

# **HERITAGE STATEMENT**

**Forge Farm  
Moor Road  
Bestwood  
Nottinghamshire**

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## **1. INTRODUCTION AND SCOPE OF STUDY**

- 1.1 This heritage assessment of Forge Farm, Moor Road, Bestwood, Nottinghamshire (the 'study site') has been researched and prepared by Ramona Usher BA (Hons) MSc PgDip PhD IHBC on behalf of Matt Dearden (the applicant).
- 1.2 This assessment considers proposed development comprising the conversion of four agricultural buildings to residential use.
- 1.3 The buildings are not subject to any statutory designations. They are considered to be a 'non-designated heritage asset'.
- 1.4 Information regarding Listed Buildings, Scheduled Monuments, Registered Historic Parks or Gardens, Registered Battlefields and World Heritage Sites was obtained from Historic England's *National Heritage List for England*. Information on Conservation Areas was obtained from Gedling Borough Council.
- 1.5 This study has been prepared in accordance with the National Planning Policy Framework (2019) and provides an assessment of the significance of heritage assets on the site. As a result, the assessment enables relevant parties to identify and assess the impact of the proposed development.

## 2. PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

2.1 In considering any planning application for development, the local planning authority will be guided by current legislation, the policy framework set by government planning policy, by current Local Plan policy and by other material considerations.

### 2.2 Current Legislation

2.2.1 The applicable legislative framework is summarised as follows:

- Planning (Listed Buildings and Conservation Areas) (P(LBCA)) Act 1990

2.2.2 The P(LBCA) Act provides for the protection of Listed Buildings and Conservation Areas, and is largely expressed in the planning process through policies in regional and local planning guidance.

2.2.3 The P(LBCA) Act is the primary legislative instrument addressing the treatment of Listed Buildings and Conservation Areas through the planning process.

2.2.4 Section 66 of the 1990 Act 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.'*

2.2.5 Section 72 then adds that *'...with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'*

### 2.3 National Planning Policy Framework

2.3.1 In March 2012, the Government published the National Planning Policy Framework (NPPF). The Government issued the revised Framework in February 2019.

2.3.2 Section 16 of the NPPF, entitled *Conserving and enhancing the historic environment*, provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment, and
- Conservation of England's heritage assets in a manner appropriate to their significance.

2.3.3 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset. The following paragraphs of the NPPF relate to non-designated heritage assets:

**197.** *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect 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.*

**198.** *Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.*

**199.** *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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

2.3.4 A Heritage Asset is defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

2.3.5 A Designated Heritage Asset comprises a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

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

2.3.7 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
- Protects the settings of such designations

## 2.4 Planning Practice Guide

2.4.1 The National Planning Practice Guidance (NPPG) is a web-based resource which is to be used in conjunction with the NPPF. It is aimed at planning professionals and prescribes best practice within the planning sector. The relevant section is entitled *Conserving and Enhancing the Historic Environment*. The guidance given in this section is effectively a condensed version of the PPS5 Practice Guide and sets out the best practice to applying government policy in the NPPF. This will, where necessary, be updated in due course to reflect changes to the NPPF 2019.

- 2.4.2 In terms of 'non-designated heritage assets' the sections of the guidance relevant to the study site states the following:

*What are non-designated heritage assets and how important are they?*

*Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'.*

*A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process. (Paragraph: 039 Reference ID: 18a-039-20140306. Revision date: 06 03 2014).*

*How are non-designated heritage assets identified?*

*Local lists incorporated into Local Plans can be a positive way for the local planning authority to identify non-designated heritage assets against consistent criteria so as to improve the predictability of the potential for sustainable development.*

*It is helpful if Local Plans note areas of potential for the discovery of non-designated heritage assets with archaeological interest. The historic environment record will be a useful indicator of archaeological potential in the area. In judging if non-designated sites of archaeological interest are demonstrably of equivalent significance to scheduled monuments, and therefore considered subject to the same policies as those for designated heritage assets, local planning authorities should refer to Department for Digital, Culture, Media and Sport's criteria for scheduling monuments.*

*When considering development proposals, local planning authorities should establish if any potential non-designated heritage asset meets the definition in the National Planning Policy Framework at an early stage in the process. Ideally, in the case of buildings, their significance should be judged against published criteria, which may be generated as part of the process of producing a local list. (Paragraph: 041 Reference ID: 18a-041-20140306. Revision date: 06 03 2014).*

2.5 Local Planning Policy

2.5.1 Gedling Borough Council's Development Plan comprises of the following policies from the Aligned Core Strategies Part 1 Local Plan Broxtowe Borough, Gedling Borough and Nottingham City:

*Policy 10: Design and Enhancing Local Identity*

*1. All new development should be designed to:*

- a) make a positive contribution to the public realm and sense of place;*
  - b) create an attractive, safe, inclusive and healthy environment;*
  - c) reinforce valued local characteristics;*
  - d) be adaptable to meet changing needs of occupiers and the effects of climate change;*
- and*
- e) reflect the need to reduce the dominance of motor vehicles.*

*2. Development will be assessed in terms of its treatment of the following elements:*

- a) structure, texture and grain, including street patterns, plot sizes, orientation and positioning of buildings and the layout of spaces;*
- b) permeability and legibility to provide for clear and easy movement through and within new development areas;*
- c) density and mix;*
- d) massing, scale and proportion;*
- e) materials, architectural style and detailing;*
- f) impact on the amenity of nearby residents or occupiers;*
- g) the ground conditions of the site, including that arising from land instability or contamination, together with the mitigation/remediation proposed or required;*
- h) incorporation of features to reduce opportunities for crime and the fear of crime, disorder and anti-social behaviour, and promotion of safer living environments;*
- i) the potential impact on important views and vistas, including of townscape, landscape, and other individual landmarks, and the potential to create new views; and*
- j) setting of heritage assets.*

