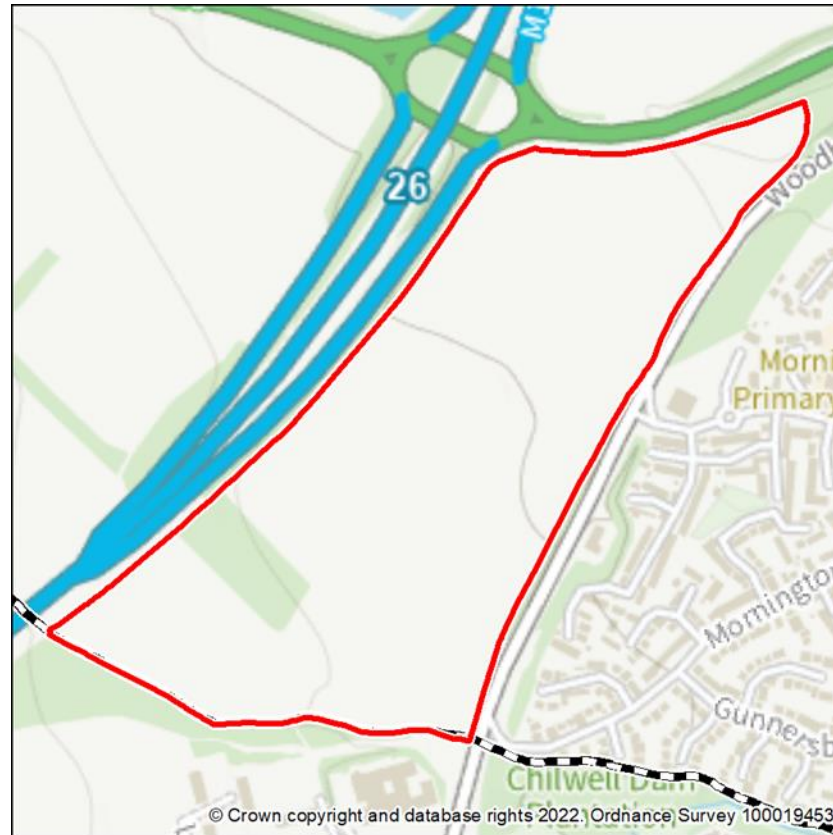
West of Coventry Lane (B08.2PA)



Site Reference	B08.2PA
SHLAA number	104 (part of the site)
Site	West of Coventry Lane
Conservation Areas	No.
Listed Buildings	There is a Grade II Listed Building within the site boundary – Nottingham Canal Swancar Bridge. There are also a number of Grade II Listed Buildings around the site. Nottingham Canal Swansea Bridge is within 50m of the site; Trowell Hall and adjoining Gamekeepers cottage and garden wall are within 100m of the site; and 338 Trowell Road is within 250m of the site.
Scheduled Monuments	None.
Historic Parks and Gardens	None.
Other heritage assets	There is a Local Interest Building within the site – Swancar Farm, Trowell. There are also a number of Local Interest Buildings around the site. 157, 179, 181 & 183 Nottingham Road are within 100m of the site. 151 Nottingham Road is within 250m of the site; Moor Cottages, The Old Workhouse Farm are within 250m of the site.
Significance and Potential Harm	The details of any proposed development would not be known until the planning application stage. Development of the site might harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage-based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.
Proposed Avoidance or Mitigation	Avoid Designated and Non-Designated Heritage Assets, particularly along the former Nottingham Canal. Detailed heritage assessments would be undertaken at the planning application stage.
Other Notes (including planning history)	

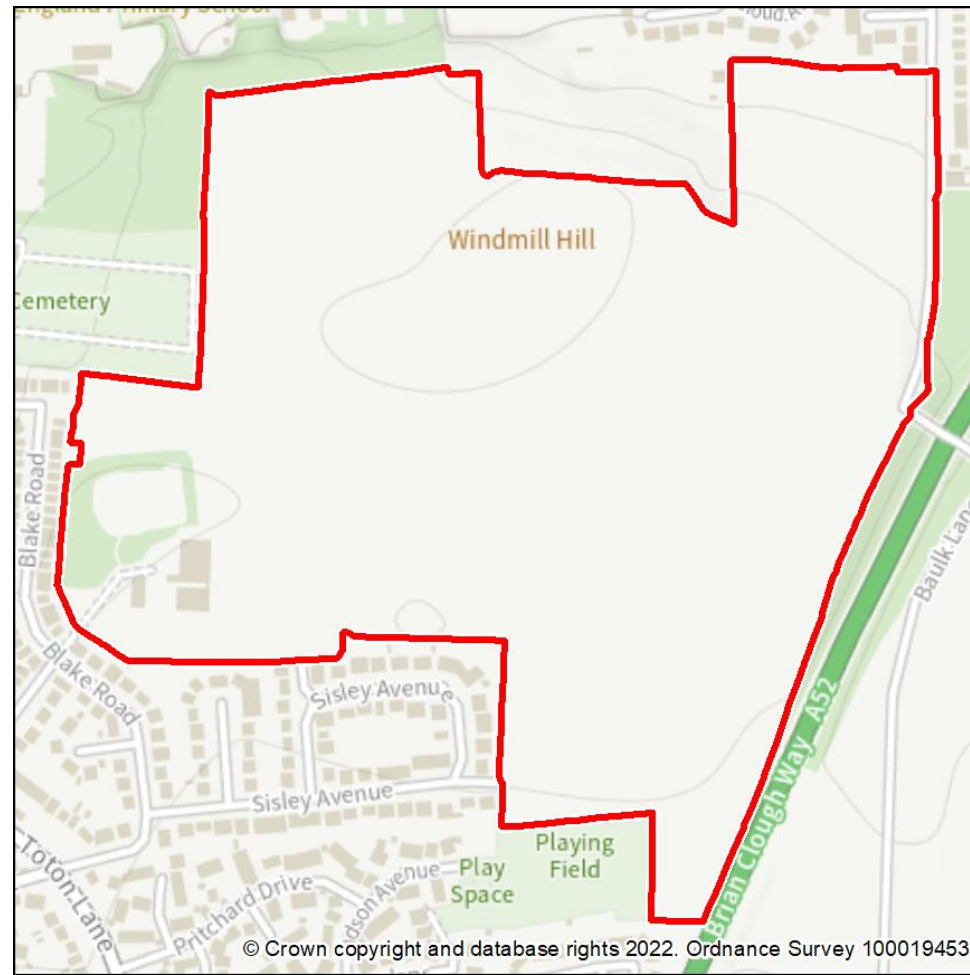
	<p>98/00119/OUT - Renew outline permission to use land as site for B1(a) (office) and B1(b) (research and development) purposes (Balloon Woods Industrial Estate, Coventry Lane, Bramcote, NG9 3GJ). Conditional permission.</p> <p>01/00266/OUT - Renew permission 98/00119/OUT to use land as site for B1(a) (office) and B1(b) (research and development) purposes (Balloon Woods Industrial Estate, Coventry Lane, Bramcote, NG9 3GJ). Conditional permission.</p> <p>04/00351/OUT – Renew permission 01/00266/OUT to use land as site for B1(a) (office) and B1(b) (research and development) purposes (Balloon Woods Industrial Estate, Coventry Lane, Bramcote, NG9 3GJ). Conditional permission.</p>
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Land West of Woodhouse Way (B08.3PA) / Land North of Nottingham Business Park (BBC-EMP-21) / Land to south-east of junction 26 of M1, Nuthall (BBC-L08)



Site Reference	B08.3PA / BBC-EMP-21 / BBC-L08
SHLAA number	107 (full site)
Site	Land West of Woodhouse Way / Land North of Nottingham Business Park / Land to south-east of junction 26 of M1, Nuthall
Conservation Areas	Nuthall Conservation Area is within 250m of the site.
Listed Buildings	None.
Scheduled Monuments	None.
Historic Parks and Gardens	None.
Other heritage assets	None.
Significance and Potential Harm	The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage-based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.
Proposed Avoidance or Mitigation	Detailed heritage assessments would be undertaken at the planning application stage. For logistics/employment development, there would need to be careful consideration of layout, building height and materials.
Other Notes (including planning history)	No relevant planning history.

Land at Hill Top Farm Stapleford (B09.1PA)



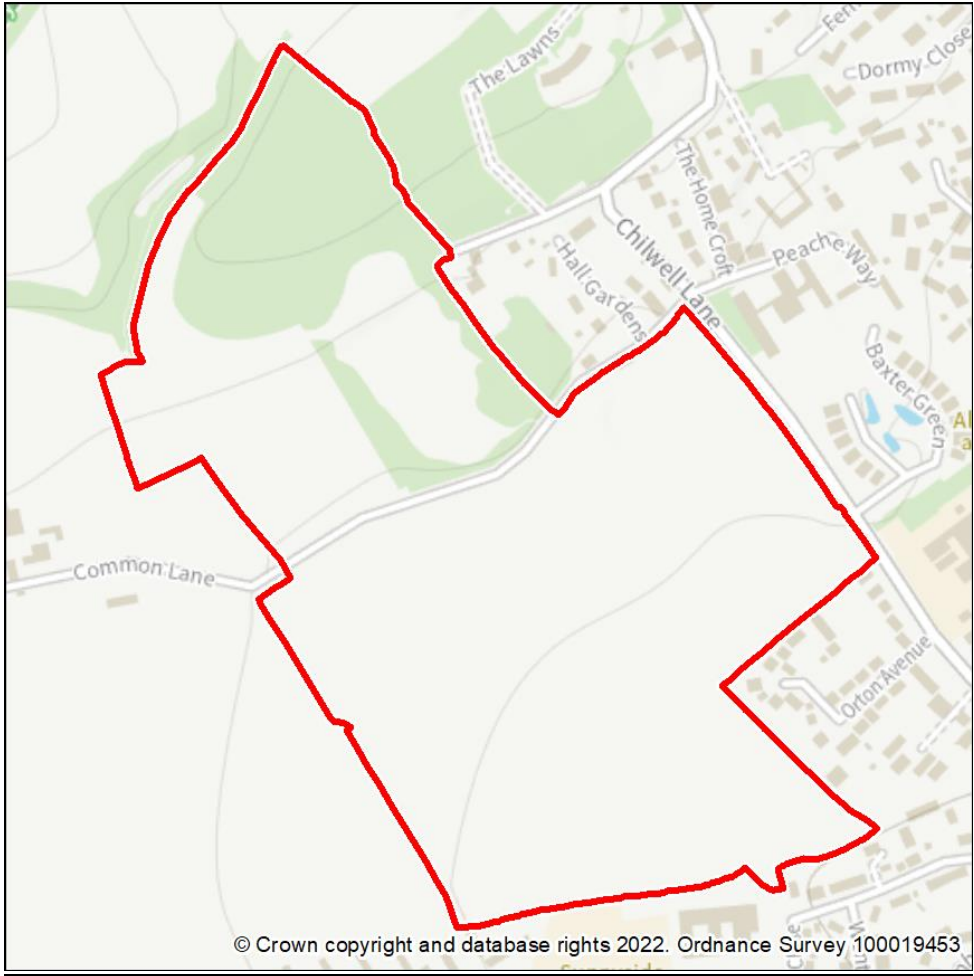
Site Reference	B09.1PA
SHLAA number	221 (part of site); 414 (part of site); 870 (part of site); 871 (part of site); and 410 (part of site)
Site	Land at Hill Top Farm Stapleford
Conservation Areas	Nottingham Road Stapleford within 50m of site
Listed Buildings	There are a number of Grade II Listed Buildings around the site. 106-112, 114, 116, 118, 120, 122, 124, & 140 Nottingham Road are within 100m of the site; St John's Primary School is within 100m of the site; Cloud Villa and adjoining Workshop are within 100m of the site; Cemetery Chapel and Mortuary are within 250m of the site; 289 Derby Road is within 250m of the site; and 119 & 121 Nottingham Road are within 250m of the site.
Scheduled Monuments	None.
Historic Parks and Gardens	None.
Other heritage assets	There are a number of Local Interest Buildings around the site. 100, 126-128 & 130 Nottingham Road are within 100m of the site.
Significance and Potential Harm	The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage-based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.
Proposed Avoidance or Mitigation	Detailed heritage assessments would be undertaken at the planning application stage.
Other Notes (including planning history)	No relevant planning history.

North of Toton (B09.2PA)



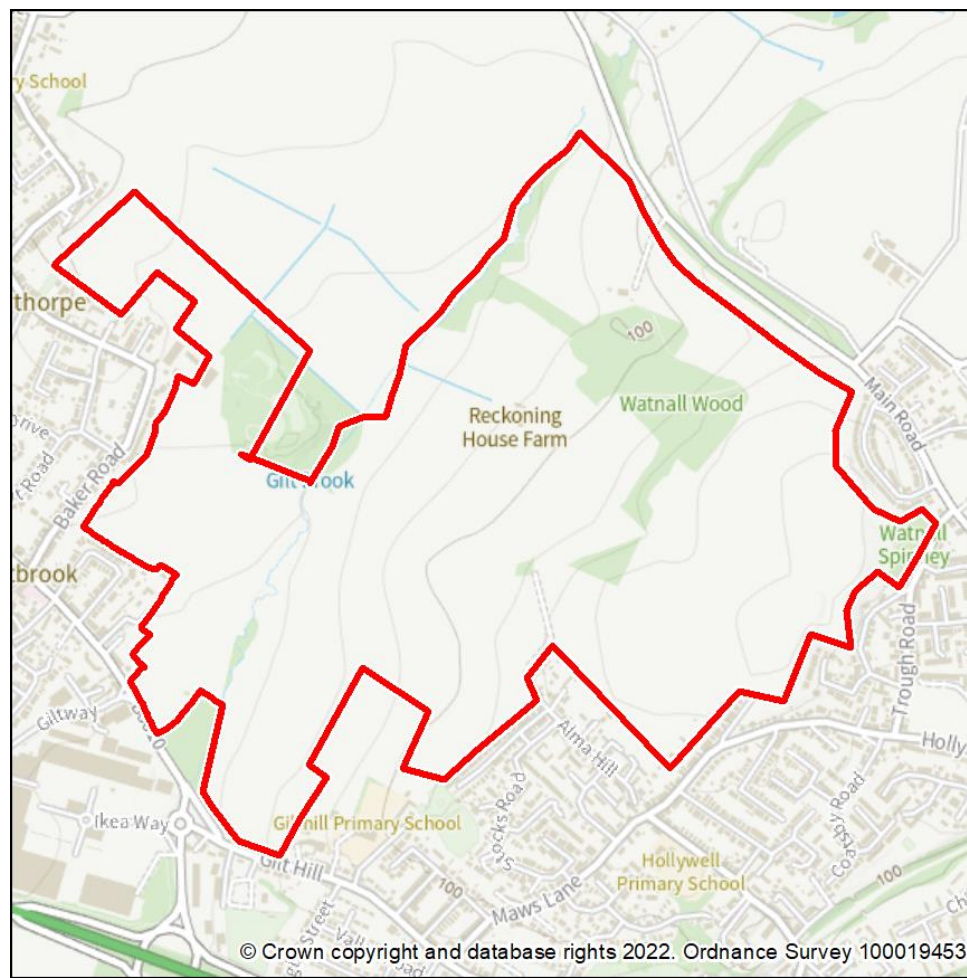
Site Reference	B09.2PA
SHLAA number	403 (part of site); 407 (part of site); and 132 (part of site)
Site	North of Toton
Conservation Areas	Bramcote Conservation Area within 50m of the site.
Listed Buildings	None.
Scheduled Monuments	None.
Historic Parks and Gardens	None.
Other heritage assets	None
Significance and Potential Harm	The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage-based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.
Proposed Avoidance or Mitigation	Detailed heritage assessments would be undertaken at the planning application stage.
Other Notes (including planning history)	No relevant planning history.

West of Chilwell Lane, Bramcote (B09.5PA)



Site Reference	B09.5PA
SHLAA number	111 (part of site) and 412 (part of site)
Site	West of Chilwell Lane, Bramcote
Conservation Areas	14.5% (4ha) of site in Bramcote Conservation Area
Listed Buildings	There are a number of Grade II Listed Buildings around the site. Stables and Coach House at Southfield House are within 50m of the site; Southfield House and the Cottage and boundary wall are within 50m of the site; and Bramcote Manor gateway and walls and adjoining shed are within 250m of the site. There is also a Grade II* Listed Building around the site – The Manor House and adjoining terrace is within 250m of the site.
Scheduled Monuments	None.
Historic Parks and Gardens	None.
Other heritage assets	There are a number of Local Interest Buildings around the site. The Old Cottage is within 50m of the site; 4 The Home Croft is within 100m of the site; 2 Manor Court is within 250m of the site; Bramcote House is within 250m of the site; Building at St John's Cottage is within 250m of the site; 3, 4, 5, 6, 7, & 8 Manor Court are within 250m of the site; and Harvey House is within 250m of the site.
Significance and Potential Harm	The details of any proposed development would not be known until the planning application stage. Development of the site could harm the significance of the setting of designated or non-designated heritage assets. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage-based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.
Proposed Avoidance or Mitigation	Ensure sensitive development close to the setting of any heritage assets and within the Bramcote Conservation Area. Detailed heritage assessments would be undertaken at the planning application stage.
Other Notes (including planning history)	No relevant planning history.

