



# Land at Mastin Moor

Historic Environment Desk-Based Assessment



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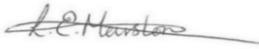
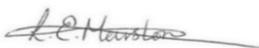
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## Summary

Wessex Archaeology was commissioned by Devonshire Property (MM) Ltd, to prepare a Desk-based Assessment of Land at Mastin Moor, Chesterfield, Derbyshire. The report will inform an outline planning application for residential development of land and provides a detailed assessment of the main historic environment considerations.

The Site is located on the southern edge of Mastin Moor, approximately 8 km north-east of Chesterfield and comprises two irregular parcels of land south of the A619/Workshop Road, either side of the B6419 totalling approximately 46.2 ha in size.

This assessment has established there is archaeological interest within the Site primarily relating to the presence of possible prehistoric activity concentrated around a possible enclosure identified during geophysical survey and the route of an 18th century tramway. Other remains associated with coal mining and mid-19th century settlement are also likely to be present within the Site.

Through documentary evidence and a previous geophysical survey, there is a moderate understanding of the extent and nature of the archaeological remains with no indication that the archaeological resource would be so complex, rare and well-preserved as to preclude development.

Further archaeological evaluation, however, will be required to fully establish the significance of the archaeological resource.

The scale, scope and timing of such investigations should be agreed in consultation with the Development Control Archaeologist for the Local Planning Authority; however, it is anticipated that any scheme of investigations would be undertaken prior to the submission of detailed plans.

The settings assessment considered five heritage assets, three of which were clustered together, comprising:

- Norbriggs House;
- Church of St Peter; and
- Bolsover Castle.

These assets were selected for further assessment on the basis of the potential for harm to their significance from a change within their setting arising from development within the Site.

A detailed analysis of what constitutes the asset's significance, the relationship of each asset to its setting and the way in which the proposed development will interact with that setting concluded that there will be no harm to the significance of any of these assets.



# Land at Mastin Moor

## Historic Environment Desk-based Assessment

### 1 INTRODUCTION

#### 1.1 Purpose

1.1.1 The purpose of this report is to inform an outline planning application for residential development of land at Mastin Moor (Chesterfield) as submitted to Chesterfield Borough Council (CBC) as the Local Planning Authority (LPA) concerned. It outlines the context within which the application is made and provides a detailed assessment of the main historic environment considerations, together with a reasoned justification in support of the development.

#### 1.2 Structure of the report

1.2.1 This report addresses the following:

- The Site and surrounding area
- Planning policy considerations
- Assessment of archaeological interest and significance
- Assessment of significance of designated heritage assets and their setting
- Indication of potential impacts; and
- Summary and conclusion.

1.2.2 The report concludes that while there is archaeological interest within the Site, a programme of further works, proportionate to the significance of the archaeological remains and agreed in consultation with the Development Control Archaeologist, would sufficiently mitigate any impacts to their significance through either additional mitigation or preservation in situ.

1.2.3 Consequently, there are no archaeological reasons why residential development should not be supported on the Site.

#### 1.3 Other reports

1.3.1 The proposal has been informed by a range of technical evidence. As such, the planning application comprises a suite of information which includes:

- Supporting Planning Statement
- Design and Access Statement
- Landscape and Visual Appraisal
- Transport Assessment



- Flood Risk Assessment
- Ecology Surveys
- Geo-Environmental Assessment
- Noise and Vibration Assessment
- Air Quality Assessment; and
- Topographical Survey.

## 1.4 Author

- 1.4.1 This report has been prepared by Wessex Archaeology. Wessex Archaeology is the UK's leading provider of archaeological and heritage services, and an educational charity. We work in partnership with our clients across a variety of sectors to deliver practical, sustainable solutions to effectively manage heritage risk. Our experience and knowledge help our clients achieve successful planning outcomes, engage communities and stakeholders, and enhance the value of national historical assets.

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## 2 CONTEXT

### 2.1 Applicant

- 2.1.1 The land subject of this application is owned and managed by Devonshire Property (MM) Limited (DPMML). DPMML is part of the Devonshire Group.
- 2.1.2 The Devonshire Group, known technically as the Chatsworth Settlement Trustees (CST), owns the land and estates of the Dukedom of Devonshire. Its main estates are in the vicinity of Chatsworth in Derbyshire and Bolton Abbey in North Yorkshire. It also runs visitor and other businesses on these estates, including hotels; retail and catering outlets; forestry; livestock and arable farming. It employs over 600 full time employees. It is committed to quality in all its activities and takes a responsible approach to development; as such, it measures performance in social and environmental as well as financial terms.
- 2.1.3 Together with the Chatsworth House Trust (registered charity no.1511149), CST's Derbyshire Estate provides over 450 full time equivalent jobs and contributes c.£50m of enabled Gross Value Added to the local economy each year (Source: New Economics Foundation 2014). Its income funds socio-economic facilities (e.g. village shop/post office) and environmental management activities (e.g. architectural conservation) without grant support. CST thereby provides benefits far beyond "just the estate".
- 2.1.4 CST has a range of interests in the Borough of Chesterfield including: agricultural land supporting modern farming; commercial properties supporting local employment; farmsteads supporting smaller scale rural enterprises; and the majority of the former Staveley Works site (including both the Clocktower Business Centre (leased to CBC and providing flexible term offices and workspaces) and the Devonshire Building (home to a gym and other enterprises)).



2.1.5 Whilst maintaining a long-term perspective, CST manages a diverse range of landholdings to achieve corporate and wider social and environmental objectives. It has thereby identified that the best long-term use for the land subject to this application would be for residential development. This will help deliver its own objective to deliver 1,000 new homes over the next ten years, and also meet the needs and aspirations of the local community and wider Borough, subject to securing a planning permission that is both attractive to the development market and commercially viable.