*3. All development proposals, and in particular proposals of 10 or more homes, will be expected to perform highly when assessed against best practice guidance and standards for design, sustainability, and place making, as set out in part 2 Local Plans.*



*4. Development must have regard to the local context including valued landscape/ townscape characteristics, and be designed in a way that conserves locally and nationally important heritage assets and preserves or enhances their settings.*

*5. Outside of settlements, new development should protect, conserve or where appropriate, enhance landscape character. Proposals will be assessed with reference to the Greater Nottingham Landscape Character Assessment.*

*Policy 11: The Historic Environment*

*1. Proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can have to the delivery of wider social, cultural, economic and environmental objectives.*

*2. Elements of the historic environment which contribute towards the unique identity of areas and help create a sense of place will be conserved and, where possible, enhanced, with further detail set out in part 2 Local Plans. Elements of particular importance include:*

*a) the industrial and commercial heritage such as the textile and coalmining heritage and the various canals;*

*b) the literary heritage associated with DH Lawrence, Lord Byron and Alan Sillitoe;*

*c) Registered Parks and Gardens and important historic landscape features such as Sherwood Forest, ancient or mature woodland and ridge and furrow field patterns;*

*d) historic features within Nottingham City Centre such as the medieval street patterns, the networks of caves under the City Centre, the Park Estate and Lace Market; and*

*e) prominent Listed Buildings and Scheduled Monuments with a wider visual and economic benefit such as Nottingham Castle, Wollaton Hall, Newstead Abbey, Bennerley Viaduct and buildings D6 and D10 on the Boots campus.*

*3. A variety of approaches will be used to assist in the protection and enjoyment of the historic environment including:*

*a) the use of appraisals and management plans of existing and potential Conservation Areas;*

*b) considering the use of Article 4 directions;*

- c) working with partners, owners and developers to identify ways to positively manage and make better use of historic assets;*
- d) considering improvements to the public realm and the setting of heritage assets within it;*
- e) ensuring that information about the significance of the historic environment is publicly available;*
- f) where there is a loss in whole or in part to the significance of an identified historic asset then evidence should be recorded of its importance; and*
- g) considering the need for the preparation of local evidence or plans.*

*4. Particular attention will be given to heritage assets at risk of harm or loss of significance, or where a number of heritage assets have significance as a group or give context to a wider area.*

#### Local Planning Document

- 2.5.2 The Local Planning Document (Part 2 Local Plan) has been prepared to include:
- Detailed policies to help deliver specific allocations and help in the day-to-day assessment of planning applications; and
  - Site specific policies, allocations of non-strategic sites and designations for new housing, employment, retail, community facilities, recreation and open space, nature conservation and other land uses.
- 2.5.3 The Local Planning Document works with the Aligned Core Strategy (Part 1 Local Plan) (adopted September 2014) to shape future development in Gedling Borough by planning for new homes, jobs and infrastructure. These documents are used to help decide planning applications and guide the location and design of development in Gedling Borough. The Local Planning Document was adopted on 18<sup>th</sup> July 2018.
- 2.5.4 The following policies in the Local Planning Document relate to heritage assets:

#### Policy LPD 26 - Heritage Assets

- a) All development proposals that may affect any designated or non-designated heritage asset will be required to:*

- 1. explain and demonstrate, in a manner proportionate to the importance of the asset, an understanding of the significance of the heritage asset to establish its special character including its history, character, architectural style, past development and any archaeology; and*
  - 2. identify the impact of the proposals on the special character of the asset and/or its setting; and*
  - 3. if there would be harm to the asset and/or its setting, provide a clear justification for the proposals so that the harm can be weighed against public benefit.*
- b) Development proposals that would conserve and/or enhance the significance of a heritage asset will be supported.*
  - c) Development proposals that would cause harm to the significance of a heritage asset will be refused permission unless there are overriding public benefits and mitigation measures are secured.*
  - d) Where permission is granted the Council will, where necessary, secure appropriate conditions and/or seek to negotiate a Section 106 obligation to ensure that all heritage assets are appropriately managed and conserved.*

*Policy LPD 27 - Listed Buildings*

- a) Proposals including alterations, extensions or changes of use to Listed Buildings should protect the significance of the heritage asset including its setting. Proposals which conserve and/or enhance the architectural character, historic fabric and detailing of the original building including the retention of the original structure, features, materials and layout/plan-form will be supported.*
- b) Alterations, extensions and development to or within the setting of a Listed Building should consider scale, form, mass, design, siting, detailing and materials.*

- 2.6 Therefore, in considering the heritage implications of any application for listed building consent and planning permission, the local planning authority will be guided by the *Amended Core Strategy*, national policy, guidance and legislation as outlined above.

### 3. ASSESSMENT METHODOLOGY

3.1 The following sources of information have been used to identify the designated heritage assets within the locality:

- relevant designation records from Historic England's *Heritage List for England*;
- information on Conservation Areas was obtained from Gedling Borough Council's website;
- information on non-designated heritage assets was obtained from Gedling Borough Council's website and from the Nottinghamshire Historic Environment Record.

3.2 Published and unpublished sources, including archival information, were used to inform the historical development of the study site and the vicinity, including historic maps.

3.3 A site visit was undertaken on 25<sup>th</sup> May 2021 to inspect the study site and assess its relationship with heritage assets within the vicinity of the site.

