



ARCUS

**STAYTHORPE BATTERY ENERGY STORAGE SYSTEM
HERITAGE IMPACT ASSESSMENT**

SEPTEMBER 2022



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DATA ENTRY FORM

PROJECT INFORMATION

Project title	Staythorpe BESS
Description	A Cultural Heritage Impact Assessment (HIA) of a proposed Battery Energy Storage and associated infrastructure on land within Staythorpe.
Report	Heritage Impact Assessment
Contractor name	Arcus Consultancy Services Ltd.
Client	Ecap Staythorpe BESS Ltd

SITE LOCATION INFORMATION

Council	Newark and Sherwood District Council
Area	10.1 ha
Grid References	Centred on NGR 475454, 353713

PROJECT BIBLIOGRAPHY

Type of publication	Unpublished document/manuscript
Title	Staythorpe BESS Heritage Impact Assessment
Author	Esther Lodge
Date	August 2022

NON-TECHNCIAL SUMMARY

A Heritage Impact Assessment (HIA) has been undertaken by Arcus Consultancy Services Limited ('Arcus') on behalf of Ecap Staythorpe BESS Ltd ('the Applicant') for a Battery Energy Storage System (BESS) and associated infrastructure (the 'Development') located on land south-west of the Staythorpe electricity substation, Staythorpe ('the Site'), and approximately 4 km west of Newark-on-Trent, located at NGR SK 75454 53713 (Figure 1).

The purpose of the HIA is to establish the archaeological and heritage baseline, assess the potential for direct effects to the archaeological resource from the Development, and assess nearby designated heritage assets which may undergo changes to setting which could affect their cultural significance as a result of the Development.

The Site boundary for the Development planning application is shown on Figure 1. For the remainder of this report the Site boundary will be referred to as the 'Core Study Area' (CSA). The CSA comprises 10.1 ha and is centred at NGR 475454, 353713 as depicted on Figure 1. The CSA is the area in which direct effects to archaeology may occur.

The result of the baseline compilation shows that whilst there are no designated assets within the CSA, there are non-designated assets including an undated oval cropmark (MNT 3139), a paleochannel (A5) a post-medieval triangulation pillar (HM1), cropmarks indicating historic field boundaries (A3) and other unknown geophysical features (A1 and A2) found within the CSA.

Following a desk-based assessment and geophysical survey, it has been determined that the CSA has a high potential for subsurface archaeology to be encountered with several undated features identified within the geophysics results. This potential primarily relates to the later prehistoric periods, with the survey results indicative of evidence for potential occupation and settlement. As the survival, extent and character of these features is unknown, a programme of archaeological trial trenching is recommended to ground truth the DBA and geophysics results and to evaluate the heritage significance of any potential surviving remains. These works are to be designed in further consultation with the Council Archaeologist.

In regard to the assessment of changes to setting that affect heritage significance, 97 heritage assets were assessed for changes to setting. The assessment considered each asset's cultural significance and the contribution of setting to that cultural significance, further informed by site visits to the heritage assets. The setting assessment concluded that there will be no significant changes to 87 heritage assets. A less than substantial harm was identified to the following assets:

- Averham Conservation Area and associated Listed Buildings
- Upton Conservation Area and associated Listed Buildings;
- NHLE 1370184 Grade II The Manor House;
- MNT 22020 Non-designated Grange Farmhouse;
- MNT 28430 Non-designated Staythorpe House Farmhouse;
- MNT 22021 Non-designated House adjacent to the Manor House to East;
- MNT 22060 Non-designated Manor Farmhouse;
- MNT 22061 Non-designated House adjacent to the Manor House to North;
- MNT 24868 Non-designated House north-east of 1, 2, & 3 Pingley Close; and
- MNT 27585 Non-designated Outbuildings at Manor Farm (Manor Farm Barns).

The harm to the heritage significance of these assets is considered less than substantial and should be weighed against the benefits of the proposal in lines with paragraph 202 of the NPPF.

1 INTRODUCTION

A Heritage Impact Assessment (HIA) has been undertaken by Arcus Consultancy Services Limited ('Arcus') on behalf of Ecap Staythorpe BESS Ltd ('the Applicant') for a Battery Energy Storage System (BESS) and associated infrastructure (the 'Development') located on land south-west of the Staythorpe electricity substation, Staythorpe ('the Site'), and approximately 4 km west of Newark-on-Trent, located at NGR SK 75454 53713 (Figure 1).

The purpose of the HIA is to establish the archaeological and heritage baseline, assess the potential for direct effects to the archaeological resource from the Development, and assess nearby designated heritage assets which may undergo changes to setting which could affect their cultural significance as a result of the Development.

1.1 The Development

The Applicant is seeking planning permission for the construction and operation of a Battery Energy Storage System (BESS) with associated infrastructure including grid connection.

The proposed Development is anticipated to have a storage capacity of at least 200 Megawatts (MW).

The Development would include the following components:

- 204 no. containerised batteries (9.5 m x 2.5 m x 3.8 m), each with an adjacent DC box and inverter (2.0 m x 1.0 m x 3.2 m) laid on limestone chippings surface;
- 34 no. transformer stations (10 m x 2.5 m x 3.8 m), 34 no. smart controllers (1.0 m x 1.2 m x 3.1 m) and 34 no. auxiliary transformers (1.9 m x 1.2 m x 3.1 m) situated adjacent to the DC boxes and inverters;
- A substation compound (as shown in Planning Drawing 23) including:
 - 400/132 kV substation transformer (12.5 m maximum height) and associated high voltage equipment including 132kV and 400kV relay and control rooms, statcoms and connection bays (Refer to Planning Drawing 24);
 - 132/33kV substation transformers (55.0 m x 30.0 m x 7.0 m) and associated 33kV low voltage switch room, back-up supply infrastructure, harmonics filter and a 33kV high voltage switch room (Refer to Planning Drawing 25); and
 - Associated CAT 2 mesh fencing and gates, internal access tracks, oil separators and 4 car parking spaces.
- 2.4 m high low impact perimeter mesh and deer fencing or similar around the developable areas;
- Internal access tracks made up of Type 1 and Type 2 aggregate;
- Water tanks;
- Welfare Area & Spares Warehouse/Workshop (3.8 m in height) and area for 6 car parking spaces;
- CCTV camera systems located within the Welfare area and at the end of each row of battery modules, mounted on 4 m high posts;
- Landscaping and biodiversity enhancements, mainly along the boundary with Staythorpe Road and in various on-site ecological management areas in the north, west and southeast portions of the Site;
- A new permissive footpath along the western edge of the Site;
- Wooden acoustic fencing around the main battery infrastructure (4 m in height);
- Underground cabling between units.

1.2 Study Areas

The Site boundary for the Development planning application is shown on Figure 1. For the remainder of this report the Site boundary will be referred to as the 'Core Study Area'

(CSA). The CSA comprises 10.1 ha and is centred at NGR 475454, 353713 as depicted on Figure 1. The CSA is the area in which direct effects to archaeology may occur.

In order to assess the potential for direct impacts to archaeology within the CSA, a 1 km Study Area, including the CSA and land out to 1 km was utilised in establishing the historical baseline for the CSA and its archaeological potential (Figure 1).

A 3 km radius extending out from the CSA was used to identify designated assets that could potentially undergo a change to setting as a result of the Development (Figure 2). A sieving exercise was undertaken to determine the final selection of heritage assets requiring consideration as detailed in Section 7.1.

2 LEGISLATION, POLICY AND GUIDANCE

The assessment has been undertaken considering relevant heritage legislation, policy and guidance as outlined below.

2.1 Legislation

Statutory protection for archaeology is principally outlined in the Ancient Monuments and Archaeological Areas Act (1979)¹, as amended by the National Heritage Act (1983)², and nationally important sites are listed in a Schedule of Monuments.

Listed Buildings and Conservation Areas receive protection under the Planning (Listed Buildings and Conservation Areas) Act 1990³, as amended by the Enterprise and Regulatory Reform Act (2013)⁴. There is a legal duty under this Act to have '*special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*'⁵ and that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'⁶.

Hedgerow Regulations (1997) provides protections for 'important' hedgerows within the countryside, controlling their alteration and removal by means of a system of statutory notification⁷.

2.2 National Planning Policy Framework and Guidance

The National Planning Policy Framework 2021 (NPPF)⁸ sets out the government's planning policies for England in order to achieve sustainable development. In regard to heritage assets, the NPPF seeks to conserve them in a manner appropriate to their significance with further guidance provided by Historic England in regards to managing heritage significance.

In regard to planning applications, the NPPF states:

'Policy 16. Conserving and enhancing the historic environment.'

¹ UK Government (1979) *Ancient Monuments and Archaeological Areas Act*. Available at www.legislation.gov.uk/ukpga/1979/46 (accessed 12/05/2022)

² UK Government (1983) *National Heritage Act*. Available at <http://www.legislation.gov.uk/ukpga/1983/47> (accessed 12/05/2022)

³ UK Government (1990) *Planning (Listed Buildings and Conservation Areas) Act 1990*. Available at <http://www.legislation.gov.uk/ukpga/1990/9/contents> (accessed 12/05/2022)

⁴ UK Government (2013) *Enterprise and Regulatory Reform Act 2013*. Available at <http://www.legislation.gov.uk/ukpga/2013/24/contents/enacted> (accessed 12/05/2022)

⁵ UK Government (1990) *Planning (Listed Buildings and Conservation Areas) Act 1990*, Paragraph 66. Available at <http://www.legislation.gov.uk/ukpga/1990/9/contents> (accessed 12/05/2022)

⁶ Ibid, Paragraph 72

⁷ UK Government (1997) *The Hedgerows Regulations 1997*, Part II. Criteria. Available at <https://www.legislation.gov.uk/uksi/1997/1160/schedule/1/part/II/made> (accessed 12/05/2022)

⁸ UK Government (2021) *National Planning Policy Framework*. Available at <https://www.gov.uk/government/publications/national-planning-policy-framework--2> (accessed 12/05/2022)

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place⁹.

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation¹⁰.

Historic England's Conservation Principles¹¹ states that significance means the heritage value of an asset due to its heritage interest, i.e., why a place matters from a heritage point of view. According to this definition, significance is encompassed by four values: evidential, historical, aesthetic and communal. Managing change to heritage assets and their setting largely takes place within the planning system. Change is only harmful if (and to the extent that) the asset's significance is reduced.

Furthermore, the NPPF 2021 states that when determining planning applications, the local planning authority decision should be weighted in regard to the heritage asset's significance and conservation. Specifically;

'199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance¹².

The NPPF states that substantial harm to nationally designated heritage '201. ...local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that

⁹ Ibid, Paragraph 190

¹⁰ Ibid, Paragraph 194

¹¹ Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*. Available at: <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> (accessed 12/05/2022)

¹² UK Government (2021) *National Planning Policy Framework (NPPF) [online]*. Paragraph 199. Available at <https://www.gov.uk/government/publications/national-planning-policy-framework--2> (accessed 12/05/2022)

*outweigh that harm or loss*¹³. This public benefit often needs to be reconciled with other, usually interrelated environmental interests¹⁴.

Historic England's Historic Environment Good Practice Advice in Planning: 2; Managing Significance in Decision-Taking in the Historic Environment, states:

*'To accord with the NPPF, an applicant will need to undertake an assessment of significance to inform the application process to an extent necessary to understand potential impact (positive or negative) of the proposal and to a level of thoroughness proportionate to the relative importance of the asset whose fabric or setting is affected'*¹⁵.

2.3 Setting Guidance

As defined in the National Planning Policy Framework (NPPF) 2021, the setting of a heritage asset is:

*'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'*¹⁶.

Further guidance is provided by Historic England in regard to setting. Historic England's The Setting of Heritage Assets¹⁷ along with the PPG¹⁸ established the twin roles of setting as:

- Its contribution to the significance of the heritage asset; and
- How it allows the significance to be appreciated.

This will almost always include consideration of views. Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

In regard to Renewable Energy Developments, Historic England's Commercial Renewable Energy Development and the Historic Environment¹⁹ provides further guidance on changes to setting stating that:

'A range of techniques may be used when considering impacts of commercial renewable energy development on the setting of heritage assets. Appropriate visualisations are essential to help to illustrate the potential visual impact of a scheme and how mitigation

¹³ Ibid, Paragraph 201

¹⁴ Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*. Paragraph 201. Available at <https://www.gov.uk/government/publications/national-planning-policy-framework--2> (accessed 12/05/2022)

¹⁵ Historic England (2015) *Good Practice Advice in Planning: 2; Managing Significance in Decision-Taking in the Historic Environment*, Paragraph 11. Available at <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/> (accessed 12/05/2022)

¹⁶ UK Government (2021) *National Planning Policy Framework (NPPF), Annex 2: Glossary, p.71 [Online]*. Available at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹⁷ Historic England (2017) *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (2nd edn)*. Available at <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/> (accessed 12/05/2022)

¹⁸ Department for Levelling Up, Housing and Communities (2019) *Historic Environment: Advises on enhancing and conserving the historic environment*. Available at <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>. (accessed 12/05/2022)

¹⁹ Historic England. *Commercial Renewable Energy Development and the Historic Environment*. Available at: <https://historicengland.org.uk/images-books/publications/commercial-renewable-energy-development-historic-environment-advice-note-15/> (accessed 12/05/2022)

*measures might reduce potential harm to the historic character of an area or to significant views of or from heritage assets*²⁰.

Regarding non-designated heritage, the NPPF requires a balanced judgement in regard to the scale of any harm or loss and the significance of the asset²¹.

2.4 Local Policy

The relevant Local Plan for the CSA consists of the Newark & Sherwood Local Development Framework, within which consist of the Amended Core Strategy of the Newark & Sherwood District Council's Local Development framework (March 2019)²² and the Allocations & Development Management *Development Plan Document* (DPD)²³. Within the Amended Core Strategy, the following relate specifically to cultural heritage:

Core Policy 14 - Historic Environment

Newark & Sherwood has a rich and distinctive historic environment, and the District Council will work with partners and developers in order to secure:

- *The continued conservation and enhancement of the character, appearance and setting of the District's heritage assets and historic environment, in line with their identified significance as required in national policy;*
 - *Designated assets and environments comprising Listed Buildings (inclusive of the protected views of and across Southwell's principal heritage assets), Conservation Areas, Registered Historic Parks and Gardens, and Scheduled Monuments. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Where adverse impact is identified there should be a clear and convincing justification, including where appropriate a demonstration of clear public benefits;*
 - *Non-designated heritage assets including buildings of local interest, areas of archaeological interest and unregistered parks and gardens or as identified on the relevant Historic Environment Record or identified in accordance with locally agreed criteria. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset;*
- *The preservation and enhancement of the special character of Conservation Areas including that character identified through Conservation Area Character Appraisals which will form the basis for their management. Important open spaces and features identified through the Conservation Area Appraisal process will be protected through subsequent allocation in the Allocations & Development Management DPD;*

²⁰ Historic England (2021) *Commercial Renewable Energy Development and the Historic Environment: Historic England Advice Note 15*. <https://historicengland.org.uk/images-books/publications/commercial-renewable-energy-development-historic-environment-advice-note-15/heaq302-commercial-renewable-energy-development-historic-environment/> (accessed 12/05/2022)

²¹ UK Government (2021) *National Planning Policy Framework (NPPF)* [online]. Paragraph 203. Available at <https://www.gov.uk/government/publications/national-planning-policy-framework-2> (accessed 12/05/2022)

²² Plan Review: Review of the Newark & Sherwood Local Development Framework Core Strategy & Allocations, Amended Core Strategy. Adopted March 2019. Newark & Sherwood District Council, p.75. Available at <https://www.newark-sherwooddc.gov.uk/amendedcorestrategy/> (accessed 12/05/2022)

²³ Newark & Sherwood Local Development Framework. Allocations & Development Management: Development Plan Document, p.126-7. Available at <https://www.newark-sherwooddc.gov.uk/adm/> (accessed 12/05/2022)

- *Positive action for those heritage assets at risk through neglect, decay, vacancy or other threats where appropriate; and*
- *The protection of Historic Landscapes including the Historic Battlefield at Stoke Field, the Sherwood Forest Heritage Area and the Historic Landscape around Laxton. A sustainable future for Laxton will be sought, which preserves and enhances its Open Field System and culture, the built and natural environment which sustain it, including the Historic Landscape around Laxton, and the institutions which manage it. This will be achieved by working in partnership with the Court Leet, the Crown Estates and the Parish Council. Appropriate new development which facilitates these aims will be supported.*

Within the Allocations & Development Management DPD April 2013²⁴, the following relate specifically to cultural heritage:

Policy DM9 – Protecting and Enhancing the Historic Environment

In accordance with the requirements of Core Policy 14, all development proposals concerning heritage assets will be expected to secure their continued protection or enhancement, contribute to the wider vitality, viability and regeneration of the areas in which they are located and reinforce a strong sense of place.

1. Listed Buildings

Proposals for the change of use of listed buildings and development affecting or within the curtilage of listed buildings requiring planning permission will be required to demonstrate that the proposal is compatible with the fabric and setting of the building. Impact on the special architectural or historical interest of the building will require justification in accordance with the aims of Core Policy 14.

2. Conservation Areas

Development proposals should take account of the distinctive character and setting of individual conservation areas including open spaces and natural features and reflect this in their layout, design, form, scale, mass, use of materials and detailing. Impact on the character and appearance of Conservation Areas will require justification in accordance with the aims of Core Policy 14.

3. Historic Landscapes

Development proposals should respect the varied historic landscapes of the district (including registered parks and gardens and Stoke Field registered battlefield) through their setting and design. Appropriate development that accords with the Core Strategy, other Development Plan Documents and facilitates a sustainable future for Laxton will be supported.

4. Archaeology

Development proposals should take account of their effect on sites and their settings with the potential for archaeological interest. Where proposals are likely to affect known important sites, sites of significant archaeological potential, or those that become known through the development process, will be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. This will then be used to inform a range of archaeological mitigation measures, if required, for preservation by record and more occasionally preservation in situ. Planning permission will not normally be granted for development proposals which would destroy or detrimentally affect Scheduled Ancient Monuments. Within Newark's Historic Core, as defined on the

²⁴ Newark & Sherwood Local Development Framework. Allocations & Development Management: Development Plan Document, p.126-7. Available at <https://www.newark-sherwooddc.gov.uk/adm/> (accessed 12/05/2022)

Policies Map, archaeological evaluation will usually be required prior to the determination of planning applications.

5. All Heritage Assets

All development proposals affecting heritage assets and their settings, including new operational development and alterations to existing buildings, where they form or affect heritage assets should utilise appropriate siting, design, detailing, materials and methods of construction. Particular attention should be paid to reflecting locally distinctive styles of development and these should respect traditional methods and natural materials wherever possible. Where development proposals requiring planning permission involve demolition, the resulting impact on heritage assets will be assessed under this policy.'

Full consideration of the relevant local plan policies can be found within the Planning Statement that accompanies the planning application.

3 AIMS AND METHODOLOGY

3.1 Aims

The aims of this HIA are to:

- Establish the baseline information regarding the historic environment within the CSA and 1 km Study Area;
- Identify heritage assets that may receive a change in setting that affects their cultural significance due to the Development;
- To assess the potential for the Development to harm known archaeological resources, either directly or through a change in setting that affects cultural significance;
- To establish the archaeological potential for unknown buried archaeology to survive within the CSA and be affected by the Development; and
- Where appropriate, make recommendations to mitigate harm and/or enhance heritage assets.

3.2 Methodology

3.2.1 Baseline, Archaeological Potential and Appraisal of Direct Effects Methodology

The appraisal of physical effects considers the direct effects upon the historic environment, such as the disturbance or removal of archaeological remains. Physical effects are mostly likely to occur during the construction phase of development and are usually permanent and irreversible.

The HIA comprises of a written report including a description of the heritage baseline and archaeological potential of the study area, a description of the area's historic character, the archaeological and historical baseline's significance, the effect of the Development upon the outlined archaeological and historical resource, and potential mitigation strategies. The following section outlines the methodology used to fulfil the aims of the assessment stated in Section 3.1 above.

3.2.2 Baseline Data Collection

In order to establish the historic environment baseline and aid in the assessment of the physical and ground-based archaeological potential of the CSA, a comprehensive desk-based review of data was collated from the following sources:

- National Heritage List for England (NHLE)²⁵, maintained by Historic England, for information on Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Registered Historic Battlefields;
- Nottinghamshire County Council Historic Environment Records (HER) (consulted 10th March 2022) and other third-party datasets for non-designated heritage assets such as the Portable Antiquities Scheme (PAS)²⁶;
- Conservation Area Appraisals and maps as held by the local planning authority;
- Archaeological Data Service (ADS)²⁷ for heritage data including grey literature reports, archaeological journals, and the Excavation Index for England;
- Cartographic evidence from the Ordnance Survey and historic maps;
- Aerial photography;
- Regional and national research framework assessments and strategies; and
- Published and grey literature archaeological journals and monographs.

3.2.3 Assessment of Archaeological Potential and Direct Effects

The results of baseline data collection have informed the archaeological potential of the CSA and likelihood of direct effects as a result of the Development. This baseline has been cross-referenced with the proposed Development layout to assess the potential for harm to archaeological resources situated within the Development footprint. All non-designated assets and heritage assets within the CSA are considered for direct effects in Section 6.

3.2.4 Changes to Setting that Affect Cultural Significance Methodology

The setting appraisal considers changes in the setting which have the potential to affect the cultural significance of the heritage asset or the ability to appreciate that significance.

As defined in the National Planning Policy Framework (NPPF) 2021, the setting of a heritage asset is:

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral²⁸.'

The NPPF 2021 defines heritage significance as:

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Further guidance is provided by Historic England in regard to setting. Historic England's The Setting of Heritage Assets²⁹ along with the PPG³⁰ established the twin roles of setting: its contribution to the significance of the heritage asset and how it allows the significance to be appreciated. Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes

²⁵ Historic England: Search the List <https://historicengland.org.uk/listing/the-list/> (accessed 12/05/2022)

²⁶ Portable Antiquities Scheme. Available at <https://finds.org.uk/> (accessed 12/05/2022)

²⁷ Archaeology Data Service <https://archaeologydataservice.ac.uk/> (accessed 12/05/2022)

²⁸ UK Government (2021) *National Planning Policy Framework*, Page 71. Available at <https://www.gov.uk/government/publications/national-planning-policy-framework-2> (accessed 12/05/2022)

²⁹ Historic England (2017) *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (2nd edn)*. Available at <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/> (accessed 12/05/2022)

³⁰ Department for Levelling Up, Housing and Communities (2019) *Historic Environment: Advises on enhancing and conserving the historic environment*. Available at <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>. (accessed 12/05/2022)

to the significance of the heritage asset or to the ability to appreciate that significance. Elements of setting may³¹:

- Make positive or negative contribution to the significance of an asset;
- Affect the ability to appreciate that significance or;
- May be neutral.

Therefore, the importance of setting is in how it contributes to the significance of a heritage asset. Consequently, simple intervisibility of a particular heritage asset with the Development or visibility of a heritage asset in the same view as the Development is not considered harmful in and of itself. In line with the NPPF, there has to be a defined effect upon setting so as to change the heritage significance of the asset and its appreciation.

The principal criteria for determining the likelihood of a change in setting that affects cultural significance for the purposes of this appraisal are:

- Temporal relations of the asset;
- Spatial relations of the assets; and
- Visibility of the Development in views towards, from or across assets.

In accordance with guidance provided by Historic England³², the assessment of changes to setting utilised the following methodology:

- Step 1: Identification of heritage assets and their setting that may be potentially affected by the Development (Setting Study Area);
- Step 2: Assess the degree to which setting makes a contribution to the significance of each of the heritage assets;
- Step 3: Assess the effect of the Development upon the significance of the heritage assets or upon the ability to appreciate that significance;
- Step 4: Explore mitigation to enhance, avoid or minimise harm to the significance of the heritage assets; and
- Step 5: Make and document the decision and monitor outcomes.

Identification of Heritage Assets Requiring Assessment for Changes in Setting

To identify designated heritage assets with the potential to have their settings affected by the Development, a review of heritage assets was undertaken for all assets within a 3 km radius of the CSA (Figure 2). A sieving exercise was undertaken for all heritage assets to identify a Setting Study Area and the heritage assets requiring further assessment, as detailed in Section 7.1.

3.2.5 Walkover Survey and Setting Site Visits

To accompany this consultation, a site walkover was conducted on the 20th May 2022.

The purpose of the walkover survey and setting site visit was to:

- Validate the baseline dataset within the CSA and to identify any other unrecorded archaeological remains that may exist within the CSA;
- Undertake a ground truthing exercise to visually assess the potential for change the Development may have on the value and setting of designated heritage assets within the Setting Study Area; and
- Identify unforeseen factors which may result in impacts to the historic environment as a result of the Development.

³¹ Historic England (2017) *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (2nd edn)*, p.2. Available at <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/> (accessed 12/05/2022)

³² Historic England (2017) *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (2nd edn)*. Available at <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/> (Accessed 12/05/2022)

Any previously unknown heritage assets present within the CSA were located using ArcGIS Collector and recorded by use of digital photography with an appropriate scale.

The results of the walkover survey are detailed in Section 4.5 with consideration of setting site visits incorporated into the selection of heritage assets requiring further consideration (Section 7.1) and their assessment (Section 7.2).

3.2.6 Assumptions and Limitations

This assessment comprises a desk-based review of information taken from the NHLE and data from the HER, as well as a variety of secondary sources. Whilst this information is assumed to be accurate, it does not constitute a complete record of the historic environment and does not preclude the potential for hitherto unidentified archaeological remains or deposits to be encountered within the CSA.

