



Land at Priory Farm, Retford Road

South Leverton Notts

Heritage Statement and Assessment of Significance

Client: Ridley Homes

NGR: SK 78097 81178

Local Planning Authority: Bassetlaw District Council

Planning Reference:

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CONTENTS

Executive Summary.....	1
1.0 Introduction	2
2.0 Scope of Development.....	2
3.0 Site Location and Description	2
4.0 Planning Background	3
5.0 Planning Policy	3
6.0 Assessment Methodology and Significance Criteria	7
7.0 Baseline Conditions	8
8.0 Assessment	12
9.0 Conclusion.....	14
10.0 References	14
11.0 Appendix 1: Listed building Description.....	15
12.0 Figures	16
13.0 Plates	22

Every effort has been made to ensure the accuracy of reporting and appropriateness of recommendations. This report is based on information available at the time of writing, from the sources cited. It does not preclude the potential for future discoveries to be made, or for other unidentified sources of information to exist that alter the potential for archaeological impact. Any opinions expressed within this document reflect the honest opinion of Prospect Archaeology. However, the final decision on the need for further work rests with the relevant planning authority.

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List of Figures

Fig. 1 Priory Farm, Retford Rd S. Leverton. Site location

Fig. 2 Priory Farm, S. Leverton. Indicative site layout.

Fig. 3 1886 OS 1:2500 map

Fig. 4 1920 OS 1:2500 map

Fig. 5 1972-73 OS 1:2500 map

List of Plates

Pl. 1 The Site looking north

Pl. 2 The Site looking towards Retford Road.

Pl. 3 The development site, looking south towards The Priory

Pl. 4 The development site looking east towards The Priory

Pl. 5 Retford Road looking east towards the development site, from Church Road junction
(the Dovecote listed building to left)

Pl. 6 Retford Road looking east towards the development site

Pl. 7 The Priory, looking north-west from Retford Road entrance

Pl. 8 The Priory looking south-east (copyright The Beeches Residential Care home website
<https://www.cygnethealth.co.uk/locations/beeches>)

Pl. 9 Priory House looking south-east from gates to the east of the Site boundary

Pl. 10 All Saints church South Leverton,

Pl. 11 The Old Pigeoncote viewed from Church street, looking north-west.

Pl. 12 Priory Farmhouse, looking north-east from Retford Road.

Pl. 13 Boundary wall west of Priory Farmhouse.

Pl. 14 Barn and cowshed (left) west of Priory Farmhouse overlooking the development site

Pl.15 Cowshed overlooking the development site, showing blocked openings

Pl. 16 Limited views of the parish church tower and the old Dovecote from the entrance to the
development site, looking south-east

Pl. 17 Distant view of the N.Leverton Mill, from the northern boundary of the application site.

Pl. 8 View west along Retford Road from Priory House entrance

Pl. 19 The Priory glimpsed from the north-east boundary of the development site., looking south-
east.

Executive Summary

Prospect Archaeology Ltd was commissioned by Artreum, on behalf of Ridley Homes to prepare a Heritage Statement in support of a Reserved Matters application for residential development at South Leverton.

This report has been prepared to consider the historical implications of the proposed development and comprises a map regression exercise and documentary search to provide background information about the history of the Site. A site visit was made to assess existing ground conditions and the overall site setting.

South Leverton is a small village situated 4 miles of Retford close to the River Trent in the north-east part of Nottinghamshire. The development site lies to the north-west of the village centre on the north side of Retford Road.

A Reserved Matters application has been made for six detached two-storey dwellings and pre-application advice from Bassetlaw District Council has recommended the preparation of a Heritage Assessment in support of that application. There was no condition on the outline permission concerning any archaeological evaluation. However, to place the proposed development within the context of the historic settlement the following general observations have been made. There are no recorded prehistoric or Roman remains in the study area. The Site lies on the fringes of the medieval village and was likely part of the open fields until enclosure in 1797. The development site was once part of the Priory Farm with a modern shed and other outbuildings on the grounds. There is currently no archaeological or documentary evidence to confirm the presence of a medieval priory on the site as the priory names for the farm and the adjacent house appear to only have come into use in the later 19th century.

There are five listed buildings within the study area of which three are within view of the application site. In addition, the site lies next to Priory Farmhouse, identified by Bassetlaw District Council as being of special interest. They all contribute to the character of the village but do not lie within a Conservation Area.

The listed buildings whose settings may be affected by the proposed development have a significance that is unrelated to any assumed former function of these buildings- namely a farmhouse and yard, and a possible grand house, whose association with part of a medieval monastic complex is as yet unproven. The setting of listed buildings farther away (the parish church, N. Leverton Mill and the Old Dovecote) will not be impacted by the proposed development.

The development site does not make a positive contribution to the significance of the listed buildings which are already set within a mixture of 19th and 20th century development along the south side of Retford Road. Care will need to be taken in the design and use of materials for the development. In conclusion the impact on designated assets would cause no harm to the setting and significance of The Priory and Priory Farmhouse.

1.0 Introduction

1.1.1 Prospect Archaeology Ltd was commissioned by Artreum on behalf of Ridley Homes to undertake an assessment of the potential impact of development on heritage assets in support of a Reserved Matters application for residential housing on a site west of Priory Farm, Retford Rd, South Leverton.

1.1.2 This report considers both designated and undesignated, identified and as yet unidentified heritage assets lying within and adjacent to the application site but focusing on designated built heritage assets. It has been prepared in accordance with the NPPF 2019, section 16 'Conserving and enhancing the historic environment', the NPPG 2018, the standards and guidance issued by the Chartered Institute for Archaeologists (CIfA 2020), guidance provided by *Historic England: Conservation Principles Policies and Guidance (2008)*, *Managing Significance in Decision-Taking in the Historic Environment*, *Historic Environment Good Practice Advice in Planning; 2 (2015)* and *The Setting of Heritage Assets (2017)*.

2.0 Scope of Development

2.1.1 The proposed development will comprise the construction of six two-storey detached houses around a central access driveway leading north off Retford Rd. Gardens are proposed and existing trees and vegetation will be incorporated into the development.

3.0 Site Location and Description

3.1 Site Location

3.1.1 South Leverton is a small village situated 4 miles of Retford close to the River Trent in the north-east part of Nottinghamshire (Fig. 1). The development site lies to the north-west of the village centre on the north side of Retford Road. The Site is open along the road frontage (Pl. 2) and also to the north with views over open countryside (Pl. 1). The west side is bounded by a hedge and fence, the eastern site boundary is fenced with dense trees and shrubbery screening the garden belonging to The Priory (Pl. 3). Beyond high mature trees is The Priory, a Grade II Listed building used as a residential home. To the south east is Priory Farmhouse facing Retford Road with two outbuildings forming part of the development site boundary (Pl.4).