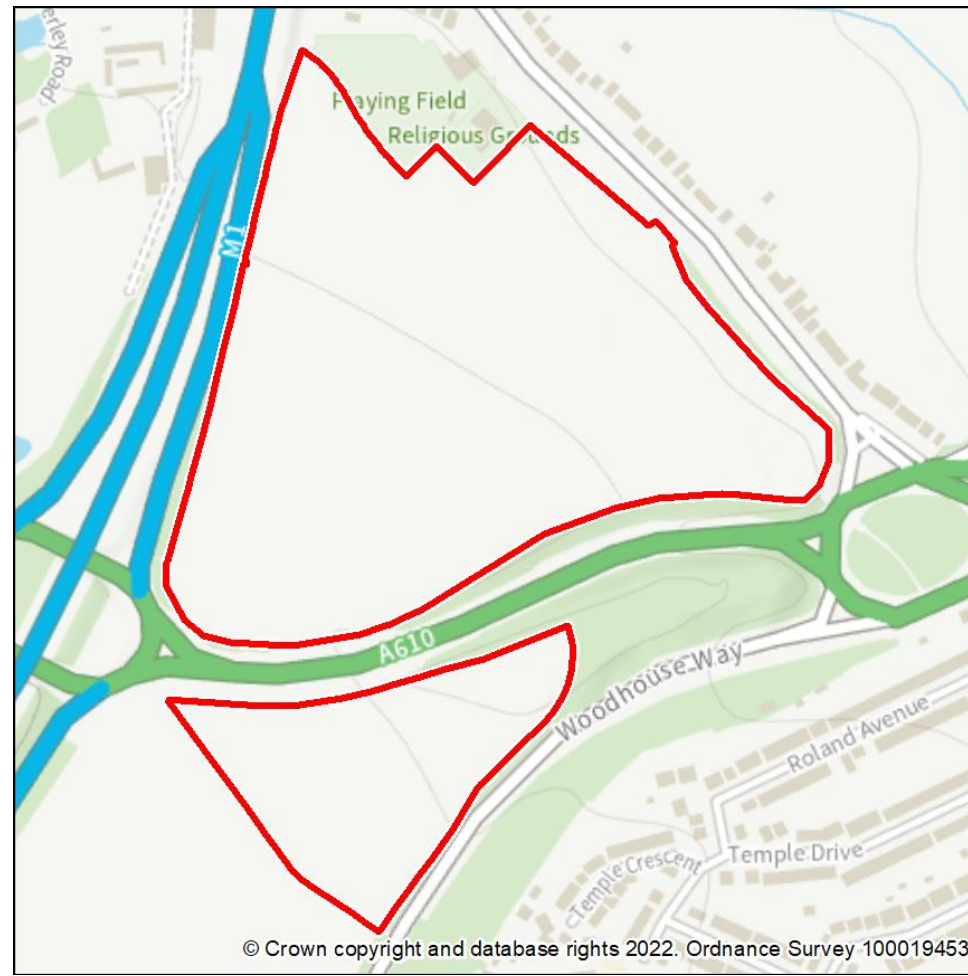
Land between Eastwood and Kimberley (B10.1PA)



Site Reference	B10.1PA
SHLAA number	3 (part of site), 206 (part of site), 229 (part of site), 113 (part of site), 116 (part of site); and 285 (part of site)
Site	Land between Eastwood and Kimberley
Conservation Areas	No
Listed Buildings	There are a number of Grade II Listed Buildings around the site. Barn and stable to north-west of the Hollies is within 50m of the site; the Hollies is within 100m of the site; Stone Cottage is within 250m of the site; and Hall Farmhouse and adjoining pigeoncote is within 250m of the site.
Scheduled Monuments	Greasley Castle is within 250m of the site.
Historic Parks and Gardens	None.
Other heritage assets	There are a number of Local Interest Buildings around the site. Gate Piers, gates and railings to Watnall Hall are within 50m of the site; Lodge, Watnall Hall is within 50m of the site; 1 to 8 Hardstaff Homes is within 100m of the site; Malvers Terrace is within 250m of the site; Bog End School House is within 250m of the site; and Queens Head Public House is within 250m of the site.
Significance and Potential Harm	The details of any proposed development would not be known until the planning application stage. Development of the site could harm the significance of the setting of designated or non-designated heritage assets. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage-based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.
Proposed Avoidance or Mitigation	Ensure sensitive development close to the setting of heritage assets. Detailed heritage assessments would be undertaken at the planning application stage.
Other Notes (including planning history)	99/00484/FUL - Retain use as corporate event activity site providing off-road vehicle events and archery/cross bow target shooting (Land to the Rear Of 100 Baker Road Newthorpe Nottingham NG16 2D). Conditional permission.

	<p>19/00213/FUL - Change of use of Unit 2 from business (Class B1) to repair and refurbishment of motor scooters (Sui Generis), Unit 2A from business (Class B1) to business (Class B1) and commercial vehicle store & maintenance (Sui Generis), Unit 3 from business (Class B1) to repair of motor vehicles, bodywork, cars & commercial wagons (Sui Generis), Unit 5 from storage & distribution (Class B8) to motor vehicle artwork (Sui Generis), Unit 6 from business (Class B1) to wedding car storage (Sui Generis), Unit 7 from business (Class B1) to mixed uses business / retail (Class B1 & A1), Unit 10 from taxi office to business (Class B1) and Unit 15 from storage & distribution (Class B8) to mixed use business / industrial process (Class B1 & B2). Conditional permission.</p>
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Land at Nuthall (BBC-EMP-20)



Site Reference	BBC-EMP-20
SHLAA number	Not applicable
Site	Land at Nuthall
Conservation Areas	Nuthall Conservation Area within 100m of the site.
Listed Buildings	There are a number of Grade II Listed Buildings around the site. 2 headstones 1m south of Chancel at Church of St Patrick are within 250m of the site; 1, 3 & 7 Nottingham Road are within 250m of the site; Farm buildings to rear of Home Farm are within 250m of the site; The Old Rectory and adjoining Rectory Grange are within 250m of the site; and Gatepier from former Nuthall Temple is within 250m of the site. There are also 2 Grade II* Listed Buildings around the site. Gothic Summer House at Number 9 The Yews is within 250m of the site and Church of St Patrick is within 250m of the site.
Scheduled Monuments	None.
Historic Parks and Gardens	None.
Other heritage assets	There are a number of Local Interest Buildings around the site. 9, 11, 15 & 17 Nottingham Road are within 250m of the site.
Significance and Potential Harm	The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage-based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.
Proposed Avoidance or Mitigation	Detailed heritage assessments would be undertaken at the planning application stage. There would need to be careful consideration of layout, building height and materials.
Other Notes (including planning history)	

Gilt Hill (smaller site) (BBC-L02a)



Site Reference	BBC-L02a
SHLAA number	N/A
Site	Gilt Hill (smaller site)
Conservation Areas	None (Kimberley Conservation Area 800m to east)
Listed Buildings	None
Scheduled Monuments	None
Historic Parks and Gardens	None
Other heritage assets	Local Interest Building to the north-west of the site (1 to 8 Hardstaff Homes)
Significance and Potential Harm	The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage-based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.
Proposed Avoidance or Mitigation	Detailed heritage assessments would be undertaken at the planning application stage.
Other Notes (including planning history)	No relevant planning history.

Gilt Hill (larger site) (BBC-L02b)



Site Reference	BBC-L02b
SHLAA number	N/A
Site	Gilt Hill (larger site)
Conservation Areas	None (Kimberley Conservation Area 800m to east)
Listed Buildings	None (a number of listed buildings in Watnall, 800m to the east))
Scheduled Monuments	None
Historic Parks and Gardens	None
Other heritage assets	Local Interest Building to the north-west of the site (1 to 8 Hardstaff Homes)
Significance and Potential Harm	The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage-based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.
Proposed Avoidance or Mitigation	Detailed heritage assessments would be undertaken at the planning application stage.
Other Notes (including planning history)	No relevant planning history.

Land at Kimberley Eastwood Bypass (BBC-L04)

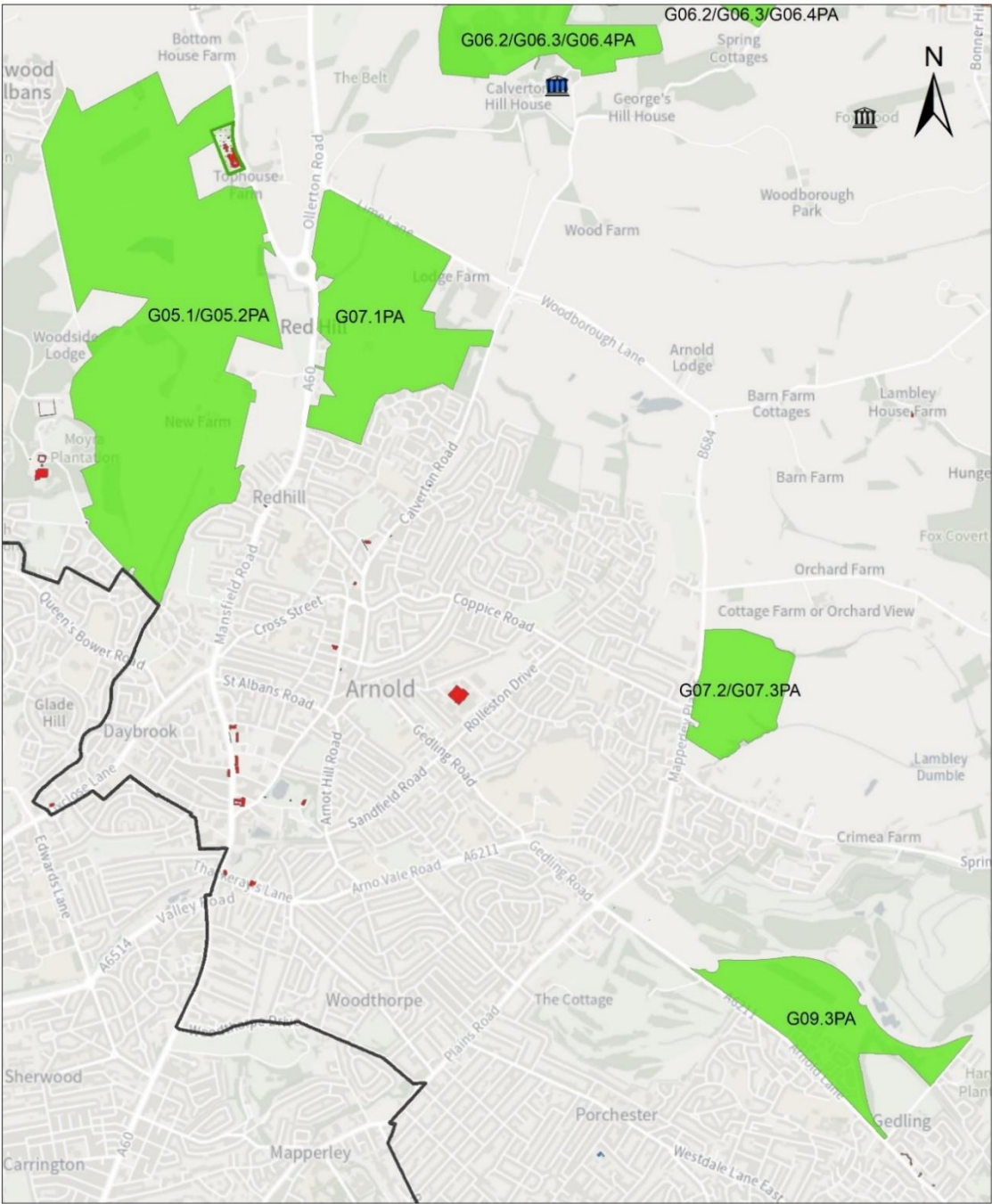


Site Reference	BBC-L04
SHLAA number	N/A
Site	Land at Kimberley Eastwood Bypass
Conservation Areas	Nuthall Conservation Area immediately to the north
Listed Buildings	The Lake Bridge (Grade II) 150m to the north. Home Farm and associated buildings (Grade II) 450m to the north-east.
Scheduled Monuments	None
Historic Parks and Gardens	None
Other heritage assets	None
Significance and Potential Harm	The details of any proposed development would not be known until the planning application stage. Development of the site could harm the significance of the setting of designated or non-designated heritage assets, including Nuthall Conservation Area to the north. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage-based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.
Proposed Avoidance or Mitigation	Detailed heritage assessments would be undertaken at the planning application stage. There would need to be careful consideration of layout, building height and materials.
Other Notes (including planning history)	No relevant planning history.

3.2. Heritage Assets Assessment – Gedling Borough

Site	Preferred Approach Reference (Housing)	Preferred Approach Reference (Employment)	Logistics and Distribution Reference
New Farm, Redhill	G05.1PA/ G05.2PA		
Land at Stockings Farm, Redhill	G07.1PA		
Land at Middlebeck Farm, Mapperley	G07.2PA/ G07.3PA		
Gedling Colliery, Chase Farm	G09.3PA		
Land to east of Teal Close	G11.1PA		
Teal Close	G11.2PA	GBC-EMP-07	
Land at Hayden Lane, Hucknall	G03.3PA		
North of Papplewick Lane	G03.4PA		
Land off Oxton Road	G06.1PA		
Ramsdale Golf Course/Main Street and Georges Lane	G06.2PA/ G06.3PA/ G06.4PA		
Silverland Farm, Ricket Lane Site B	G01.2PA		
Colwick Loop Road, Burton Joyce	G10.1PA		

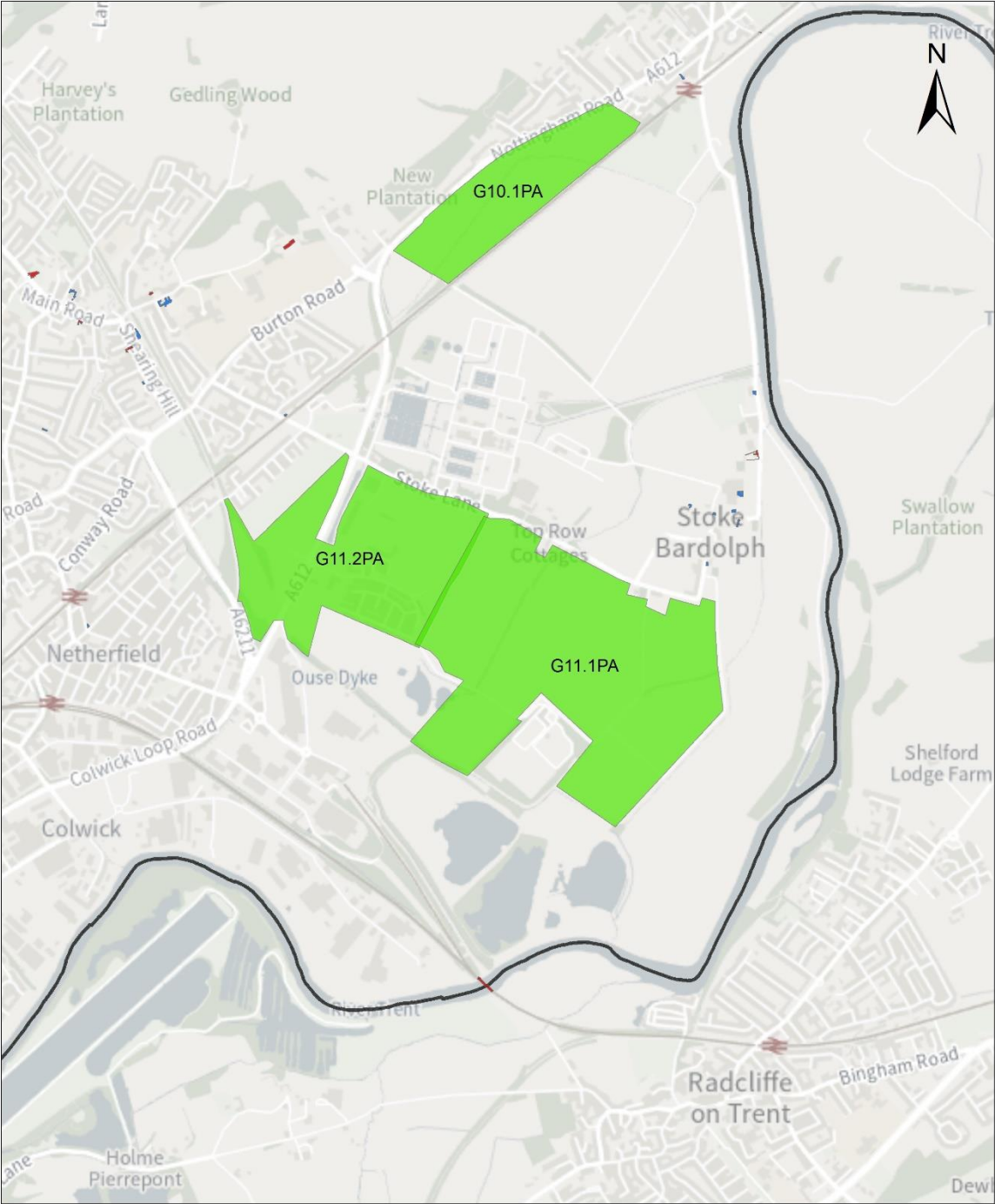
Main Urban Area Arnold/Carlton



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|----------------------------|-------------------------|
| Housing | Listed Buildings I |
| Employment | Listed Buildings II |
| Historic Parks and Gardens | Listed Buildings IISTAR |
| Conservation Area | Scheduled Monument |
| Local Interest Buildings | Borough Boundary |

Main Urban Area Netherfield/Colwick



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Site Reference	G05.1/G05.2PA.
SHLAA number	G1130. Also includes G1158.
Site	New Farm, Redhill.
Conservation Areas	No.
Listed Buildings	Site is within 1 km of several Grade II Listed Buildings at Bestwood Pumping Station (II*), Alexandra Lodge and Bestwood Lodge Hotel.
Scheduled Monuments	No.
Historic Parks and Gardens	Bestwood Pumping Station.
Other heritage assets	Site is within the setting of an Archaeological Site of Importance.
Significance and Potential Harm	<p>Some impact on the wider setting of the listed buildings at Bestwood Lodge but only on the western edge of the land. The parcel of land nearest Bestwood Lodge has the most impact on the Listed Building as it changes the approach to the Listed Building from rural to urban.</p> <p>The northern part of the site physically “wraps around” the Bestwood Pumping Station site and will change its wider setting. The impact upon Bestwood Lakeside (former Pumping Station) would be significant and result in harm to the setting of the II* Listed Building and grade II Registered Park and Garden.</p>
Proposed Avoidance or Mitigation	<p>Archaeology - Potential only - Further desk-based assessment and survey of the site at planning application stage if site is allocated.</p> <p>Lower density development and reduced site area would minimise the urbanisation of areas of farmland that affect the setting to Bestwood Lodge.</p> <p>Bestwood Pumping Station - the site should be reduced considerably such that development only takes place in the south, to minimise impact on Bestwood Pumping Station altogether with a buffer to the west</p>

	and to increase the buffer to the south of Tophouse Farm. Mature planting to the eastern side of the development on its boundary would help retain a verdant outlook in the surroundings around the assets.
Other Notes (including planning history)	None relevant.

Site Reference	G07.1PA.
SHLAA number	G48 and G462.
Site	Land at Stockings Farm, Redhill.
Conservation Areas	No.
Listed Buildings	Bestwood Pumping Station Grade II.
Scheduled Monuments	Site is within 1 km of Scheduled Monuments (Cockpit Hill, Ramsdale Park and Fox Wood, Calverton).
Historic Parks and Gardens	Bestwood Pumping Station.
Other heritage assets	No.
Significance and Potential Harm	<p>Impact</p> <p>As a result of the relative distance and local topography, there are no direct visual associations between the site and these Scheduled Monuments, and the development site does not encroach into the open rural setting that these Monuments currently enjoy. It is therefore considered that the development site will not harm the setting or overall significance of the Scheduled Monuments at Fox Wood or Cockpit Hill.</p> <p>Bestwood Pumping Station and associated heritage assets including its Park & Garden are located approx. 450m to the north-west with two roads in between. Due to distance and terrain no heritage assets or their settings will be affected.</p>
Proposed Avoidance or Mitigation	No mitigation required.
Other Notes (including planning history)	Outline planning application on part of site for up to 148 homes (2018/0347) in August 2019 subject to the signing of the s106.

Site Reference	G07.2/G07.3PA.
SHLAA number	G1194 and G1210.
Site	Land at Middlebeck Farm, Mapperley.
Conservation Areas	No.
Listed Buildings	No.
Scheduled Monuments	No.
Historic Parks and Gardens	No.
Other heritage assets	No.
Significance and Potential Harm	None identified.
Proposed Avoidance or Mitigation	No mitigation required.
Other Notes (including planning history)	No relevant planning history.