The setting site visits were undertaken from publicly accessible areas only, with limited access to private curtilage.

4 HISTORIC BASELINE

4.1 Character, Topography and Geology

The Development is centred on NGR 75454 53713 and refers to a BESS site measuring approximately 10.1 ha. It is situated to the immediate south of the hamlet of Staythorpe and the immediate west of the National Grid Staythorpe Substation. The CSA comprises two fields currently used for agricultural purposes. The fields are bordered by hedges and trees. The two fields are separated by a footpath / agricultural access track and drainage ditches.

The terrain within the CSA is flat, c. 13 m Above Ordnance Datum (AOD) and remains even across the CSA. The CSA sits within the Trent Valley, which is low-lying and rural in nature, with little woodland cover and long, open views. It is predominantly used for arable farmland and is undulating in form³³. The River Trent is located c. 1 km to the east of the CSA, and Pingley Dyke runs past the CSA from the north to the east, whereupon it connects to the River Trent, c. 1.2 km east of the CSA.

The bedrock geology of the CSA comprises mudstone from the Gunthorpe Member Bedrock, overlain by superficial deposits of sand and gravel from the Holme and Pierrepont Sand and Gravel members, as well as the superficial deposits of Alluvium which consists of clay, silt and sand³⁴. The Alluvium superficial deposit is present at the north-west edge of the site, where aerial mapping and geophysical survey suggest a former water course/potential paleochannel is present.

4.2 Baseline Context

The following section presents a summary of the known historical and archaeological baseline, with Designated and Non-designated assets identified by either their National Heritage List for England (NHLE) ID or Monument ID (MNTID) taken from the HER data. A full summary of these assets, and associated HER and NHLE numbers, descriptions, and period are presented in the Heritage Gazetteer in Section 9.

Where possible assets have been assigned to time periods as defined by the Forum on Information Standards in Heritage (FISH)³⁵ timeline (Table 1).

³³ National Character Area profile: 48 Trent and Belvoir Vales. Available at: <http://publications.naturalengland.org.uk/publication/7030006?category=587130> (accessed 15/07/2022)

³⁴ Geology of Britain Viewer 2022 (Classic) <https://mapapps.bgs.ac.uk/geologyofbritain/home.html> (accessed 12/05/2022)

³⁵ Forum on Information Standards in Heritage (FISH) (2015) *Chronology*. Available at <http://www.heritage-standards.org.uk/chronology/> (accessed 12/05/2022)

Table 1: Period Definitions

Period name		Date range
Early Prehistory	Palaeolithic	1,000,000 to 10,000 BC
	Mesolithic	10,000 - 4,000 BC
	Neolithic	4,000 - 2,200 BC
Later Prehistory	Bronze Age	2,200 - 700 BC
	Iron Age	800 BC - AD 43
Roman		43 - 410 AD
Medieval	Early Medieval	410 - 1066 AD
	Later Medieval	1066 - 1540 AD
Post-Medieval		1540 - 1901 AD
Modern		1901 - present AD

The following baseline focuses upon the 1 km Study Area with consideration of some designated assets beyond this, relative to the historic context of the CSA and surrounding area.

Consideration of setting for heritage assets is addressed separately in Section 7.1.

4.3 Designated Assets in CSA and 1 km Study Area

There are no Designated Heritage assets within the CSA.

Within the 1 km Study Area, there are five Designated Heritage Assets:

- Averham Conservation Area, c.400 m north-east of the CSA;
- NHLE 1017687 Averham moat and enclosure, c. 600 m north-east of the CSA;
- NHLE 1046005 Grade II Yew Tree Cottage, c. 700 m north-east of the CSA;
- NHLE 1178836 Grade II Sunnyside, c. 900 m south-west of the CSA; and
- NHLE 1370184 Grade II The Manor House, c. 10 m north-west of the CSA.

These are shown on Figure 3 with full details provided in the Heritage Gazetteer in Section 9.

4.4 Non-designated Heritage Assets

There are two non-designated assets identified within the CSA, listed Table 2.

Table 2: Non-designated assets within the CSA

Asset Status (Non-designated, LB, SM, PG, etc)	Reference	Asset Name	Description of Asset	Period
Non-designated	HM1	Triangulation Pillar	A triangulation pillar present on the 1883 Nottinghamshire XXXV.1 25-inch OS map.	Post-Medieval
Non-designated	MNT 3139	Oval Cropmark at Staythorpe	Aerial photography revealed an oval cropmark, deemed to be of no archaeological significance.	Unknown

These are shown on Figure 4 with full details provided in the Heritage Gazetteer in Section 9.

A further 98 assets are recorded by the HER within the 1 km Study Area (Figure 5). These are discussed within Section 5: Historical and Archaeological Baseline with full details presented in the Section 9 Heritage Gazetteer.

4.5 Walkover Survey Results

A walkover survey was undertaken on the 20th May 2022. The weather was dry and overcast but had good ground and landscape visibility.

The northern end and the south-eastern corner of Field 1 was under scrub cover, whilst the rest of the field was under medium crop. Field 2 appeared to have been freshly planted. No new features were discovered. Due to the field being in use for crop, the crop mark of MNT 3139 was unidentifiable. Both fields were intermittently screened by large hedgerows and trees on all sides.

4.6 Archaeological Investigations

A geophysical survey was undertaken by AOC Archaeology Group on behalf of Arcus Consultancy in April 2022 to investigate the potential for buried archaeological remains within the CSA. A total of approximately 11 hectares were surveyed, with the results of the survey having identified the following features described in table 3:

Table 3. Features identified by geophysical survey

Reference	Asset Name	Description of Asset	Period
A1	Unknown geophysical features	Unknown features discovered during geophysical survey	Unknown
A2	Linear trends	Linear trends found during geophysics	Unknown
A3	Historic Field Boundaries	Historic field boundaries, both present on OS maps and from geophysical survey	Unknown
A5	Paleochannel / Potential prehistoric watercourse	Paleochannel identified on the northern boundary of the CSA	Prehistoric

These features are also listed in the gazetteer in section 9.

The majority of the survey was affected by noise from magnetic debris within the topsoil, which likely resulted from the use of green waste to improve soils. Despite this, anomalies related to former historic field boundaries were identified (A3), corresponding to features shown on the first edition Ordnance Survey Map from 1883. The identification of these features shows that despite the contamination of the site due to green waste, it was still possible to locate large anomalies that may have been present within the CSA. Nevertheless, green waste could still have compromised the identification of more ephemeral or weaker anomalies (A1).

Geophysics identified other linear patterns (A2) that do not correspond with mapped historic features and cannot be securely interpreted. These either could be of archaeological interest or related to recent agricultural activity.

A paleochannel was also identified (A5), curving along the northern boundary of the Site. The road and field layout in this area appear to follow the path of the former watercourse, but the nature of any relationship between the two cannot be discerned from geophysical data.

These results can be seen on Figure 4.

There have been no further investigations within the CSA.

Within the 1 km Study Area, there has been 14 archaeological investigations, described on Table 4.

Table 4. List of Events within 1 km Study Area

Event ID	Details	Direction and Distance to CSA
ENT 427	Watching brief at East Field, Church Lane, Averham	6 m NE
ENT 986	Trial trenching at Electrical sub-station, Staythorpe	6 m E
ENT 1052	Geophysical survey at Electrical sub-station, Staythorpe	6 m E
ENT 3523	Fieldwalking at Staythorpe by Heritage Lincolnshire	10 m E
ENT 3524	Watching brief at Staythorpe by Heritage Lincolnshire	10 m E
ENT 3683	Trial Trenches at Averham by Arcus	30 m NE
ENT 3684	Geophysical survey at Averham by GSB	30 m NE
ENT 3756	Watching brief on road construction at Averham by Arcus	60 m NE
ENT 4424	Standing structure survey of Pingley bridge	9 m NE
ENT 3887	Fieldwalking at Averham Relief Road by Arcus	30 m NE
ENT 3888	Watching brief at Pingley Bridge, Staythorpe by Arcus	9 m NE
ENT 3893	Evaluation at Staythorpe Power Station	50 m SE
ENT 3955	Watching brief on borrow pit excavation at Staythorpe by Arcus	40 m SE
ENT 3956	Trial trenching in borrow pits at Staythorpe by Arcus	90 m SE

These are shown on Figure 6 with full details provided in the Heritage Gazetteer in Section 8.

5 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

5.1 Early Prehistoric Periods

5.1.1 Palaeolithic

The Palaeolithic period is typically not well represented archaeologically across Britain. The scarcity of information is attributed to the lack of surviving material evidence, the survival and preservation of which is further limited by specific geological and environmental constraints such as soil types, land use, alluvial processes, and urban development as well as industrial activities³⁶

Within the CSA, the Palaeolithic period is represented by a Paleochannel (A5) which was identified traversing adjacent to the northern boundary of the CSA on the geophysical survey³⁷. This paleochannel may correspond to a similar feature visible via cropmarks, located immediately adjacent to the northern boundary of the CSA (AP1).

Further evidence for early prehistoric activity is also seen within the wider region, with the majority of evidence concentrated around the Trent Valley, located c. 80 m east of the CSA. Within the 1 km Study Area, evidence for Palaeolithic activity has been discovered and recorded within the HER. This evidence comprises:

- MNT 11139 Bones from Staythorpe, c. 200 m south-east of the CSA;
- MNT 11140 Prehistoric Flint from Staythorpe, c. 100 m south-east of the CSA;

³⁶ East Midlands Historic Environment Research Framework: Palaeolithic by John McNabb. Available at: <https://researchframeworks.org/emherf/regional-overview/the-palaeolithic/#section-2>

³⁷ AOC Archaeology Group (2022). *Archaeological Geophysical Survey at Staythorpe, Nottinghamshire*.

- MNT 11923 Worked Flints from Averham Relief Road, c. 700 m north-east of the CSA; and
- MNT 5596 Palaeolithic finds from Staythorpe, which consisted of faunal remains dating to the Mousterian period, c. 40 m south of the CSA.

Aerial photography also shows potential former paleochannels located c. 200 m to the north-east of the CSA and 1.8 km north-east, both within and outside the 1 km Study Area.

The River Trent would have been exploited by hunter gatherer groups as they followed their prey up and down the watercourse, with potential occupation and activity sites being located along the high ground parallel to the River³⁸. Evidence for this beyond the 1 km Study Area can be seen in the distributions of lithic scatters identified around the Newark area³⁹, which includes a burin, a blade and scraper found c. 2.7 km south-east of the CSA, in the village of Farndon^{40,41}.

At present, little is known about the East Midlands during the Palaeolithic period, however the presence of some cave and lowland sites within the region such as Cresswell Crags (NHLE 1003770) and Bradgate Park⁴² along with finds of various tool assemblages such as the Federmesser / Azilian point group or Hengistbury Head/Brockhill group, indicate Palaeolithic activity occurring in the region. These assemblages of tools have allowed archaeologists to begin more in-depth studies of the area and its profile during the Palaeolithic⁴³ and indicate a potential for more in-depth research on more wide-ranging topics in the future. This potential for Palaeolithic activity within the region is also reflected within the 1 km Study Area, as evidenced by the large number of lithics mentioned earlier.

5.1.2 Mesolithic

Environmental processes such as a rapid climatic warming, sea level rises and afforestation taking place between c. 8000 and 4000 BC created the necessary conditions for the transition from a hunter-gatherer subsistence to the adoption of farming during the Mesolithic period. By 6,000 BC the majority of the East Midlands was composed of woodland and forest, in which in oak, elm, pine, hazel and birch were the dominant tree species⁴⁴. This large variety of accessible resources would have been exploited by the hunter-gather communities in both the lowlands and highland and allowed these groups to migrate seasonally across the region⁴⁵. This migration pattern is seen in the archaeological record within the Trent Valley⁴⁶ through the discovery of lithic assemblages found at various sites dated to the Mesolithic period.

Whilst no Mesolithic finds have been found within the CSA, within the 1 km Study Area, the HER has recorded two Mesolithic finds, comprising:

³⁸ National Character Area profile: 48: Trent and Belvoir Vales. Available at:

<http://publications.naturalengland.org.uk/publication/7030006?category=587130> (accessed 15/07/2022)

³⁹ East Midlands Archaeological Research Framework: An archaeological resource assessment of the Palaeolithic and Mesolithic in Nottinghamshire by Mike Bishop <https://researchframeworks.org/emherf/county-overviews/> (accessed 12/05/2022), p. 1

⁴⁰ Archaeology Data Service Library. Anon, (1995) *Farndon Fields, Newark-on-Trent, Nottinghamshire. Archaeological Evaluation*. Wessex Archaeology. Available at:

<https://archaeologydataservice.ac.uk/library/browse/issue.xhtml?recordId=1108073&recordType=GreyLitSeries> (accessed 13/06/2022)

⁴¹ Ibid. *Farndon Fields*. Available at <https://archaeologydataservice.ac.uk/archsearch/record?titleId=1917462> (accessed 13/06/2022)

⁴² East Midlands Historic Environment Research Framework: Palaeolithic by John McNabb. Available at: <https://researchframeworks.org/emherf/regional-overview/the-palaeolithic/#section-2>

⁴³ Ibid.

⁴⁴ East Midlands Archaeological research Framework: Resources assessment of Palaeolithic and Mesolithic in Nottingham. Available at: <https://researchframeworks.org/emherf/wp-content/uploads/sites/6/2018/11/1.NotPalMeso-1.pdf> (accessed 13/06/2022)

⁴⁵ Ibid

⁴⁶ Ibid

- MNT 11594 Worked Flint from Trench 1 c. 600 m north-east of the CSA; and
- MNT 12159 Late Mesolithic Human Remains and Animal Bones from Staythorpe, c. 600 m south-east of the CSA.

The discovery of worked flint within the 1 km Study Area, fits into the pattern of Mesolithic activity within the Trent Valley, however the discovery of Mesolithic human remains is a rare find. These human remains comprised a thighbone, which was radiocarbon dated to c. 5735 – 5630BC and excavated from a former channel of the River Trent⁴⁷. The location of this discovery falls within a crop mark, which, as seen on aerial imagery, appears to extend into the CSA and may be a continuation of the paleochannel identified in the geophysical survey.

Whilst there are only two Mesolithic finds within the 1 km Study Area, the discovery of a human femur of Mesolithic date is highly significant, with a scarcity of Mesolithic organic material in the archaeological record, which for this period is predominately composed of lithics. These finds, along with those found from the Palaeolithic era indicate a landscape in continuous use throughout the early prehistoric period. As such, the potential for unknown Mesolithic features within the area is High.

5.1.3 Neolithic

At the start of the Neolithic period, the East Midlands comprised a predominantly wooded landscape with limited settlements and clearances occurring for agricultural practices⁴⁸. By the 1st millennium BC, expanded clearance and modification of the flora and fauna in the woodland occurred, resulting in a more agriculturally based society with communities tied more closely to the land and more confined territories, within the context of a rising population⁴⁹. Neolithic activity across the country is usually represented by cropmarks and lithic findspots, along with more major earthworks, like cursus monuments and henges⁵⁰.

No finds dating to the Neolithic have been found within the CSA, however within the 1 km Study Area there is one HER record dating to the Neolithic period:

- MNT 12005 Prehistoric Pottery from Averham Road Relief, c. 500 m north-east of the CSA.

Within the wider region, evidence for Neolithic activity is present and have included finds of stone axes and burins scattered around the wider landscape at Kelham⁵¹, between Averham and Upton⁵² and in Farndon⁵³, some of which are recorded by the Portable Antiquities Scheme (PAS)⁵⁴. However, major Neolithic earthworks have been found within the region as of yet, despite these being some of the most iconic monuments of the Neolithic period, and common features in the landscape.

⁴⁷ Ibid. *Land at Staythorpe Quarry*. Available at: <https://archaeologydataservice.ac.uk/archsearch/record?titleId=1885505> (accessed 13/06/2022)

⁴⁸ East Midlands Historic Environment Research Framework: Neolithic and Early to Middle Bronze Age. Available at: <https://researchframeworks.org/emherf/regional-overview/neolithic-and-early-to-middle-bronze-age/> (accessed 12/05/2022)

⁴⁹ East Midlands Archaeological Research Framework: *An archaeological resource assessment of the Neolithic and Bronze Age in Nottinghamshire by Mike Bishop*. Available at: <https://researchframeworks.org/emherf/wp-content/uploads/sites/6/2018/11/3.NotNeoBronzeAge.pdf> (accessed 12/05/2022)

⁵⁰ East Midlands Historic Environment Research Framework: Neolithic and Early to Middle Bronze Age. Available at: <https://researchframeworks.org/emherf/regional-overview/neolithic-and-early-to-middle-bronze-age/> (accessed 12/05/2022)

⁵¹ Archaeology Data Service. *No title*. Available at: <https://archaeologydataservice.ac.uk/archsearch/record?titleId=1043506> (accessed 29/06/2022)

⁵² Ibid. *No title*. Available at: <https://archaeologydataservice.ac.uk/archsearch/record?titleId=1043503> (accessed 29/06/2022)

⁵³ Ibid. *No title*. Available at: <https://archaeologydataservice.ac.uk/archsearch/record?titleId=1043638> (accessed 29/06/2022)

⁵⁴ Portable Antiquities Scheme. Available at: finds.org.uk (accessed 29/06/2022)

5.1.4 Summary of Early Prehistoric

Overall, the finds mentioned in section 5.1 indicate a landscape in continuous use throughout the early prehistoric period and is indicative of a high potential for unknown Early Prehistoric features.

Whilst some of these finds are common indicators of early prehistoric activity, others, such as the Palaeolithic faunal remains of MNT 1139 and MNT 5596, and the Mesolithic human remains of MNT 12159 are of comparatively scarce and given the wider context are of regional and possibly national importance.

5.2 Late Prehistoric

5.2.1 Bronze Age

The Neolithic/Bronze Age transition is characterised by a change in technology from flint to bronze. The development of metalwork led to specialised craftsmanship, resulting in a wider variety of material culture emerging. This variety also led to more prestigious and specialised objects emerging, the likes of which included jewellery and weapons including swords, daggers and spears⁵⁵.

No finds dating to the Bronze Age have been discovered within the CSA, however within the 1 km Study Area, there are two HER records dating to the Bronze Age:

- MNT 2980 800 m south-east of the CSA; and
- MNT 12160 Bronze Age Animal Bone from Borrow Pit 1, Staythorpe, c. 900 m east of the CSA.

A number of cropmarks indicative of ring ditches⁵⁶, located 1.5 km north-east, and enclosures⁵⁷ located 3 km north-east from the CSA are also present nearby, indicating the occupation of the area during the Bronze Age.

The wider region also demonstrates evidence for the use of the land during the Bronze Age, consisting of findspots and cropmarks; discoveries in the town of Fiskerton, c. 3 km south-east from the CSA included a Bronze Age sword⁵⁸, the remains of a round barrow⁵⁹ and ring-ditches⁶⁰. In addition, numerous dispersed settlements and farms with enclosed field systems also been identified, as seen by the number of cropmarks within the wider Trent Valley⁶¹. Overall, these indicate a landscape of bronze Age occupation and activity occurring.

⁵⁵ Prehistoric Society. *Introductions to Prehistory*. Available at:

<https://www.prehistoricsociety.org/resources/introductions> (accessed 30/06/2022)

⁵⁶ Ibid. *No title*. Available at: <https://archaeologydataservice.ac.uk/archsearch/record?titleId=1043487> and <https://archaeologydataservice.ac.uk/archsearch/record?titleId=1043561> (accessed 30/06/2022)

⁵⁷ Ibid. *Ibid*. Available at <https://archaeologydataservice.ac.uk/archsearch/record?titleId=1043546> (accessed 30/06/2022)

⁵⁸ Archaeology Data Service. *No Title*. Available at:

<https://archaeologydataservice.ac.uk/archsearch/record?titleId=1043663> (accessed 30/06/2022)

⁵⁹ Ibid. *Ibid*. Available at: <https://archaeologydataservice.ac.uk/archsearch/record?titleId=1043681> (accessed 30/06/2022)

⁶⁰ Ibid. *Fiskerton*. Available at: <https://archaeologydataservice.ac.uk/archsearch/record?titleId=1849108> (accessed 30/06/2022)

⁶¹ East Midlands Archaeological Research Framework: *An archaeological resource assessment of the 1st Millennium BC in Nottinghamshire by Mike Bishop*. Available at <https://researchframeworks.org/emherf/wp-content/uploads/sites/6/2018/11/4.NotBronzeIron.pdf> (accessed 20/06/2022)

5.2.2 Iron Age

By the Iron Age, Nottinghamshire had seen an increase in the density of settlement, with established settlement sites experiencing long-term occupation, including up to and throughout the Romano-British period⁶².

No finds dating to the Iron Age have been found within the CSA, however within the 1 km Study Area there are two HER records dating to the Iron Age:

- MNT11736 Iron Age pottery from Averham Relief road, c. 600 m north-east of the CSA; and
- MNT 14339 Settlement at Staythorpe, c. 500 m north-west of the CSA.

Evidence for Iron Age settlements within Nottingham can be found further afield; one such example includes an Iron Age settlement site found during the construction of the housing development of Middlebeck, c. 4 km east of the CSA. The site included 12 roundhouses, a number of pits and evidence for metalworking, all found within a system of extensive ditched enclosures and land divisions⁶³, which indicates a long-term occupation and exploitation of the area.

5.2.3 Potential Prehistoric features

In addition to known archaeological features, there are a large number of undated HER records which have the potential to be of later prehistoric origin, as well as some features discovered through the recent geophysical survey. These features predominately comprise cropmarks identified through aerial and satellite imagery, and include features such as potential enclosures, possible ring ditches, field systems and a potential settlement at Averham. Whilst these features are not dated, they are characteristic of features related to later prehistoric occupation and land utilisation. These have been listed in table 5 below:

Table 5. Potential Prehistoric features within CSA and 1 km Study Area

Reference	Asset Name	Direction and Location from Development
MNT 3139	Oval cropmark at Staythorpe	Within CSA
MNT 2976	Enclosure & Linear Feature at Averham	500 m NE
MNT 2977	Irregular Linear Features at Staythorpe	200 m NW
MNT 2978	Trackway & Enclosures at Staythorpe	20 m S
MNT 2979	Enclosure, Linear Features & Ring Ditch at Rolleston	200 m SW
MNT 2981	Enclosure At Rolleston	600 m S
MNT 2985	Cropmark Complex at Averham	1 km NE
MNT 2987	Cropmarks By Staythorpe Road, Averham	400 m NE
MNT 3028	Cropmark Complex at Staythorpe	800 m NW
MNT 3029	Cropmark Complex at Rolleston	300 m SW
MNT 3129	Linear Features at Averham	400 m NE
MNT 3130	Field System & Ring Ditches at Staythorpe	500 m NW
MNT 3422	Linear Features, Averham	600 m NE
MNT 3437	Ditch At Manor Farm, Staythorpe	200 m N
MNT 5627	Linear Features at Staythorpe	90 m SE

⁶² Ibid

⁶³ Oxford Archaeology. *Archaeologists reveal Newark-on-Trent's prehistoric and Roman origins*. Available at <https://oxfordarchaeology.com/news/725-archaeologists-reveal-newark-on-trent-s-prehistoric-and-roman-origins> (accessed 20/06/2022)

MNT 8293	Rectangular Enclosure & Linear Features at Rolleston	300 m S
MNT 8294	Circular Enclosure at Rolleston	700 m S
MNT 8295	Cropmark Complex at Rolleston	800 m S
MNT 8296	Enclosures & Linear Features at Rolleston	800 m S
MNT 9608	Circular Enclosure at Averham	700 m NE
MNT 9609	Linear Features at Averham	800 m N
MNT 9611	Enclosure at Averham	900 m N
MNT 9612	Field Boundary at Staythorpe	500 m S
MNT 9613	Field Boundary & Enclosure at Staythorpe	800 m SE
MNT 9614	Enclosures at Rolleston	500 m SE
MNT 9623	Cropmark Complex at Staythorpe	500 m NW
MNT 9624	Enclosure at Rolleston	700 m SW
MNT 9625	Enclosure at Rolleston	700 m SW
MNT 10370	Banks at Rolleston	700 m SW
MNT 11737	Ditch, Averham Relief Road, Averham	500 m NE
MNT 11921	Ditches, Averham Relief Road, Averham	600 m NE
MNT 11922	Ditches, Averham Relief Road, Averham	900 m NE
A1	Unknown Geophysical features	Within the CSA
A2	Linear trends	Within the CSA
A5	Paleochannel / Potential Prehistoric watercourse	Within the CSA

5.3 Romano-British Period

During the Roman period the landscape underwent significant changes in part due to a changing approach to the organization and implementation of field systems, which indicative of a discontinuity with previous systems⁶⁴. This break is also visible in features such as the urban hierarchy, masonry construction and the widespread use of artefacts in the 'Roman style'. Another common feature of Romano-British landscapes are the extensive and intricate networks of roads, connecting the Empire.

By the time the Roman expansion arrived in Nottinghamshire, the landscape was one of farmsteads with arable and grasslands and little woodland. Roman villas started to appear on the outskirts of established settlements and expansion into underpopulated areas also occurred, resulting in a rise in population in the 4th century AD⁶⁵. The county saw an increase in agricultural practices, with a preference for animal husbandry, which then developed into district, local and estate specialisations⁶⁶.

Within the CSA, there are no known archaeological records dating to the Romano-British period.