## **2.2 The Site**

2.2.1 This section provides a summary of key features of the site. The site is more fully described within the Design and Access Statement submitted as part of the application.

2.2.2 The site is located at Mastin Moor, to the south of Worksop Road (A619) to both the east and west of Bolsover Road, with part of the site extending southwards to Woodthorpe Road. It encompasses some 46.2 ha of mainly agricultural land. The overall site forms a shallow valley sloping from the ridge lines along Worksop Road and Woodthorpe Road towards a watercourse that runs in a westerly direction through the site. The highest part of the site is around 119m AOD in the north-east with the lowest part in the south-west at around 56m AOD.

2.2.3 The site is primarily comprised of undulating arable fields with limited features. The main features of note include:

- An unnamed watercourse which flows in a westerly direction through the site
- Bolsover Road which runs through the site on a north-south axis
- Pumphouse Farm (dwelling and curtilage) which is surrounded by the development proposal but does not form part of it
- Field boundaries which are a mixture of hedgerows, stone walls and woodland
- Isolated trees

2.2.4 The main part of the settlement of Mastin Moor is located to the north of the site, on the northern side of Worksop Road. The settlement of Woodthorpe is located generally to the west of the site. The site abuts a limited number of residential properties, as well as the Mastin Moor Community Garden.



**Photo 1: View over site from South-Eastern corner (adjacent Woodthorpe Road) looking towards Woodthorpe**



**Photo 2: View over site from Bolsover Road (close to Community Garden) looking towards Woodthorpe**



**Photo 3: View over site from Bolsover Road looking North West towards Worksop Road)**



**Photo 4: View over site from near North Eastern boundary adjacent to Worksop Road looking towards Bolsover Road and Woodthorpe**



## **2.3 Design Process**

- 2.3.1 ST first considered residential development options for its land at Mastin Moor in 2011 when it was identified in the Strategic Housing Land Availability Assessment by Chesterfield Borough Council. This formed part of the evidence base for what was at the time the emerging Local Plan: Core Strategy. CST appointed planning and masterplan specialists to explore these options. Outputs from that process formed part of CST's response to consultation on the Local Plan: Core Strategy.
- 2.3.2 Following adoption of the Local Plan: Core Strategy in 2013 which confirmed Mastin Moor as a focus for regeneration and growth, CST appointed an expanded team of specialists. Resulting technical surveys and reports contributed to a detailed appreciation of the development opportunity and potential constraints. These informed a masterplan-led approach that fully explored design options. The process had regard to the wider setting of the site and existing development in the locality.
- 2.3.3 Draft proposals were subject to extensive consultation with Chesterfield Borough Council, Derbyshire County Council and Staveley Town Council. Meetings were held with groups representing local residents and interest groups including Friends of Mastin Moor, the Woodthorpe Village Community Group and Mastin Moor Gardens and Allotments (formerly Mastin Moor Allotments Association). The resulting proposals were presented at two community consultation events in July 2016, held at the Eventide Rest Room (Mastin Moor) and the Albert Inn (Woodthorpe), and were available to view at the same time on a website.
- 2.3.4 An outline planning application for 650 dwellings and other development was subsequently submitted to Chesterfield Borough Council (ref. CHE/17/00469/OUT) in June 2017. Contrary to the unequivocal recommendation of the Officer's report, and despite no objections being received from any statutory consultees, the application was refused by the Council's Planning Committee in October 2019. At the time of writing, an appeal against that refusal remains extant.
- 2.3.5 Feedback received during the course of the determination of the above application has informed the current proposals. The design process that has led to the proposals for which planning permission is now sought is more fully described within the Design and Access Statement.