3.4 The most recent guidance produced by Historic England (Historic Environment Good Practice Advice Planning Note 3: The Setting of Heritage Assets), published December 2017, recognises that whilst setting is not a heritage asset, 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'. This guidance also notes that the contribution of setting to the significance of a heritage asset is often expressed by reference to visual considerations, although the importance of setting lies in what it contributes to the significance of the heritage asset, and this can be influenced by a number of other factors.

3.5 In order to assess the contribution made by setting to the significance of a heritage asset, and the implications of new developments, the guidance recommends that a systematic and staged approach to assessment should be adopted, namely:

- (i) identify which heritage assets and their settings are affected;
- (ii) assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- (iii) assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;

- (iv) explore ways to maximise enhancement and avoid or minimise harm;
- (v) make and document the decision and monitor outcomes.

3.6 This report therefore follows steps (i) and (ii) to identify the local heritage assets and their settings and then makes an assessment of the potential impact of the proposed development having regard to steps (iii) and (iv).

3.7 In order to understand the nature, extent and level of significance four types of heritage values are considered, as identified in *Conservation Principles* (English Heritage 2008): aesthetic, communal, historic and evidential. Significance results from a combination of any, some, or all of the values. Historic England defines 'evidential value' 'from the potential of a place to yield evidence about past human activity' and 'historical value' '*from the ways in which past people, events and aspects of life can be connected through a place to the present*'. 'Historical value' tends to be 'illustrative' or 'associative': 'illustrative value' has '*the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through shared experience of a place. The illustrative value of places tends to be greater if they incorporate the first, or only surviving, example of an innovation of consequence, whether related to design, technology or social organisation*' (2008, p. 28-29). 'Aesthetic value' 'derives from the ways in which people draw sensory and intellectual stimulation from a place' and 'communal value' from '*the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory*' (ibid).

3.8 *East Midlands Heritage: An Updated Research Agenda and Strategy for the Historic Environment of the East Midlands* (Knight, et.al., 2012) provides the following agenda and strategy for the Modern period (1750 to present) which relates to the study site. This report aims to add to elements of the 'agricultural' aspect of this research agenda:

1. *What was the impetus for the development of estate farming and rural agricultural industries, and what has been the landscape impact?*
2. *How did Parliamentary enclosure and other agricultural improvements (e.g. water management) impact upon the rural landscape?*
3. *What was the role and distribution of planned model farms?*
4. *How can archaeology contribute to studies of the changing aspirations of the rural working classes (e.g. provision of allotments and schools)?*

5. *What changes and improvements have occurred in animal husbandry and use (e.g. new breeds, traction and traded animal products)?*
6. *What crops and garden plants have been recorded in the countryside and urban market gardens, and what innovations may be identified?*

## 4. HISTORICAL DEVELOPMENT AND DESCRIPTION OF THE BUILDINGS

### **Forge Farm, Bestwood**

- 4.1 Forge Farm is located to the south of Bestwood village, c. 10 kms north of Nottingham city centre. Originally the area was part of the larger Royal Sherwood Forest, and Bestwood was a popular and convenient hunting location for local landed gentry and monarchs visiting Nottingham. This popularity resulted in the construction of a mediaeval hunting lodge, and the eventual enclosure of the site - using pale fencing and ditching - to form the original Bestwood Park. The enclosed park remained in Crown possession until the 17th century and time of King Charles II. At this point it was gifted to his mistress, Nell Gwynn, and their illegitimate son, who became the 1st Duke of St. Albans. The fortunes of the Bestwood estate fluctuated regularly as parcels of the park were changed from hunting grounds for the wealthy, to individual tenant farms. In the early 19<sup>th</sup> century there were thirteen farms in Bestwood Park, including Forge Farm.
- 4.2 Forge Mill, which lay to the west of the study site is shown on Sanderson's 1837 Map (Map 1), and a rectangular structure to the east of this mill may indicate the existence of Forge Farm at this time.
- 4.3 Forge Farm does not appear definitively on the 1841 Tithe Plan of the Parish of Bulwell (Map 2), but Plot 16 and 16a sits approximately in the area of the study site. The Tithe entry for this building describes it as being in the ownership of Charles Alcock, with 16 a 'Home Croft' and 16a a 'House and Garden'.
- 4.4 Forge Farm is recorded on the 1882 OS County Series, 1:2,500 (Map 3). Its distinctive crewyard arrangement is apparent. Regular crewyard plans are focused around one or more focal working yards for cattle, the collection of their manure and other purposes. Forge Farm can be seen on this map to have a regular crewyard plan, with linked ranges of buildings to the north and east, and south and west, with the T-shaped farmhouse detached to the west, set in a garden plot. A pond can be seen to the south-west.
- 4.5 The current settlement owes its origin to the Bestwood Coal & Iron Co., founded in 1872. The 1882 map also shows the Bestwood Colliery Branch railway line laid to the immediate

north-west of Forge Farm, between it and a series of mills further north-west. These included Forge Mill and Corn Mill, with a mill pond beyond. Bestwood Village is a 19<sup>th</sup> century purpose-built industrial colliery settlement. Its dwellings and infrastructure were erected following the sinking of the mineshaft by John Lancaster in 1872 for Bestwood Colliery. Concurrent with this was the initial phase of housing development for the colliery workers and their families (Gedling Borough Council, 2020).