Within the 1 km Study Area, there are five HER records comprising:

- MNT 11138 Roman Ditch at Staythorpe, c. 200 m east of the CSA;
- MNT 11141 Roman Finds (greyware pottery) from Staythorpe, c. 200 m east of the CSA;

⁶⁴ Medleycott, M. (ed) (2011) *Research and Archaeology Revisited: a revised framework for the East of England*. East Anglian Archaeology: 33. Available Online: https://historicensland.org.uk/images-books/publications/revised-framework-east-of-england/ea_op24_rrf_revised_web/ [Accessed 28.06.2022].

⁶⁵ East Midlands Archaeological Research Framework: Resource Assessment of Roman Nottinghamshire <https://researchframeworks.org/emherf/county-overviews/> p.5 (accessed 12/05/2022)

⁶⁶ Ibid, p.6

- MNT 11595 Roman Pottery (greyware) from Trench 1, Averham, c. 600 m north-east of the CSA;
- MNT 11735 Roman Pottery from Averham Relief Road, c. 600 m north-east of the CSA; and
- MNT 12007 Roman Pottery from Averham Relief Road, c. 600 m north-east of the CSA.

Evidence for Romano-British activity is present further afield, attested by the discovery of three Roman-British enclosures at Fiskerton⁶⁷, c. 2 km south-west of the CSA. A similar find has been found in Rolleston⁶⁸, c. 2 km south-west of the CSA; and another c. 2 km north-east of the CSA, just outside of Averham⁶⁹. A findspot of a Roman coin found within the area of Staythorpe is documented by PAS⁷⁰, although the exact location of the discovery is unknown.

Other Roman sites of importance located within the wider landscape include the site of Ad Pontem (NHLE 1003491), a 1st century AD fortlet and settlement c. 3 km south of the CSA, further indicating Roman activity within the wider area; and a Roman villa located at Southwell, c. 5 km to the west of the CSA. The Fosse Road is also present within the landscape, located c. 2 km south-east of the CSA⁷¹; this modern road was originally part of the Roman Road of a similar name, called 'the Fosse Way', and was a key connection between Exeter and Lincoln during the Roman period.

Due to the number of sites and their proximity to the CSA, the potential for the occurrence of unknown Roman features within the area is High. Findspots of artefacts of this period may be identified during the construction of the Development.

5.4 Medieval Period

Evidence for the Medieval period can be elusive and differs in each area of the country. The Domesday Book is one well-known source from which the organisation of the country can be derived from,⁷² etymology and archaeological evidence do provide further evidence but can still be limited.

Following the Roman departure from Britain in the late 5th century, up to the 11th century, Nottinghamshire was part of three different Kingdoms. The first Kingdom was the Brythonic Kingdom of Elmet and lasted between the 5th to the 7th century but by 600AD, the Anglo-Saxon Kingdom of Mercia had emerged and overtaken the region. Nottinghamshire was a part of the Kingdom of Mercia, and the first mention of Newark appears in an Anglo-Saxon Charter from 664AD and with Newark and the surrounding landscape were under the ownership of the Abbey of Peterborough⁷³.

Placename evidence indicates a well-established Early Medieval population within the Study Area, with several Old English and Old Norse toponyms in the surroundings of the 1 km Study Area, such as:

⁶⁷ Archaeology Data Service. *No title*. Available at: <https://archaeologydataservice.ac.uk/archsearch/record?titleId=1043667> (accessed 20/06/2022)

⁶⁸ Ibid. *Ibid*. Available at: <https://archaeologydataservice.ac.uk/archsearch/record?titleId=1043672> (accessed 30/06/2022)

⁶⁹ Ibid. *Ibid*. Available at: <https://archaeologydataservice.ac.uk/archsearch/record?titleId=1043487> (accessed 30/06/2022)

⁷⁰ Portable Antiquities Scheme. *Coin*. Available at <https://finds.org.uk/database/artefacts/record/id/460909> (accessed 30/06/2022)

⁷¹ Archaeology Data Service. *The Rural Settlement of Roman Britain*. Available at: <https://archaeologydataservice.ac.uk/archives/view/romangl/map.html> (accessed 22/09/2022)

⁷² Open Domesday. *Map: England in 1086*. Available at: <https://opendomesday.org/map/> (accessed 01/08/2022)

⁷³ Archaeological Data Services. *Kinsley, G. (1989). The Anglo-Saxon cemetery at Millgate, Newark-on-Trent, Nottinghamshire: excavations between 1958 and 1978 by F & B Waters, M J Dean, (et al)*. Available at: <https://archaeologydataservice.ac.uk/library/browse/issue.xhtml?recordId=1083568> (accessed 15/09/2022)

- Staythorpe, from the Old Norse with the suffix '-þorp' translating as 'a secondary settlements, a dependant outlying farmstead or hamlet' and '-Stay' being a personal name. The whole translation is 'Stari's outlying farm/settlement'⁷⁴;
- Averham, located 900 m to the northeast of the CSA is a form of Old English, 'ēgor' meaning 'Flood, high tide'⁷⁵;
- Rolleston, is situated 830 m south-west of the CSA. The prefix of the word has an Old Norse origin and refers to the personal name of 'Hroaldr's', while '-tūn' is a form of Old English meaning 'An enclosure; a farmstead; a village; an estate'. The whole translation is 'Hroaldr's farm/settlement'⁷⁶; and
- Kelham, situated 2 km north-east of the CSA has an Old Norse origin, with '-kjǫlr' meaning 'A keel or a ridge (of hills)⁷⁷'.

By 1066, all were recorded in the Domesday Book indicating extensive early medieval occupation.

By 1066, Staythorpe is documented as a village under the ownership of Lord Gilbert Tison. At the time, it had 12 villagers and 4 smallholders, 60 acres of meadow and 1 mill⁷⁸. By 1247, the land was gifted to the Abbey of Newstead by Henry III. It remained under the house of Austin Canons until the Dissolution of the Monasteries in the 16th century⁷⁹. It was then given to Trinity College Cambridge and remained in their ownership throughout the rest of the Medieval period, with the adjacent lands being used mostly for agricultural purposes. Whilst no cartographic are available for this period, it is likely that the CSA was agricultural in nature at this time falling within the villages landholdings as it does today.

This period saw the introduction and development of a new political and social order which resulted in the building of moated sites which served a symbolic purpose of display of power and foci of land ownership⁸⁰; this can be seen within the 1 km Study Area by the Scheduled Monument of NHLE 1017687 Averham moat and enclosure in Averham, c. 600 m northeast of the CSA. The construction of parish churches, including the Grade I Listed Building of the Church of St Michael (NHLE 1046008) also shows the increase in activity which occurred by the Ecclesiastical community during this time⁸¹.

Within the CSA, there are no Medieval features recorded.

Within the 1 km Study Area, there are six Medieval features comprising:

- NHLE 1017687 Scheduled Monument Averham moat and enclosure, c. 600 m north-east of the CSA;
- MNT 11142 Medieval / Post Medieval finds from Staythorpe, c. 200 m east of the CSA;
- MNT 11596 Medieval Pottery and Glass from trench 2, Averham, c. 600 m north-east of the CSA;
- MNT 11598 Post Medieval / Modern artefacts from Trench 1, c. 600 m north-east of the CSA;

⁷⁴ Staythorpe. Available at <http://kepn.nottingham.ac.uk/map/place/Nottinghamshire/Staythorpe> (accessed 12/05/2022)

⁷⁵ Ibid

⁷⁶ Ibid

⁷⁷ Ibid

⁷⁸ Open Domesday: *Staythorpe*. Available at: <https://opendomesday.org/place/SK7553/staythorpe/> (accessed 12/05/2022)

⁷⁹ British History Online. *A history of the County of Newstead: Volume 2. 'Houses of Austin canons: The Priory of Newstead'*. Available at: <http://www.british-history.ac.uk/vch/notts/vol2/pp112-117> (accessed 31 May 2022)

⁸⁰ East Midlands Historic Environment Research Framework. *Medieval Period*. Available at <https://researchframeworks.org/emherf/regional-overview/medieval-period/#section-6> (accessed 15/07/2022)

⁸¹ Ibid

- MNT 11734 Medieval Pottery from Averham Relief Road, c. 600 m north-east of the CSA; and
- MNT 12006 Medieval Pottery from Averham Relief Road, c. 600 m north-east of the CSA.

The evidence for Medieval activity within the area indicates that Staythorpe was established settlement during the medieval period, with multiple surviving agricultural features and findspots indicating that the potential for unknown Medieval features within the CSA is Medium.

5.5 Post-Medieval Period

The post-medieval period saw rapid changes to the regional and national socio-economic climate, leading to extensive physical changes within the landscape across the country. During this time, surviving settlements expanded, with greater intensification of agriculture occurring beyond the settlements. This can be mostly attributed to the Dissolution of the Monasteries in by Henry VIII in 1536⁸², with the effects of this reorganisation still having consequences for country during the Post–Medieval period.

The post medieval period also saw the initial parliamentary enclosures⁸³ of field systems, which resulted in the breakup of the Medieval open agricultural field systems, leading to the creation of individual farmsteads⁸⁴.

Within the CSA, there is on Post–Medieval asset recorded and has been dated to the later Post – Medieval period:

- HM1 Triangulation Pillar

Within the 1 km Study Area, there are 21 Post-Medieval features, the majority of which are buildings and relate to the expansion of Averham as a village, and Staythorpe as a hamlet. These are listed in Table 6 below:

Table 6. Post-Medieval Heritage Assets within the 1 km Study Area

Reference Number	Name	Distance and direction from CSA
NHLE 1046005 Grade II Listed Building	Yew Tree Cottage	1 km NE
NHLE 1178836 Grade II Listed Building	Sunnyside	1 km SE
NHLE 1370184 Grade II Listed Building	The Manor House	100 m NE
MNT 3373	Sluices at Upton	900 m NW
MNT 3444	Weir at Averham	600 m NE
MNT 11597	Post Medieval and Modern artefacts from Trench 1, Averham	600 m NE
MNT 11738	Modern pottery from Averham relief road	600 m NE
MNT 14629	Smithy at Manor Farm, Averham	900 m NE
MNT 14630	Chapel at Averham	900 m NE
MNT 14652	Pingley Bridge at Staythorpe	400 m NE
MNT 22020	Grange Farmhouse	200 m W
MNT 22060	Manor Farmhouse	200 m NW

⁸² Belford, P. 2011. 'The archaeology of everything'—grappling with post-medieval, industrial and contemporary archaeology. Page 211. Available at: https://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-2285-1/dissemination/pdf/West_Midlands_cropped_final_copy.pdf. Accessed 24.11.2021

⁸³ Enclosing the Land. Available at: <https://www.parliament.uk/about/living-heritage/transformingsociety/towncountry/landscape/overview/enclosingland/>. Accessed 12.11.2021

⁸⁴ Post-Medieval and Modern. In East Anglian Archaeology: 24. Research and Archaeology Revisited: A Revised Framework for the East of England. Available at: https://historicensland.org.uk/images-books/publications/revised-framework-east-of-england/ea_op24_rrf_revised_web/. Accessed 20.08.2021

MNT 22741	Manor Farmhouse and attached outbuildings	900 m NE
MNT 22776	Manor Farm Cottage	900 m NE
MNT 24417	Holmburg	900 m NW
MNT 24792	Laburnum Cottage	900 m NW
MNT 24793	Greet Cottage	1 km SW
MNT 24868	House of north-east of 1, 2 & 3 Pingley Close	100 m N
MNT 26270	Averill House	900 m NE
MNT 26348	19 th century house, corner of the Close and Staythorpe Road	900 m NE
MNT 27585	Outbuildings at Manor Farm	200 m NE

An 1841 tithe map of Staythorpe shows the CSA and its surrounding area as fields, with a bridleway passing through. The CSA was split into 18 different fields, labelled numbers 57, 58, 63 – 65, 69 – 71, 74 – 79, 81 - 4 (Plate 1).

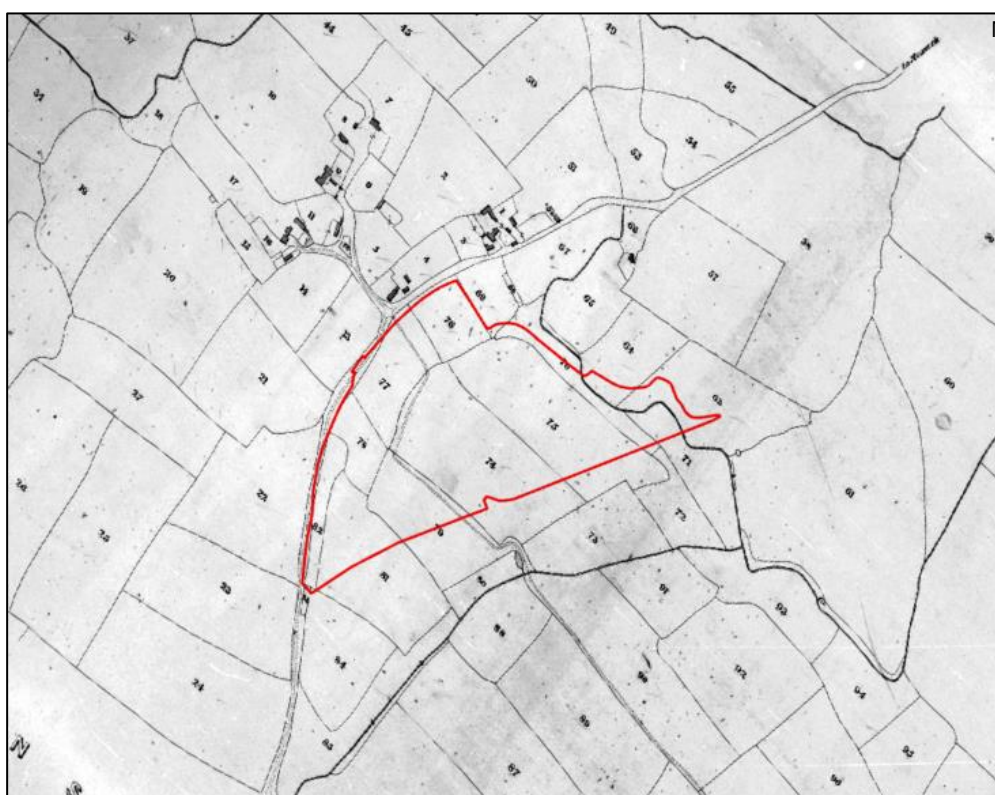


Plate 1: 1841 Tithe map of Staythorpe⁸⁵

The attached tithe apportionment revealed that the fields were leased out to six individuals, shown on Table 7.

Table 7: Field parcels from Tithe apportionment of Staythorpe

Field Number	Occupant	Use	Owner
57	John Hall	Hill Close	Trinity College Cambridge
58	John Hall	Hill Close	Trinity College Cambridge
63	John Wade	Hough Close	Trinity College Cambridge
64	John Wade	Home Close	Trinity College Cambridge
65	John Wade	Home Close	Trinity College Cambridge
69	John Hall	Green	Trinity College Cambridge

⁸⁵ The Genealogist. *IR29/26/116: Tithe apportionment of Staythorpe (township or hamlet), Nottinghamshire. Valuation: Francis Wharton, Hatfield, Yorkshire, Surveyor.* Available at www.thegenealogist.co.uk (accessed 30/06/2022)

70	John Hall	Outcome Lane	Trinity College Cambridge
71	John May	Great Pingle	Trinity College Cambridge
74	John Arnold	Hill Close	Trinity College Cambridge
75	John Arnold	Clever Close	Trinity College Cambridge
76	Christopher Booth	Little Green	Trinity College Cambridge
77	John Driver	Green	Trinity College Cambridge
78	Edward Driver	Little Green	John Henry Manners Sutton Esquire
79	John Driver	Milking Close	Trinity College Cambridge
81	John Driver	South Field Close	Trinity College Cambridge
82	Trinity College Cambridge	Great South Field	Trinity College Cambridge
83	William Streets	Garden	Trinity College Cambridge
84	Edward Driver	Parnham Close	John Henry Manners Sutton Esquire

The next available OS map dates to 1883 (Plate 2) and shows that between 1840 – 1883, the area comprised within the CSA continued being used as delimited fields. By 1883, field boundaries change slightly and some of the fields were merged, reducing the number of parcels from 14 to 10. This map also features a triangulation pillar (HM1) which was located within the northern fields. These boundaries remained the same until the Modern period, as did the hamlet of Staythorpe.

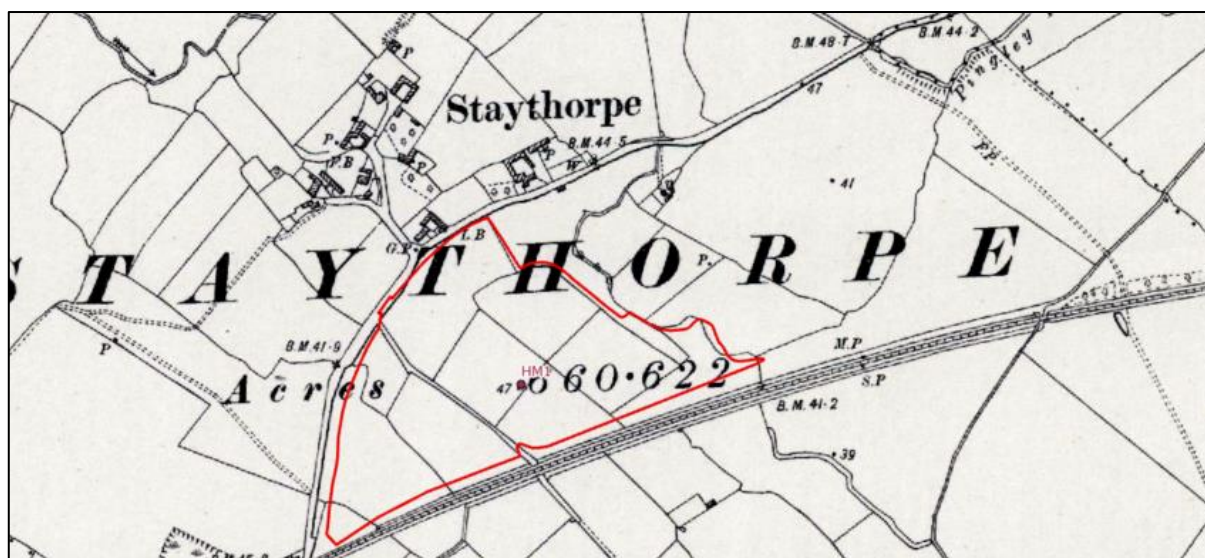


Plate 2: Six-inch OS map dating to 1883, with the CSA outlined in red⁸⁶

During this time, technological advances like the steam engine and watermills created more interconnectivity between the countryside and large towns, leading to an increase in migration across the country, particularly migration from country to towns. These technological advances were present in Staythorpe and the surrounding villages by the 19th century. The Rolleston and Staythorpe Tithes maps dated to the 1840's show a railway line labelled 'Nottingham and Lincoln Railway' passing through the area, as well as a watermill located to the north-west of Rolleston. The expansion of Staythorpe and Averham can be seen within the HER record, where buildings like cottages and chapels start to appear within the countryside.

The identification of these features within the HER record, and the fact that the landscape within the CSA was still used for agricultural purposes during the Post-Medieval period, means that there is a Medium potential for the discovery of unknown archaeology of this chronology, namely associated with agricultural activities.

⁸⁶ National Library of Scotland (2022) *Map Finder*. Available at: <https://maps.nls.uk/view/101603016> (accessed 30/06/2022)

5.6 Modern Period

There are no Modern features recorded within the CSA.

Within the 1 km Study Area, there are 13 Modern features recorded, the majority of which consisting of buildings:

- Averham Conservation Area, c. 900 m north-east of the CSA;
- MNT 14631 Saw Pit at Averham, c. 800 m north-east of the CSA;
- MNT 14634 Glasshouse at Averham, c. 900 m north-east of the CSA;
- MNT 22021 House adjacent to the Manor House to east, 20 m north of the CSA;
- MNT 22061 House adjacent to the Manor House to north, 10 m north of the CSA;
- MNT 22740 Jascal c. 900 m north-east of the CSA;
- MNT 22774 The Old Forge, c. 900 m north-east of the CSA;
- MNT 22775 Manor Cottage, c. 900 m north-east of the CSA;
- MNT 22820 Summerdell, c. 900 m north-east of the CSA;
- MNT 22821 First house east of Summerdell, c. 900 m north-east of the CSA;
- MNT 23594 Row of three cottages first west of Averil House, c 900 m north-east of the CSA;
- MNT 24830 Staythorpe House Farmhouse, c. 6 m north-east of the CSA;
- MNT 24859 Rose Cottage, c. 900 m north-east of the CSA; and
- MNT 25780 WWII Aircraft crash site at Staythorpe, c. 20 m north-east of the CSA.

Ordnance Survey maps dating between 1899 to 1947 show that the field boundaries for the parcels described above, comprised within the CSA and 1 km study area, remained the same and continued to be used for agricultural purposes throughout the Modern period. The hamlet of Staythorpe stayed relatively unchanged in size, with only a few buildings being added between 1915 – 1947 (Plate 3).

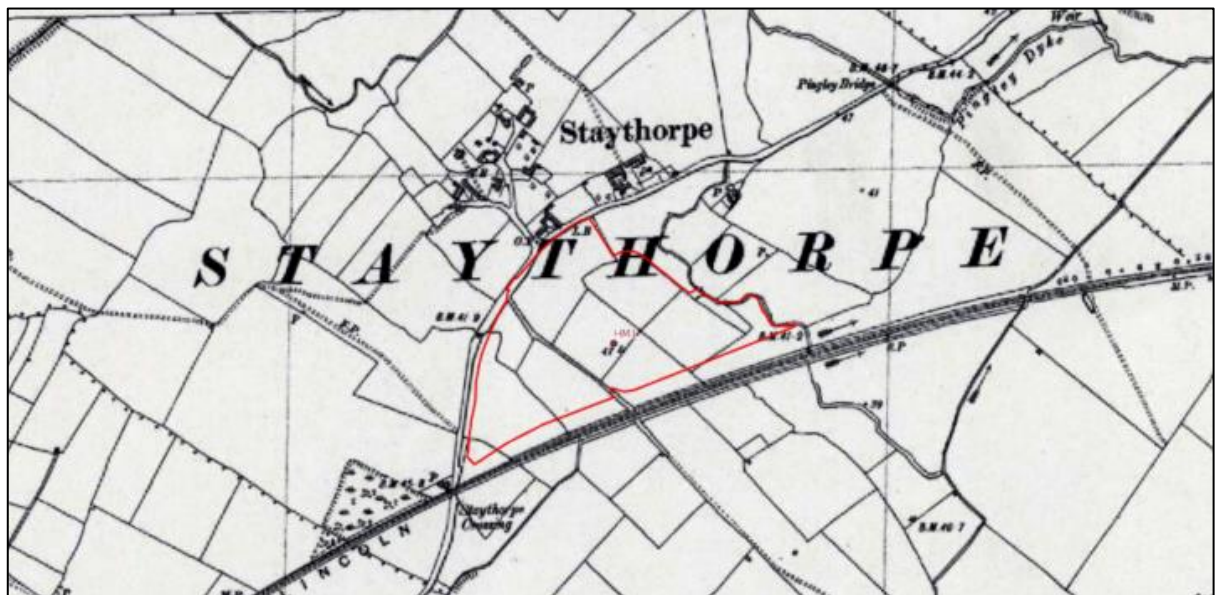


Plate 3: Six-inch OS map dating to 1947, with the CSA outlined in red⁸⁷

⁸⁷ National Library of Scotland (2022). *Map Finder*. Available at: <https://maps.nls.uk/view/101603007> (accessed 30/06/2022)

Between 1947 – 1953, the landscape at the north of the CSA was further developed and changed from agriculture use to industrial. A substation was built, along with Staythorpe Power Station A, which was commissioned in 1953. This was followed by Power Station B, built and commissioned in 1962. In 1983, Power Station A was closed, followed by Power Station B in 1994. The current power station, located 0.5 km south-east of the CSA and known as Power Station C, was built in 2010, on top of the footprint of the former two power stations⁸⁸. It can be assumed that between 1953 – 1999, the substation remained standing, and was used for each power station. Aerial photography shows that the substation remained standing from 1999 – present day (Plate 4).



Plate 4: 1985 Aerial imagery with the CSA outlined in red⁸⁹

As such, the potential for unknown Modern features within the area is Low.

5.7 Unidentified features and finds

There are multiple undated features within the Study area, with nine undated features recorded within the 1 km Study Area of probable Post-Medieval or Modern date. The chronology of these features are unknown at the present time. Further details can be found in Table 8.

Table 8. Unidentified finds within the 1 km study area

Reference	Asset Name	Direction and Location from Development
MNT 14598	Well at Rolleston	80 m W
MNT 14599	Well at Rolleston	90 m SW
MNT 14600	Well at Rolleston	70 m SW
MNT 14632	Well at Averham	80 m NE
MNT 14707	Well at Rolleston	90 m S

⁸⁸ Grace's guide to British Industrial History. *Staythorpe Power Stations*. Available at https://www.gracesguide.co.uk/Staythorpe_Power_Stations#cite_note-1 (accessed 01/07/2022)

⁸⁹ Google Earth

MNT 26347	Averham Bakehouse	90 m NE
MNT 26349	Pinfold Cotttage	90 m NE
MNT 26372	The Lord Nelson	90 m NE
MNT 26465	The Cottage and Attatched Outbuildings	8 m NE

6 POTENTIAL ARCHAEOLOGICAL IMPACTS AND MITIGATION

The following section summarises the potential for subsurface archaeological remains within the CSA and outlines the potential threat from the Development to these remains, suggesting further work and mitigation strategies.

6.1 Archaeological potential

This assessment has established that there is known and potential archaeological interest within the CSA and wider landscape, namely regarding evidence dating to the Prehistoric periods.