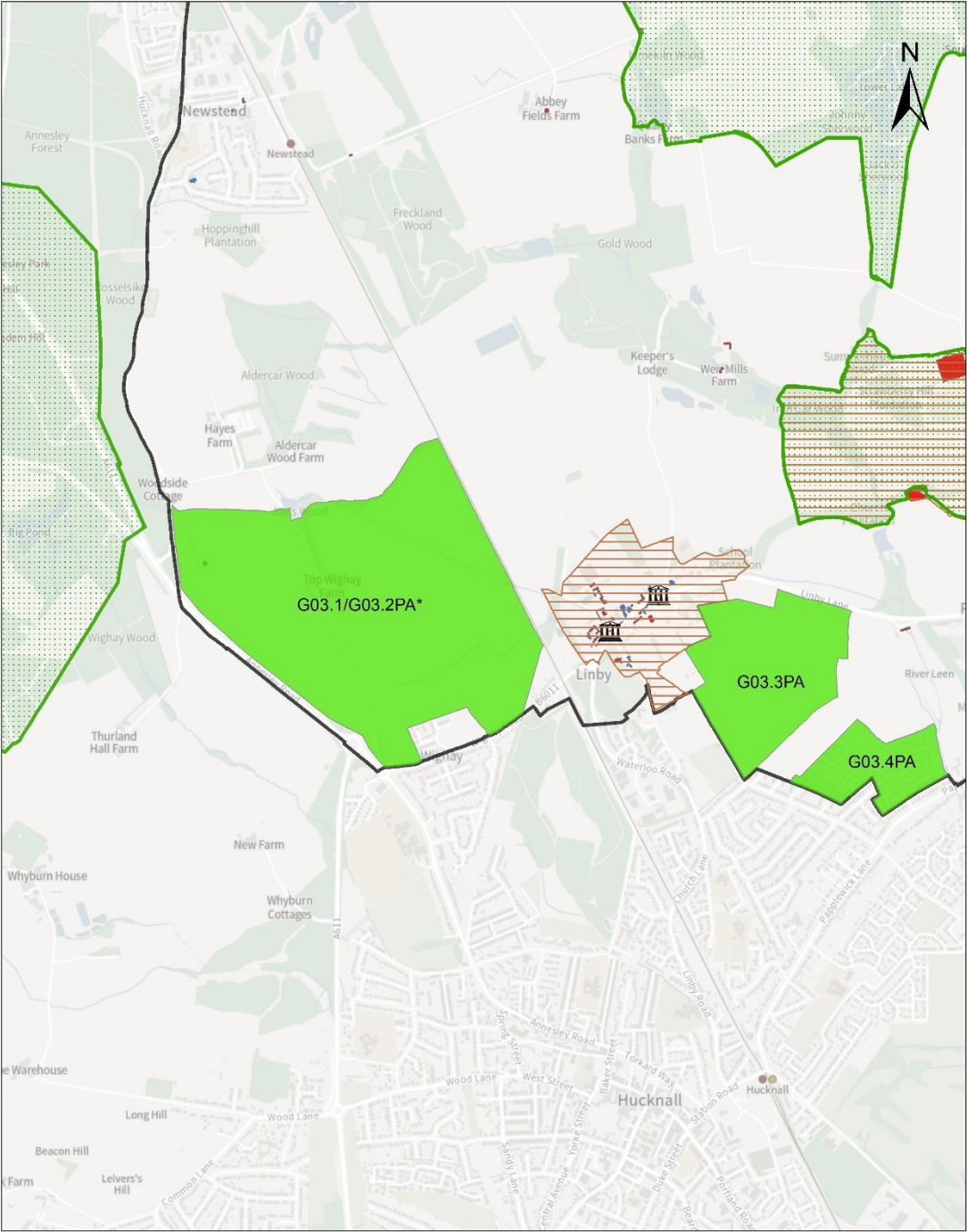
Site Reference	G09.3
SHLAA number	G131
Site	Gedling Colliery Chase Farm
Other Notes (including planning history)	<p>The site is currently under construction for 508 homes on phase 1 (2015/1376, 2017/1018, 2017/1076, 2017/1275, 2018/0249, 2018/0392, 2019/0304, 2019/0586, 2019/0759 and 2020/0667). The second housing phase of 433 homes (2021/1294) is also under construction. The third phase of 24 homes was granted full planning permission in December 2023.</p> <p>Site has outline consent (2017/1571) for the erection of employment units on 2.45 ha equating to the net developable area for employment development.</p> <p>Note: this site has not been assessed as it has planning permission for residential and employment development. The heritage impact has been considered as part of the planning application process.</p>

Site Reference	G11.1PA.
SHLAA number	G1262.
Site	Land to east of Teal Close.
Conservation Areas	No.
Listed Buildings	<p>Lowes Farmhouse and adjoining Boundary Wall Grade II located 0.5 km from the edge of the site (by road).</p> <p>Railway Bridge over the River Trent Grade II (approximately 0.8 ha as the crow flies).</p>
Scheduled Monuments	No.
Historic Parks and Gardens	No.
Other heritage assets	Number of non-designated heritage assets within Stoke Bardolph Village including workers cottages and farmhouse.
Significance and Potential Harm	<p>The north-western boundary adjoins the small village of Stoke Bardolph and would be within 0.5 km by road distant from the Grade II Listed Lowes Farmhouse. Other non-designated heritage assets are closer including 22 Stoke Lane which is in close proximity to the site boundary, 27/28 Stoke Lane, 35/37 Stoke Lane, Stoke House and St Lukes Church. The significant designated and non-designated heritage assets include farmhouses, workers cottages and church in a small linear village located within a rural setting. There would be harm to the setting of the non-designated heritage assets within Stoke Bardolph and the Grade II Listed Lowes farmhouse through encroachment to the approach in to Stoke Bardolph from the west.</p> <p>Railway Bridge – distance, topography and intervening development and vegetation limits views to and from this heritage asset from the site. No significant impact.</p>
Proposed Avoidance or Mitigation	That part of the north-west field and the northern and north-east fields adjacent to St Lukes Way on its south side enclosed by hedgerows and closest to the village of Stoke Bardolph remains undeveloped










	in order to preserve the rural open landscape character of Stoke Bardolph and setting of the heritage assets there.
Other Notes (including planning history)	No relevant planning history.

Site Reference	G11.2
SHLAA number	G782
Site	Teal Close
Other Notes (including planning history)	<p>First housing phase of 199 homes is currently under construction (2017/0800). Second housing phase of 353 homes is also currently under construction (2019/0152). The third and final housing phase of 255 homes (2019/0560) is also currently under construction.</p> <p>Part of the employment area (3.4 ha) was built in September 2014 (2019/0614). Unit 1 and trade park comprising 7,686 sq. m. (trade park element is 4,905 sq. m. of B8 and unit 1 is 2,782.4 sq. m. for B1, B2 and B8). The remainder of the employment area (3.05 ha) for six employment units for B1, B2 and B8 uses (2019/0615) is also complete. Total 10,312 sq. m.</p> <p>Note: this site has not been assessed as it has planning permission for residential and employment development. The heritage impact has been considered as part of the planning application process.</p>

Adjoining Hucknall



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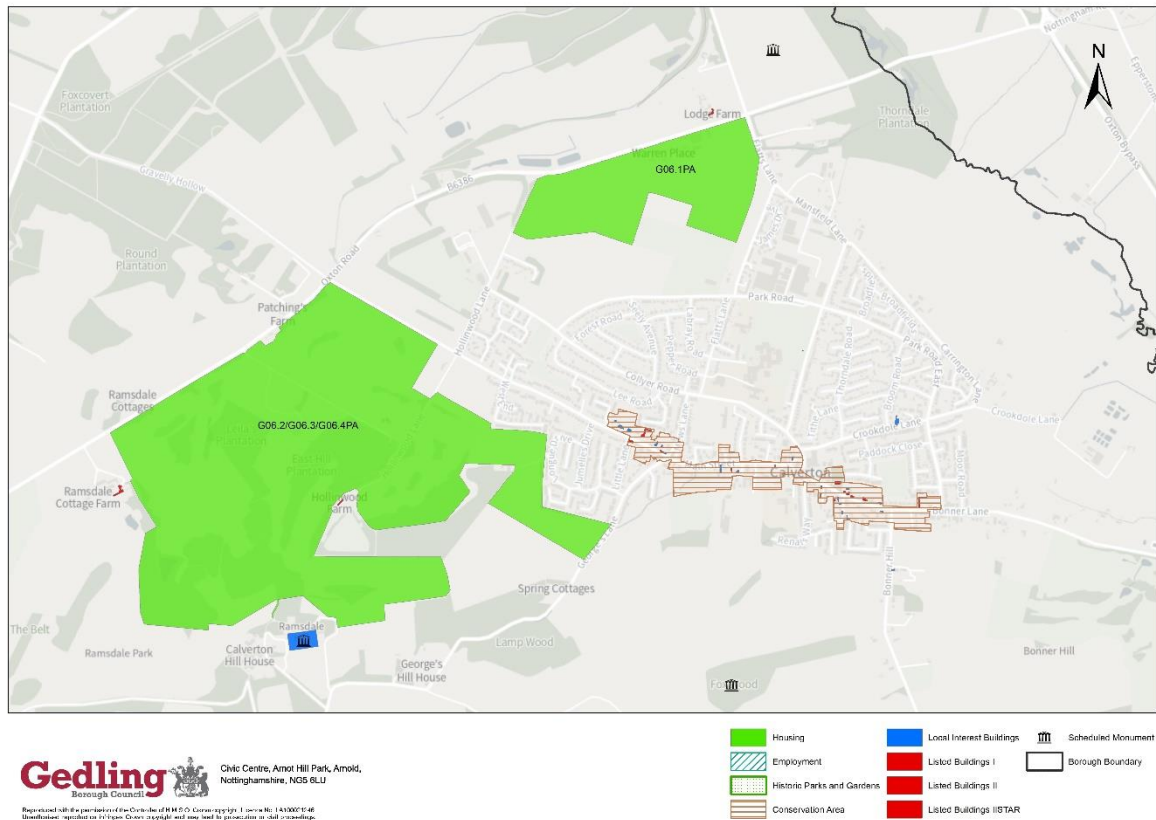
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|--|---|
|  Housing |  Listed Buildings II |
|  Historic Parks and Gardens |  Listed Buildings IISTAR |
|  Conservation Area |  Scheduled Monument |
|  Local Interest Buildings |  Borough Boundary |
|  Listed Buildings I | |

Site Reference	G03.3PA.
SHLAA number	G1220.
Site	Land at Hayden Lane, Hucknall.
Conservation Areas	Linby Conservation Area. Papplewick Conservation Area.
Listed Buildings	Papplewick Hall.
Scheduled Monuments	No.
Historic Parks and Gardens	Papplewick Hall Registered Park and Garden.
Other heritage assets	No.
Significance and Potential Harm	<p>Linby Conservation Area – Linby is a historic village with strong ties to agriculture and the surrounding agricultural fields are an important part of its rural setting. The site is close to the edge of the Conservation Area and located within one of the key views southwards towards Hucknall. Its development would result in a significant urbanisation of the area which would be alien to the rural setting of the Linby Conservation Area and difficult to mitigate. Development here will severely impact the rural character, appearance and setting of Linby village and conservation area leading to conjoining of Hucknall to Linby. Potential major impact.</p> <p>Papplewick Conservation Area - direct views to the Papplewick Conservation Area are screened by vegetation along the B6011, River Leen and existing residential development along Linby Lane on the edge of the Conservation Area. However, development to the north of the site would have an impact on the rural approach to Papplewick Conservation Area and its setting from Linby Lane when approaching from the west. Minor impact.</p>
Proposed Avoidance or Mitigation	Development would have a severe impact which could not be mitigated.

Other Notes (including planning history)	No relevant planning history.
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Site Reference	G03.4PA.
Site	North of Papplewick Lane
Other Notes (including planning history)	Note: this site has not been assessed as it has planning permission for residential development and is substantially complete. The heritage impact has been considered as part of the planning application process.

Key Settlement: Calverton



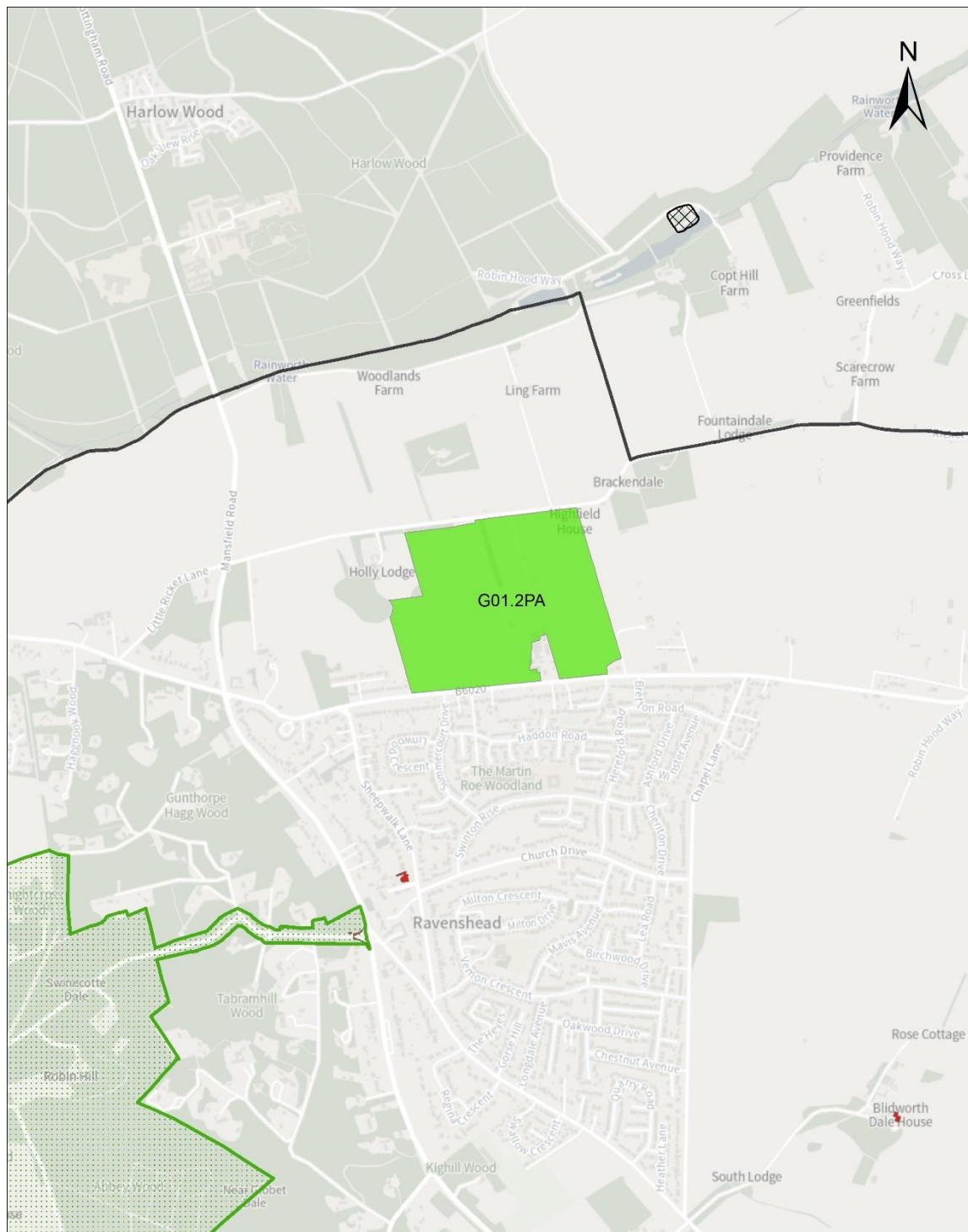
Site Reference	G06.1PA.
SHLAA number	Part G1159 and G1224. Also includes G35, G665, G921 and G1073.
Site	Land off Oxton Road.
Conservation Areas	No.
Listed Buildings	Site is within the setting of a Listed Building Grade II (Lodge Farm).
Scheduled Monuments	Scheduled Monument (Two Roman camps 350m north-east of Lodge Farm).
Historic Parks and Gardens	No.
Other heritage assets	No.
Significance and Potential Harm	The rural and open setting of Calverton to the northern edge of the village would be significantly eroded and in turn development here would encroach upon the remote rural and open landscape setting of the Scheduled Monument at Whinbush Lane (Roman marching camps) and setting of grade II Listed Lodge Farm. The level of impact would be high and there is potential for hidden archaeology in the vicinity of the Scheduled Monument.
Proposed Avoidance or Mitigation	<p>The degree and proximity of encroachment on the Scheduled Monument will determine the impact upon the setting of the Scheduled Monument and listed farm's significance. That significance is derived from the remote open and rural character of their surroundings.</p> <p>Should the site be allocated, archaeological impact assessments at development stage should be required and the NCC County Archaeologist consulted at the allocation stage.</p>
Other Notes (including planning history)	No relevant planning history.

Site Reference	G06.2/G06.3/G06.4PA.
SHLAA number	G33, G45, G780 and G1156.
Site	Ramsdale Golf Course/Main Street and Georges Lane.
Conservation Areas	Site is within the setting of Calverton Conservation Area.
Listed Buildings	Site is within the setting of a Listed Building Grade II (Hollingwood House). Site is within the setting of a Listed Building Grade II (Ramsdale House and Stables.
Scheduled Monuments	Scheduled Monument (Cockpit Hill, Ramsdale Park).
Historic Parks and Gardens	No.
Other heritage assets	Site is partially within an Archaeological Site of Importance.
Significance and Potential Harm	Impact Scheduled Monument The Scheduled Monument is located within woodland to the east of Calverton Hill House, but there is little visible evidence of any above ground earthworks/structures. Consequently, the Scheduled Monument has only a limited physical or visual presence in the wider landscape. The extension of built development into this area of land may have a low level of impact on the rural setting of the Scheduled Monument at Cockpit Hill.

	<p>Impact - Hollingwood House. - The development of the site would result in a major impact on the Listed Building, as the site wraps around the heritage asset. Development of an urban nature so close to and surrounding the Listed Building would have a major impact on its setting in the landscape.</p> <p>Impact - Ramsdale House and Stables - there would be some harm to the setting of Ramsdale House a C18th grade II Listed Farmhouse and stables due to encroachment from the east.</p> <p>The north-eastern part of the site is on the edge of the village and visually a parcel of farmland that encloses the settlement. There would be a direct impact on the rural approach to the conservation area from the north-west. This approach is significant as it forms the open character area to the south. The south side of the Calverton Conservation Area has a far greater relationship to the open countryside. Therefore, all sites to the south of the Conservation Area have some impact on the Conservations Area's rural character. It is seen from inside the Conservation Area as views of farmland and also acts as the historic link to the agricultural historic core of the village.</p>
Proposed Avoidance or Mitigation	<p>Archaeology - Potential only - Further desk-based assessment and survey of the site at planning application stage if site is allocated.</p> <p>Scheduled Monument - Mitigate by including a buffer zone at a suitable contour height on its northern side together with suitable landscaping.</p> <p>Hollinwood House - to mitigate impact on the Listed Building a suitable buffer and landscaping should be provided around the heritage asset to prevent urban encroachment on its setting.</p>

	<p>Ramsdale House - A 65m Landscape buffer to the east of Ramsdale House from the adjacent track together with mature boundary landscaping to reinforce the existing line of trees running north/west south-east on the golf course would help mitigate impact upon its setting.</p> <p>To mitigate harm to the rural approach into the village from the north-west a land buffer to the west of Main Street of approximately 150m from Main Street along Hollinwood Lane and stretching north-west to meet the B6386 to the north could be retained.</p>
Other Notes (including planning history)	No relevant planning history.