## 2.4 Development Proposal

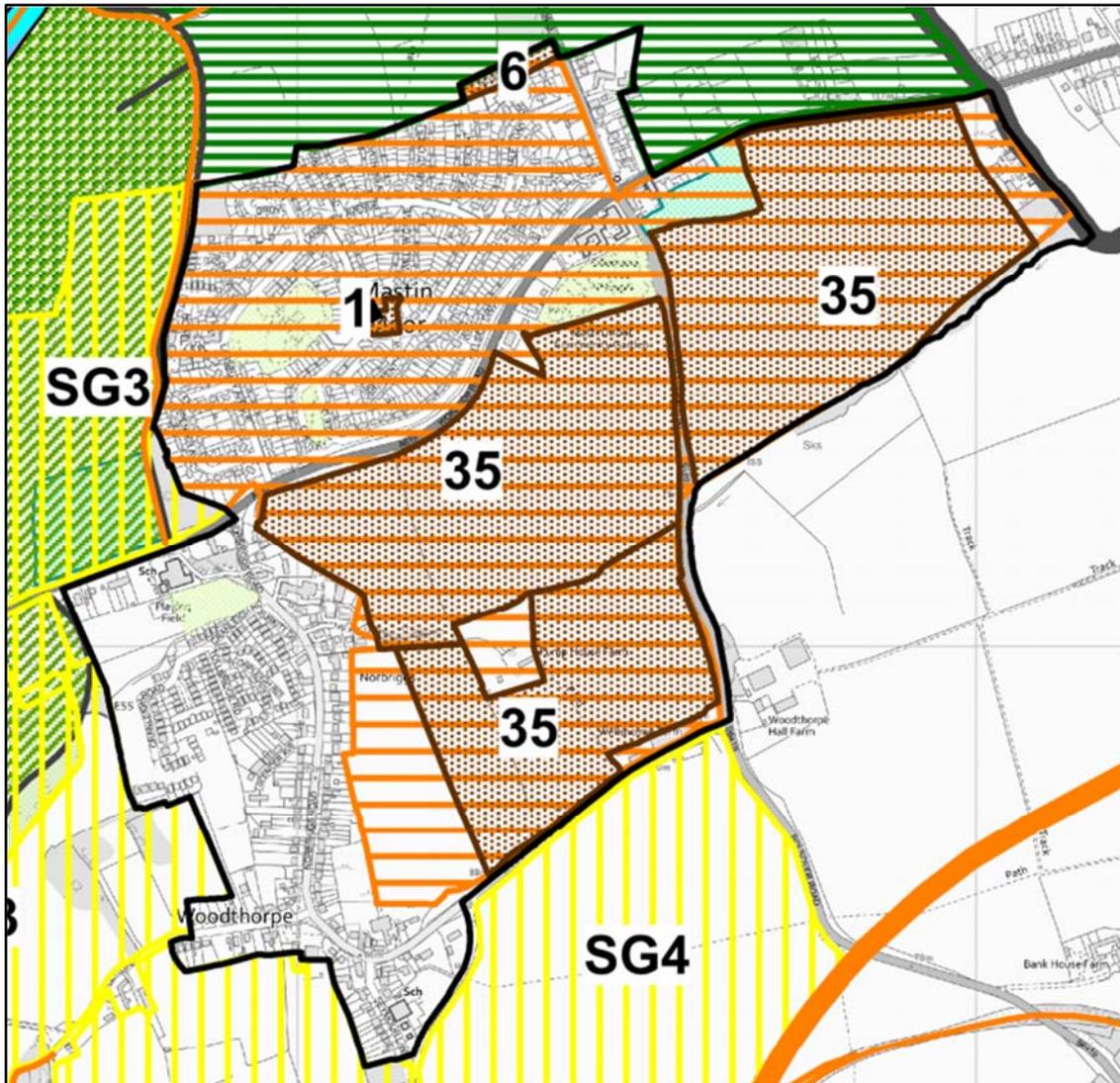
- 2.4.1 The proposed development seeks outline planning permission for residential development of up to 650 dwellings, a residential care facility with extra care, a Local Centre (including local retail, health facilities, leisure facilities, other local facilities and services, offices), open space, community garden extension, community building, parking and associated infrastructure and earthworks with all matters reserved except access. Details of scale, layout and landscaping are reserved for future consideration.
- 2.4.2 For illustrative purposes, an indicative layout has been prepared to show how the site could be developed. Further explanation of the design principles that have been incorporated into the proposals, and how the design has been informed and influenced by the comprehensive suite of technical information and analysis, is set out in the Design and Access Statement.
- 2.4.3 Key aspects of the proposal include:
- Up to 650 dwellings located on land to the south of Worksop Road (east and west of Bolsover Road) extending to Woodthorpe Road
  - A residential care facility with extra care
  - A Local Centre (including local retail, health facilities, leisure facilities, other local facilities and services, offices) located adjacent to Worksop Road
  - A new signal-controlled junction on Worksop Road providing access to the new Local Centre and residential areas, incorporating pedestrian and cyclist crossing facilities
  - New priority-controlled junctions on Bolsover Road and Woodthorpe Road
  - An extension to the Community Garden (approximately doubling its existing size), including provision for a new community building and associated car park
  - Significant new areas of parkland, play areas and other open space
  - Retention of existing hedgerows and trees wherever possible
  - Additional landscape planting and ecological enhancements
  - New walking and cycling connections
  - New drainage infrastructure including surface water storage ponds
  - Financial contributions to allow the expansion of existing local services including Norbriggs Primary School.
- 2.4.4 The proposal therefore comprises a high quality development scheme designed to: address multiple deprivation issues at Mastin Moor; help regenerate the area in line with key related Local Plan policy; respect but integrate with the distinct communities of Woodthorpe and Mastin Moor; acknowledge and address the specific physical challenges and constraints of the site (e.g. topography, drainage).

## Planning Policy



- 2.4.5 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications is undertaken in accordance with the development plan, unless material considerations indicate otherwise. The relevant document for this application is the Chesterfield Local Plan (2020) (the Local Plan).
- 2.4.6 The Local Plan allocates the site for development by way of Policy CLP3 Flexibility in Delivery of Housing. Table 4 within the Local Plan references the site as H35 (Land South of Worksop Road, and East and West of Bolsover Road, Mastin Moor), having a capacity of 650 dwellings, the extent of which is shown on the Local Plan Policies Map. Policy RP1 Regeneration Priority Areas sets out further specific requirements for any development within site H35.
- 2.4.7 Other relevant policies of the Local Plan include: CLP1 Spatial Strategy, CLP2 Principles for Location of Development, CLP4 Range of Housing, CLP6 Economic Growth, CLP8 Vitality and Viability of Centres, CLP9 Retail, CLP10 Social Infrastructure, CLP11 Infrastructure Delivery, CLP13 Managing the Water Cycle, CLP14 A Healthy Environment, CLP15 Green Infrastructure, CLP16 Biodiversity, Geodiversity and the Ecological Network, CLP17 Open Space, Play Provision, Sports Facilities and Allotments, CLP20 Design, CLP21 Historic Environment, CLP22 Influencing the Demand for Travel.
- 2.4.8 An extract from the Local Plan Policies Map showing the extent of the allocation and the wider Mastin Moor Regeneration Priority Area is shown below.