3.1.2 Dwellings on the south side of Retford Road extend west and east along the road, from the fringes of the settlement extending all the way to the junction with Church Street (Pls 5 and 6). Some are 19th century in date, interspersed with 20th century properties. The majority are detached; some are bungalows, others two-storeyed. A few properties are situated on the north side of Retford road, farther out of the village.

3.2 Geology and Topography

3.2.1 The underlying geology has been mapped by the British Geological Survey of Great Britain as Mercia Mudstone Group – Mudstone. It is overlain by a Till. The site is situated at a height of 25m aOD. South Leverton lies within the Mid-Nottinghamshire Farmland Character Area.

4.0 Planning Background

4.1.1 The existing outline planning permission was granted on May 29th 2019 (19/00429/OUT) for the construction five single-storey dwellings (Fig.2). Reserved matters application has been made and in a pre-application advice the council has recommended the preparation of a Heritage assessment in support of that application. There was no condition on the outline permission concerning any archaeological evaluation so there is no detailed assessment of the potential archaeological impact of the development although it is mentioned where it is relevant to the historic setting of the site.

5.0 Planning Policy

5.1.1 National policy protects heritage assets by ensuring that during the pre-application stage of any development, consideration is given to the significance of a heritage asset, and the effects development may have on them either physically or indirectly. In relation to archaeology, central and local planning policy seeks to ensure that adequate information is provided to enable an informed planning decision when considering development proposals which may impact on known or potential archaeological assets.

5.1.2 In relation to the historic built environment, local planning policy ensures the preservation or enhancement of Conservation Areas and the special architectural and historic interest of Listed Buildings. Policy also seeks to preserve locally listed buildings, protecting their character and setting.

a) Planning (Listed Buildings and Conservation Areas) Act 1990

5.1.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) highlights the importance of built heritage and Listed Buildings within the planning system. With regard to the Local Planning Authority's (LPA) duty regarding listed buildings in the planning process, it states that:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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".

5.1.4 In addition, Section 72 of the Act emphasises the value of Conservation Areas in built heritage planning. In relation to the duties and powers of the LPA, it provides that:

"With respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

b) The National Planning Policy Framework (NPPF) 2019

5.1.5 The revised NPPF published in February 2019 emphasises the presumption in favour of sustainable development. Among the core planning principles, provision is made to "conserve

heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations". Section 16 provides policy on 'Conserving and enhancing the historic environment' and remains the same as the previous iteration. Planning decisions must be made from a position of knowledge and understanding with respect to the historic environment. The value of a heritage asset to this and future generations may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting'

5.1.6 Paragraph 189 states:

"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 impacts 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 evaluation".

5.1.7 In paragraph 192, it is made clear that a balance must be sought on the one hand sustaining and enhancing the significance of heritage assets and the positive contribution that they can make to communities, and on the other in considering the positive contribution that a new development could make to local character and distinctiveness.

5.1.8 NPPF 2019 states that the setting of designated assets is a material consideration in the planning process. 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, 'irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance' (para 193).

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use". (para. 196).

5.1.9 Also of note is paragraph 199 which concerns the need to use a 'proportionate evidence base' in decision making and states that

"Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a

manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.”

c) National Planning Practice Guidance (2018)

5.1.10 The revised National Planning Practice Guidance (NPPG) was published by the Department for Communities and Local Government in July 2018 with accompanying guidance notes. ‘Conserving and enhancing the historic environment’ acknowledges:

- 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.
- A clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm.
- the surroundings in which a heritage asset is experienced (i.e., its setting) is not fixed and may change as the asset and its surroundings evolve.
- assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

d) Historic Environment Good Practice Advice in Planning, Note 3: The Setting of Heritage Assets (2017)

5.1.11 Historic England has produced clear guidance on the setting and development management of designated heritage assets in its guidance note The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning Note 3 (Second Edition, 2017). It sets out a stepped approach to assessing the implications of development proposals to guide the assessment of setting.

Step 1: identify which heritage assets and their settings are affected.

Step 2: assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: explore ways to maximise enhancement and avoid or minimise harm

Step 5: make and document the decision and monitor outcomes.

5.2 Local Planning Policy

a) Bassetlaw District Local Development Framework 2011

5.2.1 The Core Strategy, with its Development Control policies and Proposals Map, was adopted by Bassetlaw District Council on 22 December 2011.

5.2.2 The Core Strategy states that

Bassetlaw has a distinctive historic environment and a wealth of heritage assets that should be protected or enhanced. Planning plays a crucial role in conserving the historic environment through the application of legislation, policy and guidance

5.2.3 This policy is set out as follows:

POLICY DM8: THE HISTORIC ENVIRONMENT

Support will be given to development proposals or regeneration schemes (particularly in central Worksop, Retford and Tuxford) that protect and enhance the historic environment and secure its long-term future, especially the District's Heritage at Risk. Support will also be given to proposals from the Welbeck Estate for the re-use of heritage assets, where these that may be found within them), archaeological reports and other relevant studies. will result in the enhancement of the assets. Such proposals must recognise the significance of heritage assets as a central part of the development. They will be expected to be in line with characterisation studies, village appraisals, conservation area appraisals (including any site specific development briefs

A. Definition of Heritage Assets

Designated heritage assets in Bassetlaw include:

- i. Listed Buildings (including attached and curtilage structures)*
- ii. Conservation Areas;*
- iii. Scheduled Monuments; and*
- iv. Registered Parks and Gardens.*

Non-Designated assets in Bassetlaw include:

- v. Buildings of Local Interest*
- vi. Areas of archaeological interest;*
- vii. Unregistered Parks and Gardens; and*
- viii. Buildings, monuments, places, areas or landscapes positively identified as having significance in terms of the historic environment*

There will be a presumption against development, alteration, advertising or demolition that will be detrimental to the significance of a heritage asset.

Proposed development affecting heritage assets, including alterations and extensions that are of an inappropriate scale, design or material, or which lead to the loss of important spaces, including infilling, will not be supported.