- 4.6 The 1882 OS 25 inch (Map 4) depicts more clearly the building ranges, and in addition, the perambulations around the building ranges. The primary access to Forge Farm was under the railway line, with the tall brick tunnel remaining today.
- 4.7 By 1900 (Map 5) Forge Farm was literally enclosed by three branches of the Bestwood Colliery branches, all raised on banks. There is no significant change in building footprints as compared to the 1882 maps, and there are no further changes by 1915 (Map 6). Later maps do not provide sufficient detail to reproduce here, but the building footprints remain approximately as they were in 1882. The exception was the introduction of the cattle shelter in the centre of the crewyard in the late 20<sup>th</sup> century.

#### **Description of the buildings**

- 4.8 The farmhouse and agricultural buildings comprising Forge Farm are primarily constructed with red brick, with pantile roofs on the single storey structures, and slate finishes on the two and three storey buildings, with the roofs hipped and gable-ended. Changes in the colour of the red bricks indicate early phases, both horizontally and vertically, with the farmhouse and two storey storage barns to the north and north-east representing the earliest phase. The additional single storey structures were then erected forming the crewyard – given the historic map evidence these additions were erected in the early 19<sup>th</sup> century. The central cattle shelter is a late 20<sup>th</sup> century addition.
- 4.9 Windows comprise painted timber small paned, side-hung, casements in the two storey farm buildings, with sets of three fixed margin lights and top-hung casements set below the eaves of Plot 1. Other window styles in the single storey buildings include tilted inward opening metal windows and 20<sup>th</sup> century one-over-one timber windows. There is evidence of blocked up window and door openings on Plot 3. Original doors are formed of vertically boarded painted timber.



- 4.10 The farmhouse is red brick, with a hipped slate roof, with two ridge-mounted red brick chimney stacks. The windows are a combination of original painted timber small-paned side-hung casements, Victorian sliding sashes, and modern timber casements in a variety of forms. External doors are original, painted timber and panelled. The southern part of the farmhouse appears to be a later extension, given the change in brickwork colour.
- 4.11 Internally, the agricultural buildings contain a variety of fixtures and fittings, some potentially original, including stalls, and others added as the complex evolved.

## 5. SUMMARY OF HERITAGE ASSETS

- 5.1 The National Planning Policy Framework defines a ‘heritage asset’ as: ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)’.
- 5.2 Gedling Borough Council confirmed in May 2021 Forge Farm has been added to the Local List of Heritage Buildings, and the applicant concurs with this local designation. Therefore, it is considered a ‘non-designated heritage asset’. Its Local List entry is as follows:
- Forge Farm, Bestwood Road, Bestwood*
- Age: Early 19<sup>th</sup> century*
- Architectural/Artistic: The buildings comprise a traditional range of C19<sup>th</sup> farmhouse and outbuildings arranged around the farmyard in a mix of single, and two storey. They are constructed of red brick with clay pantiled and natural slate roofs having a number of domestic style small paned window openings in addition to the more expected timber agricultural openings. The farmhouse has Victorian sliding sash windows and modern casements and appears to have been extended in the past.*
- Archival: Nottinghamshire Historic Environmental Record.*
- Historic Association: Originally was probably a tenant farmer of the Duke of St Albans Estate who was gifted the land by Charles II. The Duke’s family were gifted the land when it was a hunting park in the Sherwood Forest.*
- 5.3 There are no listed buildings deemed sensitive to the proposed development on the study site owing to their distance from the study site, topography, and the presence of intervening buildings and vegetation.
- 5.4 The study site lies c. 250 metres to the south of Bestwood Village Conservation Area. Given the distance from the study site, and the presence of intervening buildings and vegetation, the proposed developed is considered to have no impact upon the significance of the Area.
- 5.5 There are no other designated heritage assets (i.e. Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields or World Heritage Sites) deemed sensitive to the proposed development within the study site or search area. Bestwood Colliery engine

house (Scheduled Monument, NHLE ref: 1017653) is located over 700 metres to the north-east of the study site. Owing to its distance from the study site, the proposed development is not considered to harm its significance.

- 5.6 It is therefore considered that the potential impact upon the historic built environment would comprise the conversion of, and alterations to, a non-designated heritage asset.

## 6. HERITAGE IMPACT ASSESSMENT

6.1 The National Planning Policy Framework requires that *'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'* (para. 189).

6.2 The NPPF recognises that heritage assets can have archaeological, architectural, artistic or historic interest and that significance derives not only from the physical presence of the heritage asset but also from its setting. The NPPF notes that a heritage asset may have archaeological interest if it holds evidence of past human activity, particularly relating to the evolution of place. Architectural, artistic or historic interests are not specifically defined. *Conservation Principles* (English Heritage 2008, see paragraph 3.7) provides a nuanced interpretation of these values.

### **Historic and architectural interest**

6.3 The Agricultural Revolution of the second half of the 18<sup>th</sup> and early 19<sup>th</sup> century, defined by investment in new types of stock and crops, buildings, and land management, was underpinned by an increasing level of government interest and involvement, especially from the 1790s, and saw energetic exchanges of ideas, both at the local level of farmers' clubs and nationally via the Royal Agricultural Society of England, founded in 1837.

6.4 This was accompanied by the reorganisation and enlargement of holdings, the final phase of the enclosure of open fields (mostly in the midland counties) and the wholesale enclosure of moors, heath and other 'waste' land (often by parliamentary Act) that had typically not been cultivated since the fourteenth century or even before the Romans. Underpinning all this were rising grain prices and increased demand from a growing urban population. The widespread adoption of improved grasses and winter feed-crops such as turnips, accompanied by the production of good manure by livestock wintered in yards or buildings, played a major role in boosting agricultural productivity.