Figure 1: Local Plan Policies Map (extract)



2.4.9 The National Planning Policy Framework (NPPF) 'sets out the Government's planning policies for England and how these are expected to be applied'. Paragraph 10 of the NPPF sets out that 'at the heart of the [NPPF] is a presumption in favour of sustainable development'. Paragraph 11 states that 'For decision-taking this means:

*c) approving development proposals that accord with an up-to-date development plan without delay; or*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>6</sup>; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'*



## 2.5 Planning Assessment

- 2.5.1 The proposal performs well against relevant Local Plan policies. In particular, it will deliver development in accordance with Policies CLP1 Spatial Strategy, CLP2 Principles for Location of Development, Policies CLP3 Flexibility in Delivery of Housing and Policy RP1 Regeneration Priority Areas.
- 2.5.2 It is also considered that there are no material considerations that indicate anything other than the fact that the LPA should determine the application in line with the extant plan as outlined above.
- 2.5.3 In addition, key benefits of the proposal would include:
- Provision of new, high quality housing
  - New development in an area with acknowledged regeneration needs
  - Greater variety of housing type and tenure (including Affordable Housing) to meet the diverse needs of the local community (including housing to buy and rent)
  - Extension of the Community Garden (approximately doubling its existing size) including provision for a new community building and parking area
  - Improved local services and facilities (including provision for retail, health and other local and community services within a new Local Centre)
  - Significant new areas of parkland, play areas and other open greenspace available to existing and new residents
  - New housing in a location where future residents will have a realistic choice of walking, cycling or using public transport, in preference to using private motor vehicles
  - Additional capacity at local schools
  - Opportunities for skills and learning through training programmes during construction and operational phases of the development
  - New employment opportunities during construction and operational phases of the development
  - Additional landscape planting and ecological enhancements
  - New traffic signal-controlled junction on Worksop Road to include pedestrian and cyclist crossing facilities
  - On-site water storage to help reduce existing off-site flood risk.
- 2.5.4 The proposal will therefore provide opportunities and benefits for all sections of the local community, including existing and future residents. Benefits will accrue in the short and longer term. It will help to overcome issues that can lead to deprivation and will contribute to regeneration in line with Local Plan objectives.



### **3 AIMS OF THE ASSESSMENT**

#### **3.1 Introduction**

3.1.1 This assessment is required to comply with the appropriate assessment planning guidance as outlined in paragraph 189 of the NPPF, 2019 and in line with CIfA Guidance Standards and Guidance (2017). This assessment will also identify and reference any other relevant and/or appropriate documents such as existing heritage or archaeological site management plans that may be in operation in the locality.

#### **3.2 Aim of the desk-based assessment**

3.2.1 This report will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of Conduct and other relevant regulations of the Chartered Institute for Archaeologists.

3.2.2 This report will establish the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so, and will enable reasoned proposals and decisions to be made to mitigate, offset or accept without further intervention that impact.

### **4 GUIDANCE, METHODOLOGY AND PLANNING BACKGROUND**

#### **4.1 Introduction**

4.1.1 The methodology employed during this assessment was based upon relevant professional guidance, including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA 2017).

#### **4.2 Study Area**

4.2.1 Baseline conditions were established through a desk-based review of publicly accessible sources of primary and synthesised information pertaining to the historic environment within a 1 km radial Study Area. The recorded historic environment resource within the Study Area was considered to provide a context for the discussion and interpretation of the known and potential historic environment resource (heritage assets) that could be affected by the proposed development, via the application of informed professional judgement.

#### **4.3 Sources**

4.3.1 The following publicly accessible sources of primary and synthesised information were consulted:

- *the National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets;*
- *the Derbyshire Historic Environment Record (DHER), comprising a database of recorded archaeological sites, find spots, and archaeological events within the county;*
- *relevant national, regional and thematic Research Frameworks;*
- *national heritage datasets including the Archaeological Data Service (ADS), Heritage Gateway, OASIS, PastScape and the National Record of the Historic Environment (NRHE) Excavation Index;*

- *historic manuscripts, surveyed maps, and Ordnance Survey maps; and*
  - *relevant primary and secondary sources including published and unpublished archaeological reports relating to excavations and observations in the vicinity of the Site.*
- 4.3.2 Sources consulted during the preparation of this assessment are listed in the References section at the end of this report. Records obtained from the NHLE and HER are listed in Appendix 3 and illustrated in Figures 1-2.
- 4.4 Site visit**
- 4.4.1 The Site was visited on the 18th September 2020.
- 4.4.2 The aim of the Site visit was to assess the general aspect, character, condition and setting of the Site and to identify any prior impacts not evident from secondary sources. The Site visit also sought to ascertain if the Site contained any previously unidentified features of archaeological, architectural or historic interest.
- 4.4.3 A key objective of the Site visit was the gathering of observations upon which to assess the potential for the development proposals to change the settings of heritage assets.
- 4.5 Assessment of significance**
- 4.5.1 NPPF defines significance as: the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.
- 4.5.2 Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by Historic England in Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (English Heritage 2008). Within the guidance, significance is weighed by consideration of the potential for the asset to demonstrate differing 'values'.
- 4.5.3 These values are broadly analogous to the 'interests' defined by NPPF, which are used within this report, as per Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019). These are:
- **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.
  - **Architectural and Artistic Interest:** these 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 skill, like sculpture.
  - **Historic Interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide

meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 4.5.4 This assessment was also informed by the advice published by Historic England in the document entitled *Managing Significance in Decision-Taking in the Historic Environment: Good Practice Advice in Planning Note 2* (2015).

#### 4.6 Setting assessment

- 4.6.1 Annex 2 of the NPPF defines the setting of a heritage asset as:

*'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. 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.'*

- 4.6.2 The setting assessment was guided by *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (GPA 3; Historic England 2017), which states that:

*'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated.... Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.'* (GPA 3, para. 9)

- 4.6.3 When undertaking settings assessment, intervisibility between the development and a heritage asset does not, in and of itself, constitute an adverse effect to significance. A specific adverse effect on the significance of an asset, occurring as a result of changes within its setting, must be identified in order for 'harm' to be deemed to occur.