The setting of an asset is an important aspect of its special architectural or historic interest and proposals that fail to preserve or enhance the setting of a heritage asset will not be supported. Where appropriate, regard shall be given to any approved characterisation study or appraisal of the heritage asset. Development proposals within the setting of heritage assets will be expected to consider:

- i. Scale;*
- ii. Design;*
- iii. Materials;*
- iv. Siting; and*
- v. Views away from and towards the heritage asset.*

6.0 Assessment Methodology and Significance Criteria

6.1 Introduction

6.1.1 The undertaking of these baseline assessments included the collection and consideration of data in the English Heritage National Heritage List for England and the Nottinghamshire historic Environment Record and a site visit to the application site. The defined study area encompasses a buffer area of a maximum of 500m around its edge. The size of the study area ensured sufficient contextual information about the site and its surrounding landscape/streetscape from which to assess known and potential impacts on the archaeological resource. Relevant heritage assets of archaeological interest within the study area are reported in Section 6. A site visit was made on March 29th, 2021.

6.2 Designated Assets

6.2.1 Designated heritage assets include listed buildings, conservation areas, registered parks and gardens, and scheduled monuments. It also includes non-listed buildings of local architectural or historic interest which are included in the Historic Environment Record. All statutorily protected built heritage assets are of national importance.

6.2.2 Historic England has produced clear guidance on the setting and development management of designated heritage assets in its guidance note (Historic England 2017, see above). How does the proposed development affect the significance of the asset, and does its setting contribute to its significance?

7.0 Baseline Conditions

Brief Historical Background

- 7.1.1 The ancient name for the Levertons was *Legreton*. *The Oxford Dictionary of Place Names* suggests this may refer to 'a farmstead beside a stream'. Leverton is mentioned in the Domesday Survey of 1086 but the distinction between North and South Leverton is not made. Treswell manor included land in Leverton including half a church. The manor of Mansfield had sokeland in Leverton and the Archbishop of York's manor of Laneham had berewic in Leverton.
- 7.1.2 William II (Rufus) gave the church of South Leverton, as part of the manor of Mansfield, to the Bishop of Lincoln in 1093. In 1194 it was assigned to the Dean of Lincoln. There is no record of the building of a vicarage but one is recorded by 1279.
- 7.1.3 The village was enclosed by Act of Parliament in 1797. Vestiges of ridge and furrow cultivation from the open fields are still visible on aerial views of the village in the field immediately to the west of the development site and also on land between the Priory and Church Street, confirming that the development site lay on or beyond the margins of the settlement
- 7.1.4 Village tradition says that the present property known as The Priory is so called because the stone wing of the building was part of a medieval priory. The only documentary reference of any age that mentions a connection between a priory and Leverton is one included in Robert Thoroton's *Antiquities of Nottinghamshire* originally published in 1677 (edited and republished by Throsby in 1797). The complicated text states that in 1328 Lisiard de Musters held thirteen bovats in *Legreton [Leverton]* paying 10s. yearly. Lisiard de Musters gave to Thurgarton Priory that bovat of land held [tenanted] by Adam and Ernis [presumably just one of the 13 bovates that he held in the village]. Roger de Capella confirmed this arrangement and so did Henry de Capella [these men were probably royal officials as any transfer of land tenure had to be approved by the King]. The new sub-tenants Henry de Wentelane, and Emme Arnwy, then paid Adam and Ernis 2s. 2d. each of them paid half a bovat (to the said monastery) in *Leverton*. This does not mean that the monastery was in South Leverton, just that the land deriving income for the monastery was situated there.
- 7.1.5 All other sources remain silent on the subject of a priory or priory lands in South Leverton. There is no gifting of land that may have been monastic property by Henry VIII at the Dissolution. Dugdale does not make any mention of a priory in his *Monasticon Anglicanum*, a history of religious houses, cathedral and collegiate churches in England and Wales published in 1693. In his history of Nottinghamshire Robert Thoroton does not mention a religious house either (Throsby (ed.)1796) . Later still White's *Directory of Nottinghamshire* (1853 edition) makes no reference to a priory. Further documentary research might throw light on any later connection with South Leverton but this was not possible at the time of the preparation of this report because of COVID restrictions. There is certainly no reference to a South Leverton Priory nor even to any building belonging to a priory at South Leverton.

- 7.1.6 The description of the property as The Priory is very late. The house was bought in the late 1870's by a wealthy young gentleman farmer John Andrew Cottam. He is mentioned in both the 1881 (when he is aged 25) and 1891 census returns but no full address is given in either return. The earliest reference found (without access to the Nottinghamshire Archives which may have other sources) is in a list of visitors to Bridlington Quay in July 1882 that includes a J. Cottam of Leverton Priory (Bridlington Free Press 29/7/1882). The 1886 and 1899 OS maps do not give the house a name, although by 1920 it is called The Priory.
- 7.1.7 The windows in the stone wing of the building are all replacements, some in a Gothic(k) style and may have been his work, along with some of the brick extensions which have masked part of the east elevation of the stone wing. Cottam had the money, and perhaps the aspiration to upgrade his home by giving it monastic connections.
- 7.1.8 The Retford Parish Council website notes that "on Retford Road there is a building which was formerly a priory, parts of which date from the twelfth century. It was restored in the nineteenth century, when a large extension was added, and is now used as a home for the elderly." A local online chat forum is more specific and claims that the building was constructed in 1166 but no source is given for this assertion.
<https://www.rootschat.com/forum/index.php?topic=659746.0>

Step 1: Identification

- 7.1.9 There are no Registered Parks and Gardens or Registered Battlefields, Scheduled Monuments or Conservation Areas within the study area. There are no designated assets within the application site.

Listed Buildings

- 7.1.10 There are five listed buildings and structures within the study area (see Fig. 3) of which three are visible from the application site (Table 1). In addition, there is a building of local interest (Priory Farmhouse) that overlooks the development site.

NHLE no.	NGR	Address	Grade
1275880	SK78339 81106	All Saints church	II*
1234975	SK78193 81185	The Priory (Beeches Residential Care Home) Retford Rd	II
1234976	SK78182 81213	Outbuilding north of The Priory	II
1234469	SK7750782022	N Leverton Mill	II*
1275842	SK78267 81158	Dovecote/Church Farm Cottage Retford Rd	II
N/a	SK78190 81185	Priory Farmhouse Retford Rd	Local list

Table 1 Listed buildings within view of the Application Site.

The Priory/The Beeches (Grade II)

- 7.1.11 The property was first listed in February 1952 and it is described as being of 12th century date, restored in the 19th century. The west range is coursed rubble with ashlar dressings. The 19th

century extensions are of brick. The roofs are steeply pitched and covered in pantile and slate. External inspection was only possible from the south-east corner of the site from the site entrance with less access to the west and none to the north side of the property (Pls 7-9). An online photograph online shows the rear of the west side of the property (Pl. 8).