The potential for undiscovered archaeological evidence within the CSA is summarised by period in Table 9 below.

Table 9. Archaeological potential

Period name		Potential
Early Prehistoric	Palaeolithic	High
	Mesolithic	High
	Neolithic	High
Late Prehistoric	Bronze Age	High
	Iron Age	High
Romano-British		High
Medieval		Medium
Post - Medieval		Medium
Modern		Low

6.2 Direct or Indirect Impacts

Direct impacts are physical alterations which may affect either known sites or currently unknown buried and otherwise unrecorded archaeology. Direct or physical impacts may damage or destroy archaeological features and are usually permanent and irreversible. These effects are likely to occur during construction of a site.

While direct effects are limited to the footprint of the Development, earthmoving, excavation, cabling and the implementation of access tracks may affect the known archaeological assets, and any other unknown features.

The data collection to date and geophysical surface has identified five groups of subsurface archaeological features scattered within the CSA detailed in Table 10 and shown on Figure 4, with potential for further remains to be present.

Table 10. Summary of Features identified during DBA and Geophysical Survey

Field ID	Features identified during DBA and Geophysics	Notes
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A	A1 Unknown geophysical features	Anomalies of unclear origin along the banks of a potential former watercourse A5.
	A2 Linear trends	Unclear origins.
	A3 Historic Field Boundaries	Post-medieval field boundaries.
	A5 Former watercourse / Potential Paleochannel	Anomalies identified around the northern limit of the CSA, believed to be a paleochannel of the River Trent or former water channels consisting of dykes and drains
	HM1 Triangulation pillar	Identified on historic maps but no longer present. Post-Medieval in date.
B	A1 Unknown geophysical features	Anomalies of unclear origins along the banks of a potential former watercourse A5.
	A2 Linear trends	Unclear origins.
	A3 Historic Field Boundaries	Post-medieval field boundaries.
	A5 Former watercourse / Potential Paleochannel	Anomalies identified around the northern limit of the CSA, believed to be a paleochannel of the River Trent or former water channels consisting of dykes and drains

The anomalies described above do not include the oval cropmark recorded within the HER dataset (MNT 3139), which was not identified through the geophysical survey. These possible archaeological remains could be directly impacted by the Development via earthmoving, excavation, poles, cabling insertion and implementation of access tracks.

As the survival, extent and character of these features is unknown, a programme of trial trenching is recommended to ground truth the results of this assessment as well as the geophysical survey and to evaluate the heritage significance of any potential surviving remains. Depending upon the results of the trenching, where significant archaeological deposits are present, further work may be required to mitigate impacts such as mitigation by design or mitigation via preservation by record. Further consultation with the Council Archaeologist is recommended to agree the programme of archaeological work.

7 CHANGES TO SETTING AND MITIGATION

The NPPF states that when determining planning applications, the local planning authority decision should be weighted in regard to the heritage asset's significance and conservation. Specifically, the more important the asset, the greater the weight should be. The NPPF states that substantial harm to nationally designated sites should be 'exceptional' to wholly exceptional.' Where development proposals lead to less than substantial harm, this harm should be weighed against the public benefits of the proposals. This public benefit often needs to be reconciled with other, usually interrelated impacts in economic, social and environmental terms, as part of the planning application.

In accordance with guidance provided by Historic England⁹⁰, the assessment of changes to setting has considered the following for the heritage assets listed in Section 4:

- The significance of each of the heritage assets and the degree to which setting and/or views contribute to that significance;
- The effect of the Development upon the significance of the heritage assets or upon the ability to appreciate that significance; and
- Recommendations for mitigation to enhance, avoid or minimise harm to the significance of the heritage assets.

7.1 Setting Study Area and Identification of Heritage Assets Potentially Affected by the Development

To identify designated heritage assets with the potential for their settings to be affected by the Development, a review of heritage assets was undertaken for all assets within a 3 km radius of the CSA (Figure 3). With the use of a Zone of Theoretical Visibility (ZTV), a sieving exercise was carried out for all heritage assets to identify a final Setting Study Area and to identify any assets requiring further settings assessment (Figure 7).

As well as utilising a ZTV, consultation feedback was also considered regarding the heritage assets which may be subject to potential effects. The Conservation Officer, requested consideration of the Scheduled Monument of Newark Castle (NHLE 1003474), the Grade I Listed Building of the Church of St. Mary Magdalene (NHLE 1279450) and the centre of Newark, however following a review of the ZTV and the site visit it was decided that due to distance and intervening topography these assets would be de-scoped out of the setting assessment

7.2 Setting Assessment

Five Conservation Areas, seven Scheduled Monuments, 78 Listed Buildings and seven non-designated heritage assets have been identified for consideration of changes to setting that may affect heritage significance as detailed in Section 7 above. These Heritage assets have been grouped in terms of their Listing and proximity, and are shown on Figure 7, assessed below in an ascending order of their NHLE number.

7.2.1 Scheduled Monuments

There are seven Scheduled Monuments selected considered for an assessment of changes to setting that may affect heritage significance (Figure 7). These are described below.

⁹⁰ Historic England (2017) *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (2nd edn)*. Available at <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/> (accessed 31/05/2022)

NHLE 1003491 Site of Ad Pontem, Stoke by Newark

NHLE 1003491 Site of Ad Pontem, Stoke by Newark			
Designation	Scheduled Monument	Distance and Direction from Core Study Area to heritage asset	3.09 km S
Figure	7	Plate	5 - 6
Summary of Asset and Heritage Significance	<p>NHLE 1003491 Site of Ad Pontem is the remains of a Roman 1st century fortlet and settlement. In the 2nd century AD a town developed on the site of the fortlet with earthwork defences. These were later rebuilt in stone in the 3rd century AD. Roman occupation of the site extends from the 1st century to the mid/late 4th century.</p> <p>As such the heritage significance of this site derives from its archaeological and historic value which contributes to enhance our understanding of Roman defences, their development over time, as well as the Roman occupation of Britain.</p>		
Setting and Contribution to Heritage Significance	<p>The setting of Ad Pontem is defined by its position on the modern road of the A46, which follows the trajectory of the former Fosse Way Roman Road⁹¹. It is also located 90 m south-east of the River Trent. Its location between the Roman road and the River Trent was most likely the main contribution factors to its formation. It sits within a semi- rural landscape, with the village of Farndon located, c. 930 m to the north.</p> <p>The Scheduled Monument is screened by low vegetation and trees, with views visible across the site from the main road of the A46 / Fosse Road. Staythorpe Power Station is partially visible in distant views northwards, along with modern powerlines.</p>		
Change to Setting / Heritage Significance as a Result of the Development	<p>The Development is not within the setting but located within the wider landscape to the south. The topography limits visibility of the Development due to the intervening fields and treeline, as well as the modern infrastructure of pylons. This visibility would also only be from the southern periphery when looking northwards over the Scheduled Monument.</p> <p>With the development over 2 km away, the rural context would be maintained as the rural landscape around the Scheduled Monument would be unaffected.</p> <p>Therefore, there will be a negligible change to the wider landscape context. This will result in a negligible effect upon the heritage significance resulting in less than substantial harm predicted for the heritage significance.</p>		
Statement of Compliance	<p>As there is a negligible change in setting, there is no harm predicted to heritage significance in line with the NPPF and local planning policy. This harm should be weighed against the benefits of the proposal in lines with Paragraph 202 of the NPPF and local planning policy.</p>		

⁹¹ The Rural Settlement of Roman Britain: an online resource. Available at <https://archaeologydataservice.ac.uk/archives/view/romangl/map.html> (accessed 13/06/2022)



Plate 5. View north towards the CSA, over the Scheduled Monument NHLE 1003491 Site of Ad Pontem, Stoke by Newark



Plate 6. Location of Scheduled Monument NHLE 1003491 Ad Pontem

NHLE 1011134 Rolleston manor; three moats, eight fishponds with sluices, ridge and furrow and a leat

NHLE 1011134 Scheduled Monument Rolleston Manor; three moats, eight fishponds with sluices, ridge and furrow and a leat.			
Designation	1 x Scheduled Monument	Distance and Direction from Core Study Area to heritage asset	1.03 km SW
Figure	7	Plates	7 - 8
Summary of Asset and Heritage Significance	<p>NHLE 1011134 Rolleston manor; three moats, eight fishponds with sluices, ridge and furrow and a leat are the remains of a medieval and post-medieval manor of Rolleston. The complexity and extent of the earthworks at Rolleston indicate a manorial estate of considerable importance with minimal disturbance since its abandonment.</p> <p>The heritage significance of the Scheduled Monument is derives from its historical and architectural value, which contribute to our understanding of the development of medieval and post-medieval manorial estates as well as the distribution of wealth and status in the countryside. Due to its limited disturbance, the Scheduled Monument also has a high potential for undiscovered buried deposits, which could yield further evidence for medieval and post-medieval society.</p>		
Setting and Contribution to Heritage Significance	<p>The setting of the Scheduled Monument NHLE 1011134 Rolleston manor; three moats, eight fishponds with sluices, ridge and furrow and a leat is defined by their location within the village of Rolleston. The north boundary is bounded by a railway line, whilst the east boundary is bounded by domestic residences and their gardens. A horse paddock bounds the monument on the north-west. The Scheduled Monument can only be accessed through private land. Due to this, its location behind houses and surrounding vegetation allows it to be highly screened and not visible to the public.</p> <p>The wider landscape is rural in nature, with open fields on all sides, interrupted by the scatter of medieval villages. No visible views from the Scheduled Monument NHLE 1011134 Rolleston manor; three moats, eight fishponds with sluices, ridge and furrow and a leat and its associated Listed Buildings are present.</p>		
Change to Setting / Heritage Significance as a Result of the Development	<p>The Development is not within the setting of the Scheduled Monument but it is within the wider agricultural landscape to the north-east of the heritage asset. The topography limits visibility of the Development due to the treeline, intervening development and private fencing; these all completely screen the Scheduled Monument from public view.</p> <p>Therefore, there will be a negligible change to the wider landscape context.</p>		
Statement of Compliance	<p>As there is a negligible change in setting, there is no harm predicted to heritage significance in line with the NPPF and local planning policy. This harm should be weighed against the benefits of the proposal in lines with Paragraph 202 of the NPPF and local planning policy.</p>		



Plate 7. View north towards the south-western boundary of Scheduled Monument of NHLE 1011134 Rolleston Manor: Three moats, eight fishponds with sluices, ridge and furrow and a leat from a country lane.

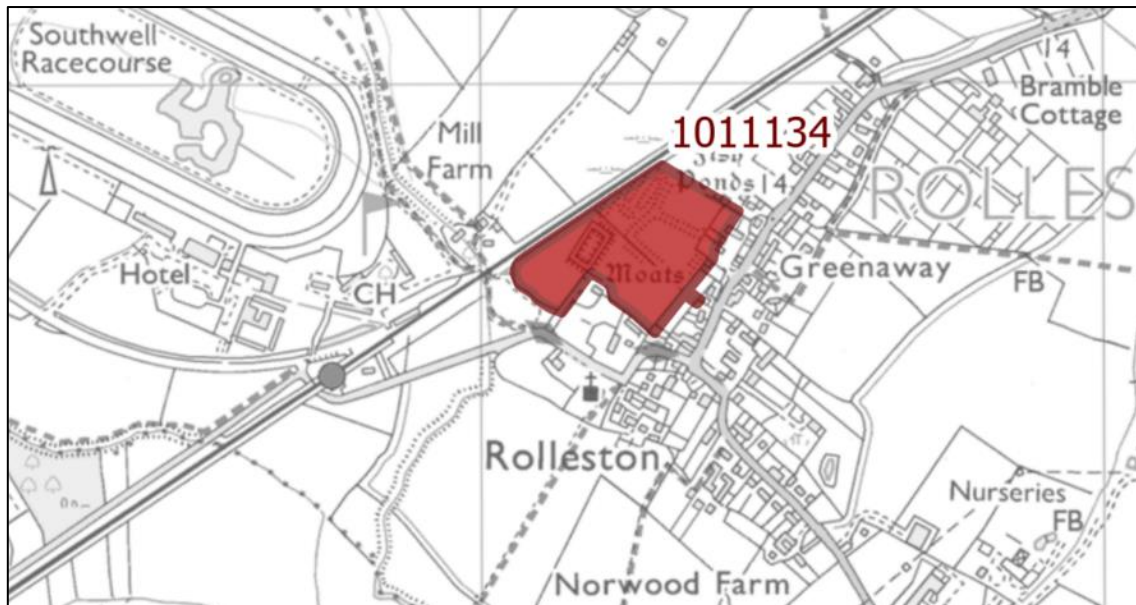


Plate 8. Location of Scheduled Monument NHLE 1011134 Rolleston Manor: Three moats, eight fishponds with sluices, ridge and furrow and a leat from

NHLE 1016048 Civil War redoubt 680 m north-west of Dairy Farm

NHLE 1016048 Civil War redoubt 680 m north-west of Dairy Farm			
Designation	Scheduled Monument	Distance and Direction from Core Study Area to heritage asset	2.9 km E
Figure	7	Plates	9 - 11
Summary of Asset and Heritage Significance	<p>NHLE 1016048 Civil War redoubt 680 m north-west of Dairy Farm is the remains of a civil war redoubt constructed by Parliamentary forces when besieging Newark between November 1645 AD to May 1646 AD. Surviving as a substantial earthwork, it is a sub-rectangular banked enclosure which measures up to 0.8m high and 35 m²internally.</p> <p>It was built by the Scottish troops who compromised part of the Parliamentary forces, for the besieging of Newark, the town to the east.</p> <p>Its heritage significance is derived from its historic value, both of which contribute to our understanding of the English Civil War (1642 – 1652), and the development of post-medieval warfare strategies.</p>		
Setting and Contribution to Heritage Significance	<p>The setting of this Scheduled Monument is defined by its location within the agricultural landscape to the south of the A617 road between Newark and Kelham. To the west is the Scheduled Monument of NHLE 1016051 Moated Site 750 m north-west of Dairy Farm, which was re-enforced as a defensive structure during the Civil War period and used in conjunction with NHLE 1016048 Civil War redoubt 680 m north-west of Dairy Farm.</p>		
Change to Setting / Heritage Significance as a Result of the Development	<p>The Development is not within the setting but located within the wider landscape to the west of the heritage asset. The redoubts focus and location would have centred around the town of Newark-on-Trent, c. 3 km to the east of the heritage asset. The topography limits visibility of the Development due to the tall hedgerows surrounding the Scheduled Monument, which completely screens any public view of the asset.</p> <p>With the development over 2 km away, the rural context would be maintained as the rural landscape around the Scheduled Monument would be unaffected.</p>		
Statement of Compliance	<p>As there is no change in setting, there is no harm predicted to heritage significance in lines with the NPPF and local planning policy.</p>		



Plate 9: View towards NHLE 1016048 Civil War redoubt 680m north-west of Dairy Farm. It is blocked from view by trees on the right-hand side



Plate 10: View from NHLE 1016048 Civil War redoubt 680m north-west of Dairy Farm towards the CSA.

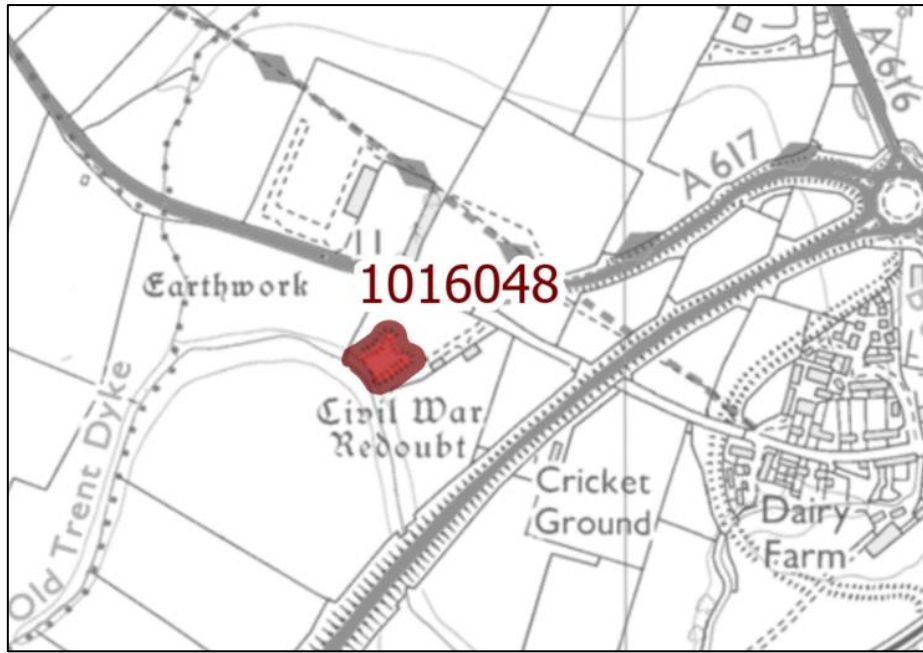


Plate 11. Location of Scheduled Monument NHLE 1016048 Civil War redoubt 680m north-west of Dairy Farm

NHLE 1016051 Moated Site 750 m north-west of Dairy Farm

NHLE 1016051 Moated Site 750 m north-west of Dairy Farm			
Designation	Scheduled Monument	Distance and Direction from Core Study Area to heritage asset	2.9 km E
Figure	7	Plate	12 - 13
Summary of Asset and Heritage Significance	<p>NHLE 1016051 Moated Site 750 m north-west of Dairy Farm is a sub-rectangular earthwork platform, measuring 40 m by 31 m and up to 0.6 m. Whilst the earthwork of the moat is Medieval in origin, Parliamentarian forces re-purposed and re-enforced the moat for defensive purposes during the English Civil War (1642 – 52).</p> <p>It is also believed to have been the site of the Red / Stoke Lodge and which was a house labelled on a contemporary plan recording the fieldworks of the Parliamentarian forces besieging Newark during the Civil War.</p> <p>Its main heritage significance is derived from its historic value which contributes to our understanding of the English Civil War (1642 – 52), as well as our understanding of conflict archaeology and the development of post-medieval warfare strategies. It also has archaeological value, as it has the potential to contain buried deposits from the Medieval period, the period of which the original moat would have been constructed.</p>		
Setting and Contribution to Heritage Significance	<p>The setting of this Scheduled Monument is defined by its location within an agricultural landscape and situated to the south of the A617 road between Newark and Kelham. To the east is the Scheduled Monument NHLE 1016048 Civil War redoubt 680 m north-west of Dairy Farm, was built and utilised during the English Civil War, which was the same period in which NHLE 1016051 Moated Site 750 m north-west of Dairy Farm was re-purposed, contributing to its setting and understanding. To the north is the main road of the A167, and the modern complex of Newark Football and Rugby club, and to the south and west are agricultural fields.</p> <p>The monument is located on private land within a farmstead and is highly screened from public view by existing vegetation.</p>		
Change to Setting / Heritage Significance as a Result of the Development	<p>The Development is not within the setting of the asset but located within the wider agricultural landscape to the west of the Scheduled Monument. The topography limits visibility of the Development due to the tall hedgerows, intervening fields and trees; any visibility would be glimpsed through the gaps in these hedgerows and trees, when looking over the Scheduled Monument to the west.</p> <p>With the development over 2 km away, the rural context would be maintained as the immediate surrounding agricultural fields would be unaffected.</p>		
Statement of Compliance	<p>As there is no change in setting, there is no harm predicted to heritage significance in lines with the NPPF and local planning policy.</p>		



Plate 12: View over the Scheduled Monument of NHLE 1016051 Moated site north-west of Dairy Farm towards the CSA

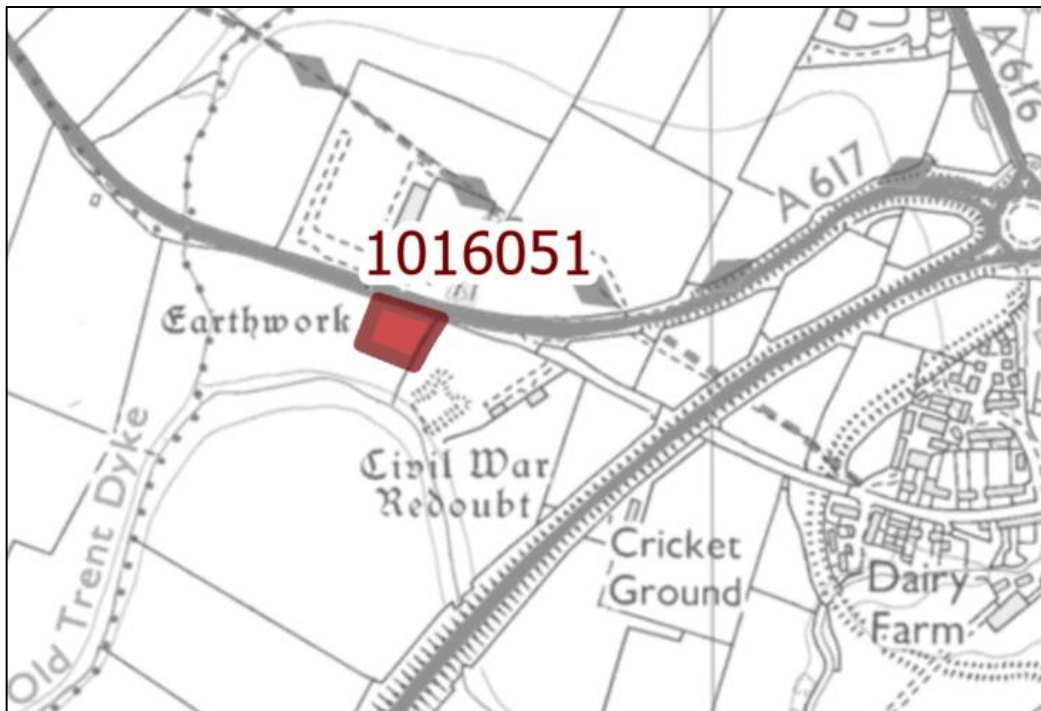


Plate 13. Location of Scheduled Monument of NHLE 1016051 Moated site north-west of Dairy Farm

NHLE 1017687 Averham moat and enclosure

NHLE 1017687 Averham moat and enclosure			
Designation	Scheduled Monument	Distance and Direction from Core Study Area to heritage asset	900 m NE
Figure	7	Plate	14 - 15
Summary of Asset and Heritage Significance	<p>NHLE 1017687 Averham moat and enclosure are the remains of a moated site of Averham Manor and an adjacent enclosure, which are visible as earthworks and extend to the south-east. The moat includes a rectangular island measuring 12 m N-W to S-E by 69 m from N-E to S-W. A steep sided ditch encloses it, 3 m deep and between 8 - 9 m wide. The visible remains of this enclosure consist of two parallel banks of which the south-western is the best pre-served. This measures 2 m x 100 m and projects south-eastwards from the south end of the moat. The second bank lies c. 70 m to the north but has been disturbed by the development of residential houses on Church Lane.</p> <p>Its heritage significance is derived from its archaeological and historic value, which contributes to our understanding of the distribution of wealth and status in the countryside during the Medieval period as well as medieval social structures. There is also an archaeological potential for the recovery of buried deposits from potential domestic and ancillary buildings which would have been situated within the site but have since been destroyed.</p>		
Setting and Contribution to Heritage Significance	<p>The setting of NHLE 1017687 Averham moat and enclosure is defined by its location in the south-east corner of the village of Averham, c. 0.2 km west from the River Trent. It is bounded to the south by a cow pasture, beyond which is a National Grid Staythorpe Substation, and to the east by the River Trent, beyond which agricultural fields extend up to the town of Newark-on-Trent. To the north and west is the village of Averham. The wider landscape character is rural in nature, with the town of Newark located 0.2 km to the east. In the distance to the south, pylons from Staythorpe Power Station are visible.</p>		
Change to Setting / Heritage Significance as a Result of the Development	<p>The Development is not within the setting of the asset, but it is within the wider landscape to the south of the heritage asset. The topography limits visibility of the Development due to the intervening treeline and the modern infrastructure of Staythorpe Power Station. Any visibility would be glimpsed through the gaps between the treeline and current modern infrastructure when looking over the Scheduled Monument from the north. The buffer of the existing modern infrastructure of Staythorpe Power Station will also allow the Development to merge into the current industrial context beyond the Scheduled Monument, further minimising its impact on the setting of this heritage asset</p>		
Statement of Compliance	<p>As there is a negligible change in setting, there is no harm predicted to heritage significance in line with the NPPF and local planning policy. This harm should be weighed against the benefits of the proposal in lines with Paragraph 202 of the NPPF and local planning policy.</p>		



Plate 14: View south-west over NHLE 1017687 Averham moat and enclosure towards the CSA

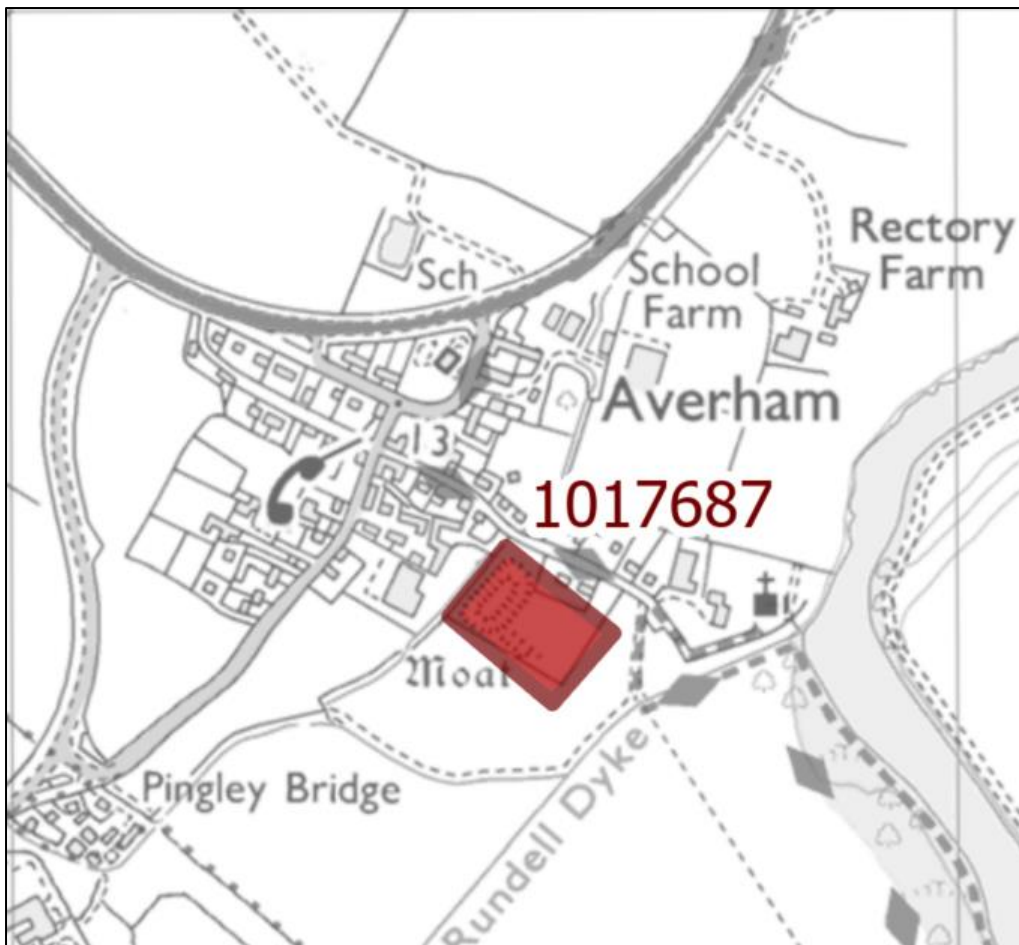


Plate 15. Location of Scheduled Monument NHLE 1017687 Averham moat and enclosure

7.2.2 Listed Buildings, Conservation Areas, and associated settlements

There are 33 Listed Buildings and three conservation areas, selected for assessment for consideration of changes to setting that may affect heritage significance as detailed in Section 7 above. These are assessed below and have been grouped by Conservation Area, and location and featured in Figures 5 and 7.