- 4.6.4 GPA3 advocates a systematic and staged approach to the assessment of the effects of development:

- Step 1 of the approach is to *'identify which heritage assets and their settings are affected'*
- Step 2 requires assessment of *'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'*
- Step 3 is to *'assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it'*
- Step 4 is to explore ways to *'maximise enhancement and avoid or minimise harm'*
- Step 5 is to *'make and document the decision and monitor outcomes'*

- 4.6.5 For the purposes of this assessment, only Steps 1-4 of the process have been followed (as required). Step 5 is not included as part of this assessment, as this is the responsibility of the Local Planning Authority.



## **4.7 Assumptions and limitations**

- 4.7.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate. The records held by the HER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

## **4.8 Copyright**

- 4.8.1 This report may contain material that is non-Wessex Archaeology copyright (e.g., Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.

## **5 BASELINE RESOURCE**

### **5.1 Site description**

- 5.1.1 The Site is located on the southern edge of Mastin Moor, approximately 8 km north-east of Chesterfield and comprises two irregular parcels of land south of the A619/Workshop Road, either side of the B6419 (Plates 1 and 2). The parcel to the west of the B6419 is approximately 29.5 ha in size with the parcel to the east approximately 18 ha.
- 5.1.2 The western section of the proposed development area lies at approximately 100 m above Ordnance Datum (aOD) in its north-eastern corner falling quite steeply to approximately 65 m aOD at 'Pump House Farm', before rising again to approximately 85 m aOD in the south-western corner. The north-western corner of the parcel lies at approximately 60 m aOD rising steadily to 90 m aOD in the south-eastern corner.
- 5.1.3 The eastern section of the proposed development area lies approximately 115 m aOD in its north-eastern corner falling steadily to 80 m aOD in its south-western corner. The north-western corner lies at approximately 100 m aOD rising steadily to 105 m aOD at its south-eastern corner.
- 5.1.4 The Site is used for arable farming and is underlain by the Pennine Middle Coal Measures Formation (British Geological Survey).

### **5.2 Development Proposal**

- 5.2.1 A residential development of up to 650 dwellings, a residential care facility with extra care, a Local Centre (including local retail, health facilities, leisure facilities, other local facilities and services, offices), open space, community garden extension, community building, parking and associated infrastructure and earthworks.
- 5.2.2 An Indicative Masterplan is included as Appendix 4.

### **5.3 Previous archaeological investigations**

- 5.3.1 In 2018, a non-intrusive geophysical survey was carried out across the Site which identified several anomalies interpreted as potential archaeological features including:



- *the probable route of a late 18th century railway, located within the western section;*
- *an oval-shaped anomaly located within the eastern section which has been interpreted as a possible enclosure of unknown date;*
- *the course of a 19th century tramway running from a pumping engine south to the former Seymour Colliery; and*
- *an area of increased magnetic response which may be associated with the site of several former buildings along with a curving anomaly which may represent a former trackway associated with the buildings.*

## **5.4 Archaeological and historical background**

5.4.1 The likelihood of as yet unrecorded archaeological remains within the Site is informed by the consideration of the known heritage assets within the Study Area, identified from the NHLE, HER, historic mapping, LiDAR and aerial photography, in conjunction with the geology and topography of the area. Relevant heritage assets identified from the HER and other sources are listed in Appendix 3 and illustrated in Figures 1 and 2.

### *Prehistoric and Romano-British*

5.4.2 The Site is located on an area of higher elevation overlooking the River Doe Lea approximately 450m to the west which leads to generally favourable conditions for Prehistoric settlement. An oval shaped anomaly (Figure 2), located within the western section of the Site, identified during geophysical survey has been interpreted as potentially representing a prehistoric enclosure. While no intrusive excavations have as yet been undertaken, the morphology and size of the anomaly in addition to its similarity to other known sites in the region have led to a relatively confident determination of its provenance.

5.4.3 Excavations carried out in 2018 identified part of a Romano-British period enclosed field system from which sherds of pottery dating to the late 2nd or early 3rd century AD were recovered (ASWYAS 2018). The field system is located approximately 450 m to the west of the Site in a relatively similar position topographically and geologically and confirms the presence of populations from the prehistoric/Romano-British period within the surrounding area.

5.4.4 The remaining recorded evidence within the HER for activity within the Study Area during these periods is restricted to isolated findspots of uncertain provenance, like a Bronze Age flint knife/scraper (HER no. MDR6191) and a sherd of Romano-British greyware pottery (HER no. MDR10018), and a 'mound', which may be prehistoric in origin although there is no definitive evidence to corroborate this assertion (HER no. MDR6196).

### *Anglo-Saxon and medieval*

5.4.5 There are no known finds or features from the Anglo-Saxon period within the Study Area and no documentary evidence to suggest any settlement within the Site. The closest settlement is likely to have been at Staveley which is recorded in the Domesday Book as quite a large village with an approximate population of 120 people (opendomesday.org). The inclusion of the settlement within the Domesday Book, which was a record of taxable assets made following the Norman Conquest in 1066, indicates Staveley had been established some time before.

5.4.6 Recorded activity in the Study Area increases during the medieval period. Woodthorpe Hall (HER no. MDR6230), approximately 60 m to the east of the proposed development area,

was constructed in the early 15th century while the site of a medieval hospital is purported to be approximately 980 m to the north of the Site in an area now occupied by a 17th century house.

- 5.4.7 Documentary evidence from 1335 indicates a hospital “atte Briggesende of Beghton” (Clay 1909, 337). However, more recent investigations have suggested the surviving structure and rural location are atypical for a leper house with the 1335 description noting the hospital situated at the end of a bridge (McGuire 2001). As the closest watercourse some 150 m away and only comprising a small stream, it is unlikely not to have required a bridge large enough to warrant a place name (ibid.).
- 5.4.8 The site of a medieval bridge is recorded approximately 470 m west of the Site with historic mapping evidence indicating the presence of ‘spital field’, within the western section of the Site. The word ‘spital’ is suggestive of a place of quarantine for lepers or an institution sheltering the poor or infirm, although there is currently no substantive evidence to support the presence of such an institution within the Site.
- 5.4.9 The presence of the “Spital Flats” fields coupled with the original reference to the medieval hospital being near the location of a known medieval bridge does offer a tantalising, if particularly tentative, possibility the hospital may be located close to the Site. However, McGuire (2001) believes the medieval reference is to a hospital near the crossing of the Rother at Beighton.