7.1.12 Unfortunately, all the external window dressings were replaced in the 19th century so it is very difficult to judge whether any of this L-shaped building could be 12th century in date, whose only original features in the stonework appear to be the decorative the quoins (Pls 8-9).

7.1.13 Internal inspection was not possible although the listing describes a front room in south wing with half height oak panelling and a 16th century chamfered ashlar fireplace with joggled lintel and above, a re- set marble [alabaster?] ogee window head. Other rooms have mid-19th century marble fireplace with curved brackets, two 19th century slate and marble fireplaces, early 19th century hob grate, and two 18th century plank doors. Early descriptions of the building mention a thick stone wall which has been interpreted as being medieval but none of the described features, either inside or out, are medieval in character.

7.1.14 The existence of a stone building in this part of the county is of note but does not of itself mean that the building has religious connections. Without more detailed inspection of the fabric, including the roof space, any assignation of a 12th century date and connection to a religious house remains pure speculation.

7.1.15 The property has a passing resemblance to the Norman Boothby Pagnell manor house in Lincolnshire but this does not necessarily mean that it was built in the 12th century. However, it was certainly a house of status.

Outbuilding 20m north of The Priory (Grade II)

7.1.16 Early C19. Brick with hipped and gabled pantile roof. Single ridge stack. Single storey, 5 bays. This building lies to the north of The Priory and was not inspected.

All Saints Parish church (Grade II*)

7.1.17 The parish church lies south-east of the Site on Church Street (Pl. 10). Surviving fabric dates from the later 12th or early 13th century although two pieces of incised stones in the tower have been identified as being late Saxon in date, indicative of a precursor on the site (Everson and Stocker 2007)

North Leverton Windmill (Grade II*)

7.1.18 This windmill was built in 1813. Originally the windmill was built with a lower tower to enable the common sails to have the cloth put on from the ground and a major refit in 1884 lifted the tower several feet and new patent sails were fitted. The mill is still in working order and there are distant views of the mill across farmland from the Site.

The Old Dovecote/Church Farm Cottage

- 7.1.19 This house is situated at the east end of Retford Road at its junction with Church Street. It is a mid- 18th century pigeoncote converted to a house (Pl. 11).

Priory Farmhouse (local listing)

- 7.1.20 The early 19th century farmhouse is situated adjacent to and west of the grounds belonging to The Priory. The house faces south towards Retford road but is enclosed by tall trees (Pl. 12) . A brick wall also forms part of the frontage enclosing a yard with outbuildings in an L-shaped configuration (Pl. 13). They comprise a two-storey barn and a single-storey cow shed are situated immediately east of the application site (Pls 4 and 15). The rear elevations of the outbuildings are in direct view of the application site (Pls 14 and 15). The barn has inserted windows overlooking the site and the cowshed has blocked openings along its north wall overlooking the Site.

Post-medieval and Modern

7.2 Historic Mapping

- 7.2.1 It was not possible to make a visit to the county archives office because of COVID restrictions. The 1797 enclosure map could not therefore be examined. A selected number of Ordnance Survey maps are considered here.

Ordnance Survey Map 1886 1:2500 (Fig. 3)

- 7.2.2 The first edition 1:2500 map shows both the farm and The Priory but neither is named. (The 1899 1:500 map (not illustrated) does not name the house either.)

- 7.2.3 There is path at the rear of the farm buildings that leads north-east to a yard that lies adjacent to outbuildings north of The Priory . While they are clearly two separate properties there is an undoubted connection between them. Trees are depicted on the west side of the yard and the Site extends beyond a boundary that no longer exists.

Ordnance Survey Map 1920 (Fig. 4)

- 7.2.4 Priory Farm and The Priory are identified on this map. The landscaped gardens to the west of The Priory are shown as a curving bank. There is a path that leads from Retford Road (not labelled) north , around this embanked garden area to the outbuildings north of The Priory. The former yard has gone and there is a boundary where the present modern double gates are located (Pl. 9). There is a single small shed or outbuilding on the street frontage west of the Priory Farm outbuildings.

Ordnance Survey Map 1972-73 1:2500 (Fig. 4)

- 7.2.5 Several outbuildings a sheds are shown within the Site boundary - none of these is the modern shed that was recently demolished on the site, but areas of concrete slab are present in the centre and north ends of the site marking their former locations. The eastern site boundary is shown separating the yard belonging to Priory Farm from The Priory.

8.0 Assessment

8.1 Archaeological Significance of the Site

8.1.1 A full assessment of the archaeological significance of the site was not included in this report as the current outline planning permission for development contains no requirement for archaeological evaluation. However, to place the proposed development within the context of the historic settlement the following general observations have been made. There are no recorded prehistoric or Roman remains in the study area. The Site lies on the fringes of the medieval village and was likely part of the open fields until enclosure in 1797. The development site was once part of the Priory Farm with a modern shed and other outbuildings on the grounds. There is currently no archaeological or documentary evidence to confirm the presence of a medieval priory on the site as the priory names for the farm and the adjacent house appear to only have come into use in the later 19th century.

8.2 Designated Assets

The Grade II listing for the Priory reflects the numerous alterations to the building made in the 19th century, whatever the former function of the stone built wing may have been. The significance of the building may or may not lie in past historical association with a monastic connections but it was nonetheless a building of some status within the village, even before the Victorian 'upgrading'. The listing is an early one dating to 1952 and its description may not be of the quality to be expected 70 years later.

8.3 The Built Landscape and Designated Assets

8.3.1 Paragraphs 189 and 190 of NPPF describe the requirement to consider the impact of a proposed development on the significance of a designated heritage asset. Its significance derives not only from its physical presence, but also from its setting. Furthermore, significance can be harmed or lost not only through alteration or destruction of the heritage asset but by development within its setting. NPPF defines the setting of an asset as 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.' In other words, does the setting of the heritage asset contribute to its significance?

8.4 Effects of proposed development

8.4.1 In all cases the potential impact on the designated heritage assets is indirect, in the form of potential changes/impacts to their setting. The concerns raised by the Conservation Officer as to the appropriateness of the proposed development in relation to the housing within this part of the village lies outside the scope of a Heritage Assessment.

8.4.2 Intervisibility between the development site and heritage assets is confined to The Priory , and Priory Farmhouse. There are clear views from a distance along Retford Road looking east, where the main feature identifying the position of the development site is actually the two-storeyed barn belonging to Priory Farmhouse (Pl. 6). Views west from The Priory and farther east from Church Street which includes Dovecote are restricted because of the curvature of the road. (Pl. 5) The Development site lies beyond The Priory and Priory Farmhouse and views along Retford Road

from the east are blocked by trees and hedges along the frontage to The Priory and Priory Farmhouse (PI.16). There are views of the church tower from the entrance to the site but there are no views of the site from the church (PI.17).