Staythorpe

NHLE 1370184 Grade II The Manor House

NHLE 1370184 Grade II The Manor House			
Designation	Grade II Listed Building	Distance and Direction from Core Study Area to heritage asset	10 m NW
Figure	7	Plates	16 - 18
Summary of Asset and Heritage Significance	<p>NHLE 1370184 The Manor House is a late 17th century domestic building, with some late 19th century brick patching. It was originally a hall house with a baffle entrance</p> <p>Its heritage significance is derived from its historical and architectural value, which contributes to our understanding of post-medieval hall houses, and their development and adaption over time. Key architectural features of the house include its baffle entrance, ground floor chamfered beams, bressummer fireplaces and the large red brick chimney stack. Its name 'Manor House' also indicates the historical post-medieval connection between the building and the surrounding landscape.</p>		
Setting and Contribution to Heritage Significance	<p>The setting of NHLE 1370184 The Manor House is defined by its location within the rural hamlet of Staythorpe, and surrounded by rural fields to the north, south and west. The Manor House is in the most northern-western corner of the hamlet, with large tree's screening it from view from the road and its neighbours. The surrounding properties are also large, with wide gardens and defined boundaries via hedgerows or fences. Tall vegetation adds to the insular and private setting of the Manor House. Due to this, there is no visibility of the CSA from the Grade II Manor House. The rural fields surrounding the hamlet contribute to the wider landscape setting of the Manor House as well as and emphasise the private setting of the asset within the hamlet of Staythorpe.</p>		
Change to Setting / Heritage Significance as a Result of the Development	<p>The Development is not within the setting of the Manor House, but it is within the immediate landscape context to the south-east. The fields contribute to the insular and private setting of the houses within Staythorpe hamlet, with the Manor House being one of them. However, vegetation and suggested screening along the northern boundary of field 1 will help minimise this impact on this Heritage Asset. Therefore, there will be a slight change in setting to NHLE 1370184 The Manor House.</p>		
Statement of Compliance	<p>As there will be a slight change in landscape context, and a minor effect upon the heritage significance, there is less than substantial harm predicted for the heritage significance and this harm should be weighed against the benefits of the proposal in lines with Paragraph 202 of the NPPF.</p>		



Plate 16. The front of NHLE 1370184 The Manor House



Plate 17. View south towards the CSA from NHLE 1370184 The Manor House

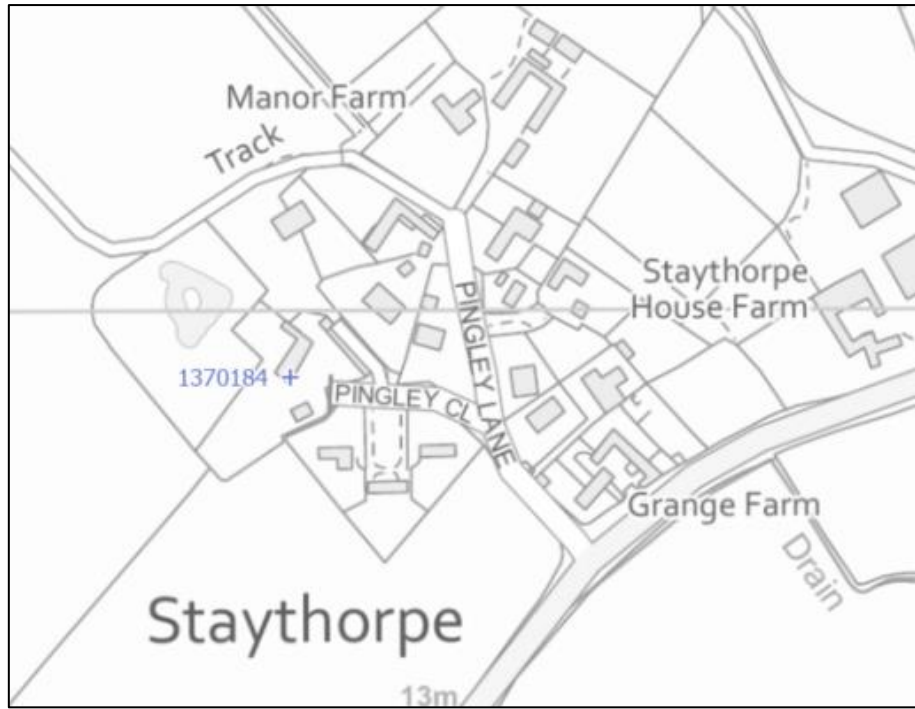


Plate 18. Location of Grade II Listed Building NHLE 1370184 The Manor House

Averham Conservation Area and associated Listed Buildings

<p>Averham Conservation Area NHLE 1046008 Grade I Church of St. Michael NHLE 1046005 Grade II Yew Tree Cottage NHLE 1046006 Grade II Rectory Cottage NHLE 1046007 Grade II The Old Rectory NHLE 1369954 Grade II Lych Gate at Church of St. Michael HER 26347 non-designated asset Averham Bakehouse HER 26349 non-designated asset Pinfold Cottage HER 26372 non-designated asset The Lord Nelson HER 22822 non-designated asset Beech Cottage HER 26465 non-designated asset The Cottage and attached outbuildings</p>			
Designation	1 x Conservation Area, 1 x Grade I Listed Building, 4 x Grade II Listed Buildings and 3 x Non-designated heritage assets / buildings	Distance and Direction from Core Study Area to heritage assets	900 m NE
Figure	5 and 7	Plates	19 - 22
Summary of Asset and Heritage Significance	<p>The Averham Conservation Area covers the historic core of the village of Averham. The settlement is recorded in the Domesday Book, indicating that the village is of, at least, Medieval origin. This is also suggested through the presence of the Scheduled Monument NHLE 1017687 Averham, a moat and enclosure, and NHLE 1046008 Church of St. Michael, a designated Grade I Listed Building, both of which date to the Medieval period. The layout of the village is also representative of a linear medieval village, with the main road of Staythorpe Road cutting through the middle, with Church Lane breaking off to the southeast.</p> <p>Other surrounding medieval villages include Kelham to the north and Rolleston to the south. These three villages would have been part of a small number of settlements established during the Medieval period, following the line of the west bank of the River Trent.</p> <p>The remainder of the buildings within Averham date to the Post-Medieval – Modern period, with the majority being red brick residential properties. The village is also home to the Robin Hood Theatre which has a historical connection to the Old Rectory and the Church of St. Michael, as it was the Reverend of the Church of St. Michael who commissioned the building of the theatre in 1913.</p> <p>The heritage significance of the Averham Conservation Area derives from its archaeological and historic value, which contributes to our understanding of Medieval villages and their formation and development over time.</p>		
Setting and Contribution to Heritage Significance	<p>The setting of the Averham Conservation Area and its associated Listed Buildings are defined by their location on the west bank of the River Trent and the bend of the modern road of the A617. It sits within an agricultural landscape, with rural fields and open countryside extending to the north, east and west. The setting to the south of the Conservation Area is limited to the modern infrastructure consisting of the National Grid Staythorpe Substation, and Staythorpe Power Station. The surrounding countryside creates an insular and private feel for the village, with the proximity of the houses and vegetation along Church Lane further contributing to this private and insular characteristic. Key views within this Conservation Area are those which run east to west down Church Lane.</p>		
Change to Setting / Heritage Significance as a Result of the Development	<p>The Development is not within the setting of the Averham Conservation Area but located in the wider landscape to the south-east of Averham. Within the wider landscape, the modern infrastructure of the National Grid Staythorpe Substation and Staythorpe Power Station is present to the south, with the substation located between the Conservation Area and the</p>		

	<p>Development, which limits visibility between the Development and the Averham Conservation Area. This can be seen in viewpoint 10 from the Landscape and Visual appraisal (LVA) report.</p> <p>Due to this, the wider landscape to the south of the Conservation Area already has a modern industrial characteristic, therefore allowing the addition of a BESS to merge with the current wider landscape context. This factor, as well as additional screening in terms of planting for the development will minimise the impact of the change to the wider landscape and, therefore will result in a slight change to the wider landscape of the Averham Conservation Area and its associated Listed Buildings. It should also be noted that the open countryside setting to the north, east and west will be unchanged, still allowing for the appreciation of the Conservation Area’s setting.</p>
<p>Statement of Compliance</p>	<p>As there will be a slight change in setting with the heritage significance of the assets and character of the conservation area still readily appreciable,, there is less than substantial harm predicted for the heritage significance and this harm should be weighed against the benefits of the proposal in lines with Paragraph 202 of the NPPF.</p>



Plate 19: Grade I Listed Building NHLE 1046008 Church of St. Michael



Plate 20: View westwards up Pinfold Lane in the Averham Conservation Area



Plate 21: View south from the eastern edge of Averham Conservation Area, from the churchyard of NHLE 1046008 Church of St. Michaels. Staythorpe Power Station can be glimpsed

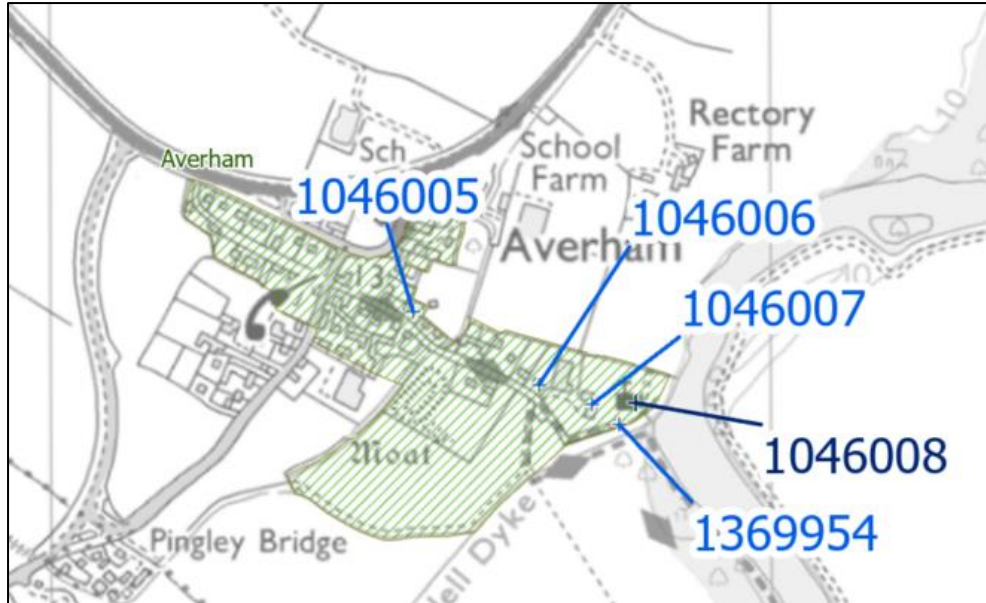


Plate 22. Location of Averham Conservation Area and associated Listed Buildings

Farndon Conservation Area and associated Listed Buildings

<p>Farndon Conservation Area NHLE 1178470 Grade I Church of St. Peter NHLE 1045583 Grade II Farndon Lodge NHLE 1045584 Grade II Pedlars Way NHLE 1045585 Grade II Cross Lane Farm House NHLE 1045586 Grade II Greenhouse at the Old Hall NHLE 1045587 Grade II Pilgrim Cottage NHLE 1045588 Grade II The Old Vicarage NHLE 1045589 Grade II 3 and 3A, School Lane NHLE 1045590 Grade II Coach House NHLE 1045591 Grade II Willows NHLE 1178524 Grade II The Old Hall NHLE 1178530 Grade II Chestnut Farm House NHLE 1178550 Grade II 8, West End NHLE 1178564 Grade II The Hollies NHLE 1302383 Grade II Gazebo at Farndon Lodge NHLE 1302384 Grade II 16, Main Street NHLE 1302387 Grade II Wall, railings, gate piers and gates extending in front of The Old Vicarage NHLE 1370155 Grade II 1, Church Street</p>			
Designation	1 x Conservation Area, 1 x Grade I Listed Building and 17 Grade II Listed Buildings	Distance and Direction from Core Study Area to heritage asset	2 km SE
Figure	7	Plates	23 – 26
Summary of Asset and Heritage Significance	<p>The Farndon Conservation Area and its associated Listed Buildings are located at the south end of the village of Farndon. The Conservation Area comprises the original post-medieval village prior to its expansion northwards in the last half of the 20th century. It can be split in two, with the western half consisting of a Nature Reserve and green fields, which have maintained their historic boundaries from as early as 1883. These boundaries can be seen on the First Edition 25 Inch Ordnance Survey map from 1883. The majority of buildings in the eastern part of the Conservation Area are in residential use and date to the post-Medieval period. The street layout has unchanged regarding the aforementioned OS map. The two halves of the Conservation Area are roughly divided by mature vegetation screening the residential properties on Wyke Lane from view of the river. These properties also have their own screening, provided in the form of tall brick walls and hedgerows.</p> <p>Within the Conservation Area, the Grade I Listed Building NHLE 1178470 Church of St. Peter is the only asset dated to the Medieval period. In addition, a settlement under the name of Farndon⁹² is also documented in the Domesday Book, indicating a Medieval origin.</p> <p>The cultural value and significance of the Conservation Area lies in its architectural, value, which contributes to the preservation of the local character and local distinctiveness. In addition to the archaeological and historic value which contributes both to our understanding of early medieval churches and their influence within the medieval and post-medieval periods, as well as, the understanding of their development and land utilisation, and the impact of rapid urban growth in the 20th century.</p>		
Setting and Contribution to Heritage Significance	<p>The setting of the Farndon Conservation Area and its associated Listed buildings are defined by their location on the east bank of the River Trent, at the south end of the village of Farndon. The surrounding landscape is rural in nature to the north, south and west, with the Fosse Road bounding the Conservation Area to the south-east. To the east is the modern town of Newark-on-Trent.</p>		

⁹² Open Domesday. *Farndon*. Available at <https://opendomesday.org/place/SK7651/farndon/> (accessed 14/06/2022)

<p>Change to Setting / Heritage Significance as a Result of the Development</p>	<p>The Development is not located within the setting of the asset, but within the wider landscape to the north, beyond the west bank of the River and Staythorpe Power Station. There are intermittent glimpses towards the Development from the Nature Reserve within the Conservation Area, with modern infrastructure in the form of pylons currently present within the view. However, Staythorpe Power Station is not visible, thus indicating that the current vegetation acts as a natural screen between the Conservation Area and the Development. This screening may be less effective in the winter months, however. Therefore, it is deemed that there will be no change to the setting.</p>
<p>Statement of Compliance</p>	<p>As there is no change in setting, there is no harm predicted to heritage significance in lines with the NPPF and local planning policy.</p>



Plate 23: Grade I Listed Building NHLE 1178470 Church of St. Peter



Plate 24: View north-west up Main Street towards the CSA



Plate 25: View north-west towards the CSA from the Nature Reserve

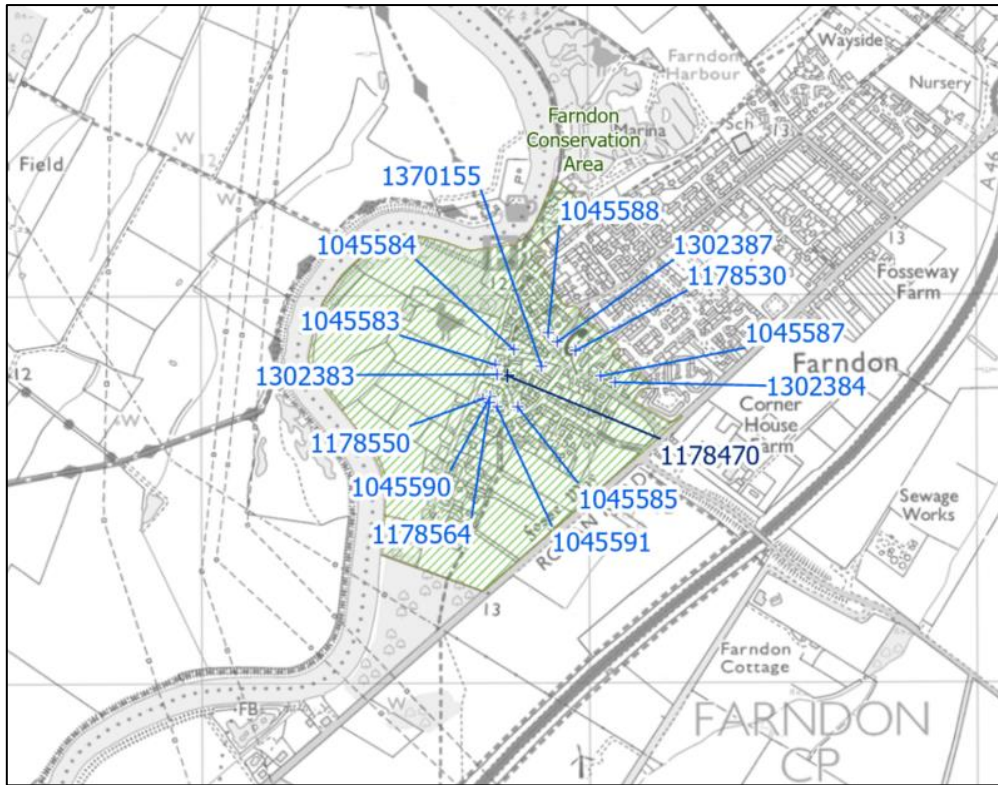


Plate 26. Location of Farndon Conservation Area and associated Listed Buildings

Upton Conservation Area and associated Listed Buildings

<p>Upton Conservation Area NHLE 1369997 Grade I Church of St. Peter and St. Paul NHLE 1179760 Grade II* Upton Hall NHLE 1045930 Grade II Group of five headstone five metres south of Church of St. Peter NHLE 1045932 Grade II Green Door Cottage NHLE 1045933 Grade II Cross Keys Inn NHLE 1045934 Grade II The Hollies and Boundary Wall NHLE 1045935 Grade II Town farmhouse and adjoining cottages and water pump NHLE 1045936 Grade II Manor Farmhouse NHLE 1045937 Grade II Wisteria Cottage NHLE 1045938 Grade II Farm buildings at Dairy Farm NHLE 1045939 Grade II High Farmhouse NHLE 1045940 Grade II Candant House NHLE 1045941 Grade II Gateway at Upton Hall NHLE 1179742 Grade II Orchard House NHLE 1179750 Grade II CropHouse NHLE 1179751 Grade II Hall Croft NHLE 1179754 Grade II Barn at High Farm House and adjoining stable and barn to east NHLE 1253051 Grade II K6 Telephone Box NHLE 1369998 Grade II Upton Grange and attached walls NHLE 1369999 Grade II Barn at Chapel Farm NHLE 1370000 Grade II The Old Post Office NHLE 1370002 Grade II Babthorpe Cottage</p>			
Designation	1 x Conservation Area, 1 x Grade I Listed Building, 1 x Grade II* Listed Building and 20 x Grade II Listed Buildings	Distance and Direction from Core Study Area to heritage asset	2 km NW
Figure	7	Plates	27 – 31
Summary of Asset and Heritage Significance	<p>The Conservation Area of Upton is located on the brow of a hill which falls away towards the Trent valley⁹³ and is described as '<i>... a relatively unspoilt and attractive historic settlement...</i>'⁹⁴.</p> <p>The first mention of Upton is from an Anglo-Saxon charter, dated to 956 AD; the charter details how King Eadwig gifted the Manor of Upton to Oscytel by the Archbishop of York⁹⁵. The Manor House was the main focal point of the village, along with the Medieval Grade I Listed Church of St. Peter and St. Paul (NHLE 1369997). The hall continues to be a focal point for the Conservation Area and is now known as Upton Hall (NHLE 1179760). This inward focal point is further emphasised by mature vegetation and the winding road which provides the Conservation Area with an insular and private characteristic.</p> <p>The majority of buildings were built in the post-medieval period and line the Main Street, which cuts through the centre of the Conservation Area.</p> <p>The surrounding land is enclosed, but pre-dates the 18th and 19th century Parliamentary enclosure period, with long narrow fields present behind houses and farms on the main street.</p> <p>Upton Conservation Area was listed in 1971, for its well-preserved landscape setting and its attractive historic settlement. Its heritage significance is derived from its historical and architectural value which</p>		

⁹³ Newark & Sherwood District Council (2022) *Upton: An appraisal of the Character and Appearance of the Conservation Area*. Available at: <https://www.newark-sherwooddc.gov.uk/media/newark-and-sherwood/images-and-files/conservation/conservation-area-appraisals/Fiskerton-CA-Appraisal.pdf> (accessed 12/05/2022)

⁹⁴ Ibid

⁹⁵ Ibid

	contribute to our understanding of medieval villages, their land use and development.
Setting and Contribution to Heritage Significance	<p>The setting of Upton Conservation Area and its associated Listed Buildings is defined by their location on the brow of a hill and the adjacent well-preserved enclosures, which pre-date the 18th and early 19th century Parliamentary land policy, which emphasizes the rural character of the village.. Mature vegetation and the winding road, further emphasise its setting as an insular and private rural village. These fields are key to the historical and aesthetic value of the area.</p> <p>Due to the elevated position of Upton, key views are towards of the Conservation Area include⁹⁶:</p> <ul style="list-style-type: none"> • The vista across the village from the Green and Main Street • Views towards NHLE 1369997 Grade I Church of St. Peter and St. Paul from the surrounding approaches to the settlement • Views southwards along Church Lane towards the open countryside and \Rolleston beyond • Views north-west and northwards from NHLE 1179760 Grade II* Upton Hall, and from the rear of properties to the north of Main Street. <p>The setting of the conservation area, including the retention of the historic fieldscape and of key views contributes to an understanding and appreciation of medieval villages and their development.</p>
Change to Setting / Heritage Significance as a Result of the Development	<p>The Development is not within the setting of the heritage assets, or within key views, but located in the wider agricultural landscape c. 1.2 km to the south-east of Upton Conservation Area and its associated Listed Buildings.</p> <p>Despite being on a hill, the topography of surrounding infill development and intervening vegetation limits visibility of the Development. Any visibility will be glimpsed through the gaps in these topographical features. Existing modern industrial infrastructure in the form of the existing Staythorpe Substation is also already present within the wider landscape context to the south-east, which will allow the Development to merge into the background of the existing infrastructure within the wider landscape. This can be seen in viewpoint 11 from the LVA report.</p> <p>As there is already modern infrastructure present within the wider landscape, the addition of a BESS station will not detract from the current wide-ranging views, as the Development will merge into the existing infrastructure in the background. This will result in a negligible change within the wider landscape.</p>
Statement of Compliance	<p>As there is a slight change in setting, with the heritage significance of the assets and character of the conservation area still readily appreciable, there is no harm predicted to heritage significance in line with the NPPF and local planning policy.</p>

⁹⁶ Newark and Sherwood District Council (1999). *Upton Conservation Area Appraisal: Appendix 1, p. 9*. Available at: <https://www.newark-sherwooddc.gov.uk/media/newark-and-sherwood/images-and-files/conservation/conservation-area-appraisals/Upton-CA-Appraisal.pdf>



Plate 27: Grade I Listed Building of NHLE 1369997 Church of St. Peter and St. Paul