*Post-medieval, 19th century and modern (AD 1540 – present)*

- 5.4.10 At the end of the 18th century, improvements to the country’s infrastructure are evident within the study area from the turnpiking of the Chesterfield to Worksop Road which runs along the northern edge of the proposed development area to the construction of the Chesterfield Canal, opened in 1777.
- 5.4.11 The canal allowed the extensive coal deposits within the area to be exploited and moved out of the county to the major waterways of the Trent and Humber. At around the same time, a coal mine was established within the Site which would later become Norbriggs Colliery. Borehole records within the area indicate coal deposits within 4 feet (1.2 m) of the surface (British Geological Survey: Borehole Scan SK47SW27). The initial mining operations are thought to have consisted of several bell pits or bell mines and a later drift mine to follow a coal seam which likely replaced the bell pits after they became depleted (Davenport 2012).
- 5.4.12 The first cartographic evidence for the Study Area comes from the 1780 Enclosure Plan (Figure 3) which covers a small section of the eastern section of the Site. The accompanying award assigning ownership of this portion of former common land to “The Rector of Staveley” with a small section owned by “John Limb”. Although the map only shows a small portion of the Site it leads to the conclusion that most of the land within the Site had either already been enclosed or was part of a different estate, possibly associated with Woodthorpe Hall due to the notation of “Woodthorpe Demesne” on the 1841 Tithe map (Figure 3).
- 5.4.13 Taking advantage of the improved transport connections provided by the Norbriggs Cutting (MDR6134), the owners of the coal mine constructed a horse-drawn tramway in 1789 to take the coal to the canal (Davenport 2012). Tramways up to the 1790s were usually made of wood with the ‘L’-shaped rails later reinforced with iron (ibid.).

- 5.4.14 This tramway is the earliest known of its kind in Derbyshire and was described by contemporary accounts as being a “Newcastle Raile Way” like those in use at the Newcastle and Durham coal fields (Chesterfield Canal Partnership 2008). An embankment associated with the tramway was still visible in 2000 (Fowkes 2000, 22) while a clear curving anomaly identified during the geophysical survey is highly likely to correspond to the tramway route (Wessex Archaeology 2018).
- 5.4.15 Evidence from the 1829-1835 “No1 Mineral Plan” (not reproduced), shows the line of the deep level coal seam at Norbriggs Colliery and a shaft with one building labelled as “Norbriggs Engine”, which indicate the colliery is active at this time. The 1840 “A mineral plan of the manor of Staveley” (1840; not reproduced) labels the workings at Norbriggs as an “old Engine Pit” on the edge of the “Top Hard coal measure”. In contrast to “Engine Pit”, written in proper case, the word “old” is written in lower case which may suggest the workings had only recently stopped at Norbriggs, potentially during the drafting of the 1840 mineral map.
- 5.4.16 The 1841 Staveley Tithe Map (Figure 3) indicates all the land within the Site was owned by the Duke of Devonshire and shows at least two buildings in the area of the Norbriggs Coal Quarry suggesting work here may have still been ongoing and the buildings are extant. The “Gin Field” (Figure 1) field name visible on the Tithe Map is likely to be a reference to the pump engine.
- 5.4.17 The 1854 “Plan of Norbriggs” (not reproduced) indicates the route of the tramway may still have been in use up to this time and is shown running up to a wharf on a section of the Norbriggs Cutting adjacent to a factory housing the Dudley & Son spade, shovel & steel fork manufacturers (Andrews 2011; Figure 1) is apparently demolished sometime before the 1920s.
- 5.4.18 Coal mining continued within the Study Area throughout the 19th century with the former Seymour Colliery located approximately 350 m south of the Site. The area was surveyed in 1837 for a proposed colliery which included a proposed railway link to the north to connect with the proposed Midland Railway running west to east through Staveley. The main shaft was located within the pit complex with a second shaft to the northeast within the western half of the Site (ibid.). The colliery’s first shaft was sunk in 1855 with production beginning in 1858 (Bridgewater 2001).
- 5.4.19 A second shaft is located within the western half of the Site. The first edition 1887 OS map (Figure 4) notes a “Pumping Engine”, an “Old Shaft” and “Norbriggs Cottages”. Located on the site of the former Norbriggs Coal Quarry (Figure 2) the shaft may relate to the former drift mining workings mentioned above. The pumping engine was used to remove water out of the pit and was referred to as a “Nodding Donkey”, a common name for a beam type pump (Davenport 2012). The cottages now form the current farmhouse, albeit much altered.
- 5.4.20 The shaft at Norbriggs (Figure 2) was linked to the main Seymour Colliery (MDR11082) to the south by a surface tramway or “tub track” which took the coal slack from the main pit to the pump engine to feed its boiler (Edwards n.d., 14). The track is visible on the first edition OS map (Figure 4) and identified as an anomaly on the geophysical survey (Wessex Archaeology 2018).
- 5.4.21 The “Lime Yard” and “Kiln House” field names visible on the 1841 Tithe map (Figures 1, 2 and 3) indicate lime processing of some kind may have been undertaken within the southern section of the Site. Similarly, the “Windmill Hill” field names (Figure 3) to the south of the eastern section of the Site are indicative of a windmill being present somewhere within this

vicinity, although no date for its lifespan has been uncovered. A number of further buildings are also visible on the 1841 Tithe map along the southern edge of the Site which were also identified during the geophysical survey (Figure 3; Wessex Archaeology 2018).