8.4.3 To the north are open fields with a distant view of North Leverton windmill (PI. 18). However, views of the development site merge with the overall experience of the built up area around the village of South Leverton within an overwhelmingly agricultural landscape. Development of the Site would have Negligible impact on the setting of the mill.

8.4.4 Views of The Priory are very restricted, being mainly from the Retford Road entrance (PI. 7). There are no views of the listed outbuildings to the rear. The development site to its west overlooks the garden which was landscaped at some point in the last two decades of the 19th century. These grounds are well screened by dense shrubbery. To the rear is a jumble of extensions and outbuildings but these were not inspected (PI. 3). Nor was it possible to gain access to view the development site from the grounds of The Priory itself. Its setting within the village landscape includes properties of 19th and 20th century date on the south side of Retford Road which have far more impact on its setting than that of the proposed development. The significance of the building lies partly in the possibility that some of its fabric may be of medieval date. It may also rely on the possibility that it was part of a priory and that the development site may lie within its precinct. However, this is unproven and there is no documentary or archaeological evidence to support this. The proposed development will have Negligible impact on the setting of The Priory.

8.4.5 It is evident that the main impact would be on the setting of Priory Farmhouse. It does not function as a working farm any more so its significance as a building of interest lies in its age and architectural qualities, which are not sufficient for listing. It has lost its connection to the Site which formed part of a large yard attached to the farm. The building and its outbuildings face onto the main road and not towards the development itself (PIs 12-13). The farmhouse is set back from the road and is well screened from view by mature trees and shrubs. Its wider setting now is that of a building within ribbon development on the fringes of the village containing houses of 19th and 20th century date, both single and two-storey in height. This will not materially change with the construction of houses to its west, although style and layout of the development should be in keeping with the existing housing on Retford Road.

Address	Grade	Impact on Setting
The Priory	II	Negligible
The old Dovecote	II	Negligible
All Saints Church	I	Negligible
N Leverton Mill	II*	Negligible
Priory Farm House	local	Low/medium

Table 3 Impact on Settings

9.0 Conclusion

9.1.1 In conclusion, the listed buildings whose settings may be affected by the proposed development have a significance that is unrelated to any assumed former function of these buildings- namely a farmhouse and yard, and a possible grand house, whose association with part of a medieval monastic complex is as yet unproven. The setting of listed buildings farther away (the parish church, N. Leverton Mill and the Old Dovecote will not be impacted by the proposed development.

9.1.2 The development site does not make a positive contribution to the significance of the listed buildings which are already set within a mixture of 19th and 20th century development along the south side of Retford Road, but the impact on designated assets would cause no harm to the setting and significance of The Priory and Priory Farmhouse.

10.0 References

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11.0 Appendix 1: Listed Building Description

First listed 28th February 1952

C12, restored C19, with a large C19 addition. Coursed rubble with ashlar dressings and brick. Pantile and slate roofs. Plain eaves, coped gables with kneelers. 4 gable, single ridge, rear wall and side wall stacks. 2 storeys, plus attics, 6 bays, L-plan. Priory has in west gable a C19 double lancet with 4 centred arched heads on each floor. West front has a C19 double lancet and above, to left, 2 restored single lancets and to right, 2 C19 double lancets. North side has to left a stable door; to its right, a casement in chamfered square reveal; to right again, a C20 casement. Above, a double and a single restored lancet. South front has to left, C19 double lancet and to right, a similar triple lancet. Above, a restored double lancet. C19 extension has to south off-centre porch with coped gable and kneelers, flanked by C19 canted timber bay windows, that to right 2 storey. Each has 2 plain sashes and a pair of French windows. Beyond, to right, a mullioned and transomed casement with hood mould. Above, 2 plain sashes with segmental heads, and to right, bay window with 3 plain sashes. East front has a C20 casement and to right, door c.1984. Above, 3 plain sashes. Rear elevation has segmental headed door flanked by single casements with segmental heads, and beyond, to left, a plain sash. Above, 6 irregular plain sashes. Interior has front room in south wing with half height oak panelling and C16 chamfered ashlar fireplace with joggled lintel and above, a re-set marble ogee window head. Other rooms have mid-C19 marble fireplace with curved brackets, 2 slate and marble C19 fireplaces, early C19 hob grate, and 2 C18 plank doors.

