



Sand Lane, Besthorpe

HERITAGE IMPACT ASSESSMENT

Ref: 2022/5579

September 2022

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Cover: Sand Lane, Google Maps Extract, 2022

1.0 Introduction

1.1 Purpose

The Heritage Advisory Ltd. has been commissioned to undertake this Heritage Impact Assessment by Mike Sibthorp Planning. The document has been prepared to accompany a full planning application for the change of use of the site for the provision of traveller use, in conjunction with associated and necessary ancillary works at land south of Sand Lane, Besthorpe (Figure 1). The document first sets out the historic evolution of both the site and wider locale, before identifying relevant heritage assets and discussing the potential for their significance to be affected by proposals.

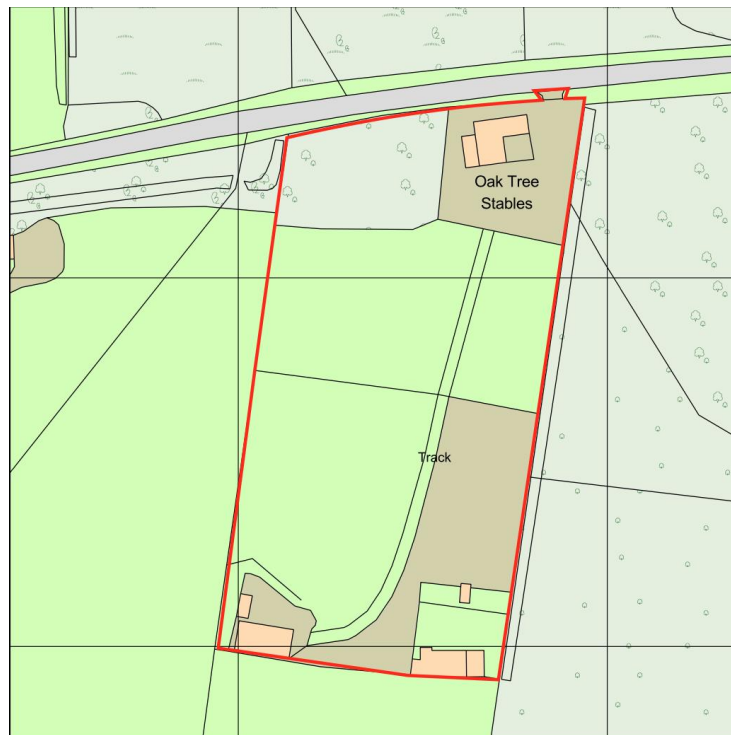


Figure 1: Site Location Plan

1.2 Proposals

The application seeks full planning permission for the construction of an access route and associated hardstanding to facilitate the provision of eight static caravans, eight day rooms with associated gardens, space for sixteen touring caravans, a play area, retention and conversion of existing outbuildings, and associated boundary planting.

1.3 Heritage Assets

The application site is not subject to statutory designation in its own right. It is, however, located within the setting of a number of statutory designated heritage assets. Heritage assets of relevance to proposals, principally by virtue of proximity and potential intervisibility, therefore include:

1. Mound South of Sand Lane – Scheduled Ancient Monument
List Entry Number: 1003477
2. Chase House and Boundary Wall – Grade II
List Entry Number: 1369943
Date First Designated: 16.01.1967
3. Stable Block at Chase House – Grade II
List Entry Number: 1046062
Date First Designated: 17.10.1984
4. The Cottage – Grade II
List Entry Number: 1046063
Date First Designated: 17.10.1984
5. Besthorpe Conservation Area

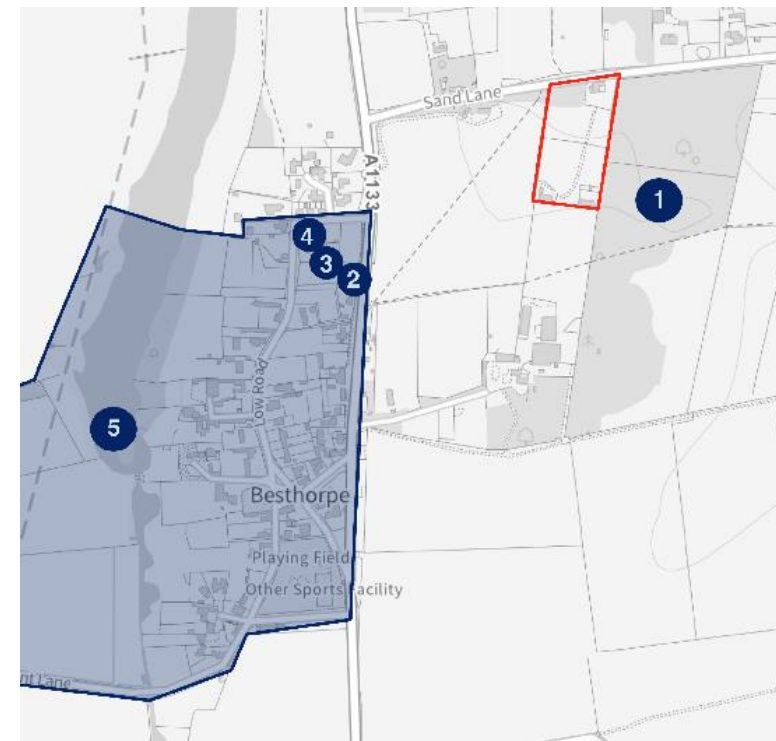


Figure 2: Distribution of Designated Heritage Assets of Relevance

1.4 Historic Environment Record (HER)

No entries within the Historic Environment Record directly relate to the application site, however there are a number located in close proximity, including:

Name: BANK AT BESTHORPE
HER Number: L6547
Type of record: Element

Summary - not yet available Monument Types

BANK (EARTHWORK) (Pre 1919, Unknown date)

Associated Events

OS County Series

Full description

Bank follows Sand Lane and field boundary. (1)
Grid ref for NE end.

Name: BANK AT BESTHORPE
HER Number: L6546
Type of record: Element

Summary - not yet available Monument Types

BANK (EARTHWORK) (pre 1919, Unknown date)

Associated Events

OS County Series

Full description

Bank. (1) Probably related to sand pit, M6566.
Grid ref for N end.

Name: MESOLITHIC FINDS FROM BESTHORPE
HER Number: L5845
Type of record: Element

Summary - not yet available**Monument Types**

ARTEFACT SCATTER (Mes, Mesolithic - 8000 BC to 4501 BC)

Associated Finds

MICROLITH (Mesolithic – 8000 BC to 4501 BC)

Associated Events

CASUAL FINDS FROM BESTHORPE

Full description

Microliths. (1) (2)

Mes implements found at Besthorpe (SK 86 SW 22). (3)

Not in NWM. (4)

In 1939 AH Oswald was at both Birmingham and Nottingham Universities. Both university museums hold material donated by Oswald but the above microliths cannot be identified at either. (5)

<1> **Smith A**, Undated, *OS Corr 6in* (Personal comment). SNT1298.

<2> **Oswald AH**, 06/02/1939, *Pers Comm* (Personal comment). SNT1090.

<3> **Thoroton Society**, 1950, *TTS, p 70* (Published document). SNT364.

<4> **Seaman BH**, 1974, *Pers Comm* (Personal comment). SNT1252.

<5> **Colquhoun FD**, 1974, *Pers Comm* (Personal comment). SNT582.