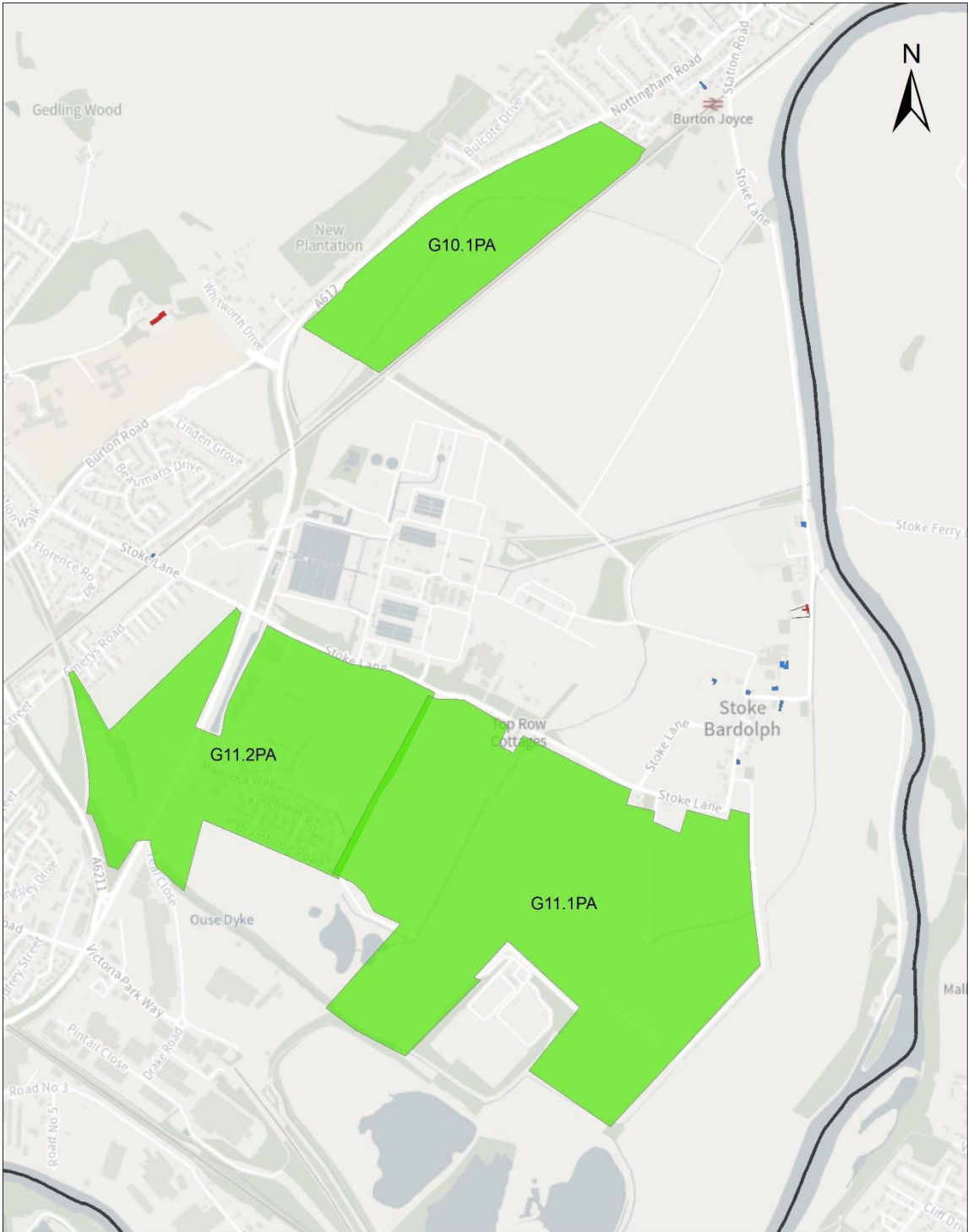
Key Settlement: Ravenshead












Site Reference	G01.2PA.
SHLAA number	G920.
Site	Silverland Farm, Ricket Lane Site B.
Conservation Areas	No.
Listed Buildings	No.
Scheduled Monuments	Site is within the setting of a Scheduled Monument (Fountain Dale moat).
Historic Parks and Gardens	No.
Other heritage assets	No.
Significance and Potential Harm	Fountain Dale moat is a well-preserved example of a small residential moat with documented historical associations. It has suffered little disturbance since it was abandoned, and so the buried remains of medieval buildings and structures will survive throughout. This Scheduled Monument is a moat which includes a roughly rectangular island measuring 48m x 35m surrounded by a 12m wide ditch which is in turn enclosed by substantial outer bank measuring 1m high and 2m wide. The ditch is steep sided and is 2m deep to the island or 3m deep to the bank. The north-east corner of the moat is crossed by a 14m wide causeway. Setting is the surroundings in which the asset is experienced.

	Impact - Potentially extending development towards the ridge line to the north of Ravenshead. It is considered that the extension of built development towards and onto this ridge line would be a particularly prominent skyline feature when viewed from the north that will encroach on the relatively open and remote rural setting of the Scheduled Monument at Fountain Dale moat having a moderate impact on its rural setting.
Proposed Avoidance or Mitigation	To mitigate any potential harm to the setting of this Scheduled Monument, any future development on the Silverland Farm site should be restricted to the southern parts of the site to provide a suitable undeveloped buffer zone between the development site and the ridge line. It is recommended that built form housing should be no closer than a minimum of 1000m in distance.
Other Notes (including planning history)	Part of the site had a rural building converted into a single dwelling in October 2021 (2018/0190).

Other villages



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|  Housing |  Listed Buildings II |
|  Historic Parks and Gardens |  Listed Buildings IISTAR |
|  Conservation Area |  Scheduled Monument |
|  Local Interest Buildings |  Borough Boundary |
|  Listed Buildings I | |

Site Reference	G10.1PA.
SHLAA number	G1222.
Site	Colwick Loop Road, Burton Joyce.
Conservation Areas	No.
Listed Buildings	Gedling House Grade II to the west.
Scheduled Monuments	No.
Historic Parks and Gardens	No.
Other heritage assets	No.
Significance and Potential Harm	There would be some low-level impact to the setting of the grade II Listed Gedling House located to the north-east however considerable development including the new Gedling Access Road (known as Colliery Way) has already impacted negatively on the setting of the Gedling House. Avoiding housing to the south-west part of the site would help to retain a more open and rural landscape setting to Gedling House.

Proposed Avoidance or Mitigation	Leave the south-western portion of the site as green space and introduce boundary tree planting along the north and north-west borders of the site.
Other Notes (including planning history)	No relevant planning history.

3.3. Heritage Assets Assessment – Nottingham City

Site	Preferred Approach Reference (Housing)	Preferred Approach Reference (Employment)	Logistics and Distribution Reference
North Ruddington – Land at Wilford Road to the north of Ruddington	NC1.7*		

Site: NC1.7* - North Ruddington – Land at Wilford Road to the north of Ruddington



Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
NC1.7*	SHLAA 1140	North Ruddington - Land at Wilford Road to the north of Ruddington (known as Land east of South Nottingham College / Land West of Wilford Road, Farnborough Road in the SHLAA)	Ruddington Conservation Area is approx. 200m to the south east at the site's closest point.	None on site.	None	None	None	None	None, beyond standard site investigations as part of any proposal.	

3.4. Heritage Assets Assessment – Rushcliffe Borough

Site	Preferred Approach Reference (Housing)	Preferred Approach Reference (Employment)	Logistics and Distribution Reference
West of RAF Newton	R02.1PA		
North and East of Bingham	R03.1PA		
Hall Farm, Grantham Road, Radcliffe on Trent	R06.1PA		
East of Radcliffe on Trent	R06.2PA		
East of Lady Bay, West Bridgford	R07.1PA*		
North of Gamston	R07.2PA		
Colston Gate, Cotgrave	R08.1PA		
West of Sharphill Wood	R10.1PA		
Edwalton Golf Course	R10.2PA		
Land at Wilford Road, Ruddington	R10.3PA		
Land south of Wheatcroft Island	R10.4PA		
South of Gamston Strategic Allocation	R11.1PA*		
West of Pasture Lane	R12.1PA		
East of Ruddington	R12.2PA		
North Ruddington	R12.3PA*		
West of Keyworth	R13.1PA		
East of A453	R15.1PA		
Land off West Leake Road, East Leake	R16.2*		
Land to the south of Rempstone Road, East Leake	R16.3*		
Nottingham 'Gateway'		RBC-EMP-02	RBC-L02
South of Owthorpe Lane		RBC-EMP-03	

Site	Preferred Approach Reference (Housing)	Preferred Approach Reference (Employment)	Logistics and Distribution Reference
Land north of Owthorpe Lane		RBC-EMP-04	
Stragglethorpe Junction		RBC-EMP-05	
North of Margidunum		RBC-EMP-06	
Land South of A52, Whatton		RBC-EMP-07	
Melton Road, Edwalton		RBC-EMP-08*	

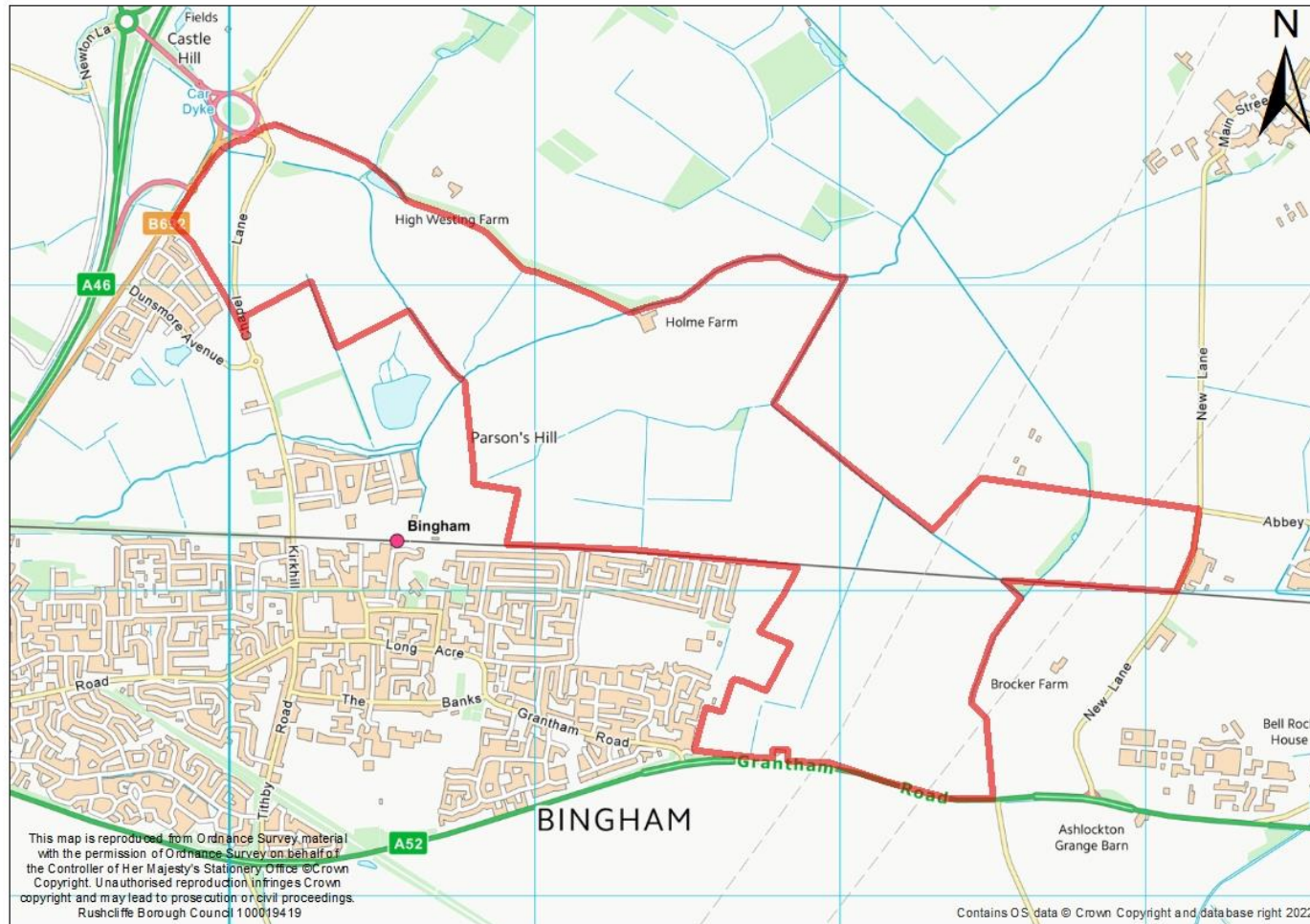
Site: R02.1PA – West of RAF Newton



Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
R02.1PA	SHLAA/NEW/004 & SHLAA/NEW/005	Land north and west of former RAF Newton	None	None	None	None	<p>HER identifies a Roman artefact found within the smaller, separate area, of this site (north of the existing strategic allocation)</p> <p>No designated heritage assets, however, there will be assets associated with the former airfield which require preserving. These will include pillboxes, shelters etc.</p>	<p>Setting of pillboxes and other structures would be significantly affected by development of the airfield, removing their historical context, however examples remaining are only part of the original defensive scheme.</p>	<p>Archaeological investigation – nature of archaeology should be readily detectable via magnetometry survey in support of any allocation and/or planning application.</p> <p>Incorporate example pillboxes, likely informed by condition, into GI infrastructure that connects them and protects their setting. Information should explain their historic</p>	

Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
									importance to the site.	

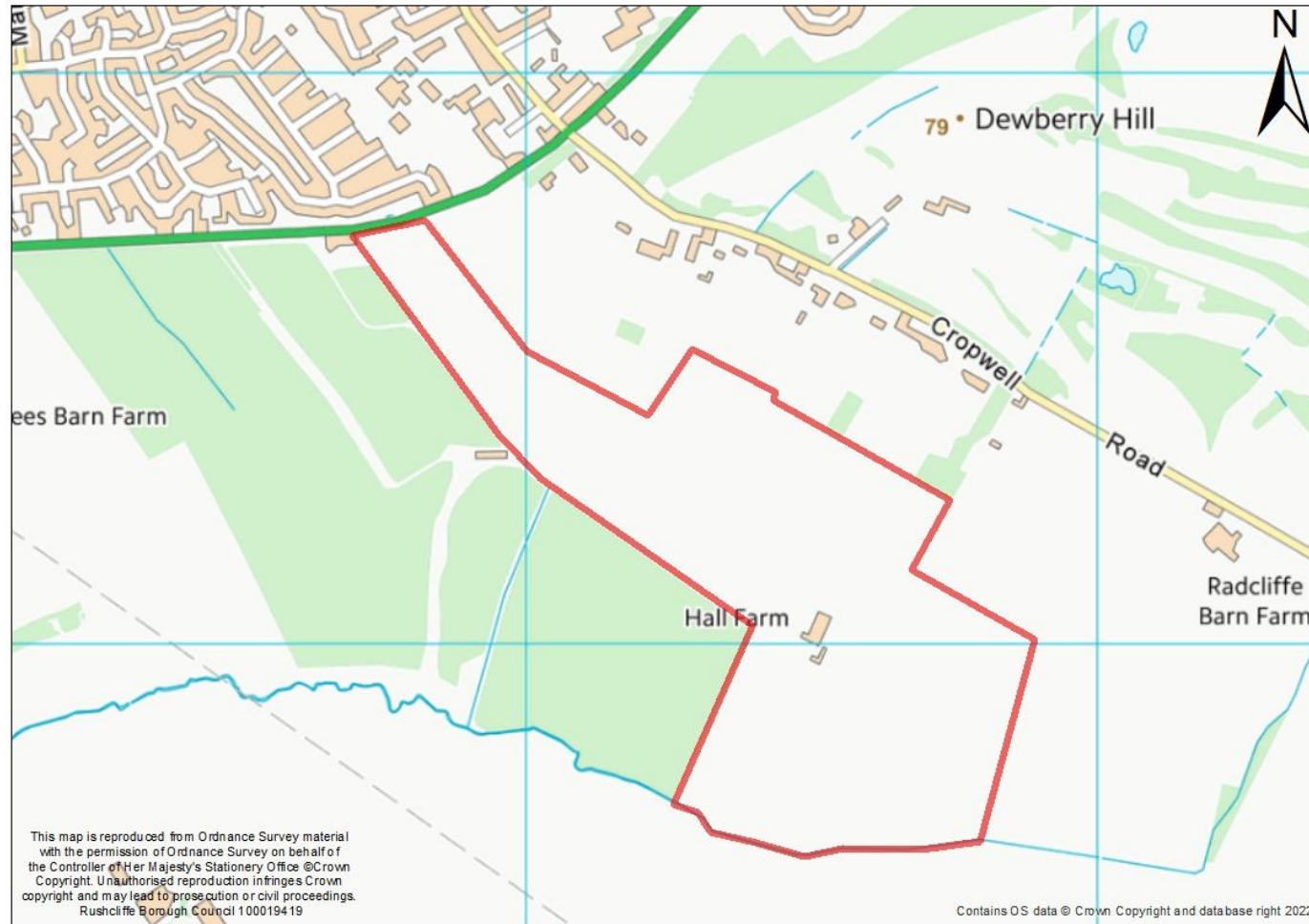
Site: R03.1PA – North and East of Bingham



Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
R03.1PA	SHLAA/BI N/001 & SHLAA/BI N/036	Land north and East of Bingham	None	In the setting of spire of Church of St. Mary and All Saint, (Grade 1)	Margidunum is a Scheduled Monument. This is located either side of the Fosse Way, including land within the site's north-west corner in the vicinity of the B692 roundabout.	None	<p>HER registers flint finds within western area, close to the Fosse Way.</p> <p>Site is also adjacent to the Fosse Way and on or close to the Roman Settlement of Margidunum to the NE with known Roman period finds and settlement also present to the SW</p> <p>Linear and circular features around Parson's Hill may indicate possible</p>	<p>Potential harm to archaeological features that may be significant excavations to the north for A46 improvement works encountered paleochannels and iron age features.</p> <p>Potential harm to archaeological features around Parson's Hill and between the railway line and A52.</p>	<p>Development should avoid, where possible, obscuring views of the spire from Chapel Lane.</p> <p>Standard historical / archaeological investigations as part of any proposal.</p> <p>Archaeological investigation – nature of archaeology should be readily detectable via magnetometry survey in support of any allocation and/or planning application.</p>	The site does provide an opportunity to better understand and explore the relationship of the Roman settlement features identified to the west with Margidunum.

Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
							<p>archaeological remains.</p> <p>Anglo Saxon burial site located adjacent to the site near Parson's Hill (precise location of find unknown).</p> <p>HER identifies Palaeolithic to Neolithic finds (flints) recovered from hill walking between the railway line and A52.</p>			

Site: R06.1PA Hall Farm, Grantham Road, Radcliffe on Trent



Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
R06.1PA	SHLAA/RAD/052	Hall Farm, Grantham Road	None	None	None	None	HER identifies Palaeolithic to Bronze Age flints found within the site.	Unknown. Potential harm to archaeological features.	Standard historical / archaeological investigations as part of any proposal.	

Site: R06.2PA – East of Radcliffe on Trent



Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
R06.2PA	SHLAA/RAD/054	East of Radcliffe on Trent	None	None	None	None	HER identifies Spellow Farm as a historic building (Historic Farmstead Survey undertaken by NCC) and it may qualify as a non-designated heritage asset (in accordance with Local Plan Part 2).	Development may result in significant harm to Spellow Farm and its setting.	Preserve Spellow Farm and its setting proportionate with its non-designated status as part of a GI masterplan.	

Site: R07.1PA* – East of Lady Bay, West Bridgford



Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
R07.1PA	SHLAA/H OL/001 & SHLAA/H OL/007	East of Lady Bay	None	Simkins Farmhouse, a Grade II listed building is situated adjacent to the northern part of the site. The southern aspect of the building can be viewed from the site and the open aspect of the agricultural fields form part of its setting.	None	None	<p>Late Upper Palaeolithic and Mesolithic Flints.</p> <p>Linear features of unknown origin east of Regatta Way.</p> <p>Land north of Adbolton Lane contains archaeological evidence from multiple periods (Romano British, Saxon, Medieval and post medieval) of an old village.</p>	<p>Potential harm to archaeological feature. Nearby excavations have yielded variable results, from nothing at all (west) to extensive and complex networks of truncated ditches north, but with few finds.</p> <p>Potential harm to the setting of a Listed Building, which addresses south towards site, no evidence of ridge and furrow on site and separated</p>	<p>Archaeological investigation – nature of archaeology may be detectable via magnetometry survey in support of planning application.</p> <p>History as an orchard associated with Simkins Farm may have disrupted archaeology. Careful consideration of most appropriate investigation methods required.</p> <p>Listed farmhouse has little association beyond proximity, association with outbuildings and</p>	

Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
								by the road route.	former orchard all to the north would be unaffected. Screening and set-back from the road frontage could serve to mitigate	

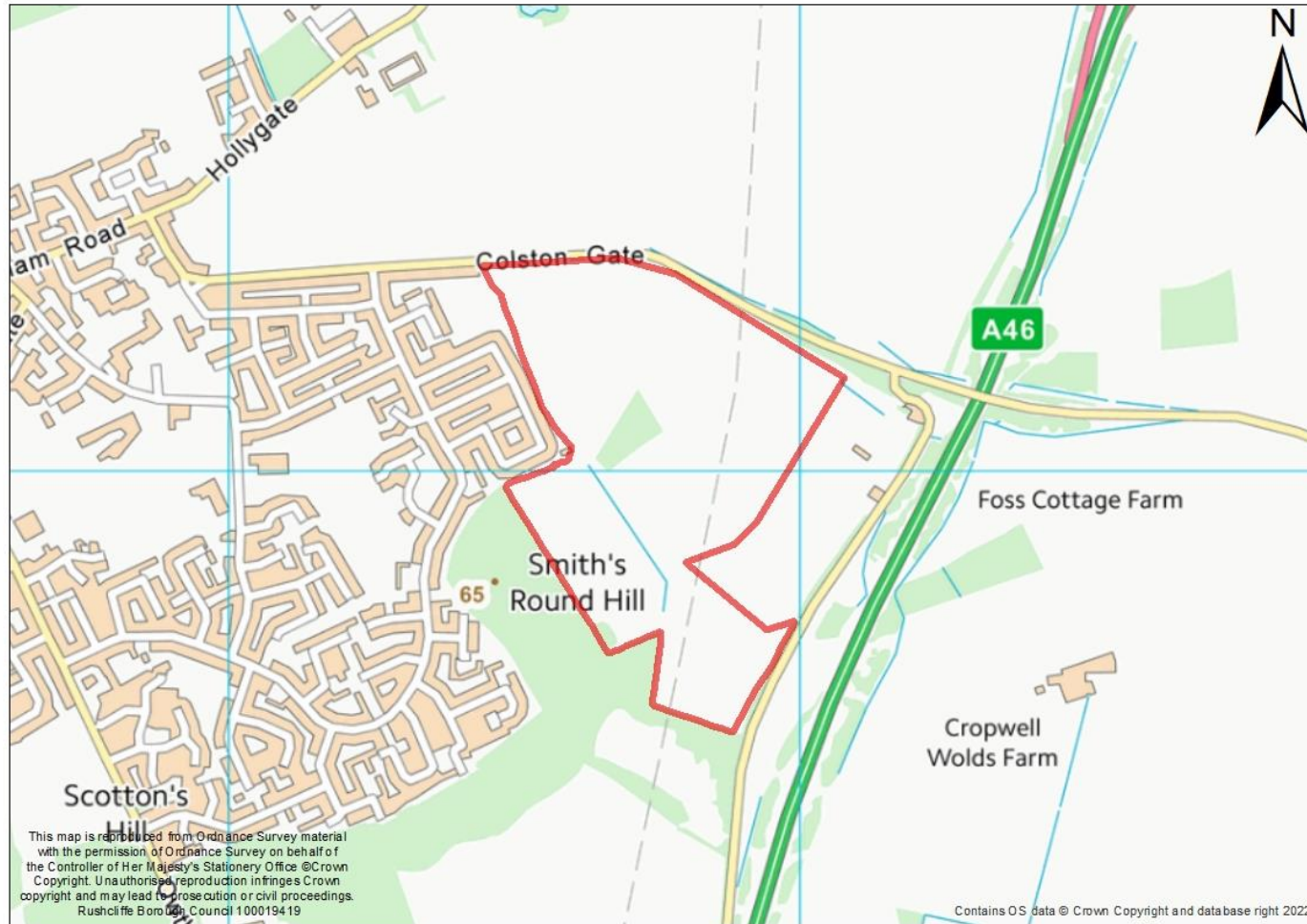
Site: R07.2PA – North of Gamston



Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
R07.2PA	SHLAA/H OL/004, SHLAA/H OL/004 & SHLAA/H OL/014	North of Gamston	None	None	None	None	<p>There are a number of non-designated heritage assets within the site, including a possible longbarrow, and old field system and cropmarks.</p> <p>Several adjoining enclosures or one large enclosure with internal features including circles indicate potential Roman settlement.</p> <p>HER suggests evidence of</p>	<p>Potential harm to archaeological features.</p> <p>Harm to the setting of the canal.</p>	<p>Archaeological investigation – nature of archaeology should be readily detectable via magnetometry survey in support of planning application.</p> <p>Nearby iron-age and roman archaeology has generally been poor, truncated ditches eroded by later ploughing with few finds.</p> <p>Avoid development encroaching close to the canal. Utilise this undeveloped area to enhance the canal as a GI asset/corridor.</p>	

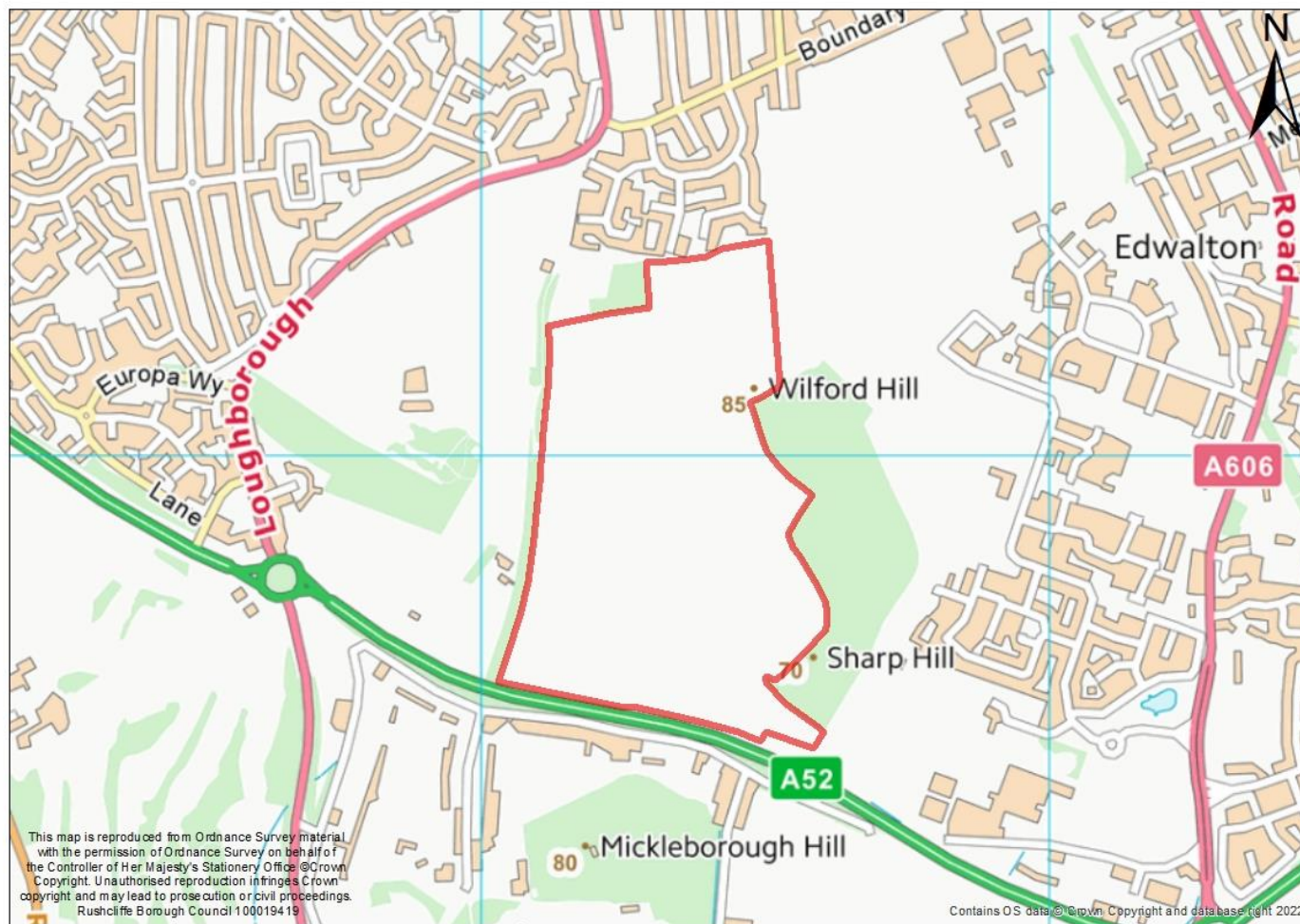
Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
							<p>Roman ditches.</p> <p>Grantham Canal to the south is also a non-designated heritage asset.</p>		Longbarrow feature might need particular attention if confirmed.	

Site: R08.1PA – Colston Gate, Cotgrave



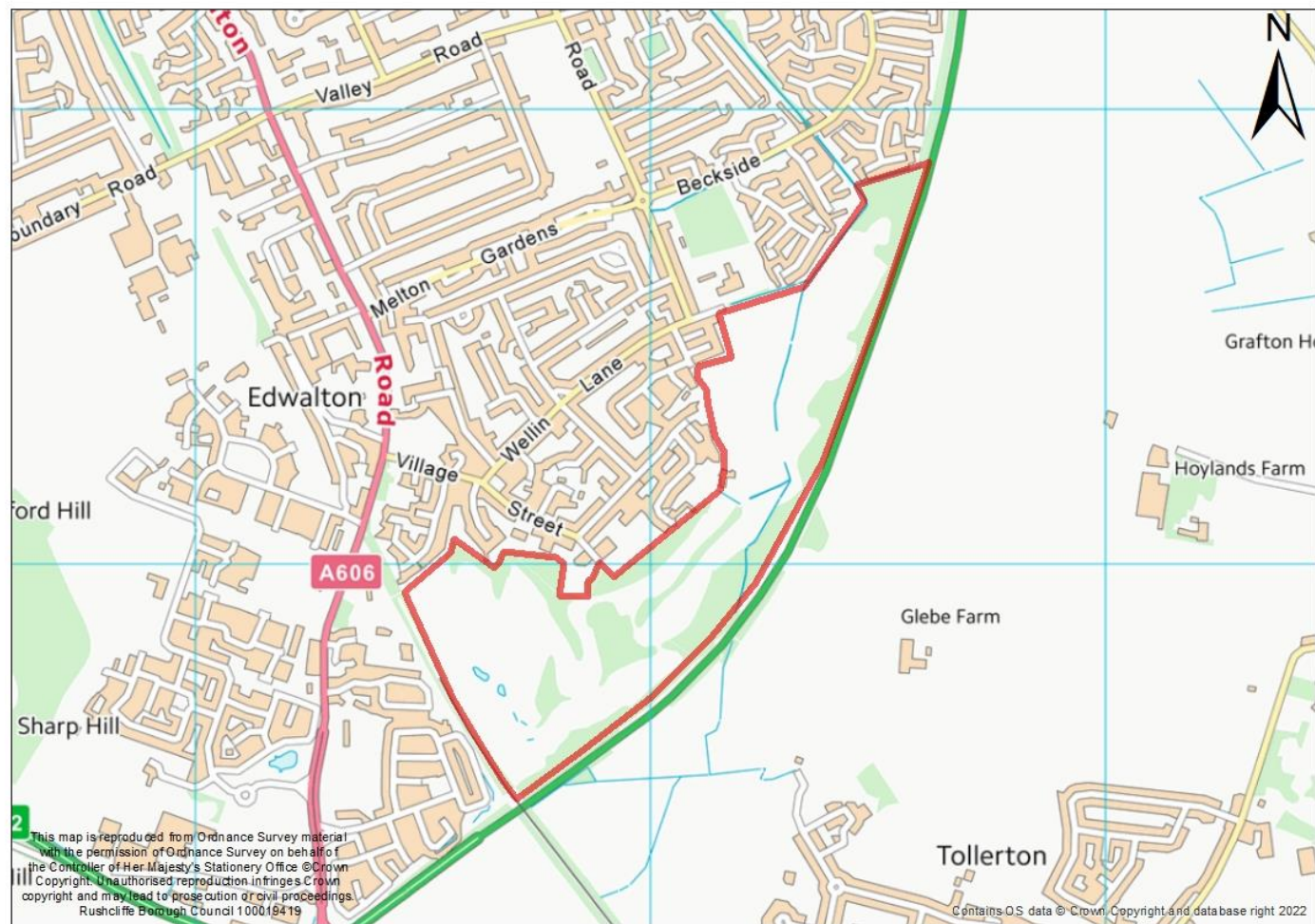
Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
R08.1PA	SHLAA/COT/007	Colston Gate, Cotgrave	None	None	None	None	None	-	-	-

Site: R10.1PA – West of Sharphill Wood



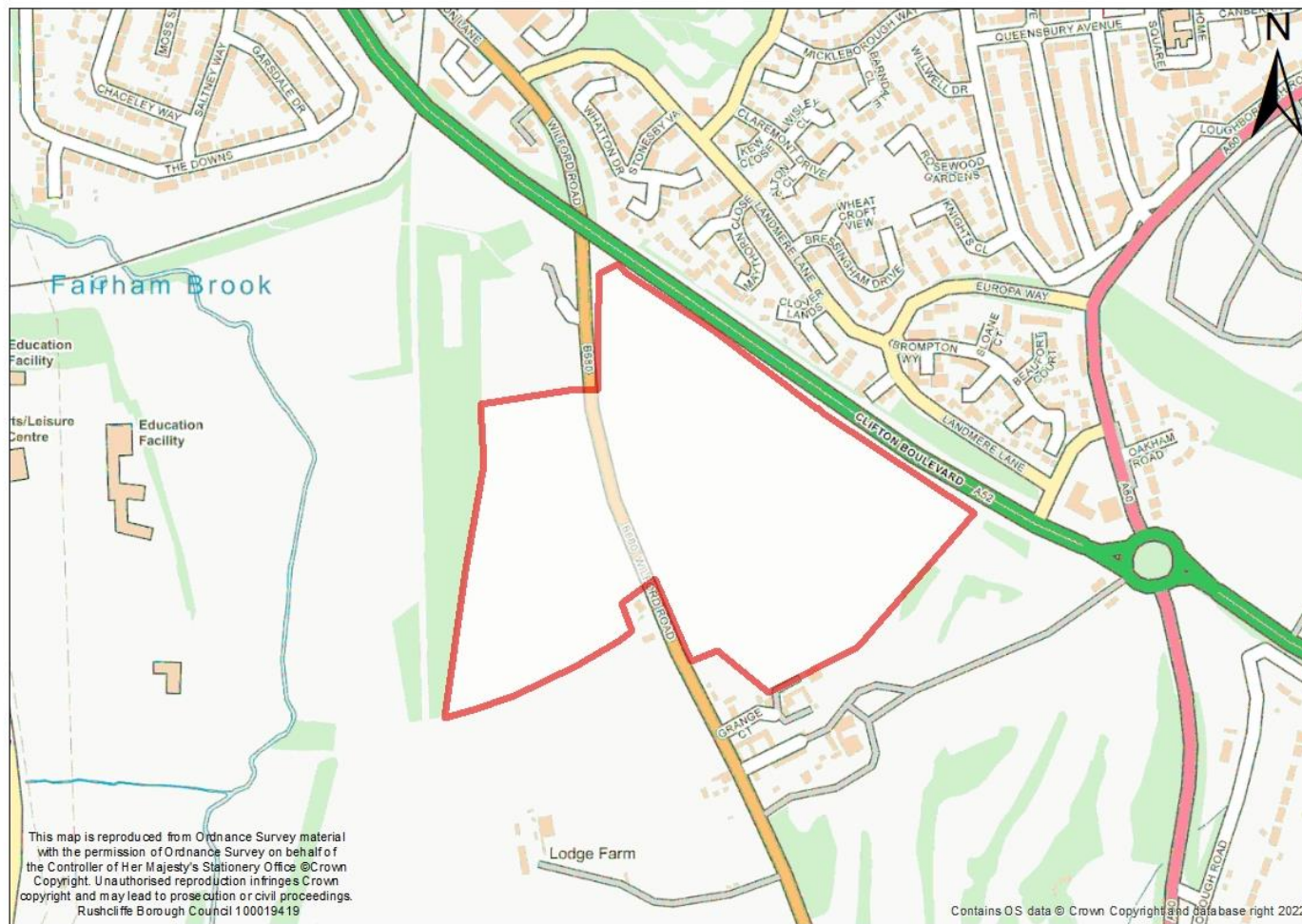
Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
R10.1PA	SHLAA/W BR/049	West of Sharphill Wood	None	None	None	None	None within site. HER identifies a quarry to the north of the site, south of Grange Avenue.	None	None, beyond standard site investigations as part of any proposal.	