12.0 Figures

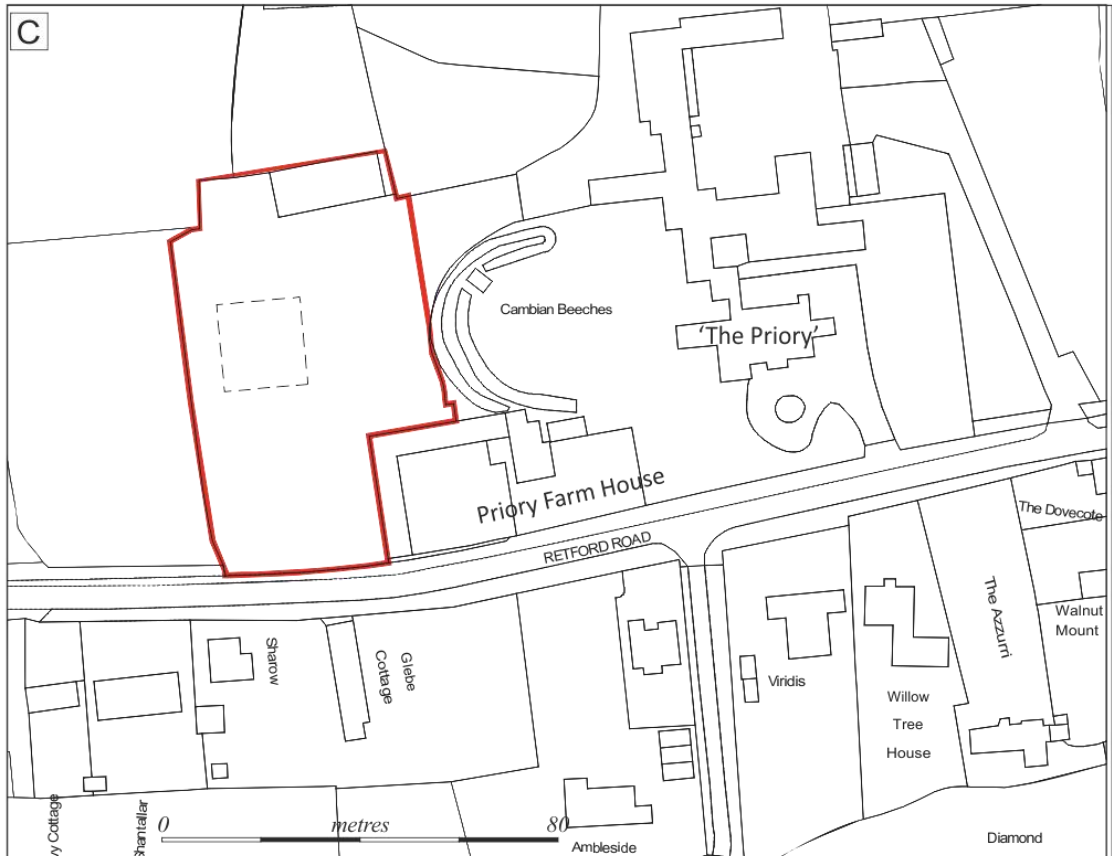


Fig. 1 Land at Priory Farm, Retford Rd S. Leverton. Site location

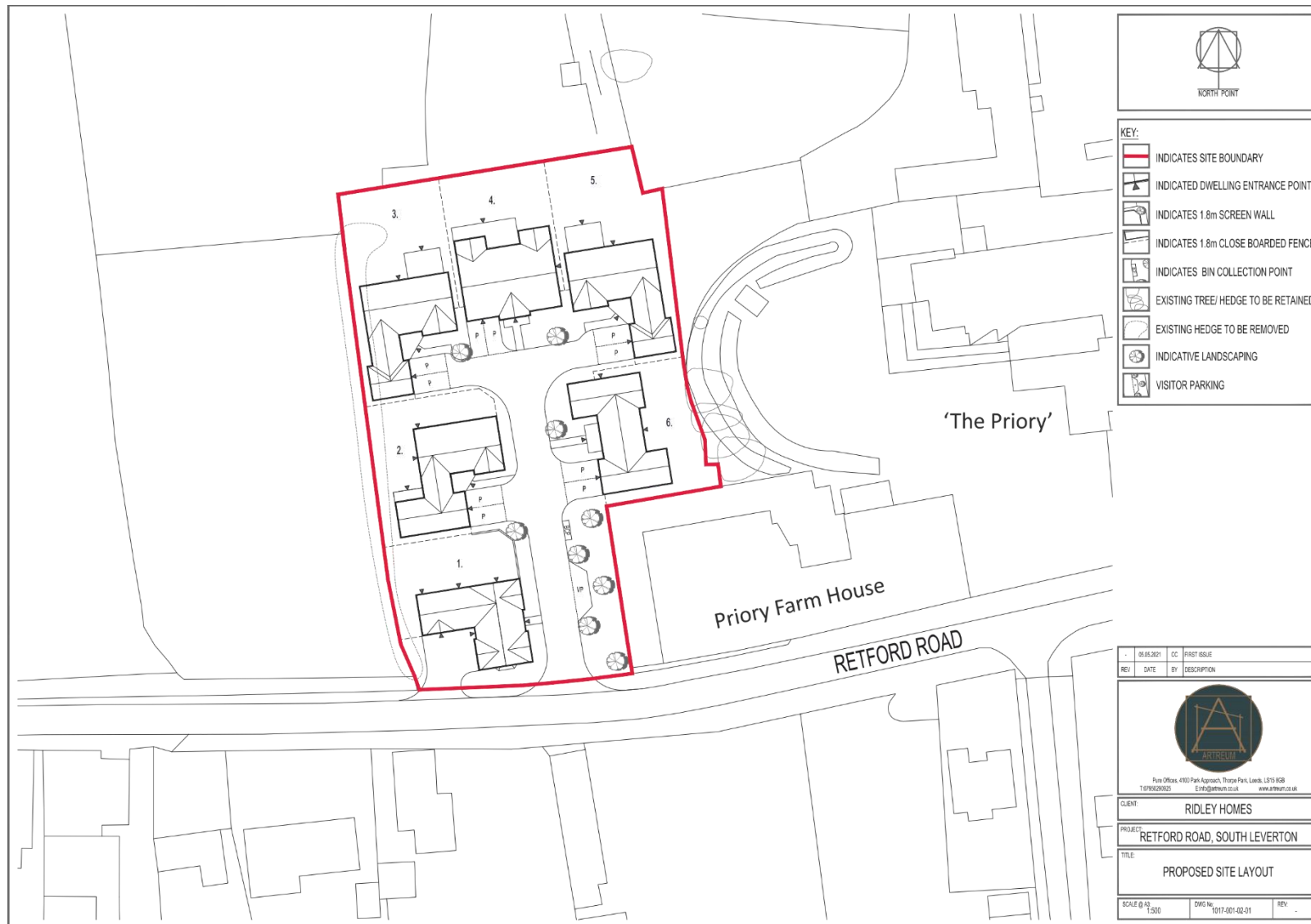


Fig. 2 Land at Priory Farm, Retford Road, S. Leverton. Indicative site layout (Artreum May 2021).