Name: POSSIBLE BARROW AT BESTHOF
HER Number: M4278
Type of record: Monument

Summary - not yet available**Monument Types**

ROUND BARROW? (BA, Bronze Age - 2300 BC to 701 BC)

Protected Status

Scheduled Monument 63: Mound S of Sand Lane

Full description

Mound depicted but not described. (1)

Oval mound 75m x 45m x 6m high. 2 smaller oval mounds nearby. (2)

The mound is an irregular E-W sandy ridge 3.5m high, the result of sand digging on either side. Not an antiquity. (3)

Main mound depicted. (4)

See L8668 for pottery.

<1> **OS**, 1955, *6in 1955* (Map). SNT1069.

<2> **Posnansky**, 1956, *Some considerations on the Pleistocene Chronology and Prehistory of Part of the East Midlands - Phd Thesis, p 355* (Unpublished document). SNT1153.

<3> **Seaman BH**, 1974, *Pers Comm* (Personal comment). SNT1252.

<4> **OS**, 1919, *1:2500, County Series 1919* (Map). SNT1028.

Other Refs: 26/5

Related records

[L4278](#) Parent of: MOUND AT BESTHORPE (Element)

Name: POSSIBLE BARROW AT BESTHORPE
HER Number: M4278
Type of record: Monument

Summary - not yet available**Monument Types**

ROUND BARROW? (BA, Bronze Age - 2300 BC to 701 BC)
 Protected Status

Scheduled Monument 63: Mound S of Sand Lane

Full description

Mound depicted but not described. (1)

Oval mound 75m x 45m x 6m high. 2 smaller oval mounds nearby. (2)

The mound is an irregular E-W sandy ridge 3.5m high, the result of sand digging on either side. Not an antiquity. (3)

Main mound depicted. (4)

See L8668 for pottery.

<1> **OS**, 1955, *6in 1955* (Map). SNT1069.

<2> **Posnansky**, 1956, *Some considerations on the Pleistocene Chronology and Prehistory of Part of the East Midlands - Phd Thesis, p 355* (Unpublished document). SNT1153.

<3> **Seaman BH**, 1974, *Pers Comm* (Personal comment). SNT1252.

<4> **OS**, 1919, *1:2500, County Series 1919* (Map). SNT1028.

Other Refs: 26/5

Related records

[L4278](#) Parent of: MOUND AT BESTHORPE (Element)

Name: BESTHORPE

HER L8668

Number:

Type of record: Element

Summary - not yet available**Monument Types**

ARTEFACT SCATTER (Neo, Neolithic - 4500 BC to 2301 BC)

Associated Finds

SHERD (Neolithic - 4500 BC to 2301 BC)

Associated Events

CASUAL FIND FROM BESTHORPE

Full description

Neo pottery from the surface (of mound?). (1)

See L4278 for round mound.

<1> **Posnansky**, 1956, *Some considerations on the Pleistocene Chronology and Prehistory of Part of the East Midlands - Phd Thesis, p 355* (Unpublished document). SNT1153.

Name: BANK AT BESTHORPE
HER Number: L6546
Type of record: Element

Monument Types

BANK (EARTHWORK) (pre 1919, Unknown date)

Associated Events

OS County Series

Full description

Bank. (1)

Probably related to sand pit, M6566.

Grid ref for N end.

<1> OS, 1919, 1:2500, County Series 1919 (Map).

SNT1028.

Other Refs: 26/5

1.5 **Archaeological Potential**

Any archaeological potential identified at the application site is subject to consultation with the Curator at full planning stages.

1.6 **Planning History**

Within its more recent history the application site has been subject to a number of applications. Those of relevance include:

- Planning Reference: 06/01662/FUL
Description: Erection of 4No. stables and store and the widening and alteration of the existing field access.
Permitted: 28.12.2006
- Planning Reference: 07/00476/FUL
Description: Erection of 4No. stables and store (resubmission)
Permitted: 17.05.2007
- Planning Reference: 09/00590/FUL
Description: Erection of barn.
Permitted: 30.06.2009

1.7 **Consultations Undertaken**

The applicant has currently not sought pre-application advice from Newark & Sherwood District Council.

1.8 **Approach & Methodology**

In accordance with *paragraph 194* of the *National Planning Policy Framework (NPPF, 2021)* this Heritage Impact Assessment describes the significance of those heritage asset(s) with the potential to be affected; in a manner proportionate to both the assets' importance, and an understanding of the potential for impacts upon that significance. A number of published guidelines were adhered to, including:

- 1) **Methodology** – *Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12.* Historic England, 2019. (**Appendix 2**);
- 2) *The setting of Heritage Assets Historic England Good Practice Advice in Planning Note 3 (Second Edition).* Historic England, December 2017; and
- 3) *Conservation Principles for the Sustainable Management of the Historic Environment. Consultation Draft.* Historic England, November 2017.

2.0 Historic Background

- 2.1 Besthorpe and its immediate surroundings have been the site of archaeological activity since prehistoric times, with proof of Palaeolithic, Mesolithic and Neolithic finds. There has also been a discovery of a Roman coin in the village. In 1066 it was held as part of King Edward's land within the Manor of Laxton. Besthorpe is recorded in the Domesday Book of 1086, alongside Scarle.
- 2.2 The settlement has been recorded as 'Bestorp' in 1147, 'Biesthorp' in 1366, 'Beisthorpe' in 1542, 'Beastropp' in 1557 and 'Beisthorpe' in 1578 with the name deriving from 'bent grass village'. Evidence has been found of twelfth and fourteenth century occupation in the area, with parts of Slacks Farmhouse indicating continued settlement throughout the sixteenth and seventeenth centuries (Figure 3).

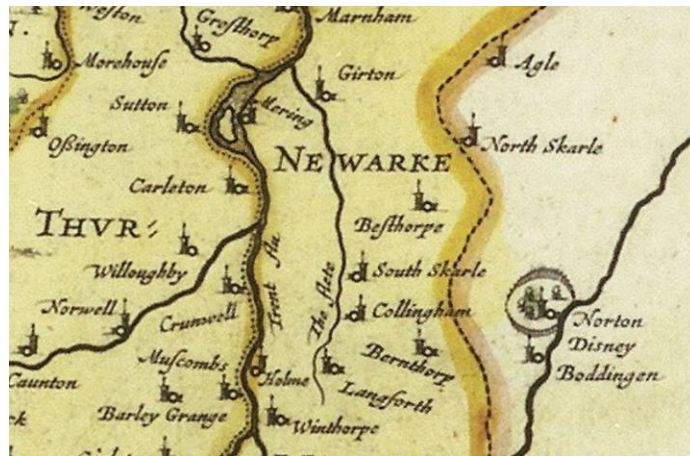


Figure 3: Besthorpe and Locale, 1646

- 2.3 By the latter half of the eighteenth century Besthorpe comprised a linear village of approximately nine buildings. By 1835 development had expanded – albeit to a limited extent – to the east of the A1133, although this was contained within shallow plots located near the road itself. Besthorpe was enclosed following the passing of the General Act in 1836-37.