6.5 This period witnessed major developments in farmstead plans and building types. After the 1790s, and especially from the 1840s - the era of 'High Farming' when farmers invested

heavily in fertilizers, feed, land improvement like drainage, and new buildings - farm building design and layout were affected by a number of factors. Most important among these were the application of scientific principles to planning that led to the more rational use of buildings and communication between them (for instance, the use of multi-functional barn ranges and tram lines for hand-pushed carts to transport foodstuffs or manure); the extension of mechanisation (horse, water, wind and - from the 1820s - steam power) for working threshing and other machinery; the import of fertilisers and feed such as oilcake; the accommodation and feeding of ever-increasing numbers of livestock in yards that facilitated the recycling of straw and manure to boost the fertility of the land; and the introduction (particularly from the 1840s, made affordable by railways) of new materials such as imported softwood, machine-made brick, cast-iron fittings and mass concrete. In some areas, but not everywhere, this led to a dramatic break with earlier vernacular building traditions, a tendency that was further boosted by the emergence of a professional building trade, the rise of pattern books, and the frequent gentrification of the yeoman class. Farm buildings of this period often display an attention to architectural detail that reflects this latter social development.

- 6.6 Forge Farm is typical of these early 19<sup>th</sup> century agricultural developments and improvements, with specific buildings for different functions including barns, stables, dairy, piggery and house, all set around a crewyard. The buildings' original functions remain largely legible, however, many of them are redundant and in a poor state of repair. The north farmhouse is currently occupied.
- 6.7 Forge Farm is not a 'designated heritage asset' - the local planning authority has very limited control over any proposed internal alterations. The application site is at risk - currently it has no viable use. The proposals will endeavour to provide the complex of redundant outbuildings with an optimum viable use. This requires some internal alterations, of which I will reiterate, the local planning authority have very limited control over.
- 6.8 The applicant is endeavouring to provide a scheme of conversion that achieves the optimum viable use of these buildings - alterations that will see them fit for habitation. The specific details of external doors and windows can be conditioned by the local planning authority.

## 7. CONCLUSION

- 7.1 The NPPF states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset. This report fulfils this requirement by providing an assessment of the study site and the impact of proposed development upon it.
- 7.2 The NPPF states: *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect 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'* (para. 197).
- 7.3 The proposed change of use and internal and external alterations will provide this vacant non-designated heritage asset at risk with an appropriate new use, thereby securing its future. The alterations have been carefully considered, and will enhance the building.
- 7.4 Consequently in respect of Forge Farm the proposed development complies with the requirements of the policy objectives of the NPPF and local planning policy.

## SOURCES

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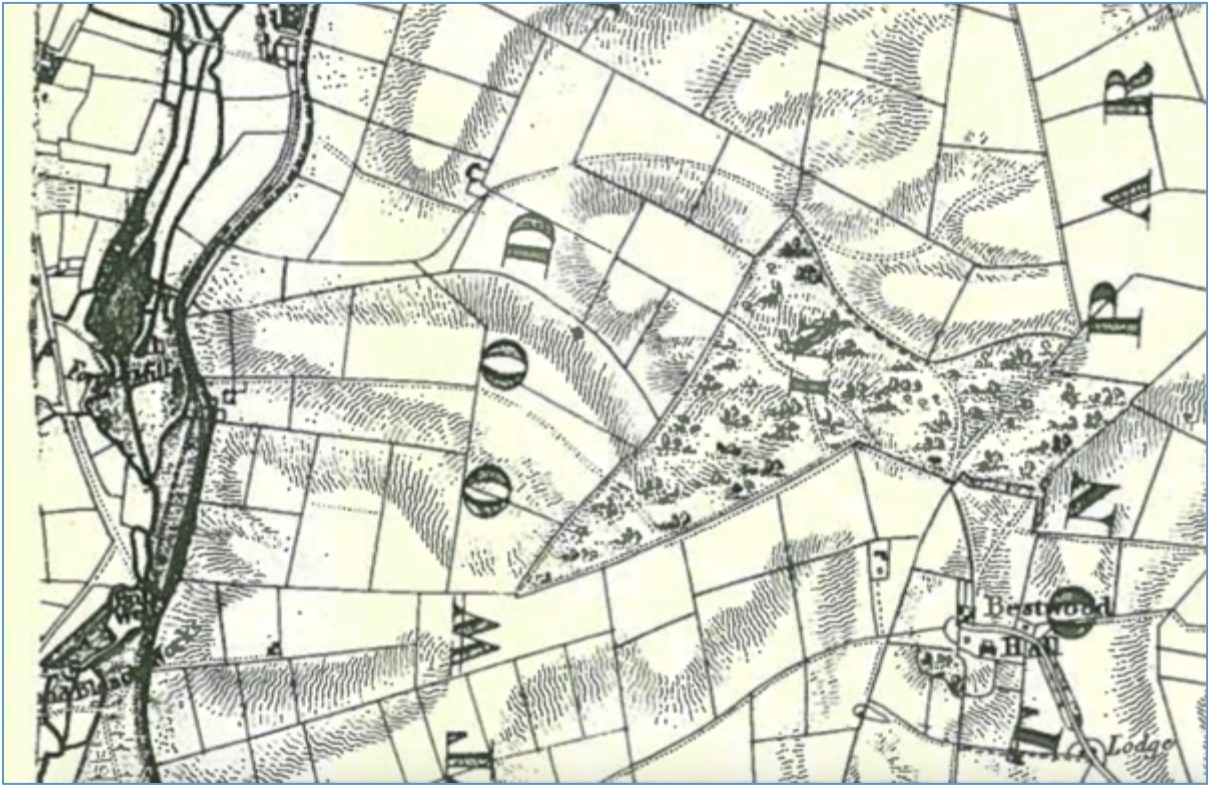
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## MAPS