- 5.4.22 Although a large portion of the western section of the Site was subject to open cast mining in the early part of the 20th century, historic mapping evidence that the Site and surrounding Study Area mainly remained as agricultural land throughout the 19th and 20th centuries.

## **6 ARCHAEOLOGICAL INTEREST AND SIGNIFICANCE**

### **6.1 Potential impact**

- 6.1.1 The Indicative Masterplan (Appendix 4) sets out the potential scale of development across the Site, and in particular indicates the areas around the known archaeological remains of the 18th century tramway and the probable prehistoric enclosure will be within strategic open space areas (Figure 5).
- 6.1.2 Construction works associated with development as set out within the Indicative Masterplan will involve groundworks that will initially comprise the removal of topsoil and subsoil from all areas where house-building and related infrastructure is proposed. The stripping of subsoils for infrastructure works, and the excavation of foundations and service trenches may result in the truncation and destruction of any archaeologically significant buried features or deposits present within the footprint of the working areas.
- 6.1.3 Works involved in the establishment of the strategic open space which is intended to provide community amenity facilities (e.g. hard and soft landscaping, planting, construction of paths, installation of services/SUDS) may also have the potential to impact on buried archaeological remains. The utilisation of these areas post-construction (e.g. within allotments) may also result in disturbance or loss of archaeological remains.

### **6.2 Conditions for survival**

- 6.2.1 Due to the Site's location on the Pennine Middle Coal Measures, mining activity has been undertaken within the Site since at least the mid-19th century. Mapping evidence from the Coal Authority (Figure 5) indicates a large area of open cast mining is present within the centre of the Site along with several former known mine shaft entries.
- 6.2.2 In the area of open cast mining, and where shafts have been sunk, any potential archaeological remains are likely to have been severely disturbed, truncated or removed entirely. There is the potential that other areas within the Site may have also been disturbed from mining activity that are not recorded and are, as yet, unknown.
- 6.2.3 Across the rest of the Site, as activity has largely been agricultural in nature, any truncation or disturbance is likely to be limited to plough damage.
- 6.2.4 The results of the geophysical survey have indicated the presence of anomalies consistent with archaeological remains which suggest that at least in some areas, survival of such remains is good.

### **6.3 Interest and significance**

- 6.3.1 Through consideration of a good series of cartographic evidence, the results of previous non-intrusive archaeological investigations within the Site and through comparison with the results of intrusive archaeological excavations undertaken nearby, our understanding of archaeological potential within the Site is relatively well informed.



- 6.3.2 The best understood archaeological remains are those related to the former coal mining activities which date back to the late 18th century. The probable route of a late 18th century 'railway' is defined by a clear curving anomaly within the geophysical survey results. The anomaly ends abruptly with readings suggestive of the presence of ferrous material within the most westerly section of the application area.
- 6.3.3 The alignment of the anomaly is consistent with route of a former railway identified linking a coal mine to the nearby Norbriggs Cutting of the Chesterfield Canal located to the north-west of the application area. The form and nature of the anomaly and the relatively clear indications from the documentary sources lead to a high degree of confidence that this linear feature represents the remains of the 18th railway.
- 6.3.4 An oval shaped anomaly was identified within the eastern section of the Site and through consideration of the morphology and size of the anomaly and its similarity to other known sites in the wider region, it is possible the anomaly represents an enclosure of prehistoric date.
- 6.3.5 Recent intrusive investigation to the west of the Site has indicated activity during the Romano-British period which, combined with similar topographic and geological conditions, increases the potential for similar remains to be present within the Site alongside further prehistoric remains.
- 6.3.6 Any remains of the tramway or the enclosure would contribute to the understanding and significance of the industrial heritage resource at a of regional level.
- 6.3.7 The geophysical survey also identified anomalies consistent with a former colliery tramway, several buildings visible on mid-19th century mapping and a possible former trackway. Any remains uncovered would be of archaeological interest and are likely to contribute to the understanding of the local historic environment resource and the development of its industrial character in the 19th century.
- 6.3.8 The understanding of potential for remains from other periods to be present within the Site, including the very slight potential for medieval remains associated with a hospital, is currently poor.

## **7 SETTING ASSESSMENT**

### **7.1 Introduction**

- 7.1.1 The scoping exercise aims to identify any designated heritage assets (Figure 5) that could experience an impact (either beneficial or harmful) through development within their setting.

### **7.2 Scoping exercise (Step 1)**

- 7.2.1 The scoping process was undertaken primarily by means of a GIS analysis combined with observations made during the Site visit. This allowed for a consideration of the significance of potentially affected assets and an appraisal of the degree of change likely to arise from the development proposals.
- 7.2.2 A total of six designated heritage assets located within the 1 km study area, all of which are listed buildings, one of which is Grade II\* listed with the other five Grade II listed.



- 7.2.3 Of these six, two Grade II listed buildings (Norbriggs House and the Church of St Peter) have been scoped into further setting assessment, on the basis of the potential for harm to their significance from a change within their setting arising from development within the Site:
- 7.2.4 The remaining four designated heritage assets within the Study Area have been scoped out because either the setting does not contribute to their significance or the Site does not interact with any setting that contributes to their significance:
- The Grade II listed Netherthorpe School – the setting of the asset, defined by the 20th century housing development which surrounds it, does not make a contribution to its significance; and
  - The Grade II\* listed Beightonfield Priory, the Grade II listed Barn to the South of Priory Farmhouse and the Grade II listed Walls Enclosing Burial Ground at Beighton Fields Priory – the setting of these assets are defined by their spatial and historic relationship with each other which makes an important contribution to their significance, however the wider landscape within which the Site is located makes no contribution to their significance.
- 7.2.5 In addition to the two assets within the 1 km Study Area, a cluster of three designated assets around Bolsover Castle (Grade I listed Building, Scheduled Monument and Grade I Registered Park) have also been scoped into further assessment due to their topographic prominence over the wider landscape which was an intentional design to overtly highlight the control of the owners, the Cavendish Family, over their land.