- 2.4 Although built form can be seen to have been developed to the east of the A1133 by the nineteenth century, this was limited, with the village's immediate setting being defined by a variable pattern of landholding and a diverse range of landscape uses including permanent and rough pasture, grass heath, commercial forestry and arable farming.
- 2.5 Within such a context, the application site can be seen to form an area of land identified as rough grassland and heath to the south of Sand Lane. It is adjoined by a number of other fields of variable uses including arable, sand pits, and coniferous groups of trees.
- 2.6 Historic OS map extracts demonstrate that this parcel of land, in conjunction with its neighbouring counterparts – including the Scheduled Ancient Monument to the east – remained relatively undeveloped throughout the nineteenth and twentieth centuries (Figure 4-7).
- 2.7 However, by the twenty-first century, built form at Primrose Hill to the south had been significantly expanded, now comprising large scale agricultural buildings. The windmill to the east had also been subject to expansion by this time. Finally, the application site itself had been subject to the erection of a number of outbuildings and associated access track. These remain today with the site currently used as stables.

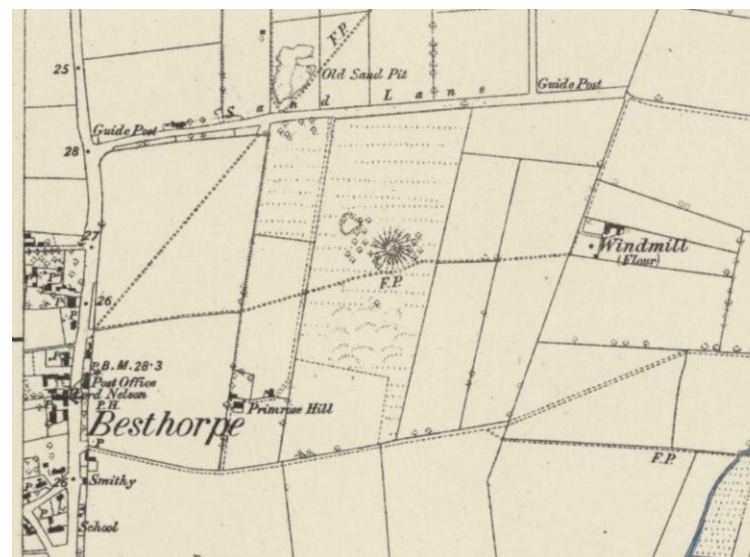


Figure 4: Application Site and Locale, 1881



Figure 5: Application Site and Locale, 1915

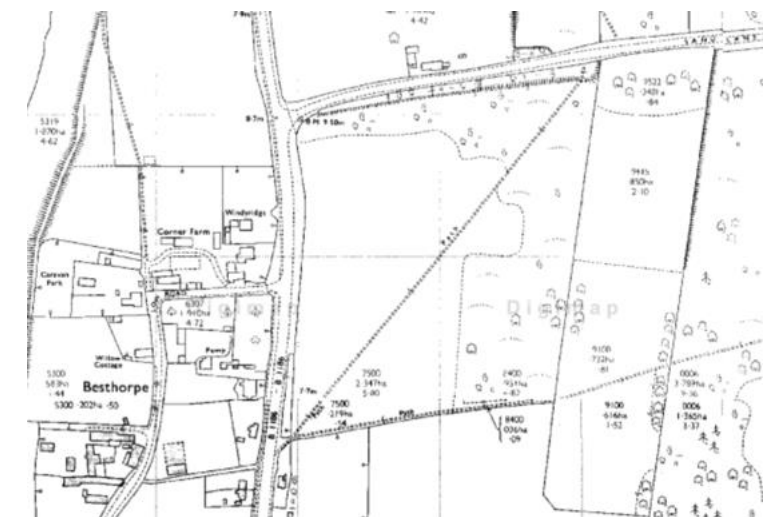


Figure 6: Application Site and Locale, 1970's



Figure 7: Application Site and Locale, 2018

3.0 Proposals

- 3.1 In brief, proposals for which consent is sought comprise the provision of a new access track leading to eight plots for static caravans, eight day rooms with associated gardens, plots for sixteenth touring caravans, and a play area. The scheme also seeks the retention of existing buildings and boundary vegetation, in conjunction with additional boundary planting where necessary. Given the site's location within the setting of a number of statutory designated heritage assets, the historic evolution and resulting built form of the locale has been considered in conjunction with latest planning policy, specifically in order to propose appropriate design solutions that are in turn configured to ensure the preservation and / or enhancement of relevant heritage assets.
- 3.2 Whilst it is acknowledged that proposals would result in permanent structures (Dayrooms), these buildings are of a mass and scale that has been minimised as far as practicably possible. Proposals would not merely enable and/or assist the proposed change of use, but also the continued sustainability of the application site from a perspective of both function and appearance.
- 3.3 They also seek to ensure the preservation of its existing character whilst seeking to reduce the potential for further, associated impacts upon the *settings* of relevant heritage assets and the wider locale more generally. All other elements (mobile homes/caravans etc.) are fundamentally temporary structures and in place for a limited period only, whilst proving ultimately reversible.
- 3.4 More specifically, proposals have sought to respond to the specific opportunities and constraints afforded by the site. Therefore, the existing, established access to the site is proposed to be retained, in conjunction with all existing buildings on the site. To the north, the existing stable is proposed to be converted to provide a warden's office and utility building whilst the sheds to the south are proposed to be retained to provide storage for pitches 4 & 5.
- 3.5 A play area is proposed to the north of the site, beyond existing boundary vegetation – to be retained. Such a location will ensure the highly verdant character of Sand Lane is retained, with any areas of hard-standing, permanent structures or caravans being set back beyond this, reducing perceptibility and ensuring the established landscape framework remains readily identifiable.
- 3.6 All proposed elements will be accessed via a new, centrally located service road – to be constructed of compacted hardcore with a gravel surface dressing. The proposed day rooms will be grouped in two sets of four and located relatively centrally within the site. The proposed dayrooms are of a deliberately clean, simple, uncomplicated form and design, consistent with their fundamentally utilitarian use and need to remain fundamentally self-effacing. As such, they would not compete but remain subservient to their surroundings.
- 3.7 With respect to *NPPF paragraph 130C*, the intention is that designs are '*sympathetic to local character and history, including the surrounding built environment and landscape setting*'. Again, such an objective is achieved here by designs that do not compete with features located throughout their environment, remaining modest, unobtrusive elements that at the same time - given the intended use of the application site – are configured to optimise the amenity, practical functioning and consequent appearance of the site as far as practicably possible.
- 3.8 Turning to the proposed spaces for mobile homes and caravans, and as noted, the fundamental role of mobile homes and caravans is, in essence, to be temporary and to not remain fixed and/or *in situ* for prolonged periods. Such temporary structures - which it should again be reiterated are small in number - make up the greater scope of proposals.
- 3.9 Therefore, the larger part of proposals can be seen to be reversible (*ref: Historic England's Conservation Principles, Policies and Guidance for Sustainable Management of the Historic Environment, 2008*). The bulk of the site's proposed layout and/or configuration may therefore be restored to its previous state without significant issue.
- 3.10 As noted, all existing trees and vegetation across the site, and particularly at the boundaries, are proposed to be retained, in conjunction with additional boundary planting where this is sparse. Such a design approach ensures the provision of an effectively robust physical and/or visual barrier to intervisibility between the application site and wider heritage assets of relevance.
- 3.11 Whilst it is acknowledged that some change will occur to the settings of relevant heritage assets due to the implementation of proposals, the limited scope and nature of the scheme - mainly of temporary installations (caravans/mobile homes) - combined with merely a limited number of appropriately scaled permanent structures intended to assist the amenity, functioning, and resulting appearance of the site once this is developed. It will also retain the existing landscape framework (i.e. a physical barrier/visual screen); all of which combine to fundamentally reduce the potential for harm to occur to the settings of relevant heritage assets.
- 3.12 In sum, and given the account set out above, proposals are not considered to negatively impinge upon the existing contribution made by the application site toward the setting and/or significance of all identified heritage assets of relevance.