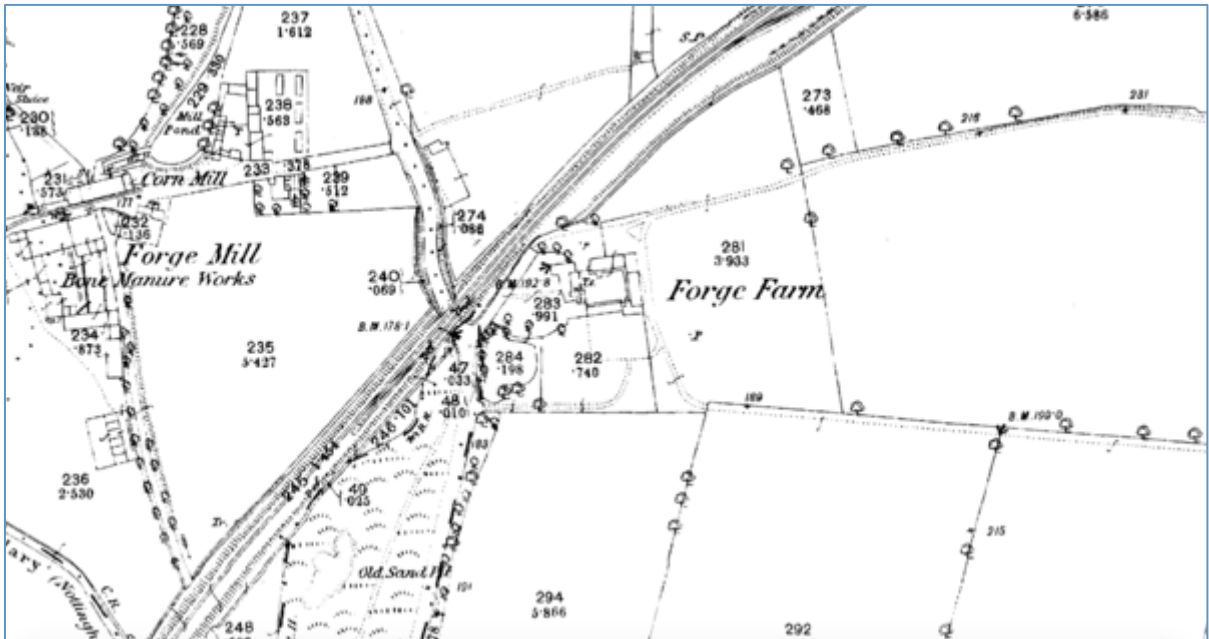


Map 1: 1835 – Sanderson’s Map - Twenty Miles round Mansfield

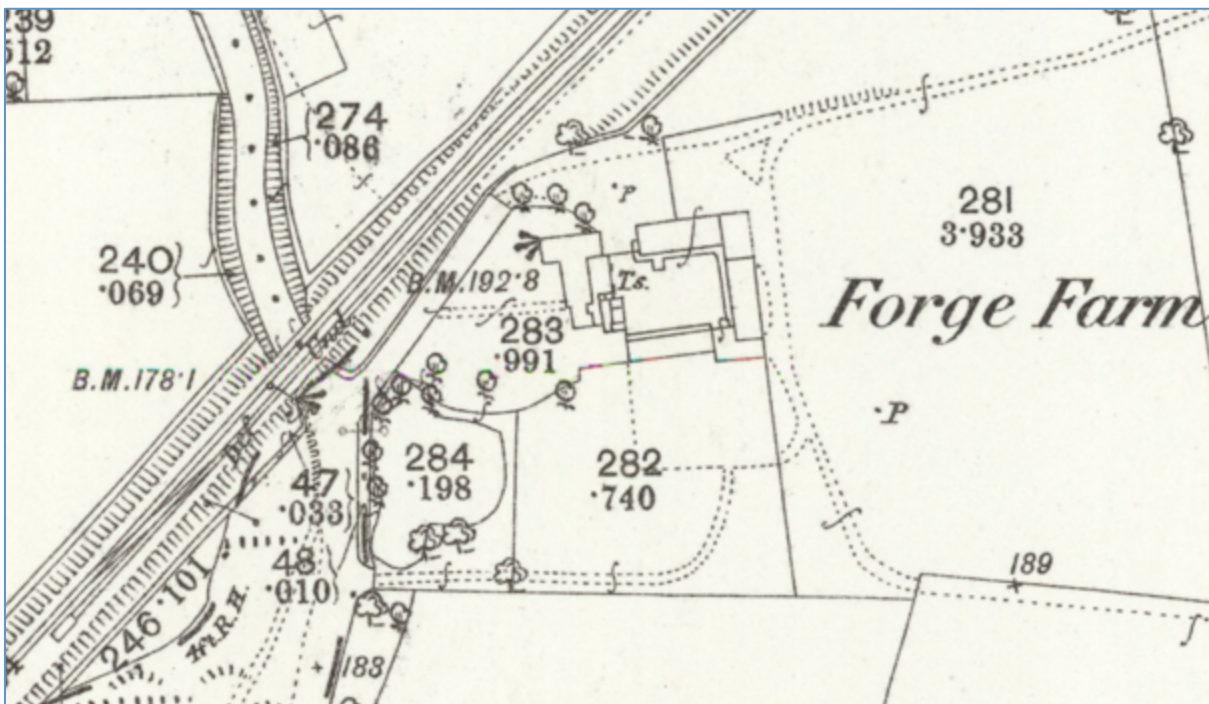


Map 2: 1841 Tithe Plan of the Parish of Bulwell

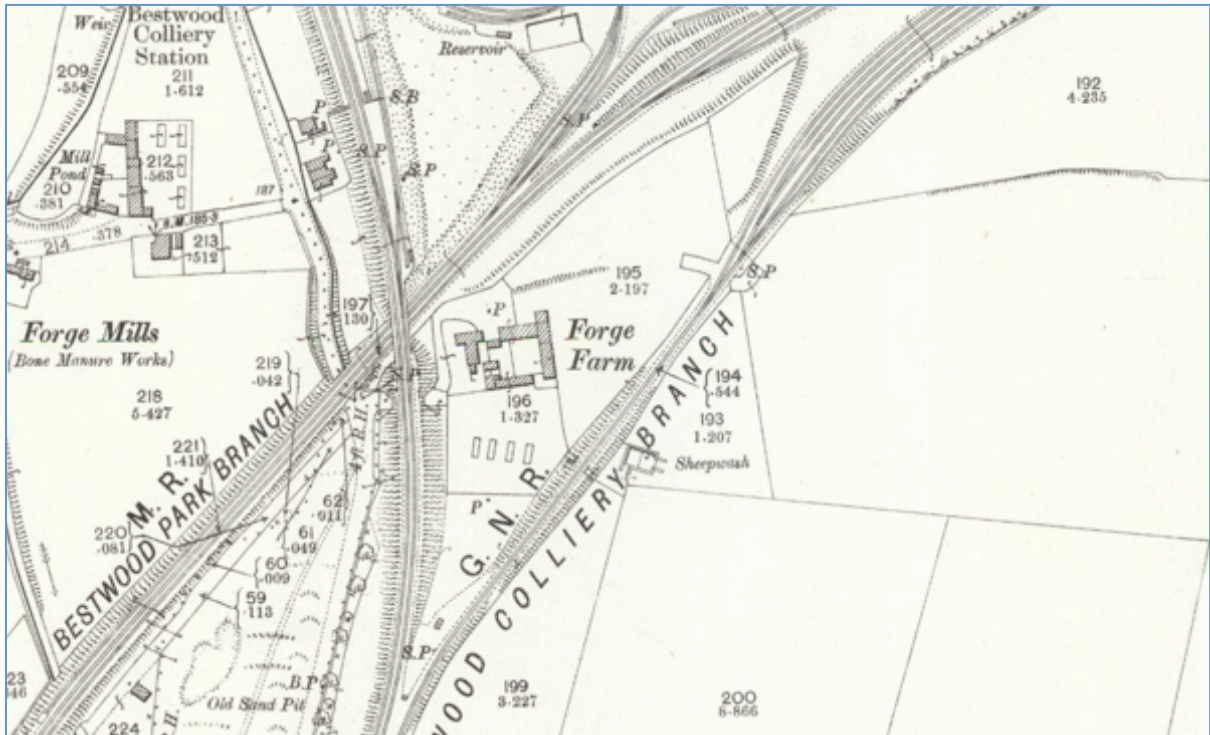




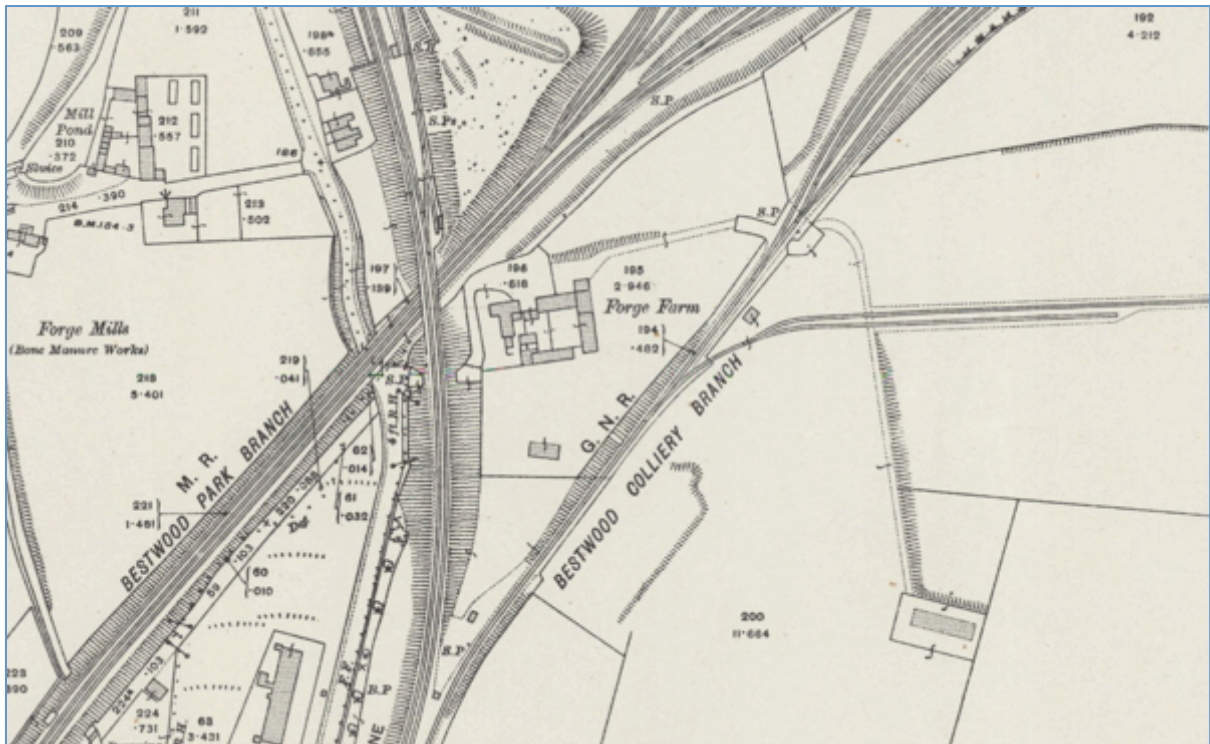
Map 3: 1882 OS County Series, 1:2,500



Map 4: 1882 OS Nottinghamshire XXXVIII.1, 25 inch



Map 5: 1900 OS Nottinghamshire XXXVIII.1, 25 inch



Map 6: 1915 OS Nottinghamshire XXXVIII.1, 25 inch



## PLATES



**Plate 1: Entrance, beneath the former Bestwood Colliery Branch line, to the study site, as viewed looking west.