Plate 28: Grade II Listed Building of NHLE 1179760 Upton Hall*



Plate 29: View east down Main Street from the entrance to Church Lane



Plate 30: View north up Main Street from the corner of the entrance to NHLE 1179760 Upton Hall

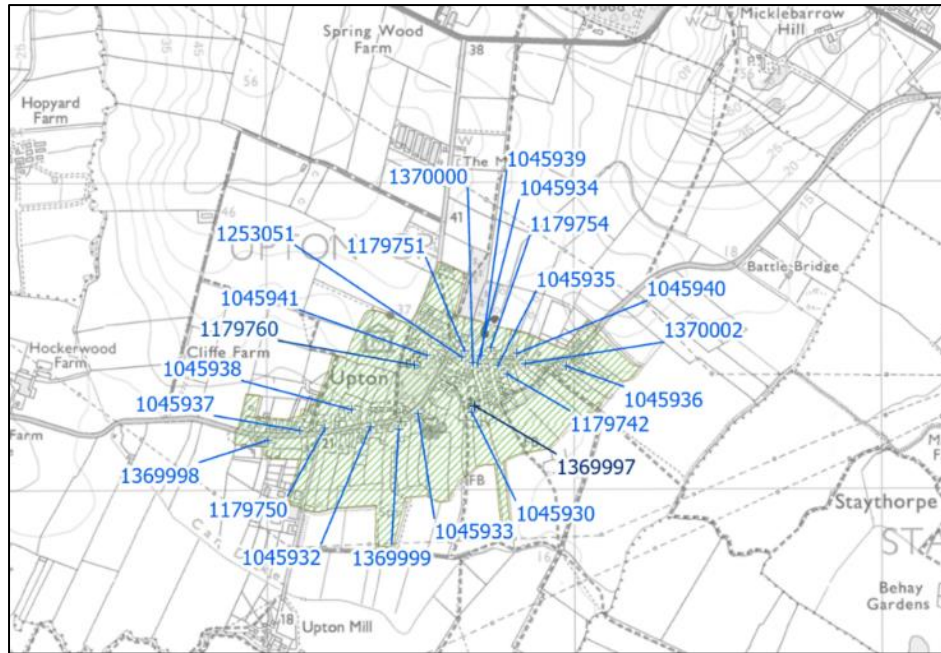


Plate 31. Location of Upton Conservation Area and associated Listed Buildings

Rolleston village and associated Listed Buildings

<p>NHLE 1045559 Grade I Church of Holy Trinity NHLE 1045560 Grade II Rolleston Manor NHLE 1178806 Grade II Mill at Mill Farm NHLE 1178834 Grade II The Barn at Rolleston Manor NHLE 1178836 Grade II Sunnyside NHLE 1370182 Grade II Sundial in churchyard 11 metres south of the porch of Church of Holy Trinity NHLE 1302264 Grade II Village cross at junction of Fiskerton Road and Staythorpe Road NHLE 1370183 Grade II The Vicarage</p>			
Designation	1 x Grade I Listed Building and 7 x Grade II Listed Buildings	Distance and Direction from Core Study Area to heritage asset	1.02 km SW
Figure	7	Plates	32 – 35
Summary of Asset and Heritage Significance	<p>NHLE 1045559 Church of Holy Trinity is a 12th century church, with alterations and additions from the Medieval and Post-Medieval period. Its building material is dressed coursed rubble, ashlar and slate. It has 8 gargoyles and intricately carved columns.</p> <p>NHLE 1045560 Grade II Rolleston Manor is an 18th century house with 19th century alterations and is present on the First Edition Six-Inch Ordnance Survey Map, from 1883.</p> <p>NHLE 1178806 Grade II Mill at Mill Farm is a late 18th century mill, with an attached granary and bridge. It is present on the First Edition Six-Inch Ordnance Survey Map, from 1883, but has the name of '<i>Rolleston Mill</i>' indicating its connection to Rolleston Manor.</p> <p>NHLE 1178834 Grade II The Barn at Rolleston Manor is an early 18th century barn, now a store made of red brick with a mid-18th century extension. The name and location indicate a connection to Rolleston Manor and is also present on the First Edition Six-Inch Ordnance Survey Map, from 1883.</p> <p>NHLE 1178836 Grade II Sunnyside is a late 18th century cottage, with an early 19th century extension made of red brick. It is one and a half storeys high, and five bays wide. It is also present on the First Edition Six-Inch Ordnance Survey Map from 1883, where it is labelled '<i>Rolleston House</i>', indicating a connection to Rolleston Manor.</p> <p>NHLE 1370182 Grade II Sundial in churchyard. Located 11 metres south of the porch of Church of Holy Trinity is an ashlar sundial, dated to 1718. It is octagonal in shape, and 1 metre in height. It is located within the churchyard of the Grade I Listed Building of NHLE 1045559 Church of Holy Trinity.</p> <p>NHLE 1302264 Grade II Village cross at junction of Fiskerton Road and Staythorpe Road is the remains of a 14th century ashlar cross, with remains of lead. It has a shallow platform with lead flashing around the base surmounted by a small portion of the ashlar shaft.</p> <p>NHLE 1370183 Grade II The Vicarage is a mid-18th century painted brick vicarage. It is two storeys high and three bays wide and was most likely the vicarage connected to the Grade I Listed Building of NHLE 1045559 Church of Holy Trinity. It is also present on the First Edition Six-Inch Ordnance Survey Map from 1883 and labelled as '<i>Vicarage</i>'.</p> <p>The heritage significance of the Scheduled Monument and its associated Listed Buildings are derived from their historical and architectural value, which contribute to our understanding of the development of medieval and post-medieval villages as well as the distribution of wealth and status in the countryside.</p>		
Setting and Contribution to Heritage Significance	<p>Rolleston village and its associated Listed Buildings are defined by their location within the village of Rolleston and their proximity to the Scheduled Monument NHLE 1011134 Rolleston manor; three moats, eight fishponds with sluices, ridge and furrow and a leat.</p> <p>The wider landscape is agricultural in nature, with fields surrounding the village, interrupted by the scatter of other small villages. This setting is an important contributor to the Listed Buildings heritage significance, as it</p>		

	allows the buildings to be understood in their original context, as part of the post – medieval expansion of the village of Rolleston.
Change to Setting / Heritage Significance as a Result of the Development	The Development is not within the setting of the associated Listed Buildings of Rolleston village, but it is within the wider landscape to the north of these Listed Buildings. However, infill development, rural windy lanes and vegetation screen the Development from view, minimising the impact on the setting of the heritage assets within the village. Therefore, there will be a negligible change to the wider landscape context. This will result in a negligible effect upon the heritage significance resulting in less than substantial harm predicted for the heritage significance. This harm should be weighed against the benefits of the proposal in lines with Paragraph 202 of the NPPF.
Statement of Compliance	As there is a negligible change in setting, there is no harm predicted to heritage significance in line with the NPPF and local planning policy.



Plate 32. Grade I Listed Building NHLE 1045559 Church of Holy Trinity



Plate 33. View towards the Development from the Grade I Listed Building of NHLE 1045559 Church of Holy Trinity



Plate 34. View north towards the CSA from Staythorpe Road at the northern end of the village

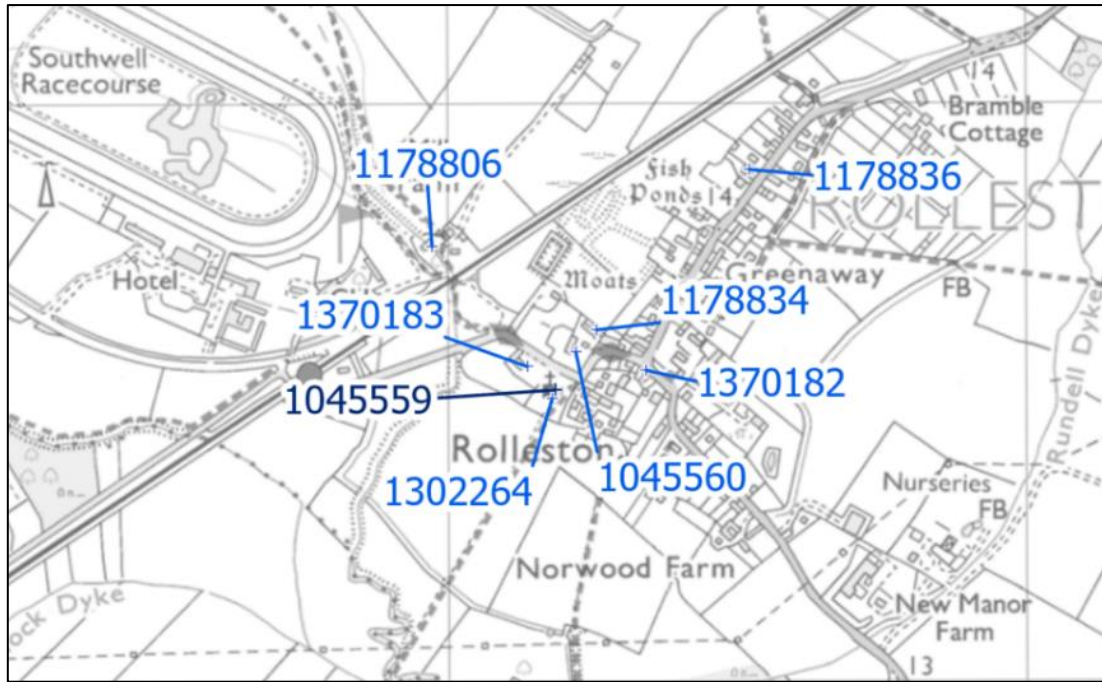


Plate 35. Location of Rolleston village and associated Listed Buildings

Non-designated assets

There are seven non-designated assets selected for assessment for consideration of changes to setting that may affect heritage significance as detailed in Section 7 above. This is assessed below and can be seen in Figure 5.

MNT 22020 Grange Farm and cottages

MNT 22020 Grange Farm and cottages			
Designation	1 x non-designated building	Distance and Direction from Core Study Area to heritage asset	2 m N
Figure	5	Plates	36 – 38
Summary of Asset and Heritage Significance	<p>MNT 22020 Grange Farm and Cottages comprises a red brick former a historic post-medieval farmstead.</p> <p>Its significance derives from its historic value to the development of Staythorpe and its surrounding area, along with its architectural value that contributes to our understanding of form, function and development of post-medieval farmhouses.</p>		
Setting and Contribution to Heritage Significance	<p>The setting of Grange Farm and Cottages is defined by its position on the southern edge of Staythorpe hamlet, on the corner of the junction where Staythorpe Road meets Pingley Lane.</p> <p>To the north the former farmstead is bound by the village of Staythorpe, by Staythorpe Road to the south and Pingley Lane to the west, with agricultural land to the east and beyond the roadways to the west and south. Long distance views a limited by hedge and tree belt screening to the south and west. This screening prevents views of Staythorpe Substation c. 280 m to the south- east.</p> <p>Modern infrastructure is limited to street furniture and the pylons visible to the north-east and south of the main former farmhouse</p> <p>The surrounding landscape contributes to an appreciation and understanding of the form and function of grange Farm and Cottages.</p>		
Change to Setting / Heritage Significance as a Result of the Development	<p>The Development is within the setting of this non-designated heritage asset. The addition of a BESS station to the south of the asset, will result in a change to the landscape context of this non-designated asset. et. The change will result in the loss of agricultural land to the south and extend the industrial landscape from the south-east to the south of the asset and replace the current agricultural landscape to the south.</p> <p>The Development will be visible from the asset in views southwards; however, the use of screening via planting will help mitigate and minimise the change in visibility. The surrounding setting of agricultural land the west, the hamlet to the north and the agricultural land and farmstead to the east will remain unaffected.</p>		
Statement of Compliance	<p>As there will be a change in landscape context to the west with the heritage significance of the assets still appreciable, this is less than substantial harm and this harm should be weighed against the benefits of the proposal in lines with Paragraph 202 of the NPPF.</p>		



Plate 36: View south-west on Staythorpe Road, with Grange farmhouse to the right and the CSA to the left



Plate 37: View north-east on Staythorpe Road, with Grange Farmhouse to the left and the CSA on the right



Plate 38. Location of non-designated heritage asset MNT22020 Grange Farmhouse

MNT 24830 Staythorpe House Farmhouse

MNT 24830 Staythorpe House Farmhouse			
Designation	1 x non-designated building	Distance and Direction from Core Study Area to heritage asset	6 m N
Figure	5	Plate	39 – 40
Summary of Asset and Heritage Significance	<p>Staythorpe House Farmhouse comprises a two-storey house with a projecting wing, bay windows, vertical sash windows and a slate roof. The house is made with a Fleming brick bond. It is not featured on the 1840's Tithe map, but it is present on the Six-inch First Edition OS map, making it a modern addition to an established farmstead.</p> <p>Its heritage significance derives from its local historic value to the hamlet of Staythorpe and the surrounding area and its development, as well as its architectural value of an altered historic farmstead building.</p>		
Setting and Contribution to Heritage Significance	<p>The setting of Staythorpe House Farmhouse is defined by its position on the Staythorpe Road, on the south-eastern edge of Staythorpe hamlet. It is one of the first visible buildings when approaching Staythorpe from the east and is surrounded to its north, east and south by agricultural fields, with agricultural fields and grange farm to the west. The National Grid Staythorpe Substation is located to the south-east.</p> <p>The setting of the surrounding agricultural land, and the hamlet are contributes to the heritage significance of the farmhouse, which maintains its much of its surrounding agricultural land.</p>		
Change to Setting / Heritage Significance as a Result of the Development	<p>The Development is within the setting of this heritage asset.</p> <p>The addition of a BESS station to the south-west of the asset, and its close proximity will result in a change to the setting of this non-designated asset. This is due to the change of the rural countryside to the south-east of the asset. The change will turn the use of the field from rural to industrial.</p> <p>Visibility to the site is currently blocked by hedgerows, but the substation poles may be visible due to their height. It should be noted that to the east, the National Grid Staythorpe Substation is present, with intermittent visibility of pylons and other industrial components present. The surrounding setting of the agricultural land to the north, the field to the south and the hamlet to the west will remain unchanged and unaffected.</p> <p>Therefore, the Development will not result in a change to the appreciation of the assets cultural significance as a result of any changes to the setting of Staythorpe House Farmhouse.</p>		
Statement of Compliance	<p>As there will be a change in landscape context to the west with the heritage significance of the assets still appreciable, this is less than substantial harm and this harm should be weighed against the benefits of the proposal in lines with Paragraph 202 of the NPPF.</p>		



Plate 39: View south-west towards the CSA from MNT 24830 Staythorpe House Farmhouse



Plate 40. Location of non-designated heritage asset MNT 24830 Staythorpe House Farmhouse

Staythorpe Hamlet and associated non-designated heritage assets

<p>MNT 22021 House adjacent to the Manor House to East MNT 22060 Manor Farmhouse MNT 22061 House adjacent to the Manor House to North MNT 24868 House north-east of 1, 2, & 3 Pingley Close MNT 27585 Outbuildings at Manor Farm (Manor Farm Barns)</p>			
Designation	4 x non-designated buildings	Distance and Direction from Core Study Area to heritage asset	2 m N
Figure	5	Plate	41 - 42
Summary of Asset and Heritage Significance	<p>This group comprises four buildings located within the Hamlet of Staythorpe. All of the buildings feature the First six-inch edition OS map, besides 24868 House north-east of 1, 2, & 3 Pingley Close, which is illustrated on the 1840's tithe map.</p> <p>MNT 22021 House adjacent to the Manor House to East is a modern building located within the grounds of NHLE 1370184 Manor House. It is locally listed for its historic connection to NHLE 1370184 Manor House, and is present on OS maps from 1938 AD.</p> <p>MNT 22060 Manor Farmhouse is a two-storey farmhouse, with sash windows in red brick. It appears to have been extended upon, with modern alterations resulting in the layout being a T-plan. It has a group value with MNT 27585 Outbuildings at Manor Farm (Manor Farm barns).</p> <p>MNT 22061 House adjacent to the Manor House to North is a modern building within the ground of NHLE 1370184 The Manor House. It is illustrated on OS maps from 1899 onwards, marking it a late post-medieval / modern addition to the grounds of NHLE 1370184 The Manor House.</p> <p>MNT 24868 House north-east of 1, 2, & 3 Pingley Close is a two-storey red brick house, 4 bays wide. To the left of the main front is a brick and glass porch.</p> <p>MNT 27585 Outbuildings at Manor Farm (Manor Farm barns) are 19th century farm outbuildings associated with Manor Farm. The buildings are arranged in a courtyard formation and compromise a large threshing barn to the north, an isolated cart shed to the south and two mixed used buildings which make up the east and west wing, all in red brick. These buildings have a group value with MNT 22060 Manor Farmhouse.</p> <p>These buildings significance derive from their architectural and their historical value in relation to the design and development of Manor Farm, and its decline between the 19th – 20th century.</p>		
Setting and Contribution to Heritage Significance	<p>The setting of all these buildings is defined by their location within the centre and northern extent of the hamlet of Staythorpe. The hamlet is surrounded by agricultural countryside to the west, north and east with Staythorpe Road bounding the settlement at its southern/eastern extent. Staythorpe substation is situated to the immediate south-east of the settlement. The setting of the manor farm group of assets is limited to the immediate settlement and agricultural land to the north of the group. The buildings are insulated from the surrounding countryside to the west, north and east by auxiliary buildings, hedges and orchards, with residential development screening and filtering views to the south.</p> <p>The setting of the open countryside adjacent to the hamlet in the west, north and east contributes to these buildings' cultural heritage significance as post-medieval agricultural buildings.</p>		
Change to Setting / Heritage Significance as a Result of the Development	<p>The Development is not within the setting of the Manor farm Group, but within the immediate landscape to the south/ south-east. Extensive screening prevents key views southwards towards the Development, however, the extension of infrastructure from Staythorpe Power station will result in a change of land use to the south of the hamlet and result in</p>		

	a slight change to the wider landscape context and the partial loss of historic land use legibility.
Statement of Compliance	As there will be a change in landscape context to the south, with the heritage significance of the assets still readily appreciable, this is less than substantial harm and this harm should be weighed against the benefits of the proposal in lines with Paragraph 202 of the NPPF.



Plate 41: View south from the junction of Pingley Lane and Pingley Close towards the CSA

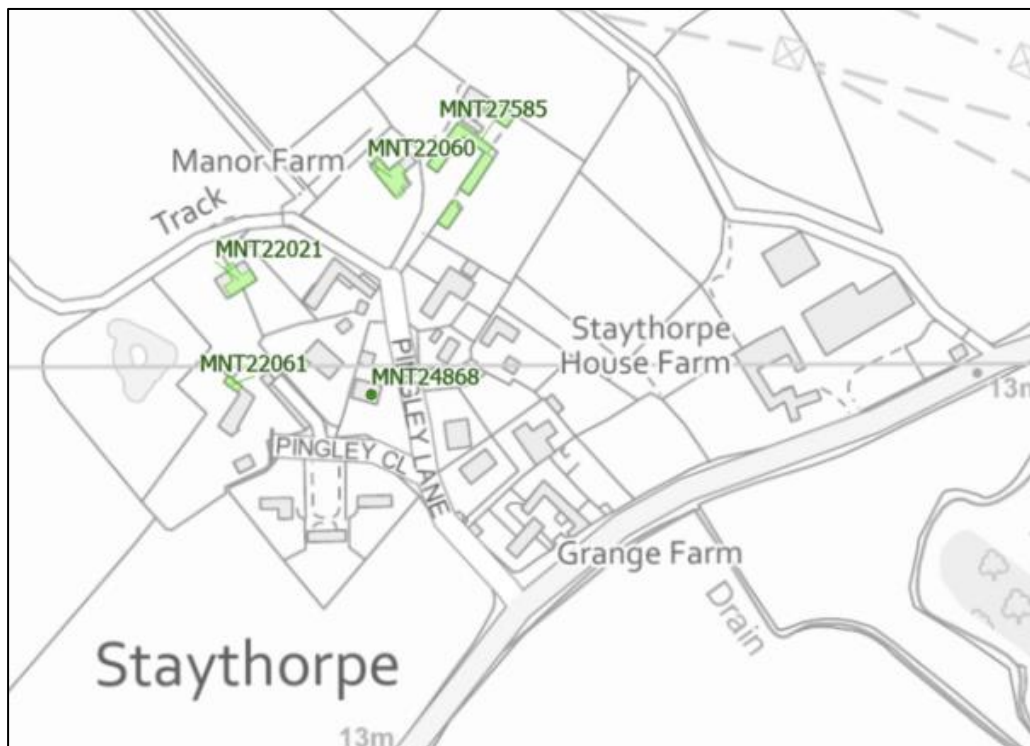


Plate 42. Location of Staythorpe Hamlet and associated non-designated heritage assets

7.3 Potential Mitigation

The setting assessments described above concluded that there will be no significant changes to 110 heritage assets. A less than substantial harm was identified to the following assets:

- Averham Conservation Area and associated Listed Buildings;
- NHLE 1370184 Grade II The Manor House;
- MNT 22020 Non-designated Grange Farmhouse;
- MNT 28430 Non-designated Staythorpe House Farmhouse;
- MNT 22021 Non-designated House adjacent to the Manor House to East;
- MNT 22060 Non-designated Manor Farmhouse;
- MNT 22061 Non-designated House adjacent to the Manor House to North;
- MNT 24868 Non-designated House north-east of 1, 2, & 3 Pingley Close; and
- MNT 27585 Non-designated Outbuildings at Manor Farm (Manor Farm Barns).

The cultural heritage significance of these assets has been deemed to be affected due to changes within their settings or the wider landscape surrounding them. This is due to the change of land use within the CSA changing from agricultural use to industrial.

For the following assets, it has been determined that existing vegetation and the winding nature of the road screens the majority of Development from visibility, and thus further minimises the impact to the change in setting:

- NHLE 1370184 Grade II The Manor House;
- MNT 22020 Non-designated Grange Farmhouse;
- MNT 28430 Non-designated Staythorpe House Farmhouse;
- MNT 22021 Non-designated House adjacent to the Manor House to East;
- MNT 22060 Non-designated Manor Farmhouse;
- MNT 22061 Non-designated House adjacent to the Manor House to North;
- MNT 24868 Non-designated House north-east of 1, 2, & 3 Pingley Close; and
- MNT 27585 Non-designated Outbuildings at Manor Farm (Manor Farm Barns).

The harm to the heritage significance of these assets is considered less than substantial and should be weighed against the benefits of the proposal in lines with Paragraph 202 of the NPPF.

Mitigation is embedded in the design in the form of a landscape management plan which enhances hedgerows and trees around the Development, which will further limit the potential visibility of the Development and any changes to setting.

The CSA has also been identified to have a high potential for the discovery of archaeological remains from the Prehistoric period through to the Roman period. Further archaeological work in the form of trial trenching will be taking place, to further investigate and validate this potential.

8 CONCLUSION

The results of this HIA and geophysical survey have revealed the Core Study Area has a high archaeological potential regarding the Prehistoric period through to the Medieval period, and therefore further archaeological work is recommended and will be carried out in consultation with the Local Planning Authority.

In regard to the assessment of changes to setting that affect heritage significance, there was no effect upon 87 heritage assets, with less than substantial harm identified for:

- Averham Conservation Area and associated Listed Buildings
- Upton Conservation Area and associated Listed Buildings
- NHLE 1370184 Grade II The Manor House;
- HER 22020 Non-designated Grange Farmhouse;

- HER 28430 Non-designated Staythorpe House Farmhouse;
- HER 22021 Non-designated House adjacent to the Manor House to East;
- HER 22060 Non-designated Manor Farmhouse;
- HER 22061 Non-designated House adjacent to the Manor House to North;
- HER 24868 Non-designated House north-east of 1, 2, & 3 Pingley Close; and
- HER 27585 Non-designated Outbuildings at Manor Farm (Manor Farm Barns).

The harm to the heritage significance of these assets is considered less than substantial and should be weighed against the benefits of the proposal in lines with Paragraph 202 of the NPPF. The need for and benefits of the Development are clearly set out in the Planning and Design and Access Statement and Economic Assessment submitted as part of the Planning Application.

Mitigation is embedded in the design in the form of a landscape management plan, submitted as part of the planning application, which enhances hedgerows and trees around the Development, which will further limit the potential visibility of the Development and any changes to setting.

Trial trenching will also be taking place to further investigate and validate the archaeological potential estimated within this report; this will be done in consultation with the LPA and archaeological officer.