Proposed Site Layout

4.0 Assessment

4.1 The following table sets out all heritage assets found to be relevant to early proposals; their distance from the proposed development site; what degree of 'interest' they exhibit; their inherent significance; and, how the application site presently contributes towards this. The potential for impacts upon recognised significance is then identified, along with an assessment of how such impacts are able to be mitigated. At this juncture, it is important to note that - with respect to significance - the following extract from Historic England's website (*Living in a Grade I, Grade II* or Grade II Listed Building*, 15.09.2020) sets out the following hierarchy:

'Listed buildings come in three categories of 'significance':

- Grade I for buildings of the highest significance
- Grade II* and
- Grade II

Most listed buildings are likely to be of a Grade II status, where these make up 92% of all listed buildings.

| Heritage Asset | Interest | Significance | Impact on Significance | Avoiding Impacts | Justification | Recording |
|---|--|---|--|--|---|---|
| <p>Mound South of Sand Lane – Scheduled Ancient Monument</p> <p>List entry number: 1003477</p> <p>Date first listed: 29-Jul-1989</p> | <p>Within the designation record for this heritage asset it is stated that <i>'this record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available'</i>. However, it should be noted that this Scheduled Ancient Monument comprises an earthwork in a field on the south side of Sand Lane. It comprises an oval mound that is approximately 6metres high with two smaller mounds nearby. Further, its an irregular shaped E-W lying sandy ridge as a result of sand digging on either side.</p> | <p>The significance of this heritage asset is high, by virtue of its Scheduled Ancient Monument designation. Its significance is most readily identifiable when considered in isolation but also when considered in conjunction with the wider historic land uses found across this area. Although this SAM and the immediate parcel of land within which it is located has remained relatively unchanged, its near and wider setting can be seen to have been subject to incremental alteration. More specifically, large-scale 21st century barns / outbuildings have been constructed at both Primrose Hill, to the south, and the site of the Windmill, to the east. Further, the application site has also been subject to the installation of a number of smaller shed / structures associated with current use as a stables. The setting of this heritage asset and its inherent significance can therefore be seen to have already impinged upon and diluted.</p> | <p>As noted, both the immediate and wider setting of this heritage asset have been subject to incremental change and alteration, necessary to facilitate ongoing uses and users across the existing landscape framework. Although setting is not specifically discussed in the <i>Ancient Monuments and Archaeological Areas Act 1979, section 17(3)</i> of this legislation notes that <i>'any person who has an interest in an ancient monument or in any land adjoining or in the vicinity of an ancient monument may be a party to an agreement under this section in addition to the occupier'</i>. In more general terms however – and with respect to setting as defined by <i>GPA3 (2017)</i> etc. - the policy objectives of the <i>NPPF & PPG</i> establish the <i>'twin roles of setting: it can contribute to the significance of a heritage asset, and it can allow that significance to be appreciated'</i>. In terms of the scheme at hand, it is the <i>appreciation</i> of said <i>significance</i> that proposals seek to <i>preserve</i>. It is still more important to <i>preserve this appreciation</i> where <i>'Heritage assets that comprise only buried remains may not be readily appreciated by a casual observer. They nonetheless retain a presence in the landscape and, like other heritage assets, may have a setting'</i>. Whilst it is acknowledged that some change will occur to the setting of this heritage asset due to the implementation of proposals, the scope and nature of the scheme is limited - mainly of temporary installations (caravans/mobile homes) – and combined with merely a limited number of appropriately scaled permanent structures intended to assist the amenity, functioning, and resulting appearance of the site once this is developed. Therefore, proposals would not fundamentally detract from the way in which this heritage asset is appreciated nor impact upon its associated patterns of use. Impacts upon setting are therefore considered neutral.</p> | <p>Proposals have sought to reduce the potential for impacts to accrue through the implementation of a high-quality, considered scheme. Therefore, it is proposed to reuse an existing access, with the principle of a track through the middle of the site already being established – limiting perceptions of significant change. Further, the majority of all other works are temporary, mobile and therefore easily reversible. Where permanent structures are proposed, these are not merely limited in number and associated scale and/or mass but considered necessary to enable the practical use of the application site in a sustainable manner, thus taking into account the practical and visual amenity of both users and viewers/passers-by. More specifically, permanent elements (dayrooms) are of a scale and mass that is comparable to existing structures presently occupying the site (to be retained) with aspects such as a single storey ridge heights reducing the potential for wider perceptions of a mass of built form. Finally, the scheme has sought to reduce the potential for visual impacts through a considered siting – setting back any potential structures from the northern boundary, and enhanced boundary planting – preserving and enhancing the verdant narrative of both the site and Sand Lane. Given the account set out above, the prevailing</p> | <p>Following the implementation of proposals, a neutral impact is considered to result. Proposals therefore more than amply respond to the requirements of the <i>Ancient Monuments and Archaeological Areas Act (1979)</i> whereby the ability to appreciate significance would be preserved. The scheme also demonstrably responds to relevant aspects of the <i>NPPF</i>, particularly where <i>Paragraph 124D</i> sets out that the relevant local authority should take account of <i>'the desirability of maintaining an area's prevailing character and setting'</i>. It is considered that this would be achieved by the proposals at hand. With respect to <i>paragraph 195</i>, the proposed scheme would therefore <i>'avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'</i>, specifically the <i>setting</i> of each relevant heritage asset.</p> | <p>Given the very limited impact upon the significance of this heritage asset and/or its setting, further archaeological analysis and recording is not deemed necessary for the purposes of this application.</p> |

| | | | | | | |
|--|--|--|--|---|--|--|
| | | | | impact of proposals, following implementation, is considered neutral . | | |
|--|--|--|--|---|--|--|