**



**Plate 2: The farmhouse, as viewed looking north-west.**





Plate 3: The farmhouse, as viewed looking south-west.



Plate 4: The farmhouse, as viewed looking north.





Plate 5: Plot 1 (RHS) and Plot 2 (LHS), as viewed looking south-east.



Plate 6: Plot 1, as view looking north-east. The crewyard is to the RHS.





Plate 7: Plot 1, internal second floor, as viewed looking east.



Plate 8: Plot 2, as viewed looking south-west. Plot 3 can be seen on the LHS.





Plate 9: Plot 2, internal ground floor, as viewed looking south.



Plate 10: Plot 2, internal ground floor, as viewed looking west.





Plate 11: Plot 3, as viewed looking south-west.



Plate 12: Plot 3, as viewed looking north. Plot 2 can be seen to the rear.





Plate 13: Plot 3, internal, as viewed looking north.



Plate 14: Plot 3, internal, as viewed looking south.





Plate 15: Plot 4, as viewed looking west.



Plate 16: Plot 4, as viewed looking north-west.





Plate 17: Plot 4, as viewed looking south.

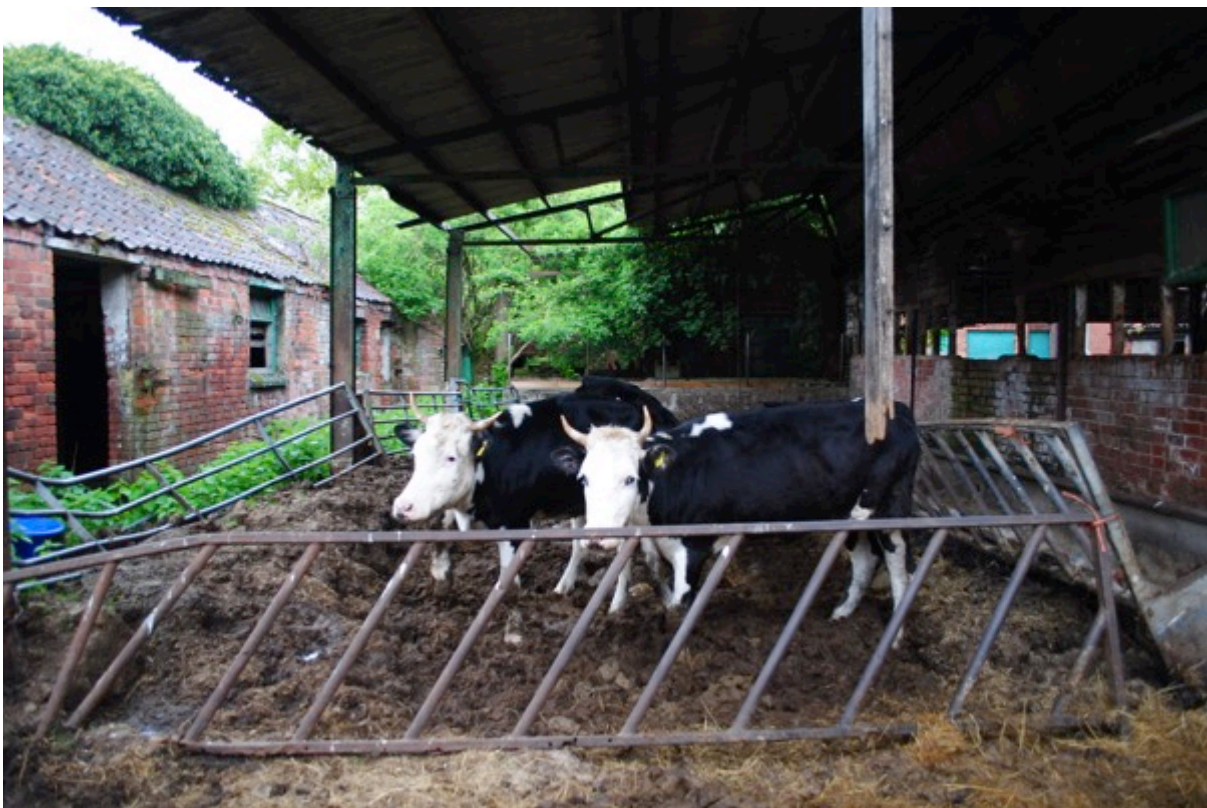


Plate 18: Modern cattle shelter in the former crewyard, as viewed looking west. Plot 4 can be seen to the LHS.