9 GAZETTEER

9.1 CSA and 1 km Study Area Heritage Gazetteer

Asset Status (Non-designated, LB, SM, PG, etc)	Grade	Designation Reference	HER Reference	Other reference	Asset Name	Description of Asset	Period	Direction and Location from Development
Conservation Area	n/a	n/a	DHG5838	n/a	Averham	A designated Conservation Area which covers part of the village of Averham. The settlement is recorded in the Domesday Book, indicating that the village is of, at least, Medieval origin. This is also suggested through the presence of the Scheduled Monument NHLE 1017687 Averham, a moat and enclosure, and NHLE 1046008 Church of St. Michael, a designated Grade I Listed Building, both of which date to the Medieval period. The layout of the village is also representative of a linear medieval village, with the main road of Staythorpe Road cutting through the middle, with Church Lane breaking off to the southeast.	Modern	900 m NE
Scheduled Monument	n/a	1017687		n/a	Averham moat and enclosure	Moated site of Averham manor and the adjacent enclosure. These are visible as earthworks and concentrations of brick. The moat itself is a rectangular island measuring 12 m N-W to S-E by 69 m from N-E to S-W. A steep sided ditch encloses its, 3 m deep and between 8 - 9 m wide.	Medieval	600 m NE
Listed Building	II	1046005	17477	n/a	Yew Tree Cottage	A cottage, originally two now one and made of brick. Dated to the 18th century with 19th and 20th century alterations.	Post Medieval to Modern	1 km NE
Listed Building	II	1178836	21800	n/a	Sunnyside	A late 18th century cottage, with an early 19th century extension. Made out of red brick with a pantile roof and measuring one and half storeys high and 5 bays wide. The two right bays are 19th century. Yorkshire glazing bars are also present.	Post Medieval	1 km SE

Listed Building	II	1370184	17615	n/a	The Manor House	Late 17th century house, with some late 19th century brick patching. Made of red brick, with a decorative machine tile roof with decorative ridge cresting.	Post Medieval	100 m NE
Non-designated	n/a	n/a	2976	n/a	Enclosure & Linear Feature at Averham	A potential sub-rectangular enclosure and irregular line features are present in an area heavily pitted.	Unknown	500 m NE
Non-designated	n/a	n/a	2977	n/a	Irregular Linear Features at Staythorpe	Irregular linear features	Unknown	20m NW
Non-designated	n/a	n/a	2978	n/a	Trackway & Enclosures at Staythorpe	The RCHME's National Mapping Programme has recorded 1 trackway and 1 enclosure at this area.	Unknown	20 m S
Non-designated	n/a	n/a	2979	n/a	Enclosure, Linear Features & Ring Ditch at Rolleston	Sub-rectangular and linear features are present here, including an enclosure and a field boundary. A barrow ring is also potentially present.	Unknown	200 m SW
Non-designated	n/a	n/a	2980	n/a	BA Flint Finds from Staythorpe	A flint dagger was found during the building of Staythorpe Power Station in 1947, along with a barbed and tanged arrowhead.	Bronze Age	800m SE
Non-designated	n/a	n/a	2981	n/a	Enclosure At Rolleston	Aerial photography shows an enclosure at this site	Unknown	600 m S
Non-designated	n/a	n/a	2985	n/a	Cropmark Complex at Averham	Aerial photography shows linear cropmarks in a field north-east of Averham. A double linear feature is present and believed to be a possible drove way with an enclosure at the West end.	Unknown	1 km NE
Non-designated	n/a	n/a	2987	n/a	Cropmarks By Staythorpe Road, Averham	A complex of contiguous and intersecting sub rectangular enclosures, under cereal crop. They are believed to be minor crofting's denoting ribbon development of Averham.	Unknown	400 m NE
Non-designated	n/a	n/a	3028	n/a	Cropmark Complex at Staythorpe	Small complex of linear features and several circular / sub-circular features in a line. Part of 2 potential enclosures, with one crossing linear feature	Unknown	800 m NW
Non-designated	n/a	n/a	3029	n/a	Cropmark Complex at Rolleston	Aerial photography showed 2 enclosures with linear features to the south of a disturbed area. There is a possibility of more	Unknown	300 m SW

						enclosures and reverse cropmarks are also present.		
Non-designated	n/a	n/a	3129	n/a	Linear Features at Averham	Aerial photography has shown linear ditches, most of which follow old hedge lines. Other cropmarks were also visible as well as linear ditches indicating ribbon development along a road on the north-west side of the village.	Unknown	400 m NE
Non-designated	n/a	n/a	3130	n/a	Field System & Ring Ditches at Staythorpe	Aerial photography has shown some 'fairly indistinct' linear features	Unknown	500 m NW
Non-designated	n/a	n/a	3139	n/a	Oval Cropmark at Staythorpe	Aerial photography revealed an oval cropmark, deemed to be of no archaeological significance.	Unknown	Within the CSA
Non-designated	n/a	n/a	3373	n/a	Sluices At Upton	2 sluices, near Pingley Dyke / Car Dyke	Post Medieval to Modern	0.900 m NW
Non-designated	n/a	n/a	3422	n/a	Linear Features, Averham	Aerial photography revealed the potential for linear ditches dating to the Roman period	Unknown	600 m NE
Non-designated	n/a	n/a	3437	n/a	Ditch At Manor Farm, Staythorpe	County Series 25-inch OS map from 1919 depicts pump and a ditch with 2 regular features.	Unknown	200 m N
Non-designated	n/a	n/a	3444	n/a	Weir At Averham	County Series 25-inch OS map from 1919 depicts a weir	Post Medieval	600 m NE
Non-designated	n/a	n/a	5596	n/a	Palaeolithic Finds from Staythorpe	An unshed red deer antler and 2 bones of a bos or bison was found and dated to the Mousterian period.	Palaeolithic	40 m S
Non-designated	n/a	n/a	5627	n/a	Linear Features at Staythorpe	An out of focus photograph shows linear features in a field by a marshalling yard. It shows the corner of a potential enclosure with internal features	Unknown	90 m SE
Non-designated	n/a	n/a	8293	n/a	Rectangular Enclosure & Linear Features at Rolleston	Part of a rectangular enclosure, a linear feature and a possible circle identified by aerial photography	Unknown	300 m S
Non-designated	n/a	n/a	8294	n/a	Circular Enclosure at Rolleston	Circular enclosure. No further information provided	Unknown	700 m S
Non-designated	n/a	n/a	8295	n/a	Cropmark Complex at Rolleston	Aerial photography shows a complex of ring ditches, enclosures and other linear features around Rolleston Gorse and double linear features to the south-west	Unknown	800 m S

Non-designated	n/a	n/a	8296	n/a	Enclosures & Linear Features at Rolleston	2 partial oval enclosures, rectangular enclosures and linear features	Unknown	800 m S
Non-designated	n/a	n/a	9608	n/a	Circular Enclosure at Averham	A ring ditch identified by aerial photography. No further information has been provided.	Unknown	700m NE
Non-designated	n/a	n/a	9609	n/a	Linear Features at Averham	A group of linear features identified by the National Mapping Programme.	Unknown	800 m N
Non-designated	n/a	n/a	9611	n/a	Enclosure at Averham	An enclosure identified by the National Mapping Programme.	Unknown	900 m N
Non-designated	n/a	n/a	9612	n/a	Field Boundary at Staythorpe	A field boundary revealed through cropmarks by the National Mapping Programme	Unknown	500 m S
Non-designated	n/a	n/a	9613	n/a	Field Boundary & Enclosure at Staythorpe	An enclosure and field boundary revealed through cropmarks by the National Mapping Programme	Unknown	80 m SE
Non-designated	n/a	n/a	9614	n/a	Enclosures at Rolleston	3 enclosures identified via the National Mapping Programme	Unknown	500 m SE
Non-designated	n/a	n/a	9623	n/a	Cropmark Complex at Staythorpe	A hut circle, field boundary and an enclosure identified by the National Mapping Programme	Unknown	500 m NW
Non-designated	n/a	n/a	9624	n/a	Enclosure at Rolleston	1 enclosure identified by the National Mapping Programme	Unknown	700 m SW
Non-designated	n/a	n/a	9625	n/a	Enclosure at Rolleston	1 enclosure identified by the National Mapping Programme	Unknown	700 m SW
Non-designated	n/a	n/a	10370	n/a	Banks at Rolleston	Former trackway bank crossing the field, NE-SW, lining up with a cropmark in the field to the south. Other linear boundary banks mark old field boundaries.	Unknown	700 m SW
Non-designated	n/a	n/a	11138	n/a	Roman Ditch at Staythorpe	A N-S aligned and flat-bottomed feature, with a shallow profile. The latest fill in it had three large sherds from a Roman pot.	Roman	200 m E
Non-designated	n/a	n/a	11139	n/a	Bones from Staythorpe	Artefact scatter, dating from the Middle Palaeolithic to the Roman era. Two long bones, a vertebrae and an ankle bone were found, along with an animal skull, potentially a dogs.	Palaeolithic to Roman	200 m SE
Non-designated	n/a	n/a	11140	n/a	Prehistoric Flint from Staythorpe	A small prehistoric flake discovered during a walkover of a small rise and adjacent land.	Palaeolithic to Bronze Age	100 m SE

Non-designated	n/a	n/a	11141	n/a	Roman Finds from Staythorpe	12 sherds of Roman pottery found during a walkover, the majority of which were grey wares.	Roman	200 m E
Non-designated	n/a	n/a	11142	n/a	Medieval / Post Medieval Finds from Staythorpe	Artefact scatter, consisting of five sherds and a whetstone discovered during a walkover.	Medieval to Post Medieval	200 m E
Non-designated	n/a	n/a	11594	n/a	Worked Flint from Trench 1, Averham	12 worked pieces of worked flint, 5 of which are secondary flakes.	Mesolithic to Bronze Age	600 m NE
Non-designated	n/a	n/a	11595	n/a	Roman Pottery from Trench 1, Averham	12 pieces of Roman pottery were found, 11 of which were greywares.	Roman	600 m NE
Non-designated	n/a	n/a	11596	n/a	Medieval Pottery and Glass from Trench 1, Averham	3 sherds of medieval pottery and 1 possible piece of medieval window glass.	Medieval	600 m NE
Non-designated	n/a	n/a	11597	n/a	Post Medieval and Modern Artefacts from Trench 1, Averham	53 pieces of post-medieval and modern pottery were found, as well as several pieces of modern bottle glass. A small quantity of slag was found, all iron in nature.	Post Medieval to Modern	600 m NE
Non-designated	n/a	n/a	11598	n/a	Post Medieval / Modern Artefacts from Trench 2, Averham	1 piece of pottery, a body of sherd of Midlands purple ware and fragments of three clay pipe stems were found.	Medieval to Modern	600 m NE
Non-designated	n/a	n/a	11734	n/a	Medieval Pottery from Averham Relief Road	A mixed assemblage of pottery was recovered including medieval material during a watching brief, but no further information has been supplied.	Medieval	600 m NE
Non-designated	n/a	n/a	11735	n/a	Roman Pottery from Averham Relief Road	Artefact scatter of Roman pottery discovered during a watching brief.	Roman	600 m NE
Non-designated	n/a	n/a	11736	n/a	Iron Age Pottery from Averham Relief Road	12 sherds of pottery with a black matrix in has been found and dated to the Late Iron Age.	Iron Age	600 m NE
Non-designated	n/a	n/a	11737	n/a	Ditch, Averham Relief Road, Averham	A linear feature, with a maximum surface width of 1.1m, and a maximum depth of 0.27m and a rounded base. Four sherds of pottery were recovered and dated to the Late Iron Age.	Unknown	500 m NE

Non-designated	n/a	n/a	11738	n/a	Modern Pottery from Averham Relief Road	A mixed assemblage of pottery was recovered including post medieval material during a watching brief, but no further information has been supplied.	Post-Medieval	600 m NE
Non-designated	n/a	n/a	11921	n/a	Ditches, Averham Relief Road, Averham	Two ditches found on a E-W alignment, running parallel and approximately 10 m apart.	Unknown	600 m NE
Non-designated	n/a	n/a	11922	n/a	Ditches, Averham Relief Road, Averham	A ditch with a width of 0.55m - 0.65m and a depth of 0.15 m, found during a watching brief. The excavators believe it could be part of an Iron Age field system.	Unknown	900 m NE
Non-designated	n/a	n/a	11923	n/a	Worked Flints from Averham Relief Road	Artefact scatter of 11 pieces of worked stone, with an unknown date.	Palaeolithic to Bronze Age	700 m NE
Non-designated	n/a	n/a	12005	n/a	Prehistoric Pottery from Averham Relief Road	1 piece of prehistoric pottery found and dated to between the Neolithic and the Late Iron Age.	Neolithic to Iron Age	500 m NE
Non-designated	n/a	n/a	12006	n/a	Medieval Pottery from Averham Relief Road	1 sherd of pottery was found whilst fieldwalking and dated to the Medieval period.	Medieval	600 m NE
Non-designated	n/a	n/a	12007	n/a	Roman Pottery from Averham Relief Road	Three pieces of Roman pottery found via fieldwalking.	Roman	600 m NE
Non-designated	n/a	n/a	12159	n/a	Late Mesolithic Human Remains and Animal Bones from Staythorpe	Several finds were recovered during a watching brief, including a human femur, animal bones and several timbers. Analysis of the human bone suggests a female and analysis of the animal bone suggests it was the tibia of a Roe Deer	Mesolithic	500 m NE
Non-designated	n/a	n/a	12160	n/a	Bronze Age Animal Bone from Borrow Pit 1, Staythorpe	Two Red Deer antlers were recovered, one of which had part of the skull attached. The antler showed evidence of working whilst the other had been naturally shed.	Bronze Age	900 m E
Non-designated	n/a	n/a	14339	n/a	Settlement at Staythorpe	Several linear, circular and subcircular features were uncovered in a line, indicating a small complex. It is possible these were part of two enclosures	Iron Age to Roman	500 m NW
Non-designated	n/a	n/a	14598	n/a	Well at Rolleston	County Series 25-inch OS map from 1919 depicts a well at Rolleston	Unknown	800 m W

Non-designated	n/a	n/a	14599	n/a	Well at Rolleston	County Series 25-inch OS map from 1919 depicts a well at Rolleston	Unknown	900 m SW
Non-designated	n/a	n/a	14600	n/a	Well at Rolleston	County Series 25-inch OS map from 1919 depicts a well at Rolleston	Unknown	700 m SW
Non-designated	n/a	n/a	14629	n/a	Smithy at Manor Farm, Averham	County Series 25-inch OS map from 1919 depicts a blacksmiths workshop	Post Medieval to Modern	900 m NE
Non-designated	n/a	n/a	14630	n/a	Chapel at Averham	County Series 25-inch OS map from 1919 depicts a chapel	Post Medieval to Modern	900 m NE
Non-designated	n/a	n/a	14631	n/a	Saw Pit at Averham	County Series 25-inch OS map from 1919 depicts a saw pit	Modern	800 m NE
Non-designated	n/a	n/a	14632	n/a	Well at Averham	County Series 25-inch OS map from 1919 depicts a well	Unknown	800 m NE
Non-designated	n/a	n/a	14634	n/a	Glasshouse at Averham	County Series 25-inch OS map from 1919 depicts a glasshouse	Modern	900 m NE
Non-designated	n/a	n/a	14652	n/a	Pingley Bridge at Staythorpe	A bridge is shown on Chapman and Sanderson's 1774 Nottinghamshire map. Watching briefs later on showed the remains of this bridge	Post Medieval to Modern	400 m NE
Non-designated	n/a	n/a	14707	n/a	Well at Rolleston	County Series 25-inch OS map from 1919 depicts a well at Rolleston	Unknown	900 m S
Non-designated	n/a	n/a	22020	n/a	Grange Farmhouse	Existing building	Post Medieval	20 m N
Non-designated	n/a	n/a	22021	n/a	House Adjacent to The Manor House To East	Existing building	Modern	200 m N
Non-designated	n/a	n/a	22060	n/a	Manor Farmhouse	Existing building	Post Medieval	200 m NW
Non-designated	n/a	n/a	22061	n/a	House Adjacent to The Manor House To North	Existing building	Modern	100 m N
Non-designated	n/a	n/a	22740	n/a	Jascal	Existing building	Modern	900 m NE
Non-designated	n/a	n/a	22741	n/a	Manor Farmhouse and Attached Outbuildings	Existing building	Post Medieval	900 m NE
Non-designated	n/a	n/a	22774	n/a	The Old Forge	Existing building	Modern	900 m NE

Non-designated	n/a	n/a	22775	n/a	Manor Cottage	Existing building	Modern	900 m NE
Non-designated	n/a	n/a	22776	n/a	Manor Farm Cottage	Existing building	Post Medieval	900 m NE
Non-designated	n/a	n/a	22820	n/a	Summerdell	A building in English brick bond, with brick lintels on the lower storey and concrete lintels on the upper storey and dormer windows. Roof tiles are interspersed with fish scale tiles at three course intervals.	Modern	900 m NE
Non-designated	n/a	n/a	22821	n/a	First House East of Summerdell	Existing building	Modern	900 m NE
Non-designated	n/a	n/a	23594	n/a	Row of Three Cottages First West of Averill House	Existing building	Modern	900 km NE
Non-designated	n/a	n/a	24417	n/a	Holmburg	Existing building	Post Medieval	900 m NW
Non-designated	n/a	n/a	24792	n/a	Laburnum Cottage	Existing building	Post Medieval	900 m NW
Non-designated	n/a	n/a	24793	n/a	Greet Cottage	Existing building	Post Medieval	1 km SW
Non-designated	n/a	n/a	24830	n/a	Staythorpe House Farmhouse	Two storey house with a projecting wing, bay windows, vertical sash windows and a slate roof. The house is made with a Fleming brick bond.	Modern	60 m N
Non-designated	n/a	n/a	24859	n/a	Rose Cottage	Existing building	Modern	900 m NE
Non-designated	n/a	n/a	24868	n/a	House North East Of 1, 2 & 3 Pingley Close	Existing building	Post Medieval	100 m N
Non-designated	n/a	n/a	25780	n/a	WWII Aircraft Crash Site at Staythorpe	An aircraft is believed to have crashed here during World War two.	Modern	200 m E
Non-designated	n/a	n/a	26270	n/a	Averill House	Existing building	Post Medieval	900 m NE
Non-designated	n/a	n/a	26347	n/a	Averham Bakehouse	An exposed brick communal bakehouse for the village of Averham. It has a pantile patched roof and a segmental archway above the door. Its condition is described in	Unknown	900 m NE

						the HER file as 'OK', with overgrown vegetation surrounding it.		
Non-designated	n/a	n/a	26348	n/a	19th Century House. Corner of The Close and Staythorpe Road	Two storey brick 19th century house located on the corner of The Close and Staythorpe Road. It has a slate roof, burnt header decorative lines within the brick work and a pitched gable end. Three tall and elaborate chimneys are present, typical of this period.	Post Medieval	900 m NE
Non-designated	n/a	n/a	26349	n/a	Pinfold Cotttage	Two storey rendered houses with pantile roof and a central chimney. The north extension has a hipped roof and used as a garage.	Unknown	900 m NE
Non-designated	n/a	n/a	26372	n/a	The Lord Nelson	Two storey exposed brick building with a pantile roof. Six bays wide with a projecting rear wing. It is believed to have originally been two residential properties and is now a working pub.	Unknown	900 m NE
Non-designated	n/a	n/a	26465	n/a	The Cottage and Attached Outbuildings	Existing building	Unknown	800 m NE
Non-designated	n/a	n/a	27585	n/a	Outbuildings at Manor Farm (Manor Farm Barns)	These buildings are connected to Manor Farm and consist of a large threshing barn to the north, and two ranges of mixed used building, forming the east and wings of a courtyard design. An isolated cart shed is located to the south. These buildings were built in the 19th century but have undergone 20th century alterations.	Post-Medieval	200 m NE
Non-designated	n/a	n/a		HM1	Triangulation Pillar	A triangulation pillar present on the 1883 Nottinghamshire XXXV.1 25-inch OS map.	Post-Medieval	Within the CSA
Non-designated	n/a	n/a		A1	Unknown geophysical features	Unknown features discovered during geophysical survey	Unknown	Within the CSA
Non-designated	n/a	n/a		A2	Linear trends	Linear trends found during geophysics	Unknown	Within the CSA
Non-designated	n/a	n/a		A3	Historic Field Boundaries	Historic field boundaries, both present on OS maps and from geophysical survey	Unknown	Within the CSA
Non-designated	n/a	n/a		A5	Paleochannel / Potential	Paleochannel identified on the northern boundary of the CSA	Prehistoric	Within the CSA

					prehistoric watercourse			
Non-designated	n/a	n/a		AP1	Paleochannel	Paleochannel, seen on aerial photography, to the north-east of the CSA. It is aligned north south. It is particularly obvious on 2018 aerial photographs, and potentially stretches up to Kelham.	Prehistoric	Immediately adjacent north-east of the CSA

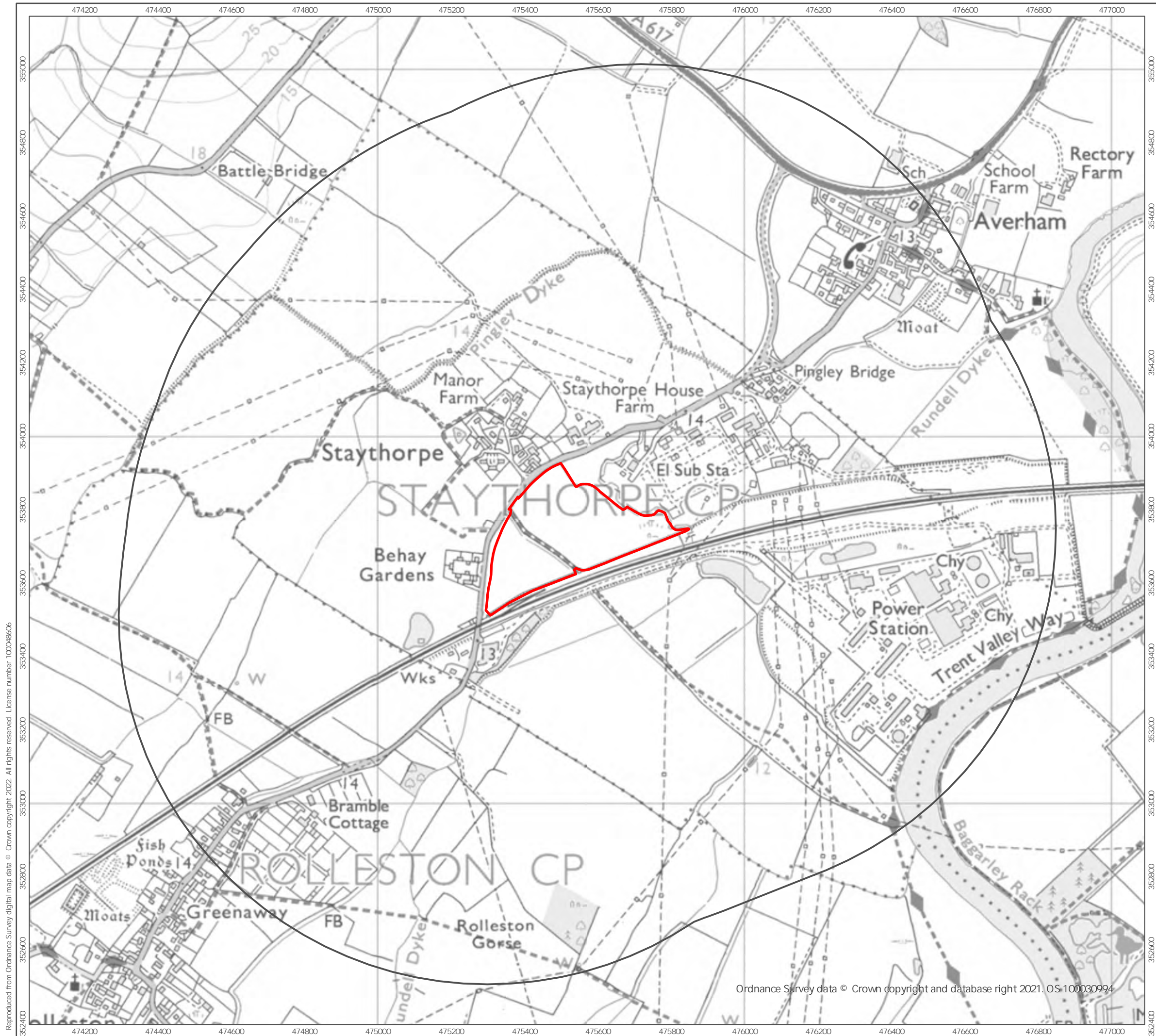
9.2 Setting Study Area Heritage Gazetteer



Asset Status (Non-designated, LB, SM, PG, etc)	Grade	Designation Reference	Asset Name	Description of Asset	Period	Direction and Location from Development
CA	-	-	Averham	A designated Conservation Area which covers part of the village of Averham. The settlement is recorded in the Domesday Book, indicating that the village is of, at least, Medieval origin. This is also suggested through the presence of the Scheduled Monument NHLE 1017687 Averham, a moat and enclosure, and NHLE 1046008 Church of St. Michael, a designated Grade I Listed Building, both of which date to the Medieval period. The layout of the village is also representative of a linear medieval village, with the main road of Staythorpe Road cutting through the middle, with Church Lane breaking off to the southeast.	Modern	900 m NE
CA	-	-	Farndon	The Farndon Conservation Area is located at the south end of the village of Farndon. The Conservation Area consists of the original post-medieval village before it expanded northwards in the last half of the 20th century. It can be split in two, with the western half consisting of a Nature Reserve and green fields, which have maintained their historic boundaries from as early as 1883. These boundaries can be seen on the First Edition 25 Inch Ordnance Survey map from 1883. The majority of buildings in the eastern part of the Conservation Area are residential and dating to the post-Medieval period. The street layout has unchanged regarding the aforementioned OS map. The two halves of the Conservation Area are roughly divided by mature vegetation screening the residential properties on Wyke Lane from view of the river. These properties	Modern	2 km SE

				also have their own screening, provided in the form of tall brick walls and hedgerows.		
CA	-	-	Upton	The Conservation Area of Upton is located on the brow of a hill which falls away towards the Trent valley and is described as '... a relatively unspoilt and attractive historic settlement...'. The first mention of Upton is from an Anglo-Saxon charter, dated to 956 AD; the charter details how King Eadwig gifted the Manor of Upton to Oscytel by the Archbishop of York. The Manor House was the main focal point of the village, along with the Medieval Grade I Listed Church of St. Peter and St. Paul (NHLE 1369997).	Modern	2 km NW
SM	-	1003491	Site of Ad Pontem, Stoke by Newark	The remains of a Roman 1st century fortlet or road-post, with a nearby kite shaped enclosure and a military style turf wall. In the 2nd century AD, a town developed on the site of the fortlet with earthwork defences. These were later rebuilt in stone in the 3rd century AD. Two Iron Age huts were also found. Roman occupation of the site extends from the 1st century to the mid/late 4th century.	Roman	3.09 km S
SM	-	1011134	Rolleston manor: three moats, eight fishponds with sluices, ridge and furrow and a leat	The remains of a medieval and post-medieval manor of Rolleston. The complexity and extent of the earthworks at Rolleston indicate a manorial estate of considerable importance.	Medieval	1.02 km SW
SM	-	1016048	Civil War redoubt 680m north west of Dairy Farm	The remains of a civil war redoubt constructed by Parliamentary forces when besieging Newark between November 1645 AD to May 1646 AD. It is currently an earthwork, defining a sub-rectangular banked enclosure which measures up to 0.8m high and 35 m ² internally.	Post - Medieval	2.9 km E
SM	-	1016051	Moated site 750m north west of Dairy Farm	A sub-rectangular earthwork platform, measuring 40 m by 31 m and up to 0.6 m. It is believed to have been the site of the Red / Stoke Lodge and its surrounding moat, which was a house labelled on a contemporary plan recording the fieldworks of the Parliamentary forces besieging Newark during the Civil War.	Post - Medieval	2.9 km E
SM	-	1017687	Averham moat and enclosure	Moated site of Averham manor and the adjacent enclosure. These are visible as earthworks and concentrations of brick. The moat itself is a rectangular island measuring 12 m N-W to S-E by 69 m from N-E to S-W. A steep sided ditch encloses its, 3 m deep and between 8 - 9 m wide.	Medieval	900 m NE