| Heritage Asset | Interest | Significance | Impact on Significance | Avoiding Impacts | Justification | Recording |
|---|--|--|---|--|---|---|
| <p>Chase House and Boundary Wall – Grade II</p> <p>List Entry Number: 1369943</p> <p>Date First Designated: 16.01.1967</p> | <p>Archaeological interest: N/A.</p> <p>Architectural and Artistic Interest Yes. Architectural interest is readily identifiable across the construction and craftsmanship of this property including its 'modillioned brick eaves, saddleback coped gables, 2 gable stacks, steep pitched pantile roof', 'Central panelled doorcase with reeded pilasters and pediment, containing 6-panelled door with fanlight, flanked by single 3 part sashes with rubbed brick heads and keystones', and 'early C19 dog leg staircase with scrolled handrail and turned balusters, and panelled dado in front reception rooms'.</p> <p>Historic Interest: Yes. Historic interest is apparent given the 18th century origins of the house and its wider contribution to the historic narrative and evolution of Besthorpe.</p> | <p>The significance of this heritage asset is medium by virtue of its Grade II designation. Its significance is most readily identifiable when viewed in conjunction with its neighbouring counterparts to the west of the A1133. When considered in totality, these evidence the evolution and growth of Besthorpe village, with linear built form constructed within an otherwise highly verdant landscape setting. Although this heritage asset has remained relatively unchanged, its near and wider setting can be seen to have been subject to incremental alteration. More specifically, large-scale 21st century barns / outbuildings have been constructed at both Primrose Hill, to the south east. Further, the application site has also been subject to the installation of a number of smaller shed / structures associated with use as a stables. The setting of this heritage asset and its inherent significance can therefore be seen to have already impinged upon and diluted.</p> | <p>As noted, both the immediate and wider setting of this heritage asset has been subject to incremental change and alteration, necessary to facilitate evolving users / uses. Given an already established in-principle acceptability of incremental change across this landscape, proposals are not considered to fundamentally alter and/or detract from the way in which this heritage asset is appreciated, nor impact upon its associations and patterns of use, particularly where the existing landscape framework and therefore setting would be both preserved and enhanced. Impacts are therefore considered neutral.</p> | <p>Proposals have sought to reduce the potential for impacts to accrue through the implementation of a high-quality, considered scheme. Therefore, it is proposed to reuse an existing access, with the principle of a track through the middle of the site already being established – limiting perceptions of significant change. Further, the majority of all other works are temporary, mobile and therefore easily reversible. Where permanent structures are proposed, these are not merely limited in number and associated scale and/or mass but considered necessary to enable the practical use of the application site in a sustainable manner, thus taking into account the practical and visual amenity of both users and viewers. More specifically, permanent elements (dayrooms) are of a scale and mass that is comparable to existing structures presently occupying the site (to be retained) with aspects such as a single storey ridge heights reducing the potential for wider perceptions of a mass of built form. Finally, the scheme has sought to reduce the potential for visual impacts through the provision of retained and enhanced boundary planting, in turn preserving and enhancing the verdant narrative of both the site and landscape setting of this heritage asset. Given the account set out above, the prevailing impact of proposals, following implementation, is considered neutral.</p> | <p>Following the implementation of proposals, a negligible impact is considered to result. Proposals therefore more than amply respond to the requirements of the <i>Planning (Listed Buildings and Conservation Areas) Act, 1990</i> whereby this heritage asset and the contribution the application site makes to the significance of its setting would be <i>preserved</i>. The scheme also demonstrably responds to relevant aspects of the NPPF, particularly where <i>Paragraph 124D</i> sets out that the relevant local authority should take account of 'the desirability of maintaining an area's prevailing character and setting'. It is considered that this would be achieved by the proposals at hand. With respect to <i>paragraph 195</i>, the proposed scheme would therefore 'avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal', specifically the <i>setting</i> of each relevant heritage asset.</p> | <p>Given the very limited impact upon the significance of this heritage asset and/or its setting, further archaeological analysis and recording is not deemed necessary for the purposes of this application.</p> |

| Heritage Asset | Interest | Significance | Impact on Significance | Avoiding Impacts | Justification | Recording |
|---|--|--|---|---|---|---|
| <p>Stable Block at Chase House – Grade II</p> <p>List Entry Number: 1046062</p> <p>Date First Designated: 17.10.1984</p> | <p>Archaeological interest: N/A.</p> <p>Architectural and Artistic Interest Yes. Architectural interest is readily identifiable across the construction and craftsmanship of this property including its 'brick eaves, coped gables, iron window frames', 'South front has 3 bay round arched blind arcade, central close boarded stable door with rectangular overlight, flanked by single C19 glazing bar ventilators with segmental heads and by single oval blocked openings' and '2 leaf close boarded carriage door with unglazed overlight'.</p> <p>Historic Interest: Yes. Historic interest is apparent given the 18th century origins of this structure, its individual contribution to the group of structures of which it forms part (noted as being designated for its group value only), and the wider evolution of Besthorpe.</p> | <p>The significance of this heritage asset is medium by virtue of its Grade II designation. Its significance is most readily identifiable when viewed in conjunction with its neighbouring counterparts to the west of the A1133. When considered in totality, these evidence the evolution and growth of Besthorpe village, with linear built form constructed within an otherwise highly verdant landscape setting. Although this heritage asset has remained relatively unchanged, its near and wider setting can be seen to have been subject to incremental alteration. More specifically, large-scale 21st century barns / outbuildings have been constructed at both Primrose Hill, to the south east. Further, the application site has also been subject to the installation of a number of smaller shed / structures associated with use as a stables. The setting of this heritage asset and its inherent significance can therefore be seen to have already impinged upon and diluted.</p> | <p>As noted, both the immediate and wider setting of this heritage asset has been subject to incremental change and alteration, necessary to facilitate evolving users / uses. Given an already established in-principle acceptability of incremental change across this landscape, proposals are not considered to fundamentally alter and/or detract from the way in which this heritage asset is appreciated, nor impact upon its associations and patterns of use, particularly where the existing landscape framework and therefore setting would be both preserved and enhanced. Impacts are therefore considered neutral.</p> | <p>Proposals have sought to reduce the potential for impacts to accrue through the implementation of a high-quality, considered scheme. Therefore, it is proposed to reuse an existing access, with the principle of a track through the middle of the site already being established – limiting perceptions of significant change. Further, the majority of all other works are temporary, mobile and therefore easily reversible. Where permanent structures are proposed, these are not merely limited in number and associated scale and/or mass but considered necessary to enable the practical use of the application site in a sustainable manner, thus taking into account the practical and visual amenity of both users and viewers/passers-by. More specifically, permanent elements (dayrooms) are of a scale and mass that is comparable to existing structures presently occupying the site (to be retained) with aspects such as a single storey ridge heights reducing the potential for wider perceptions of a mass of built form. Finally, the scheme has sought to reduce the potential for visual impacts through the provision of retained and enhanced boundary planting, in turn preserving and enhancing the verdant narrative of both the site and landscape setting of this heritage asset. Given the account set out above, the prevailing impact of proposals, following implementation, is considered neutral.</p> | <p>Following the implementation of proposals, a negligible impact is considered to result. Proposals therefore more than amply respond to the requirements of the <i>Planning (Listed Buildings and Conservation Areas) Act, 1990</i> whereby this heritage asset and the contribution the application site makes to the significance of its setting would be <i>preserved</i>. The scheme also demonstrably responds to relevant aspects of the NPPF, particularly where <i>Paragraph 124D</i> sets out that the relevant local authority should take account of 'the desirability of maintaining an area's prevailing character and setting'. It is considered that this would be achieved by the proposals at hand. With respect to <i>paragraph 195</i>, the proposed scheme would therefore 'avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal', specifically the <i>setting</i> of each relevant heritage asset.</p> | <p>Given the very limited impact upon the significance of this heritage asset and/or its setting, further archaeological analysis and recording is not deemed necessary for the purposes of this application.</p> |