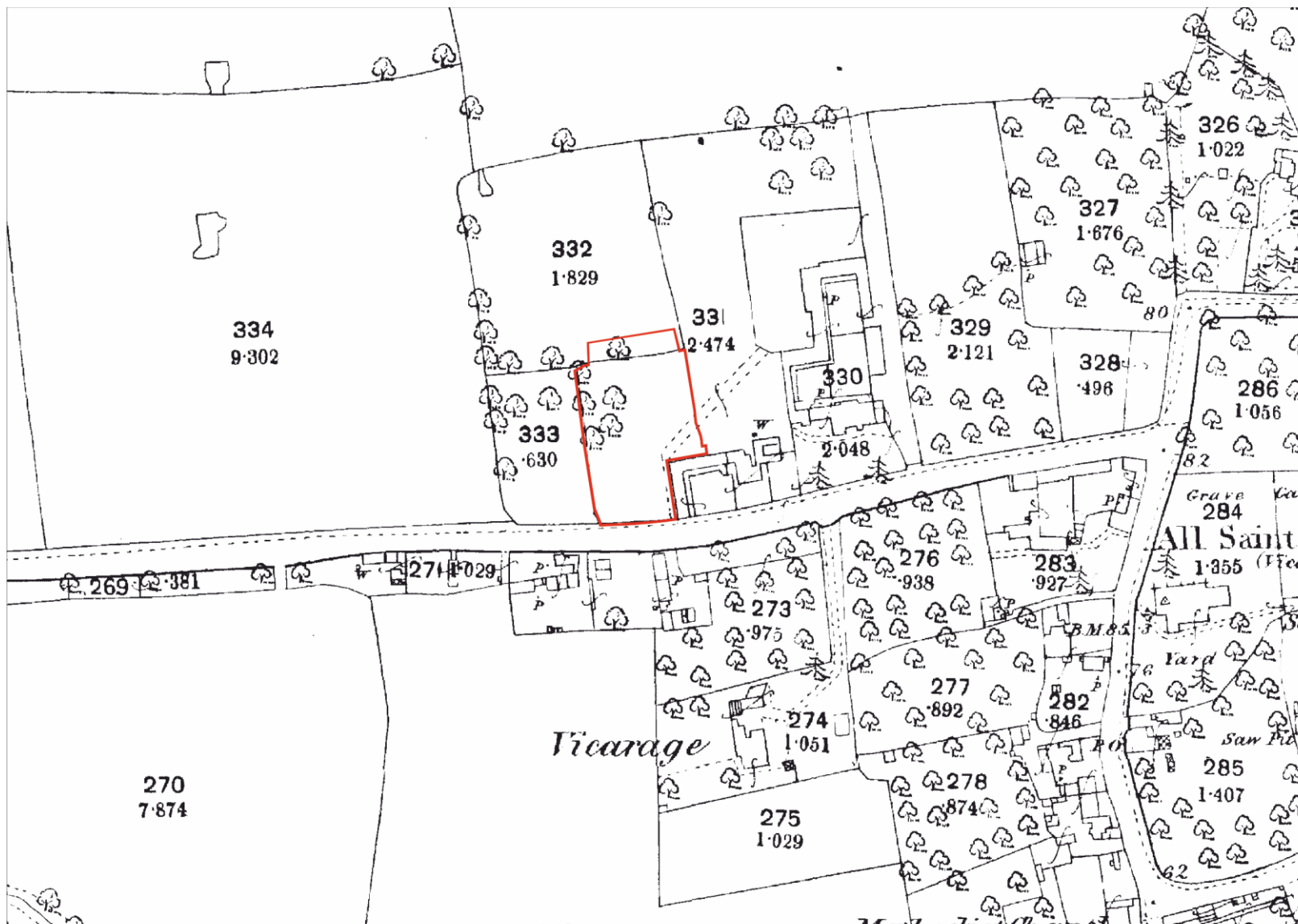


Fig. 3 1886 OS 1:2500 map

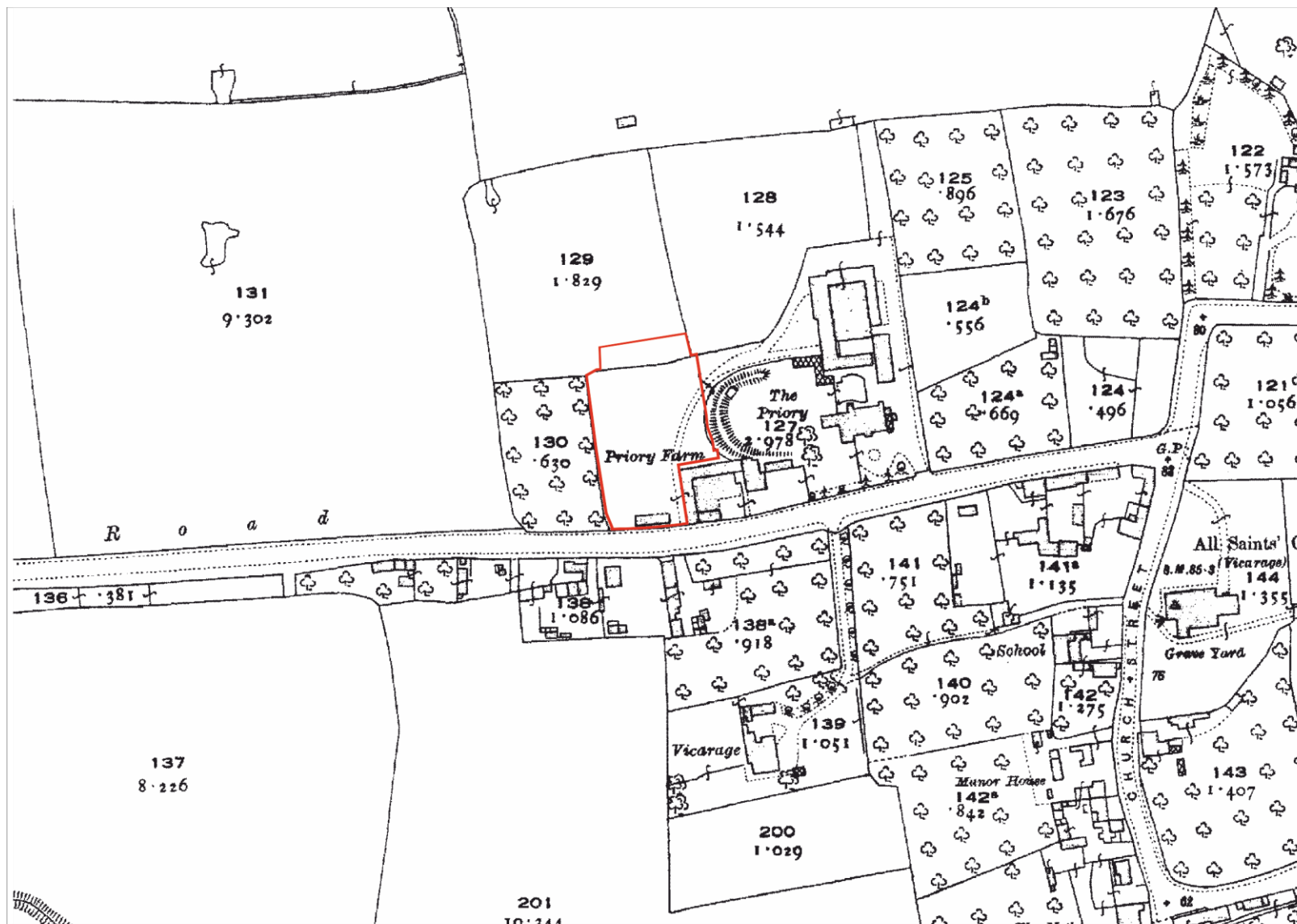


Fig. 4 1920 OS 1:2500 map

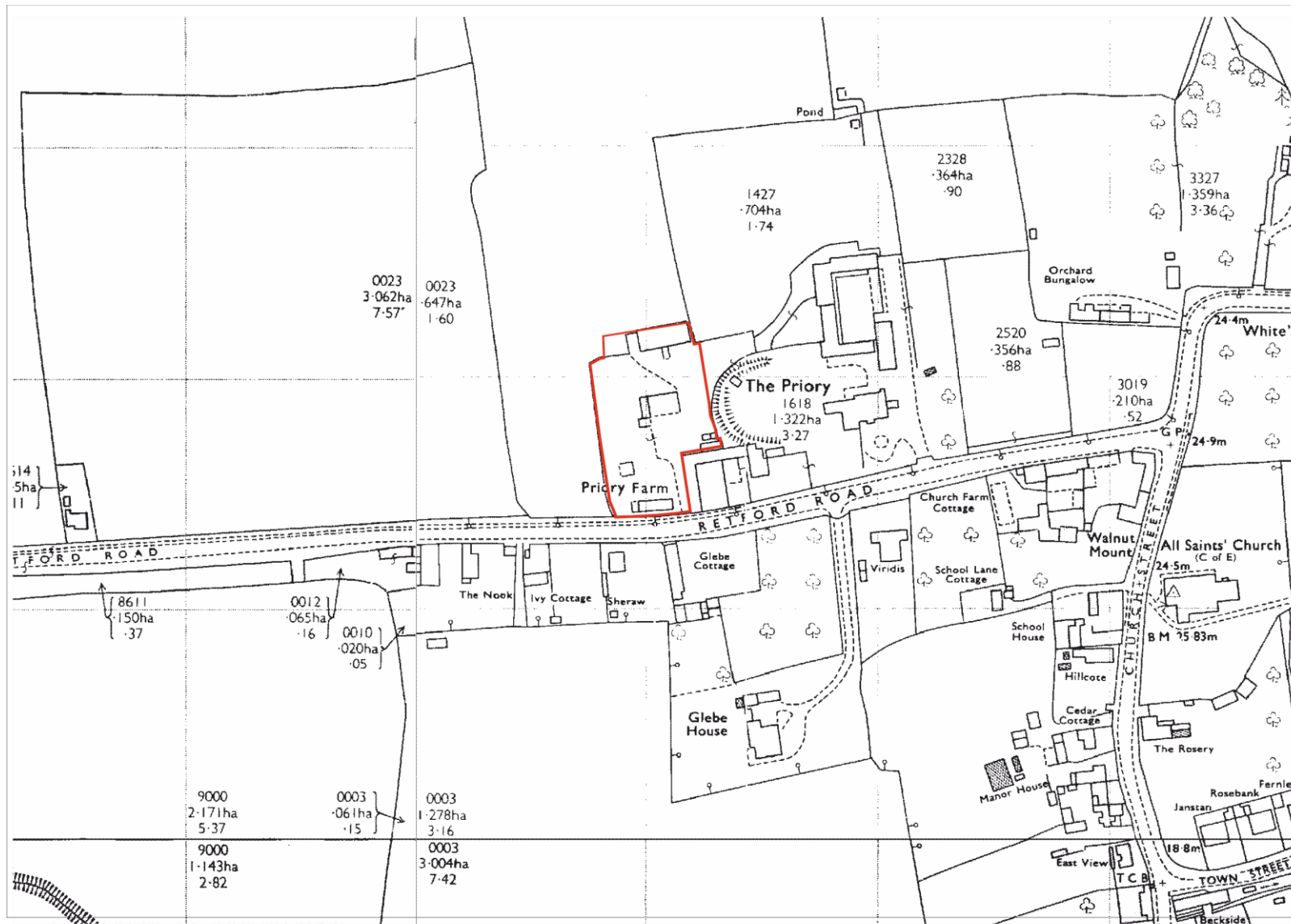


Fig. 5 1972-73 OS 1:2500 map

13.0 Plates



Pl. 1 The Site looking north



Pl. 2 The Site looking towards Retford Road.



Pl. 3 The development site looking east towards The Priory



Pl. 4 The development site, looking south towards The Priory



Pl. 5 Retford Road looking east towards the development site, from Church Road junction (the Dovecote listed building to left)



Pl. 6 Retford Road looking east towards the development site



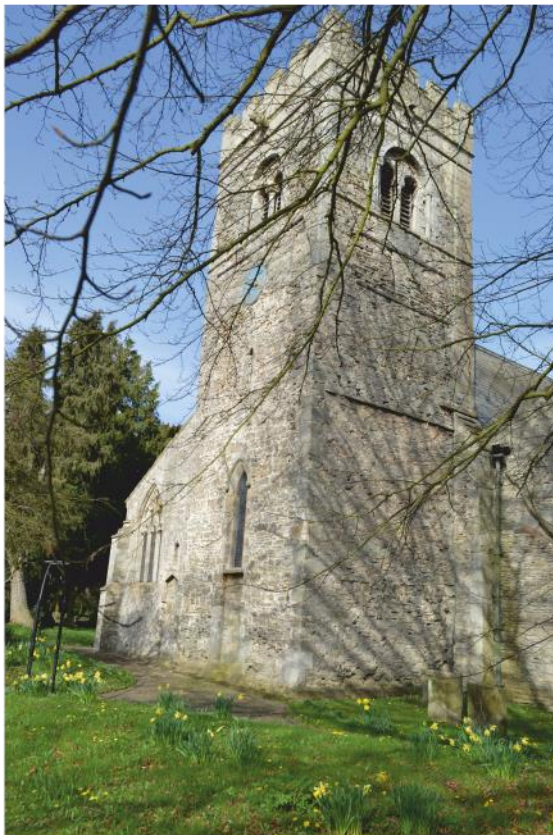
Pl. 7 The Priory, looking north-west from Retford Road entrance



Pl. 8 The Priory looking south-east (copyright The Beeches Residential Care home website <https://www.cygnethealth.co.uk/locations/beeches>)



Pl. 9 Priory House looking south-east from gates to the east of the Site boundary



Pl. 10 All Saints church South Leverton,



Pl. 11 The Old Pigeoncote viewed from Church street, looking north-west.



Pl. 12 Priory Farmhouse, looking north-east from Retford Road.



Pl. 13 Boundary wall west of Priory Farmhouse.



Pl. 14 Barn and cowshed (left) west of Priory Farmhouse overlooking the development site



PI.15 Cowshed overlooking the development site, showing blocked openings



PI. 16 View west along Retford Road from Priory House entrance



Pl. 16 Limited views of the parish church tower and the old Dovecote from the entrance to the development site, looking south-east



Pl. 18 Distant view of the N.Leverton Mill, from the northern boundary of the development site.



Pl. 19 The Priory glimpsed from the north-east boundary of the development site, looking south-east.