Listed Building	II	1370184	The Manor House	Late 17th century house, with some late 19th century brick patching. Made of red brick, with a decorative machine tile roof with decorative ridge cresting.	Post Medieval	10 m NE
Non-designated		22020	Grange Farmhouse	A historic farmstead. The 1840s Tithe map features a building in this location, which is likely part of this asset, although additions to this structure can be seen in later OS maps.	Post Medieval	20 m N
Non-designated		22021	House Adjacent to The Manor House To East	A modern building located within the grounds of NHLE 1370184 Manor House. It is locally listed for its historic connection to NHLE 1370184 Manor House, and is present on OS maps from 1938 AD.	Modern	200 m N
Non-designated		22060	Manor Farmhouse	A two-storey farmhouse, with sash windows in red brick. It appears to have been extended upon, with modern alterations resulting in the layout being a T-plan. It has a group value with MNT 27585 Outbuildings at Manor Farm (Manor Farm barns).	Post Medieval	200 m NW
Non-designated		22061	House Adjacent to The Manor House To North	A modern building within the ground of NHLE 1370184 The Manor House. It is illustrated on OS maps from 1899 onwards, making it a late post-medieval / modern addition to the grounds of NHLE 1370184 The Manor House.	Modern	180 m N
Non-designated		24830	Staythorpe House Farmhouse	A two-storey house with a projecting wing, bay windows, vertical sash windows and a slate roof. The house is made with a Fleming brick bond. It is not featured on the 1840's Tithe map, but it is present on the Six-inch First Edition OS map, making it a modern addition to an established farmstead.	Modern	60 m N
Non-designated		24868	House North East Of 1, 2 & 3 Pingley Close	A two-storey red brick house, 4 bays wide. To the left of the main front is a brick and glass porch. A building is located on the same footprint on the 1840s Tithe map, and continues to be present on subsequent maps; however, its form changes over time, so it is unclear if this is the original 1840s building or a later addition.	Post Medieval	130 m N
Non-designated		27585	Outbuildings at Manor Farm (Manor Farm Barns)	These buildings are connected to Manor Farm and consist of a large threshing barn to the north, and two ranges of mixed used building, forming the east and wings of a courtyard design. An isolated cart shed is located to the south. These buildings were built in the 19th century but have undergone 20th century alterations.	Post-Medieval	170 m NE

10 FIGURES



 Core Study Area
 1 km Study Area

1:10,000 Scale @ A3

 0 250 500 m NORTH

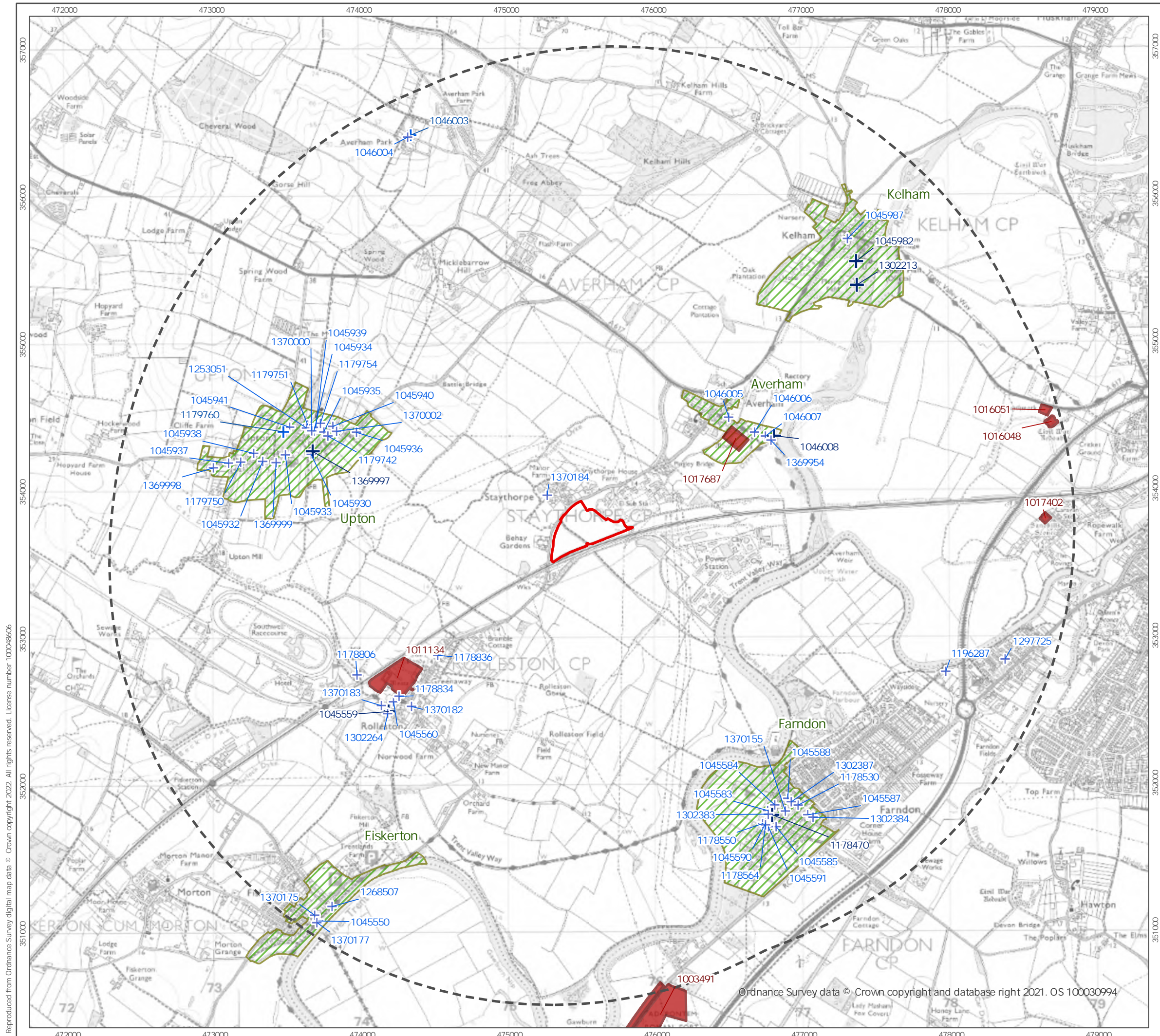
Produced By: EL	Ref: 4951-REP-012
Checked By: SC	Date: 22/09/2022

Site Location and 1 km Study Area
Figure 1

Staythorpe BESS
Heritage Impact Assessment

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- Core Study Area
 - 3 km Study Area
 - Conservation Areas
 - Scheduled Monuments
- Listed Buildings
- + Grade I
 - + Grade II*
 - + Grade II

1:25,000 Scale @ A3

0 0.5 1 km

NORTH

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Designated Heritage Assets within 3 km Study Area
Figure 2

Staythorpe BESS
Heritage Impact Assessment

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- Core Study Area
 - 1 km Study Area
 - Scheduled Monuments
 - Averham Conservation Area
- Listed Buildings
- + Grade I
 - + Grade II*
 - + Grade II

1:10,000 Scale @ A3

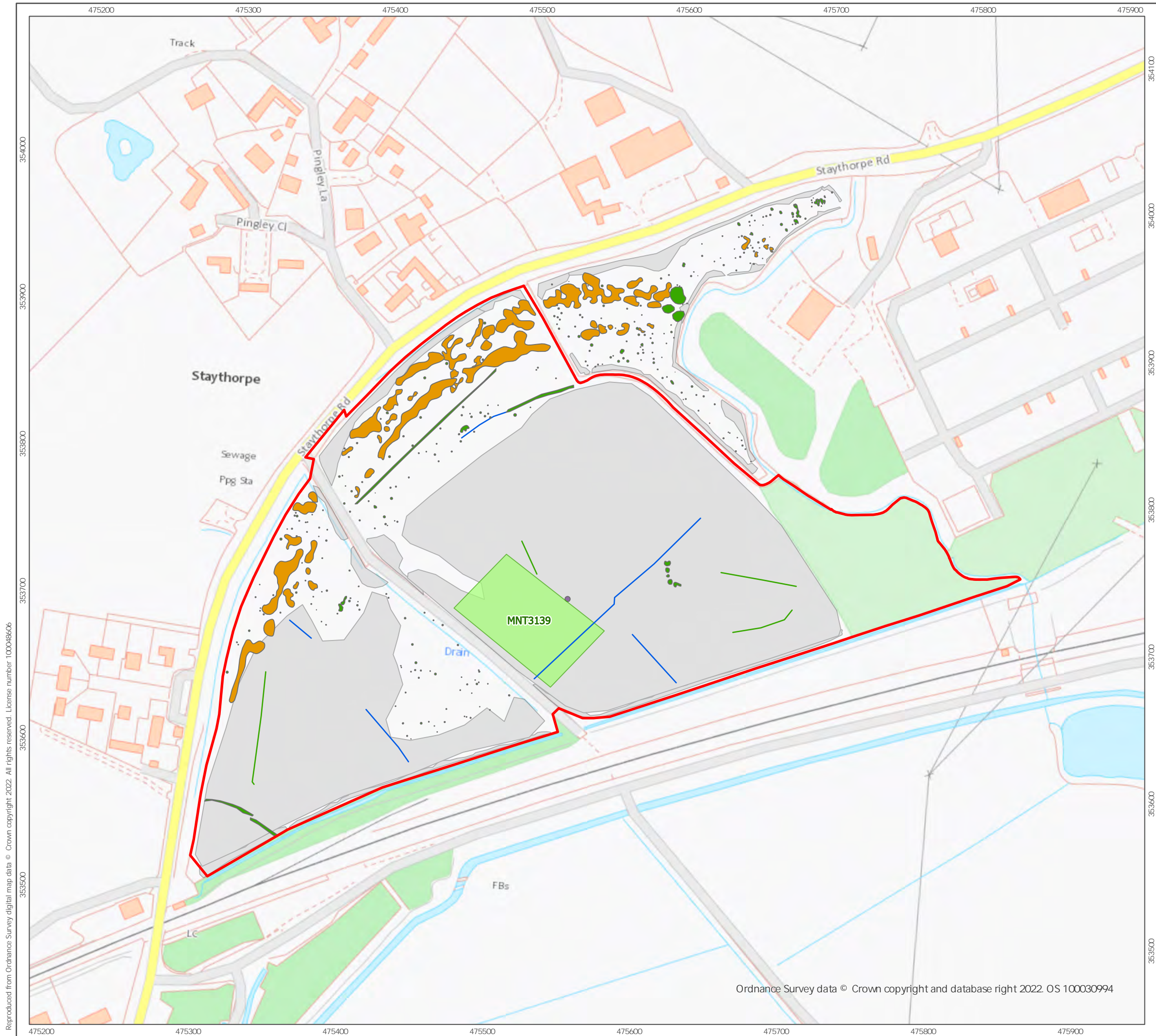
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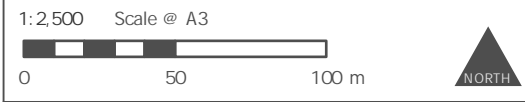
Designated Heritage Assets
within 1 km Study Area
Figure 3

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- Core Study Area
- HER Data
- Increased Ferrous Response
- A5 Palaeochannel / Potential prehistoric watercourse
- Potential Archaeological Features
- Geophysical data
- A2 Linear Trends
- A3 Historic Field Boundaries
- Unknown features



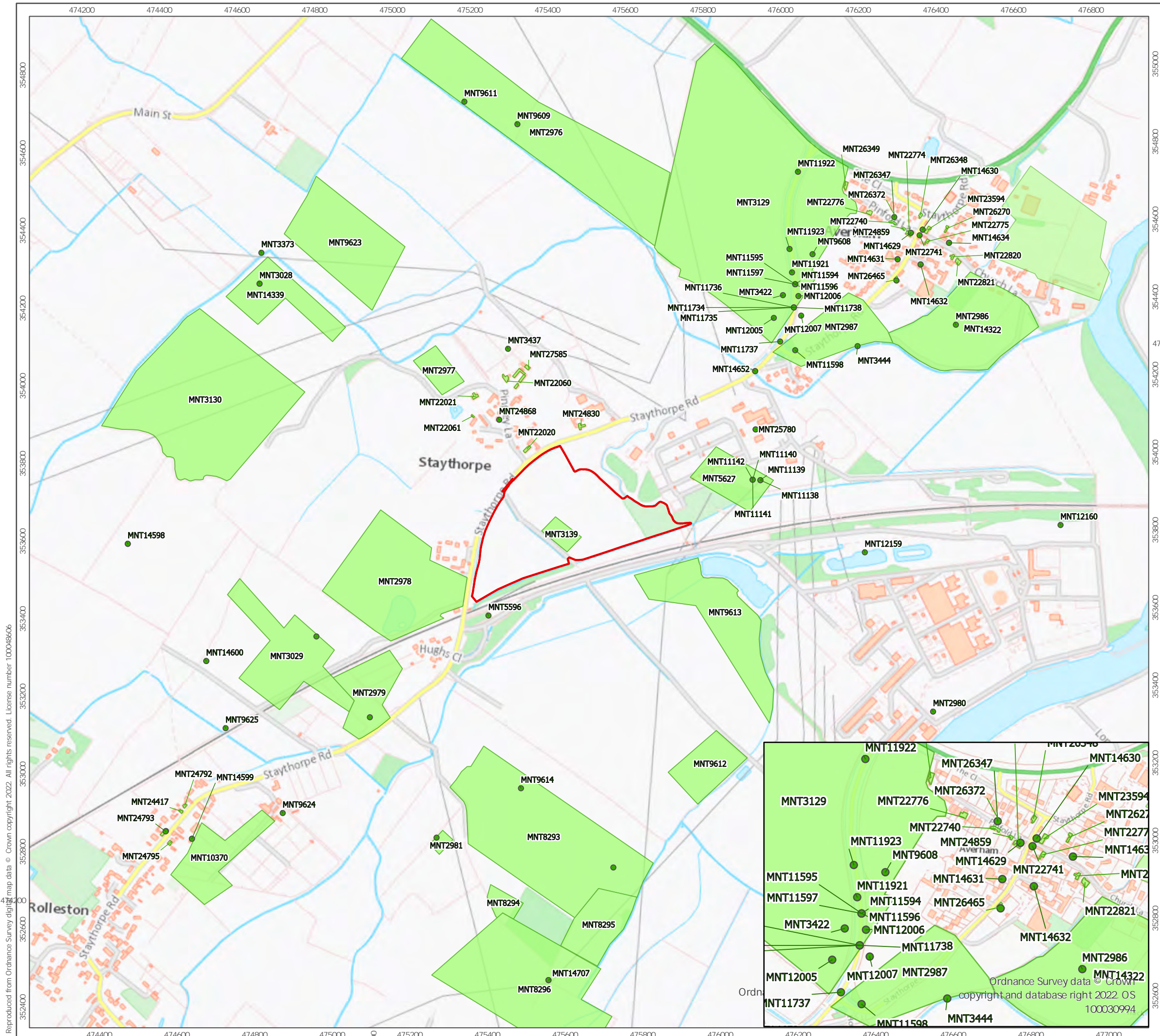
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Non-Designated assets within the CSA
Figure 4

Staythorpe BESS
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Core Study Area
HER data

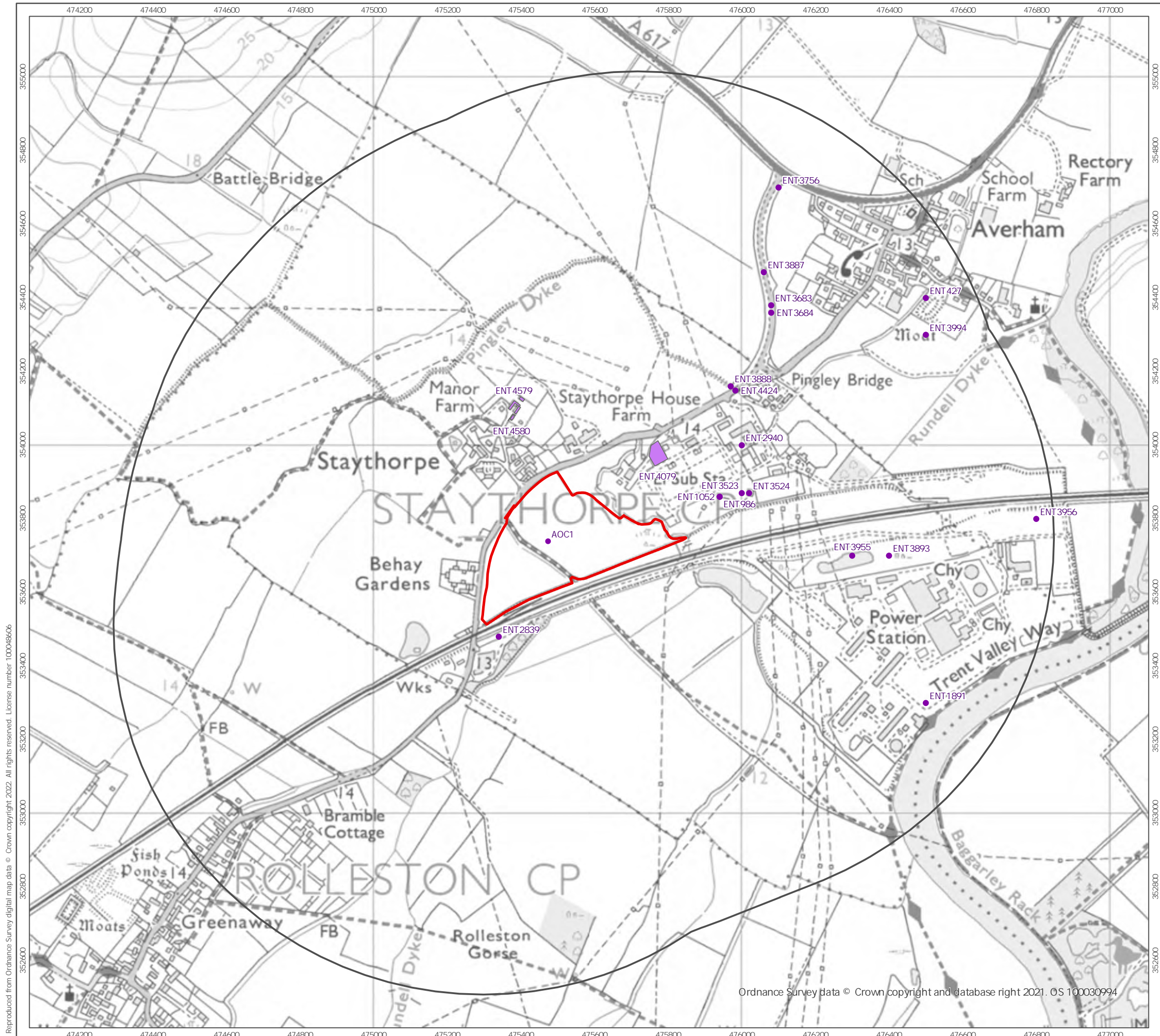
1:9,500 Scale @ A3
0 225 450 m

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Checked By: SC	Date: 22/09/2022

Non-Designated assets within the 1 km Study Area
Figure 5

Staythorpe BESS
Heritage Impact Assessment

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- Core Study Area
- 1 km Study Area
- Previous Events

1:10,000 Scale @ A3



NORTH 

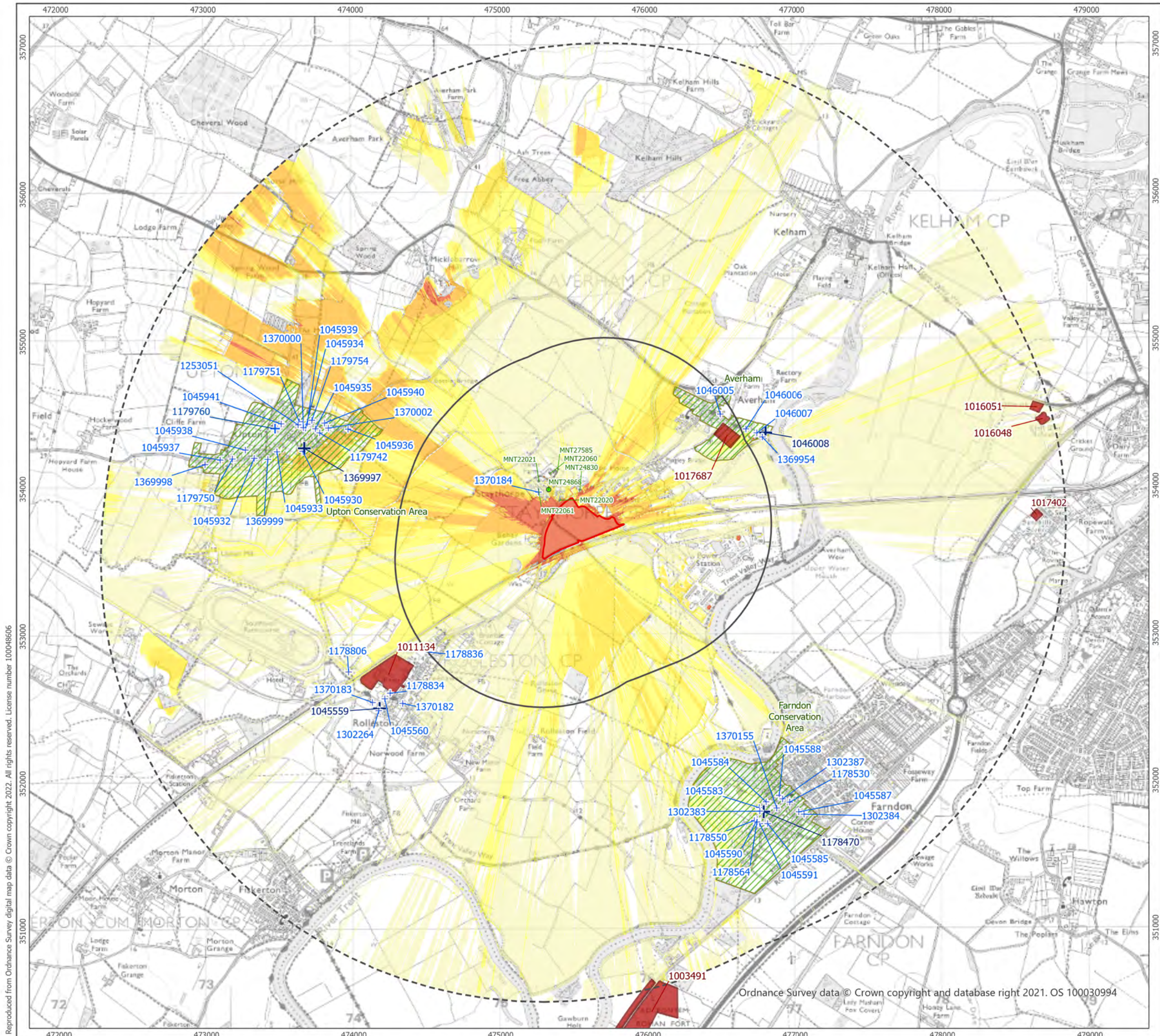
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Checked By: SC	Date: 22/09/2022

Events within 1 km Study Area
Figure 6

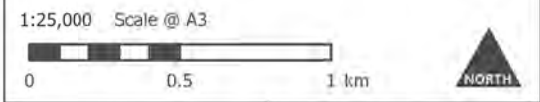
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Heritage Impact Assessment

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- Core Study Area
 - 1 km Study Area
 - 3 km Study Area
 - Conservation Areas
 - Scheduled Monuments
- Listed Buildings
- + Grade I
 - + Grade II*
 - + Grade II
- Undesignated heritage assets
- Zone of Theoretical Visibility
- Value
- 1-20% Proposed Development may be visible
 - 21-40% Proposed Development may be visible
 - 41-60% Proposed Development may be visible
 - 61-80% Proposed Development may be visible
 - 81-100% Proposed Development may be visible



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Screened Zone of Theoretical Visibility
Figure 7

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Heritage Impact Assessment

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