| Heritage Asset | Interest | Significance | Impact on Significance | Avoiding Impacts | Justification | Recording |
|---|---|--|---|---|--|---|
| <p>The Cottage – Grade II</p> <p>List Entry Number: 1046063</p> <p>Date First Designated: 17.10.1984</p> | <p>Archaeological interest: N/A.</p> <p>Architectural and Artistic Interest Yes. Architectural interest is readily identifiable across the construction and craftsmanship of this property including its 'dentillated eaves, coped gables with kneelers single gable stack to north and external gable stack to south', 'Off-centre 4 panelled door with timber porch' and '2 light Yorkshire sashes with segmental heads'.</p> <p>Historic Interest: Yes. Historic interest is apparent given the 18th century origins of the structure and subsequent individual instances of evolution during the 19th and 20th centuries. Historic interest can also be derived from the site's contribution to the historic narrative and evolution of the village of Besthorpe.</p> | <p>The significance of this heritage asset is medium by virtue of its Grade II designation. Its significance is most readily identifiable when viewed in conjunction with its neighbouring counterparts to the west of the A1133. When considered in totality, these evidence the evolution and growth of Besthorpe village, with linear built form constructed within an otherwise highly verdant landscape setting. Although this heritage asset has remained relatively unchanged, its near and wider setting can be seen to have been subject to incremental alteration. More specifically, large-scale 21st century barns / outbuildings have been constructed at both Primrose Hill, to the south east. Further, the application site has also been subject to the installation of a number of smaller shed / structures associated with use as stables. The setting of this heritage asset and its inherent significance can therefore be seen to have already impinged upon and diluted.</p> | <p>As noted, both the immediate and wider setting of this heritage asset has been subject to incremental change and alteration, necessary to facilitate evolving users / uses. Given an already established in-principle acceptability of incremental change across this landscape, proposals are not considered to fundamentally alter and/or detract from the way in which this heritage asset is appreciated, nor impact upon its associations and patterns of use, particularly where the existing landscape framework and therefore setting would be both preserved and enhanced. Impacts are therefore considered neutral.</p> | <p>Proposals have sought to reduce the potential for impacts to accrue through the implementation of a high-quality, considered scheme. Therefore, it is proposed to reuse an existing access, with the principle of a track through the middle of the site already being established – limiting perceptions of significant change. Further, the majority of all other works are temporary, mobile and therefore easily reversible. Where permanent structures are proposed, these are not merely limited in number and associated scale and/or mass but considered necessary to enable the practical use of the application site in a sustainable manner, thus taking into account the practical and visual amenity of both users and viewers/passers-by. More specifically, permanent elements (dayrooms) are of a scale and mass that is comparable to existing structures presently occupying the site (to be retained) with aspects such as a single storey ridge heights reducing the potential for wider perceptions of a mass of built form. Finally, the scheme has sought to reduce the potential for visual impacts through the provision of retained and enhanced boundary planting, in turn preserving and enhancing the verdant narrative of both the site and landscape setting of this heritage asset. Given the account set out above, the prevailing impact of proposals, following implementation, is considered neutral.</p> | <p>Following the implementation of proposals, a negligible impact is considered to result. Proposals therefore more than amply respond to the requirements of the <i>Planning (Listed Buildings and Conservation Areas) Act, 1990</i> whereby this heritage asset and the contribution the application site makes to the significance of its setting would be <i>preserved</i>. The scheme also demonstrably responds to relevant aspects of the NPPF, particularly where <i>Paragraph 124D</i> sets out that the relevant local authority should take account of 'the desirability of maintaining an area's prevailing character and setting'. It is considered that this would be achieved by the proposals at hand. With respect to <i>paragraph 195</i>, the proposed scheme would therefore 'avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal', specifically the setting of each relevant heritage asset.</p> | <p>Given the very limited impact upon the significance of this heritage asset and/or its setting, further archaeological analysis and recording is not deemed necessary for the purposes of this application.</p> |

| Heritage Asset | Interest | Significance | Impact on Significance | Avoiding Impacts | Justification | Recording |
|------------------------------------|--|---|---|--|---|---|
| Besthorpe Conservation Area | <p>Within the <i>Besthorpe Conservation Area Appraisal (2007)</i> it is noted that the character and appearance which it is deemed desirable to preserve or enhance is derived from the following key facets:</p> <ul style="list-style-type: none"> • <i>The historic layout of properties, boundaries and thoroughfares</i> • <i>A particular mix of uses</i> • <i>Vistas along streets and between buildings</i> • <i>Characteristic materials</i> • <i>Appropriate scaling and detailing of buildings</i> • <i>Traditional shop fronts</i> • <i>Quality street furniture and hard and soft surfaces</i> • <i>Trees and open spaces.</i> <p>Within the <i>Appraisal</i> it is also highlighted that the landscape setting of the village is defined by:</p> <ul style="list-style-type: none"> • <i>Free draining sandy soils</i> • <i>Variable pattern of land use and land holding</i> • <i>Mixed small-scale geometric plantations with birch, oak and scots pine</i> • <i>Acidic grassland and grass heaths Numerous rabbit warrens</i> • <i>Bracken, gorse and broom along hedgerows and roadside verges.</i> | <p>The significance of this heritage asset is medium by virtue of its conservation area designation. With regards to those key facets of special interest which it is deemed desirable to preserve, the application site can be considered to contribute to these, principally by virtue of its contribution to the village's landscape setting. More specifically, it can be considered to contribute to the '<i>variable pattern of land use and land holding</i>' with its boundaries exhibiting '<i>bracken, gorse and broom</i>' within the hedgerows and along its verge with Sand Lane. It is therefore demonstrable that the application site exhibits features that contribute positively toward to character and appearance of the setting of the conservation area. However, it is of relevance to highlight that the wider landscape, and therefore setting of this heritage asset, has been subject to evolution including intensification in farming practices and associated construction. The setting can therefore be seen to exhibit pockets of evolution that can be considered to dilute inherent interest and significance.</p> | <p>Given that the scheme seeks the retention of characteristic features across the site, in conjunction with wider instances of alteration and change within the setting of this conservation area, the scheme is not considered to negatively impact upon the current contribution the site makes to character and appearance, nor would they impinge upon the way in which this conservation area and its inherent significance is perceived. Proposals would not therefore impact negatively upon the application site's contribution to the wider landscape setting of Besthorpe Conservation Area. Given that the scheme is either temporary in nature and/or wholly reversible without negative impingement upon the setting of the conservation area, impacts upon significance are considered neutral.</p> | <p>Proposals have sought to ensure that no negative impacts upon the significance and special interest of this conservation area would accrue following the implementation of proposals. Therefore, they have been developed to ensure the site continues to contribute toward identified key features of the landscape setting; thus facilitating the preservation of the character and appearance of this heritage asset and the significance of its setting more generally. More specifically, the scheme has sought to reduce the potential for visual impacts through the provision of retained and enhanced boundary planting, in turn preserving and enhancing the verdant narrative of both the site and landscape setting of this heritage asset. Otherwise, proposed features are either temporary in nature; wholly reversible without impact; or of a limited scale and height to reduce wider perceptions of change within the existing landscape. Given the account set out above, the prevailing impact of proposals, following implementation, is considered neutral.</p> | <p>Following the implementation of proposals, a negligible impact is considered to result. Proposals therefore more than amply respond to the requirements of the <i>Planning (Listed Buildings and Conservation Areas) Act, 1990</i> whereby this heritage asset and the contribution the application site makes to the significance of its setting would be <i>preserved</i>. The scheme also demonstrably responds to relevant aspects of the NPPF, particularly where <i>Paragraph 124D</i> sets out that the relevant local authority should take account of '<i>the desirability of maintaining an area's prevailing character and setting</i>'. It is considered that this would be achieved by the proposals at hand. With respect to <i>paragraph 195</i>, the proposed scheme would therefore '<i>avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal</i>', specifically the <i>setting</i> of each relevant heritage asset.</p> | <p>Given the very limited impact upon the significance of this heritage asset and/or its setting, further archaeological analysis and recording is not deemed necessary for the purposes of this application.</p> |