Site: R10.2PA – Edwalton Golf Course



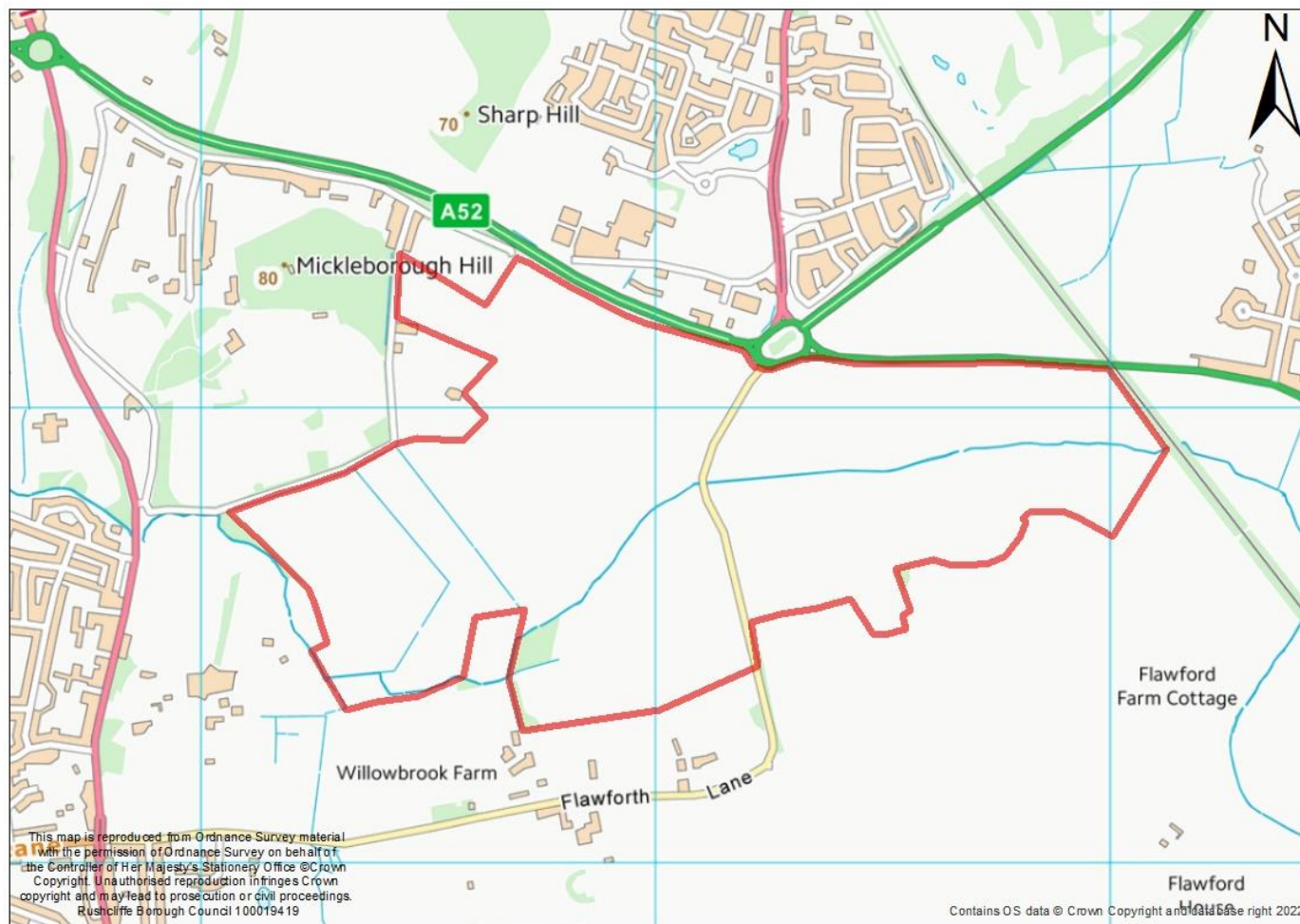
Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
R10.2PA	SHLAA/W BR/146	Edwalton Golf Course	Edwalton Conservation Area located adjacent to the site.	Church of the Holy Rood is Grade II* listed and located adjacent to the site.	None	None	Ridge and furrow embankment adjacent to Holy Rood Church	<p>Open 'semi-natural' setting of Holy Rood Church, when viewed from the south would be significantly affected.</p> <p>A medium to long distance panoramic view is identified from the end of Village Street across the site.</p>	<p>Avoid development that significantly affects the setting of the Church of the Holy Rood. Incorporate open spaces, including natural greenspace, south of the Holy Rood Church.</p> <p>Avoid physical development, which would significantly affect the panoramic view.</p>	

Site: R10.3PA – Land at Wilford Road, Ruddington



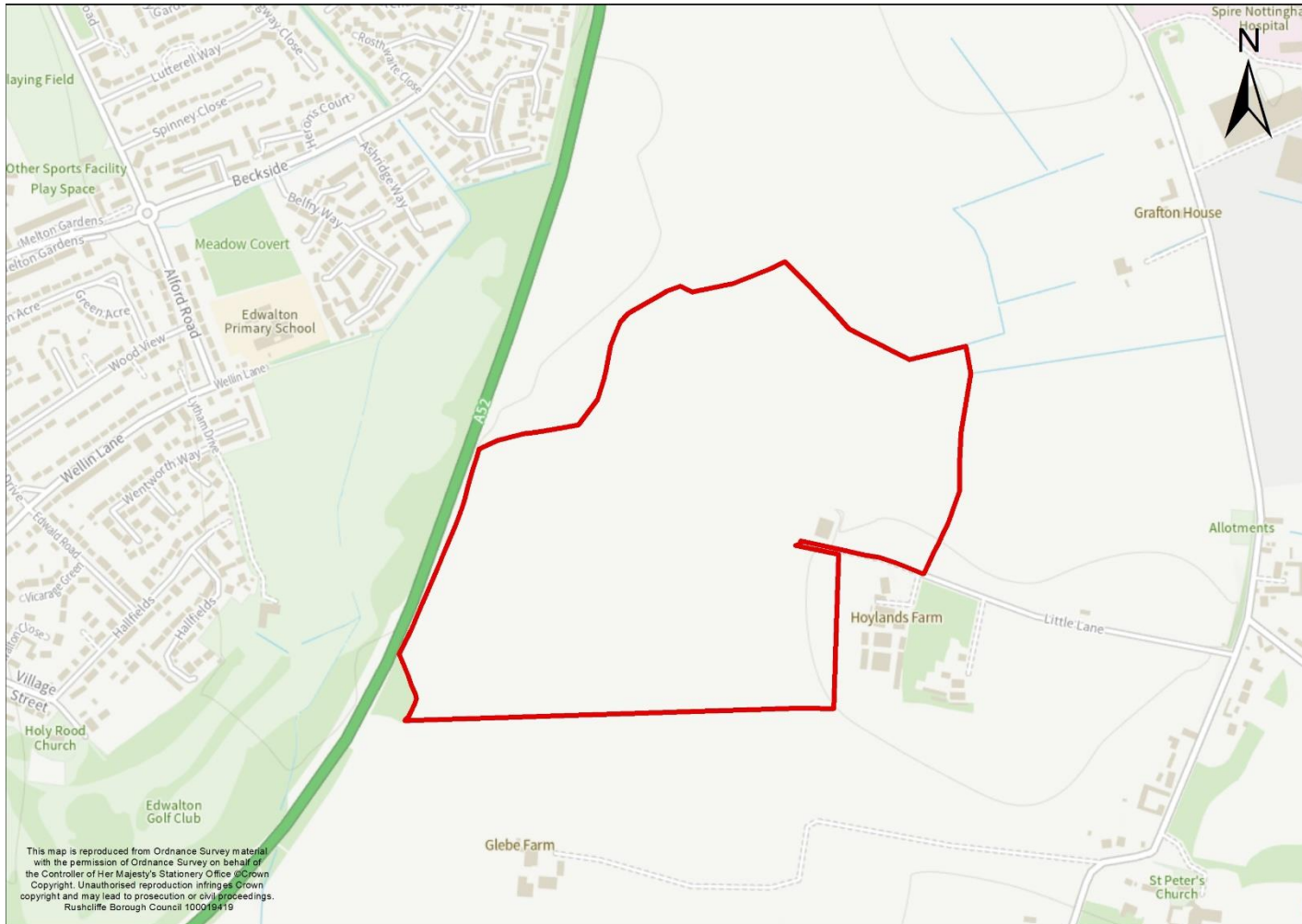
Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
R10.3PA	SHLAA/R UD/60	Land at Wilford Road Ruddington	None	None	None	None	Possible archaeological enclosure and linear features.	Unknown	None, beyond standard site investigations as part of any proposal.	

Site: R10.4PA – Land south of Wheatcroft Island



Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Ancient Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
R10.4PA	SHLAA/R UD/054	Land south of Wheatcroft Island, Ruddington	None	None	None	None	<p>Scattered archaeological finds found, including medieval pottery and flint.</p> <p>Enclosure and linear feature identified in the north-east corner (adjacent to A606 and railway line).</p>	Potential harm to archaeological feature.	Archaeological investigation – nature of archaeology should be readily detectable via magnetometry survey in support of planning application	

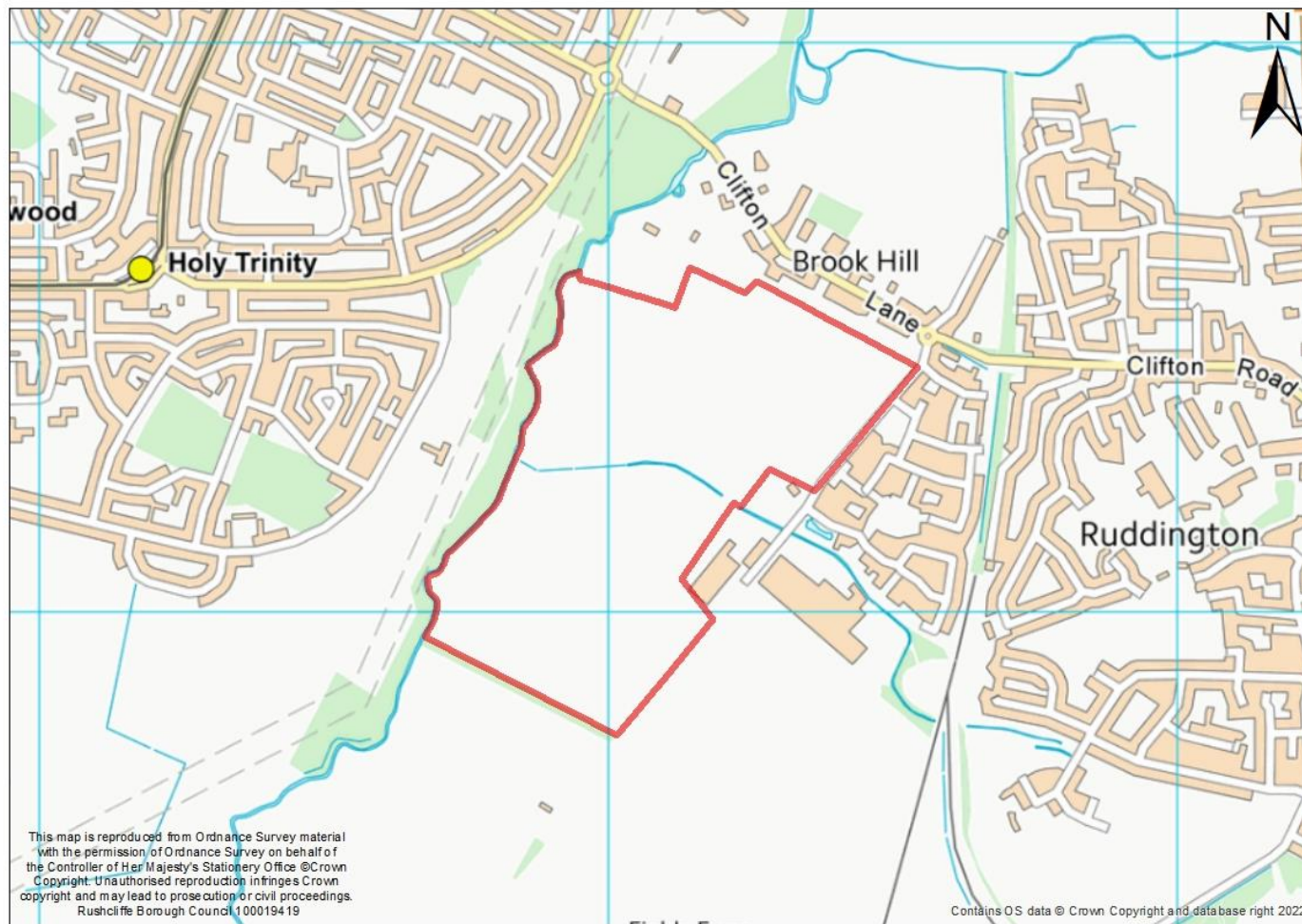
Site: R11.1PA* – South of Gamston Strategic Allocation



Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
R11.1PA	SHLAA/TOL/010 & SHLAA/TOL/002	South of Gamston Allocation	None	Tollerton Hall, its grounds, St Peters Church and Bassingfield House are Grade II listed and are on the opposite side of Tollerton Lane.	None	None	<p>HER picks up cropmarks and a well as possible archaeological features.</p> <p>The eastern area of this site provides a visual break between the historic core of Tollerton and the more recent 20th century developments closer to the A606.</p> <p>NMP shows ridge and furrow extensively to the southeast of Homestead Farm.</p> <p>The site includes partial sections and boundary of the Historic Village Core. Grounds of</p>	<p>Potential harm to non-designated heritage asset.</p> <p>The removal and development of the land would merge these areas and significantly affect the setting of the historic part of the settlement. The ridge and furrow has been intensively farmed and no longer apparent.</p>	<p>Archaeological investigation – nature of archaeology should be readily detectable via magnetometry survey in support of planning application.</p> <p>Restrict development within the eastern areas of the site that are closer to the historic core of Tollerton and the listed buildings present.</p> <p>Although no longer extant the recent survival of ridge and furrow could suggest that any archaeology within the site could be well preserved within</p>	

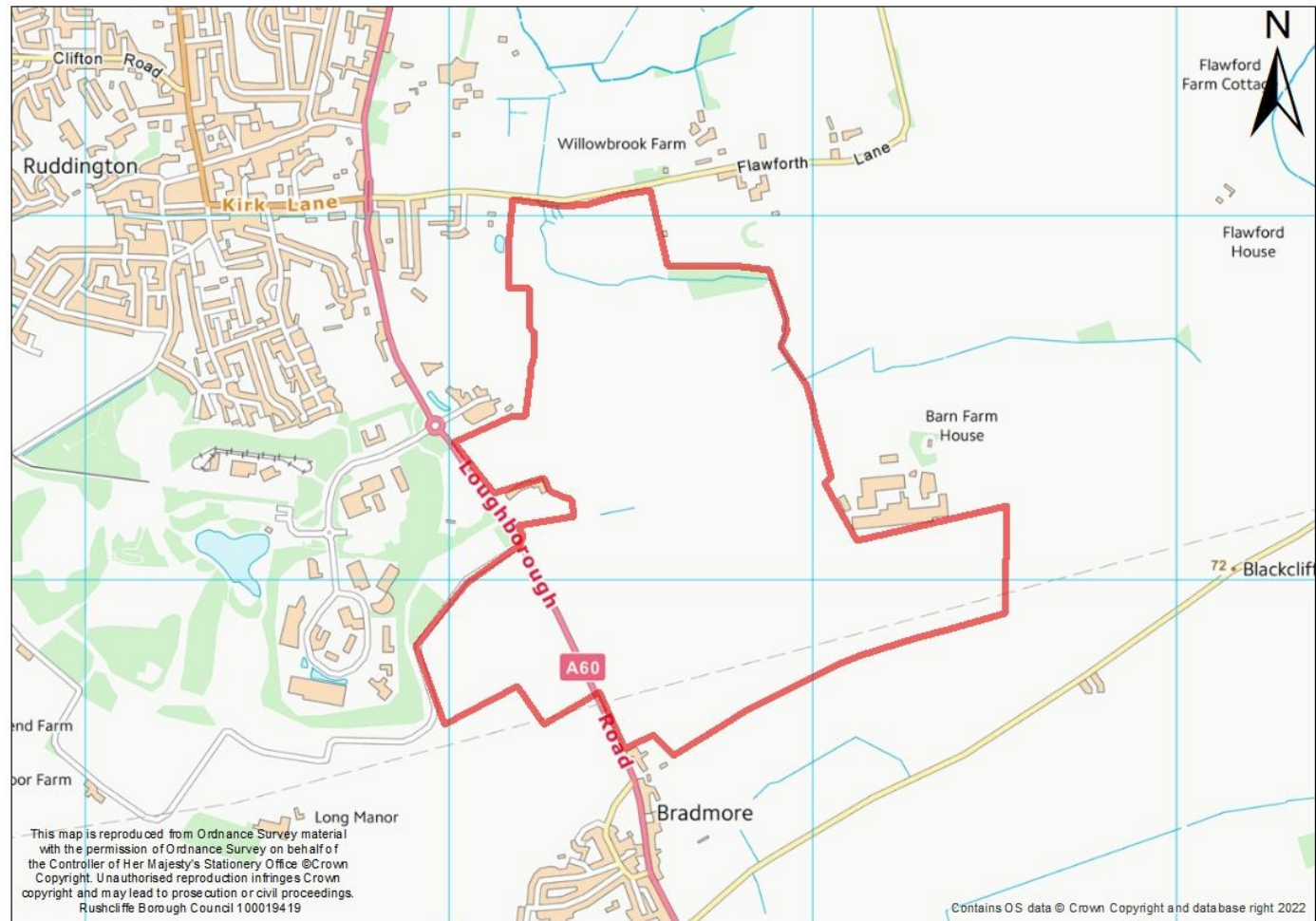
Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
							Tollerton Hall to the east of the site non-designated park and garden.		the eastern areas of the site. An archaeological desk-based analysis should inform any applications here.	