5.0 Summary

- 5.1 The village of Besthorpe and its immediate surroundings have been subject to archaeological activity since prehistoric times, with the village comprising a linear settlement within an otherwise verdant landscape since at least the eighteenth century. Within such a context, the application site represents a largely undeveloped field within a wider landscape characterised by varying land holdings and uses. It is currently used as stables and comprises three outbuildings / stables, access from Sand Lane, and a centrally located (albeit informal) track.
- 5.2 Whilst the site is not subject to statutory designation in its own right, it is located within the setting of a number of other heritage assets situated across the wider landscape. Therefore, heritage assets of relevance to proposals – principally by virtue of proximity and potential intervisibility – include Mound South of Sand Lane (Scheduled Ancient Monument); Chase House and Boundary Wall (Grade II); Stable Block at Chase House (Grade II); The Cottage (Grade II); and Besthorpe Conservation Area.
- 5.3 Primarily, proposals comprise the construction of an access route and associated hardstanding to facilitate the provision of eight static caravans, eight day rooms with associated gardens, space for sixteen touring caravans, a play area, retention and conversion of existing outbuildings, and associated boundary planting. Whilst the scheme seeks the provision of additional structures these are fundamentally temporary, mobile and therefore easily reversible. Where permanent structures are proposed, these are not merely limited in number and associated scale and/or mass, but considered necessary to enable the practical use of the application site in a sustainable manner, thus taking into account the practical and visual amenity of both users and viewers/passers-by.
- 5.4 These permanent elements (Dayrooms) are also of a scale and mass comparable to existing structures presently occupying the application site, with the ultimate intention being to ensure that their detailed design and therefore aesthetic is – as far as practicably possible - consistent and therefore harmonious with that of their surroundings; particularly with respect to existing stabling.
- 5.5 Given the temporary and/or subservient nature of proposed elements in conjunction with enhanced boundary planting, the current contribution the application site makes to the significance of settings of relevance would remain *preserved*. Proposals can therefore be seen to respond to both the *Act* and wider, relevant regulatory framework by *preserving* relevant heritage assets, their settings and the significance of each. This would be achieved by effecting proposals designed to be modest in scale and mass, and of a number and density that would in no way prove detrimental toward the historic environment of the locale.
- 5.6 *Paragraph 124D* of the *NPPF (2021)* sets out that the relevant local authority should take account of '*the desirability of maintaining an area's prevailing character and setting*'. It is considered that this would be achieved by the proposals at hand. With respect to *paragraph 195*, the proposed scheme would therefore '*avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal*', specifically the *setting* of each relevant heritage asset. In sum, proposals are understood to result in the effective *preservation* of the settings of all heritage assets of relevance, resulting in merely **neutral** impacts upon significance.

6.0 Sources of Information

National Planning Policy Framework, 2021

Planning (Listed Buildings and Conservation Areas) Act, 1990

Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12. Historic England, 2019. **(Appendix 2)**;

The setting of Heritage Assets Historic England Good Practice Advice in Planning Note 3 (Second Edition). Historic England, December 2017;

Conservation principles for the Sustainable Management of the Historic Environment. Consultation Draft. Historic England, November 2017;

<https://www.newark-sherwooddc.gov.uk/media/newark-and-sherwood/images-and-files/conservation/conservation-area-appraisals/Besthorpe-Conservation-Area-Appraisal.pdf>

<https://www.newark-sherwooddc.gov.uk/media/newark-and-sherwood/images-and-files/conservation/conservation-areas/Besthorpe.pdf>

<https://www.visionofbritain.org.uk/place/7253>

<http://www.nottshistory.org.uk/articles/doubleday/besthorpe.htm>

<https://www.parishmouse.co.uk/nottinghamshire/besthorpe-nottinghamshire-family-history-guide/>

<https://www.newark-sherwooddc.gov.uk/media/newark-and-sherwood/images-and-files/planning-policy/pdfs/publication-amended-core-strategy/uploads/ENV.05-Landscape-Character-Assessment--SPD-Reduced-Size.pdf>

Appendix 1.0 Designation Records for Heritage Asset(s)

The application site is not subject to statutory designation in its own right. It is, however located within the setting of a number of heritage assets of relevance, including:

1. Mound South of Sand Lane – Scheduled Ancient Monument

List Entry Number: 1003477

Details: This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available. Please contact us if you would like further information.

2. Chase House and Boundary Wall – Grade II

List Entry Number: 1369943

Date First Designated: 16.01.1967

Details: House, C18, and boundary wall. Brick with stone dressings and sills, modillioned brick eaves, saddleback coped gables, 2 gable stacks, steep pitched pantile roof. Single storey range to west. 2 storeys plus garrets, 3 windows. Central panelled doorcase with reeded pilasters end pediment, containing 6-panelled door with fanlight, flanked by single 3 part sashes with rubbed brick heads and keystones. Above, central round headed sash with fan tracery, keystone and impost blocks, flanked by single 3 part sashes with rubbed brick heads end keystones. Interior has early C19 dog leg staircase with scrolled handrail and turned balusters, and panelled dado in front reception rooms. Brick boundary wall with saddleback coping, brick piers and C20 timber gate.

3. Stable Block at Chase House – Grade II

List Entry Number: 1046062

Date First Designated: 17.10.1984

Details: Stable block, C18; brick with pantile roof, brick eaves, coped gables, iron window frames. 2 storeys, 3 bays. South front has 3 bay round arched blind arcade, central close boarded stable door with rectangular overhead, flanked by single C19 glazing bar ventilators with segmental heads and by single oval blocked openings. Above 3 C19 glazed ventilators. East front has central 2 leaf close boarded carriage door with unglazed overhead, flanked to south by single fixed light and to north by close boarded door to lean-to wash-house. Above, close boarded loft door. Interior has 2 loose boxes, carriage house, loft over.

Included for group value only.

4. The Cottage – Grade II

List Entry Number: 1046063

Date First Designated: 17.10.1984

Details: Cottage, C18, with lean-to C19 and C20. Brick with pantile roof, dentillated eaves, coped gables with kneelers single gable stack to north and external gable stack to south. 2 storeys, 2 bays. Off-centre 4 panelled door with timber porch, flanked by single 2 light Yorkshire sashes with segmental heads. Above two 2 light Yorkshire sashes. Lean-to to south has single C20 half-glazed door and single C20 fixed light.

5. Besthorpe Conservation Area

Appendix 2.0 Methodology

- 2.1 Historic England also provides relevant guidance in their 2019 document *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*. This document seeks to provide information on the analysis and assessment of heritage significance in line with the National Planning Policy Framework (NPPF), and thus relevant methodologies are applied across this Statement of Significance to appropriately and clearly assess interest across relevant heritage assets.
- 2.2 *Advice Note 12* sets out general advice on assessing significance of heritage assets. This can be summarised as follows:
1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
 2. Understand the significance of the asset(s)
 3. Understand the impact of the proposal on that significance
 4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF
 5. Look for opportunities to better reveal or enhance significance
- 2.3 These five steps effectively fulfil the requirements of *paragraph 194* of the NPPF. Such a staged approach – whereby significance is assessed before a scheme is developed – effectively ensures proposals mitigate identified negative impacts upon significance, enhancing significance where possible, and thereby evidencing how any residual harm is justified.
- 2.4 Given this preferred staged approach set out above, *Advice Note 12* also provides a ‘*suggested structure for a statement of heritage significance*’. This structure – to be adapted and applied across this Heritage Impact Assessment – can be summarised as follows:
1. **Introduction**
 - a. Purpose
 - b. The nature of the proposals
 - c. Designation records for the heritage asset
 - d. Reference(s) in the local Historic Environment Record (where relevant)
 - e. Archaeological potential (where relevant)
 - f. Planning history
 - g. Consultations undertaken (where relevant)
 - h. Approach and methodology
 2. **The Heritage Asset and its Significance**
 - a. Understanding the form and history of a heritage asset – set out an understanding of the heritage asset following:
 - i. Familiarity with the asset itself, developed through visiting the site, carrying out, where necessary, documentary research, architectural historic and archaeological investigation, including, where necessary, fabric and comparative analysis, desk-based assessment and, if necessary, a field evaluation;
 - ii. Compilation of photographs (both historic and present); elevations; historic drawings; etc of the heritage asset
 - iii. An understanding of the proposals, directed towards those matters crucial in terms of the changes proposed, and therefore the impact on significance
 - iv. In the development of proposals, investigative works may be carried out which increase the understanding of the heritage asset, such further understanding may usefully be noted here.
 3. **Assess the Significance of the Heritage Asset – Table 1**
 - a. For each heritage asset, describe the following interests:
 - i. Archaeological interest – there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point;
 - ii. Architectural and artistic interest – there are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, such as sculpture;

- iii. Historic interest – An interest in past lives and events, heritage assets can illustrate or be associated with them. Heritage assets with historic interest provide a material record of historic but also a meaning for communities derived from their collective experience of a place.
 - b. Assess the level of the general significance of the heritage asset and the particular contribution to that significance of any features which would be affected by the proposal.
4. **Impact on the Significance – Table 2**
- a. Where the proposal affects the historic fabric of the heritage asset, specify the effect on that fabric including loss or concealment of historic features and fabric which contribute to significance – both internally and externally, proposed removals and demolitions and the impact of alterations and extensions, where proposed etc;
 - b. In some cases, condition and structural surveys may usefully be quoted as a means of explaining why a particular course of action has been chosen.
 - c. Where the proposal affects the setting, and related views, of a heritage asset, or assets, clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated. This may include the impact of the location of new development within the setting, of the impact on key views, the impact on the relationship of the heritage asset to its setting, etc.
 - d. Where the proposal impacts both on the heritage asset directly and on its setting, a cumulative assessment of impact will be needed. Impacts both harmful and beneficial should be noted.
5. **Avoid Harmful Impact(s) – Table 3**
- a. The NPPF stresses that impacts on heritage assets should be avoided. Therefore, show how the impact is to be avoided or minimised, for instance by the proposal being reversible.
 - b. In some circumstances, the ability to appreciate significance may be enhanced or otherwise revealed by the proposal; this should be outlined here.
 - c. As this may be a matter of the way the proposal has been designed, reference in the Design and Access Statement (where appropriate) is likely to be useful.
6. **Justification for Harmful Impacts – Table 4**
- a. This is the opportunity to describe the justification for the proposals.
7. **Recording**
- a. Where there would be an impact on the significance of the heritage asset, any further archaeological analysis and recording proposed should be detailed.
8. **Summary**
- a. Succinct explanation of the impact of the proposal on significance of heritage asset(s) and how impact on significance, both positive and negative, has been avoided, by continuing to follow the staged approach - impact on the significance, avoid harmful impact(s), justification for harmful impacts, need for recording
 - b. A clear and succinct explanation of the effect of the proposal on significance of the heritage asset, and how any harm to its significance has been avoided and/or mitigated, can be helpful, as a summary of the proposal.

2.5 Stages 3 to 6 are supported by the following tables:

Table 1: Significance of the Heritage Asset

| Level of Sensitivity | Designation Status |
|-----------------------|--|
| Very High | International heritage assets of outstanding universal value which fulfil the criteria for inclusion on the UNESCO World Heritage List. |
| High | Heritage assets of exceptional interest, and fulfil the criteria for designation at a high grade including Scheduled Monuments, Listed Buildings of Grade I or II* designation, Registered Battlefields, Registered Historic Parks and Gardens, which are considered to be nationally important. |
| Medium | Heritage assets of special interest that fulfil the criteria for listing and / or designation otherwise including Grade II listed buildings / Registered Park and Garden, Registered Battlefield or Protected Wreck Site or Conservation Areas. Regionally important archaeological features and areas (as defined in the Historic Environment Record). |
| Low | Heritage assets of moderate interest that fulfil the criteria for local listing as set out by local authority guidance or Historic England's advice note on Local Listing (2016b). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda. This can include a non-designated heritage asset. |
| Very Low / Negligible | Sites and features noted as locally important. Other, non-designated features of cultural heritage significance. Badly preserved / damaged or very common archaeological features / buildings of little or no value at local or other scale. |

Table 2: Impact on Significance

| Impact on Significance | Description |
|------------------------|--|
| High | The application site and / or element is fundamental to the key interest/s that define the significance of the asset, and of potential high or very high significance in its own right. |
| Medium | The application site and / or element makes an important contribution to the significance of the asset, comprising a feature of medium significance that have been affected by loss and erosion of the baseline situation. |
| Low | The application site and / or element makes a slight contribution to the significance of the asset, comprising a low significance and has been subject to substantial loss and erosion of baseline situation. |
| Neutral | The application site and / or element does not contribute to the significance of the asset. |
| Negative | The application site and / or element represents negative impingement which detracts from the significance of the asset. |
| Uncertain | Impact uncertain, more information required. |

Table 3 – Avoiding Impacts

| Impacts | Description |
|---------------|--|
| Very Positive | Following implementation and establishment of the site, the scheme will significantly better reveal, preserve or enhance the contribution the application site makes to the significance of the heritage asset and/or setting, and / or substantially contribute to the conservation of the asset. |
| Positive | Following implementation and establishment of the site, the scheme will better reveal, preserve or enhance the contribution the application site makes to the significance of the heritage asset and/or its setting, and / or contribution towards the conservation of the asset. |
| Neutral | Following implementation and establishment of the site, the scheme will preserve the contribution the application site makes towards the significance of the heritage asset and/or its setting. |
| Negative | Following implementation and establishment of the site, the scheme will result in the partial loss of the contribution the application site makes to the significance of the heritage asset and / or its setting, and / or will have a detrimental impact upon the conservation, preservation or enhancement of the asset. |
| Very Negative | Following implementation and establishment of the site, the scheme will result in the total loss of the contribution the application site makes to the significance of the heritage asset and / or its setting, and will have a significant detrimental impact upon the conservation of the heritage asset. |
| Uncertain | Impact uncertain, more information required. |

Table 4 – Justification of Impacts

| Classification | Description |
|----------------------------|--|
| Substantial Harm | The proposed change will seriously negatively alter, damage or result in significant loss to the historic and/or original fabric / setting / character and appearance, severely impacting upon the way in which the heritage asset is appreciated. |
| Less Than Substantial Harm | The proposed change will slightly alter, damage or result in minor loss to the historic and/or original fabric / setting / character and appearance, marginally impacting upon the way in which the heritage asset is appreciated. |
| No Harm / Negligible | The proposed change will cause no harm to the significance of the heritage asset, or its setting. Change will not alter the current understanding and/or significance or enhance this. |
| Benefit | Change will improve the current understanding of significance and how this is appreciated. Change will preserve or enhance the significance of the heritage asset. |

- 2.6 Here it is pertinent to note that *Advice Note 12* states that '*the level of detail in a statement of heritage significance should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposals on their significance*'. Thus, this document sets out the individual significance of buildings pertinent to the application site.