Site: R12.1PA – West of Pasture Lane



Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
R12.1PA	SHLAA/R UD/005	West of Pasture Lane, Ruddington	None	None	None	None	None	-	-	

Site: R12.2PA – East of Ruddington



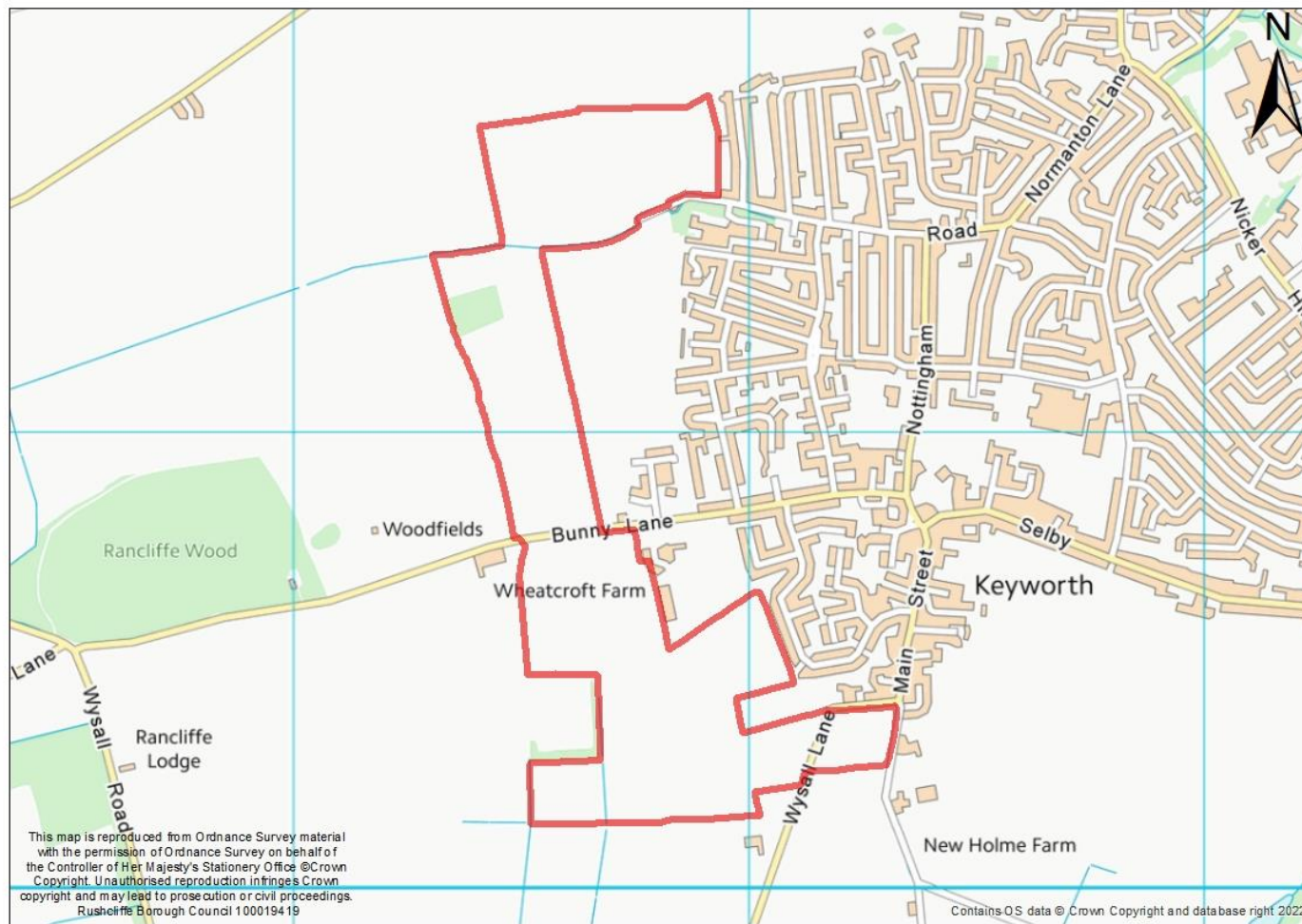
Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
R12.2PA	SHLAA/R UD/001 & SHLAA/R UD/059	Land on the east side of Loughborough Road, Ruddington	None	None	None	None	<p>Bradmore conservation area to the south of the site. No listed buildings within or within the setting of the site.</p> <p>HER identifies a potential location of a windmill alongside Mill Lane, otherwise nothing of significance identified.</p>	Potential harm to archaeological feature, extent of this feature will be limited, and its location is already well known.	None, beyond standard site investigations as part of any proposal.	Site extends down the entire eastern boundary of Ruddington and includes land west of the A60 south and east of the Ruddington Business Park.

Site: R12.3PA* – North Ruddington



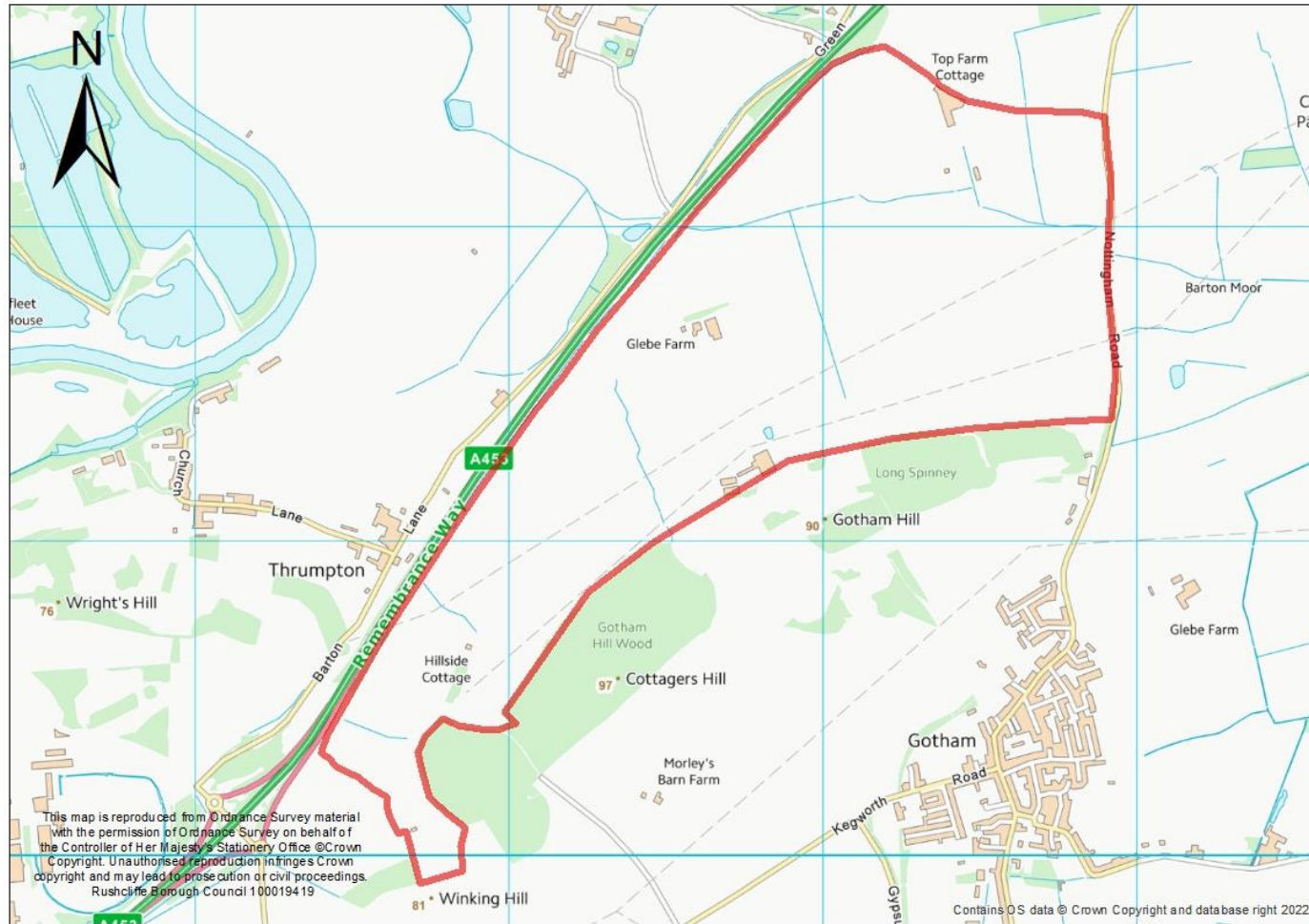
Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
R12.3PA*	SHLAA/R UD/015, SHLAA/R UD/033	North Ruddington	Ruddington Conservation Area is approx. 200m to the south east at the site's closest point.	None on site. Greenhouse at Ruddington (Grade II) is opposite the north east boundary.	None	None	HER identified small rectangular enclosure to the north of Lodge Farm, outside of the site's boundary.	Potential harm to archaeological feature, extent of this feature will be limited, and its location is already known.	None, beyond standard site investigations as part of any proposal.	

Site: R13.1PA – West of Keyworth



Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
R13.1PA	SHLAA/KEY/009, SHLAA/KEY/011, SHLAA/KEY/012 & SHLAA/KEY/014	Land west of Keyworth	None (CA is located east of these sites)	None	None	None	Ridge and furrow is visible within fields adjacent to Keyworth Cemetery. (South Keyworth).	Potential harm to archaeological feature.	Retention of best examples of ridge and furrow in the southern part of the site, elsewhere ridge and furrow could suggest good survival of any archaeology. Applications should be supported by appropriate archaeological desk-based analysis in the first instance.	

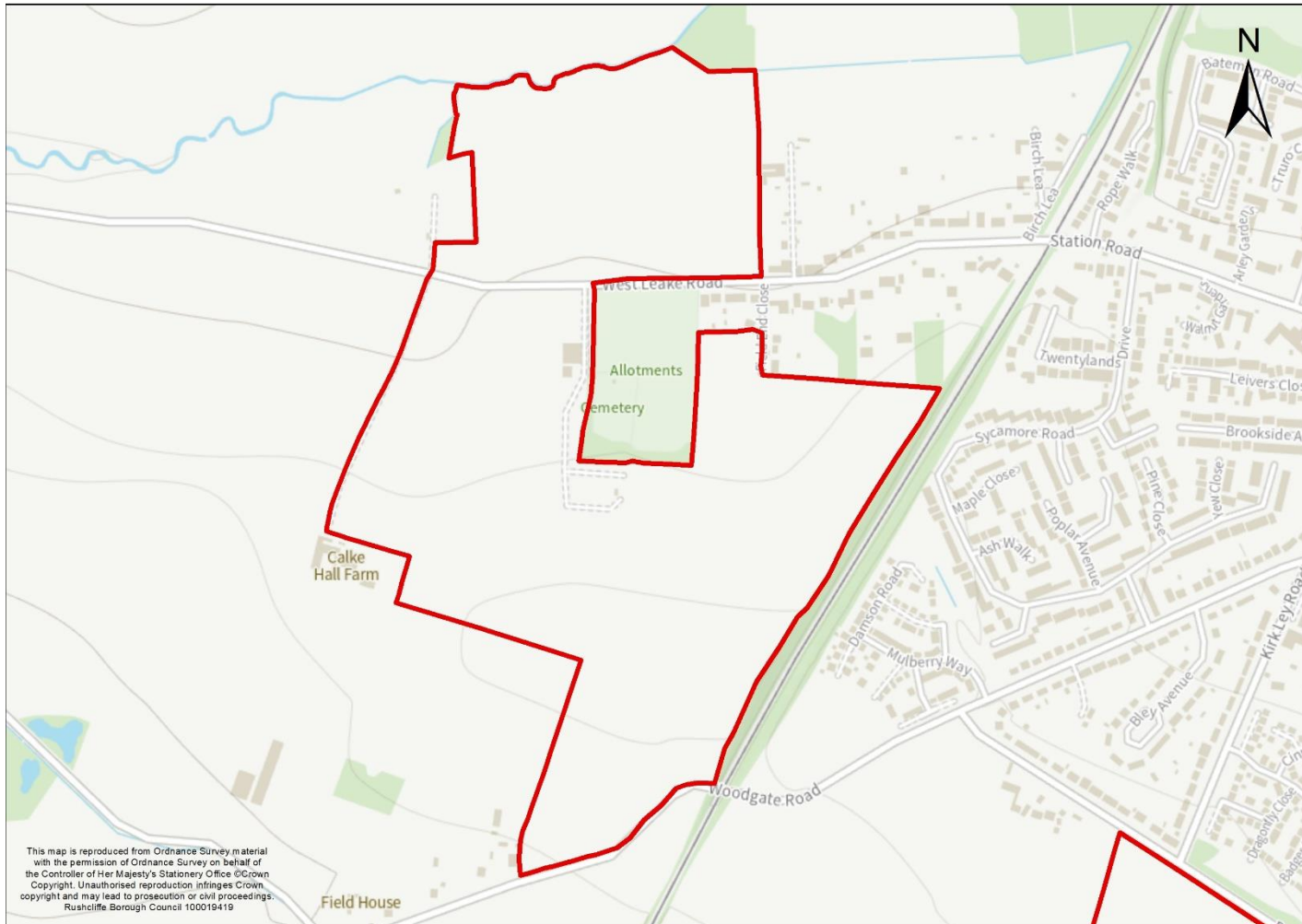
Site: R15.1PA – East of A453



Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
R15.1PA	SHLAA/BIF/002	East of A453	Thrumpton is a large conservation area to the north of the site.	None	Glebe farm, a Scheduled Monument, is of National Importance and it potentially covers a large area at the centre of the site.	None	<p>Archaeological features are distributed across this large strategic site.</p> <p>This includes linear features, mills, buildings and enclosures.</p> <p>There is also evidence of a Romano-British enclosed settlement and Villa complex at Glebe Farm. And also, evidence of an Iron Age farmstead.</p> <p>Tramway existed between Barton mine</p>	<p>Potential harm to important designated and non-designated heritage assets. The Scheduled Monument at Glebe Farm is of significant concern, together with the potential impact on the setting of Thrumpton Conservation Area</p>	<p>Scheduled Monument itself would be protected from development (including tree planting, regrading or construction of ponds or even use as a construction compound) due to the need for Monuments Consent, unlikely to be granted. The monument boundary is unlikely to represent the full extent of archaeology - archaeological investigation and mitigation would be required</p>	

Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
							and River Trent.		across the wider site focused on the surroundings of the monument.	

Site: R16.2* - Land off West Leake Road, East Leake



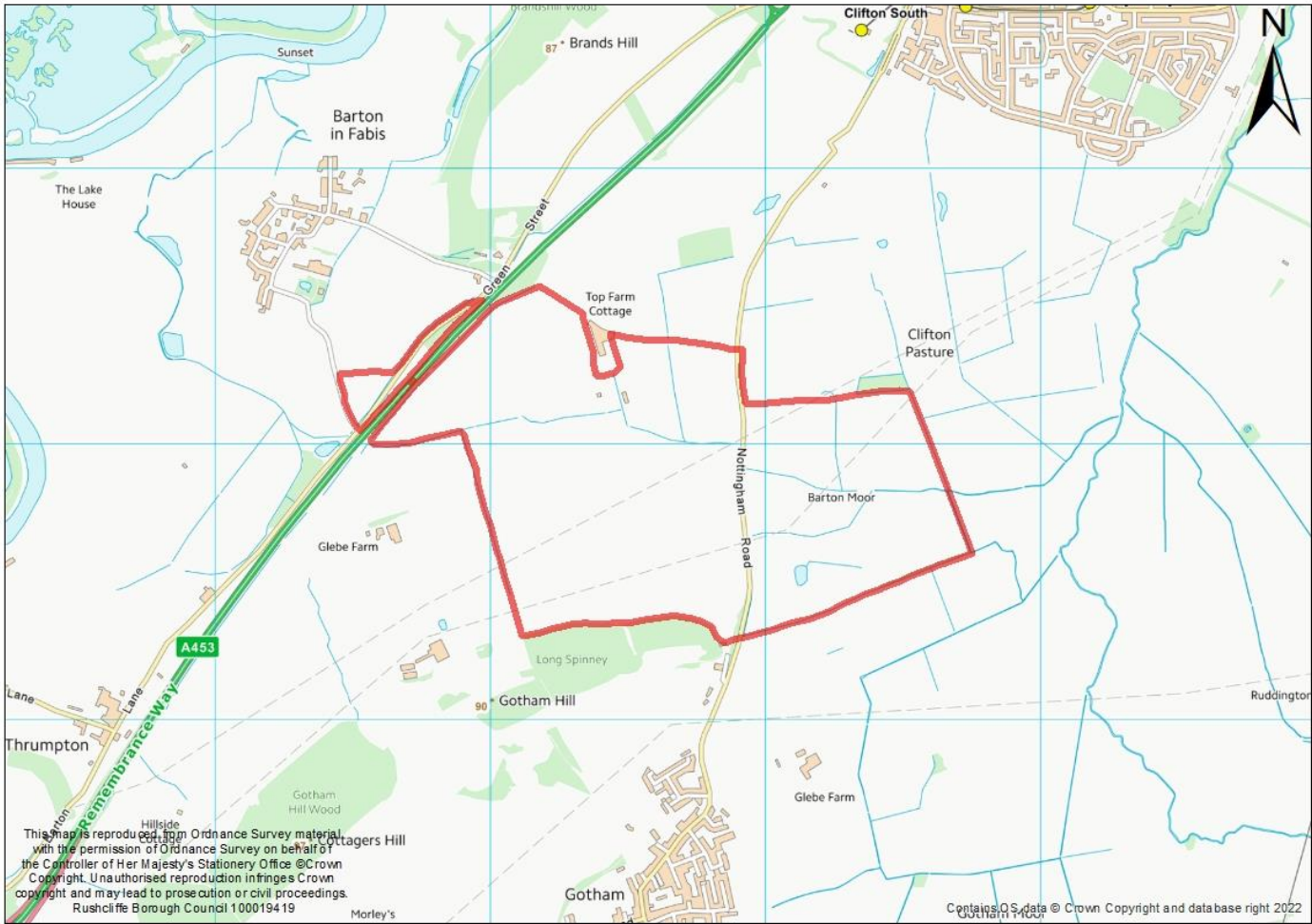
Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
R16.2*	SHLAA/EL/007	Land off West Leake Road, East Leake	East Leake Conservation Area is approx.. 400m east of the site's boundary.	None	None	None	The HER identifies a rectangular ditched enclosure abutting the site to the north east and a rectangular banked enclosure located to the south of the allotments in the centre of the site (located outside the site boundary).	Potential harm to archaeological features, extent of the features will be limited, and their location is already known.	None, beyond standard site investigations as part of any proposal.	Outline planning permission was refused in 2019 (18/02692/OUT) for 170 dwellings and in 2019 (19/02319/OUT) for 101 dwellings for part of the east of the site, closest to East Leake.

Site: R16.3* - Land to the south of Rempstone Road, East Leake



Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
R16.3*PA	SHLAA/EL/005	Land to the south of Rempstone Road, East Leake	East Leake Conservation Area is approx.. 580m north of the site's boundary.	None	None	Stanford Hall Park and Gardens (Grade II) is located approx.. 400m south of the site.	The HER identifies two finger posts on Rempstone Road and an old sandpit on Rempstone Road.	Potential harm to archaeological features, extent of the features will be limited, and their location is already known.	None, beyond standard site investigations as part of any proposal.	None

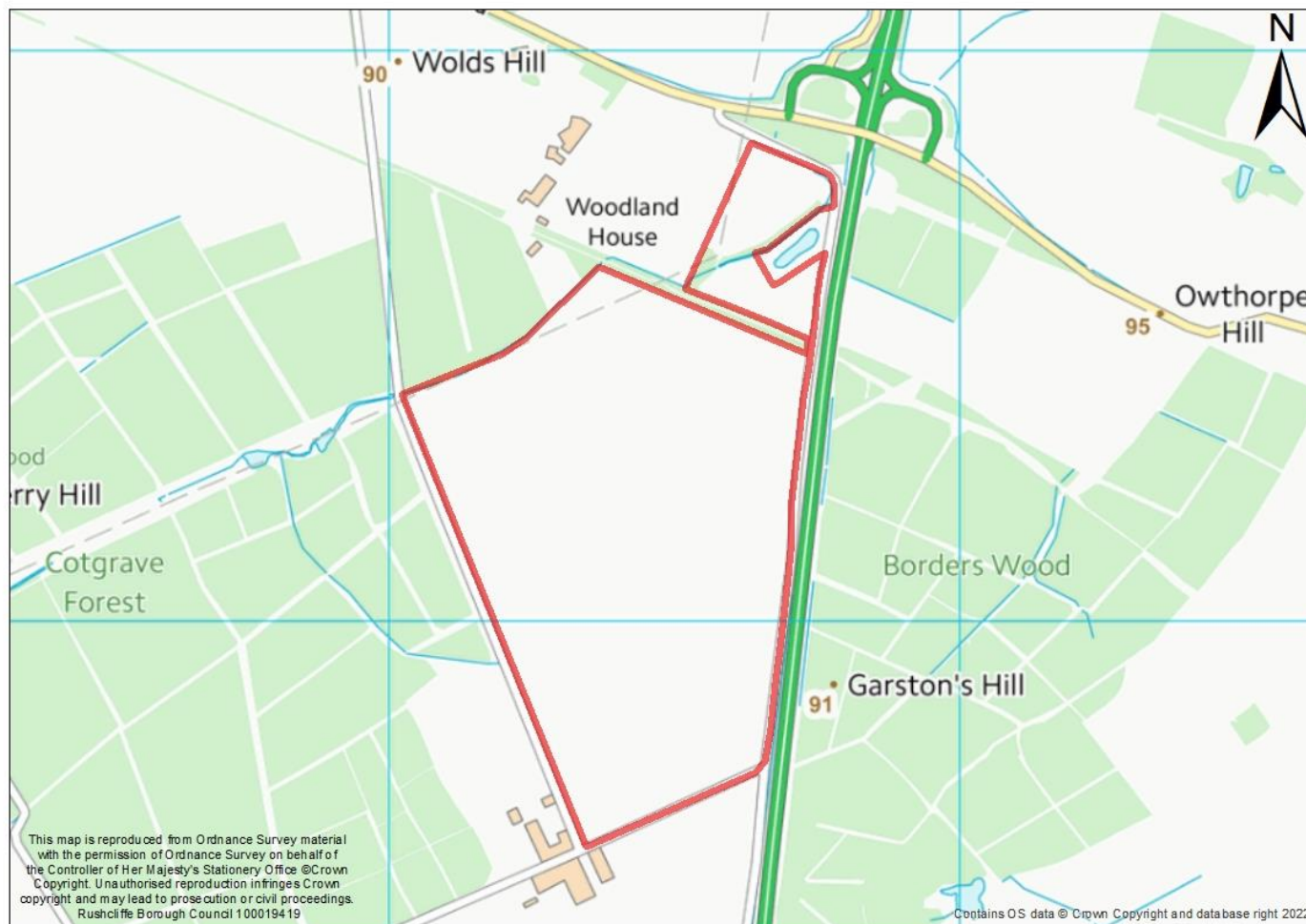
Site: RBC-EMP-02/ RBC-L02 – Nottingham ‘Gateway’



Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Ancient Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
RBC-EMP-02	N/A	Nottingham 'Gateway'	None	None	None	None	<p>HER indicates the possibility of archaeological remains in the vicinity of Glebe Farm, including areas within this site at its western extent.</p> <p>These may relate to a possible Romano-British enclosed settlement and Villa complex at Glebe Farm.</p> <p>Records also highlight possible enclosures near Raddle Barn and linear features east of Nottingham Road. Some</p>	Potential harm to archaeological feature.	<p>None, beyond standard site investigations as part of any proposal. Surveys should focus on land closest to Glebe Farm and potentially associated features.</p> <p>Archaeological investigation within the site – nature of archaeology should be readily detectable via magnetometry survey in support of any allocation and/or planning application.</p>	This site overlaps with the northern part of R15.1PA.

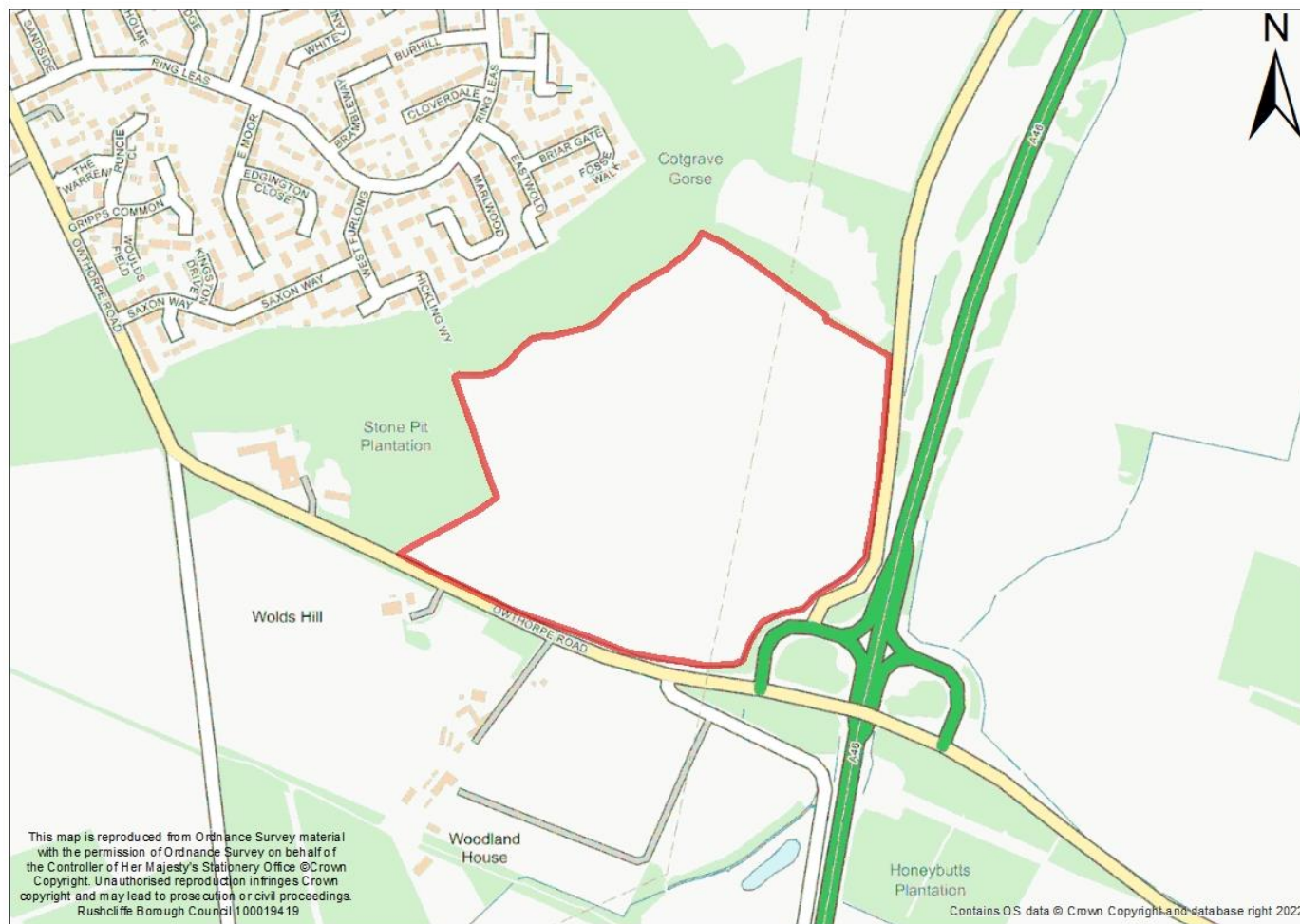
Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Ancient Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
							of these may be iron age and either contemporaneous, or predecessors to, the Roman site.			

Site: RBC-EMP-03 – South of Owthorpe Lane



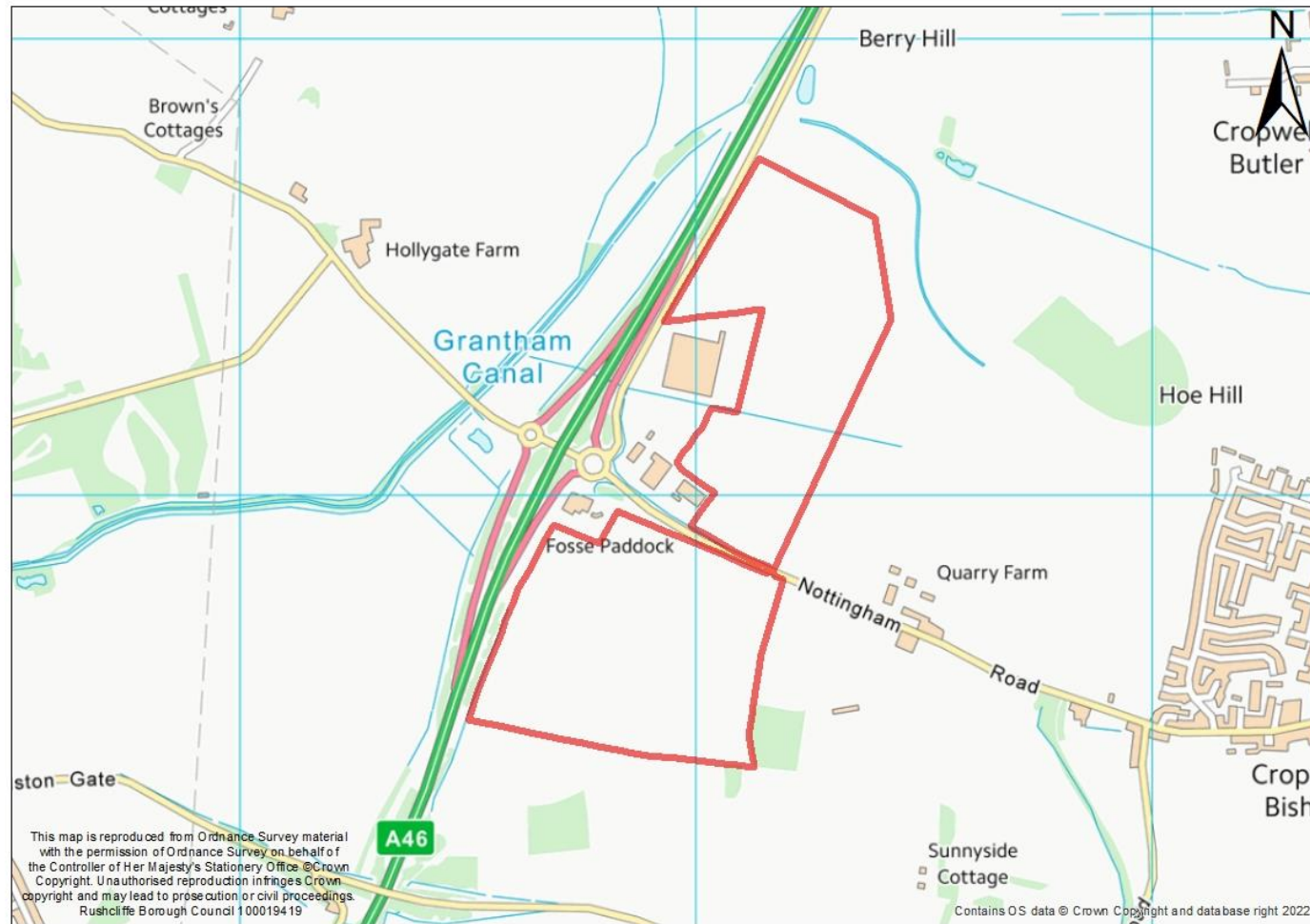
Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Ancient Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
RBC-EMP-03	N/A	South of Owthorpe Lane	None	None	None	None	Limited archaeological finds within this site, however the site is adjacent to the Fosse Way. As such archaeological remains / artefacts may be present.	Potential harm to archaeological features that may be present along the Fosse Way.	Archaeological investigation within the site – nature of archaeology should be readily detectable via magnetometry survey in support of any allocation and/or planning application.	None

Site: RBC-EMP-04 – Land north of Owthorpe Lane



Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Ancient Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
RBC-EMP-04	N/A	Land north of Owthorpe Lane	None	None	None	None	HER identifies no archaeological finds within this site, however the site is adjacent to the Fosse Way. As such archaeological remains / artefacts may be present.	Potential harm to archaeological features that may be present along the Fosse Way.	None, beyond standard site investigations as part of any proposal. Any archaeology should be readily detectable via magnetometry survey in support of any allocation and/or planning application.	None

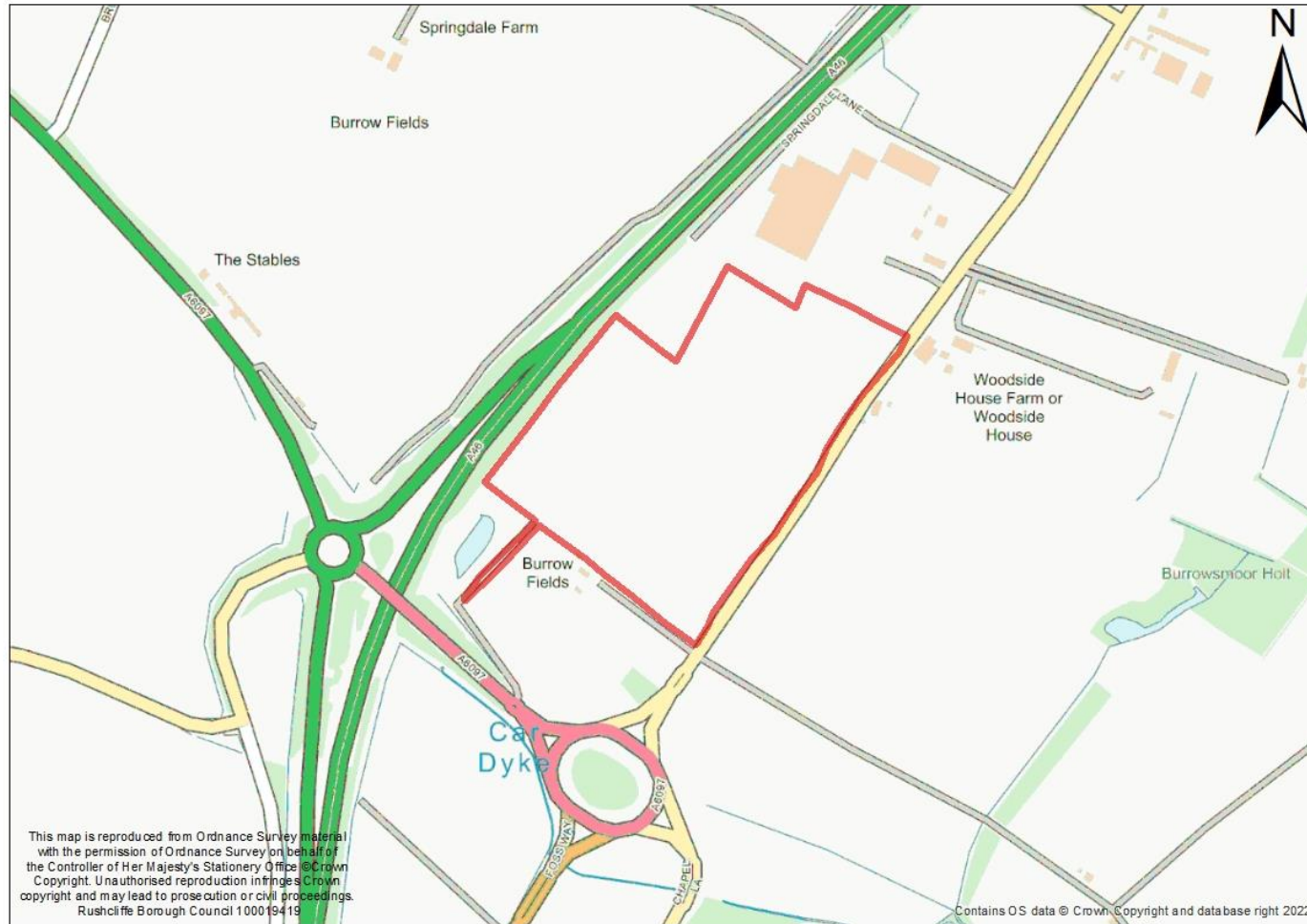
Site: RBC-EMP-05 – Stragglethorpe Junction



Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Ancient Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
RBC-EMP-05	N/A	Stragglethorpe Junction	Cropwell Bishop conservation area located approx. 1km to the east.	None	None	None	<p>The site is in close proximity to the Grantham Canal, which itself is a non-designated heritage asset. Many buildings and structures along its length are identified within the HER. This includes locks and kilns.</p> <p>Significant concentration of flintwork (Mesolithic, Neolithic and Bronze Age) has been found within fields along the eastern side of Fosse Way, within this site. Medieval</p>	<p>Potential harm to the historic rural setting of the Canal.</p> <p>Potential harm to archaeological features that may be present along the Fosse Way.</p> <p>Proposed Cropwell Bishop CA boundary ends well short of the western edge of the settlement, development here is unlikely to affect setting.</p>	<p>Avoid development encroaching close to the canal. Utilise this undeveloped area to enhance the canal as a GI asset/corridor.</p> <p>Standard site investigations as part of any proposal.</p> <p>Any archaeology should be readily detectable via magnetometry survey in support of any allocation and/or planning application.</p>	None

Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Ancient Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
							<p>pottery also found.</p> <p>The site is adjacent to the Foss Way. As such other archaeological remains / artefacts may be present.</p>			

Site: RBC-EMP-06 – North of Margidunum



Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Ancient Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
RBC-EMP-06	N/A	North of Margidunum	None	None	Margidunum Roman Town is a Scheduled Ancient Monument. This is located either side of the Fosse Way, including land within this site.	None	In addition to Margidunum, HER identifies a number of archaeological finds within the site, including Roman and Saxon pottery, and linear cropmarks.	<p>Potential harm to archaeological features which may be significant.</p> <p>Roman occupation is known to extend beyond the scheduled site in other directions and could cover more of this site.</p>	<p>Archaeological investigation – nature of archaeology should be readily detectable via magnetometry survey in support of any allocation and/or planning application.</p> <p>Development within the vicinity of the Roman settlement should be avoided.</p>	

Site: RBC-EMP-07 – Land South of A52, Whatton



Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Ancient Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
RBC-EMP-07		Land South of A52, Whatton	None	None	None	None	Limited archaeological finds within this site. HER identifies linear features of unknown origin. Southern end of site has areas of ridge and furrow remains.	Potential harm to archaeological features, in ridge and furrow areas any remains present could potentially be relatively well preserved.	None, beyond standard site investigations as part of any proposal.	None

Site: RBC-EMP-08* – Melton Road, Edwalton



Site Reference	SHLAA number	Site	Conservation areas	Listed Buildings	Scheduled Ancient Monuments	Historic Parks and Gardens	Other heritage assets	Significance and Potential Harm	Proposed Avoidance or Mitigation	Other Notes (including planning history)
RBC-EMP-08*		Melton Road, Edwalton	None	None	None	None	The HER identifies a sub-rectangular enclosure opposite the site to the south.	Potential harm to archaeological feature, extent of the feature will be limited, and their location is already known.	None, beyond standard site investigations as part of any proposal.	None