### 7.3 Assessment of significance and contribution of setting (Step 2)

#### *Norbriggs House*

- 7.3.1 The asset comprises a large, detached, red-brick house which was constructed in around 1850.
- 7.3.2 The setting of the asset is defined by its immediate surroundings which is contained within a corner plot of land which is broadly surrounded by mature vegetation (Plate 3). Within the plot, the primary elevation of the asset faces out onto an enclosed lawn to the east while two small outbuildings and an area of hardstanding comprise its western portion. Beyond the asset's immediate setting, it is located within an area of modern housing development and immediately adjacent to a school. Its corner position places it at the junction of Norbriggs Road and the A617 which is a main route from Staveley to Barlborough (Plate 4).
- 7.3.3 The asset derives its significance from its historic and architectural interest as a remaining element of the mid-19th century landscape. It also draws some limited significance from its immediate garden setting, but not from its location within the wider landscape.

#### *Church of St Peter*

- 7.3.4 The asset comprises a small church constructed in an Early English gothic Revival Style in around 1849 by the Duke of Devonshire. It is built from locally sourced coursed, squared sandstone with ashlar dressings and retains many of its original features including a double-chamfered arch with hoodmould encasing the single entrance door (Plate 5). While internal access was not possible for this assessment, the Historic England listing indicates the church retains its original benches and fittings. Some modern alterations are visible from the outside in the form of three Velux windows in the roof.
- 7.3.5 The setting of the asset is defined by its roadside location within the small settlement of Woodthorpe which was historically formed of a small number of buildings concentrated

around the junction of Woodthorpe Road and Seymour Lane. Beyond, the settlement was surrounded by areas of woodland and large enclosed fields. The asset is relatively low in height with no large spire or tower although its location and the adjacent open area to the east allow it to be appreciated when entering the settlement along the road from the west.

- 7.3.6 Presently, the asset is surrounded by mostly modern residential buildings (Plate 6) while to the north, large scale farm buildings have visually disconnected the asset with any of the wider landscape beyond.
- 7.3.7 The asset draws its significance from its historic and architectural interest as a surviving element of the 19th-century settlement of Woodthorpe. Its setting within the settlement and its location at the corner in the road makes a positive contribution to its significance.

#### *Bolsover Castle*

- 7.3.8 A group of three assets which comprise the remains of a medieval castle upon which a 17th century house was constructed and its associated gardens and pleasure grounds. The castle was constructed by William Peverel in the 12th century with a stone keep added in 1173 and domestic buildings in the 13th century, although was ruinous by the 14th century passing into the ownership of the crown.
- 7.3.9 The current Grade I listed house was built by the Cavendish family who occupied it until the early 18th century, having bought the former castle from the sixth Early of Shrewsbury in 1608. At the same time, a series of pleasure grounds with an enclosed garden and a viewing terrace and platform were laid out during the period. These were completed by around 1640 but added to around 20 years later.
- 7.3.10 The setting of the group of the assets at Bolsover Castle is primarily defined by their spatial and historic relationship with the settlement at Bolsover and the historic buildings contained within it. However, the topographic prominence of this group of designated heritage assets is also an important element of their setting.
- 7.3.11 The castle's prominence allowed the owners, the Cavendish Family/the Duke of Devonshire, to have commanding vistas of surrounding landscape, much of which they owned; including the land within the Site. Throughout much of its history, the landscape around the castle have comprised agricultural land interspersed with small villages and towns from the medieval period onwards with increasing industrialisation and mining from the 19th century.
- 7.3.12 However, the landscape has undergone a significant amount of change particularly in the past 50 years with the construction of the motorway in the 1970s and distribution warehouses within the last 10 years (Plate 7). In addition, the construction of new housing estates and the extensions of villages and towns have also substantially altered the landscape (Plate 8).
- 7.3.13 The significance of these assets is complex and multifaceted drawing elements from their historic interest, architectural interest and archaeological interest. They also derive significance from their setting, particularly from their historic relationship it each other and the settlement at Bolsover but from the purposefully selected position of topographical prominence overlooking the wider landscape.



## 7.4 Effects of the proposed development (Step 3)

### *Norbriggs House*

- 7.4.1 The asset draws significance from its immediate setting, comprised of its immediate surroundings contained by mature vegetation on the corner plot of land between Norbriggs Road and the A617. This is where the asset is best appreciated and understood with the wider landscape, comprising the modern housing developments and the agricultural land beyond (including the Site), does not contribute to the significance of the asset.
- 7.4.2 Development within the Site, therefore, would not have an effect on the significance of the asset through a change in setting.

### *Church of St Peter*

- 7.4.3 The asset draws significance from its immediate setting which is defined by its roadside location within the settlement of Woodthorpe. Development with the Site would not alter this element of its setting and therefore will not have an effect on the significance of the asset through a change in setting.

### *Bolsover Castle*

- 7.4.4 The asset does derive significance from its setting, particularly from the historic relationship with each other and the settlement at Bolsover but from the purposefully selected position of topographical prominence overlooking the wider landscape.
- 7.4.5 This wider landscape would have comprised agricultural land for the majority of the castle's existence, however, development in the latter half of the 20th century has significantly altered that landscape. As a result, the contribution that element of the asset's setting makes to its significance has been severely eroded.
- 7.4.6 Development within the Site with therefore not lead to an impact on the asset's significance through a change in setting due to the erosion of the former rural landscape within which the Site is barely discernible. In fact, the Site is only identifiable through its spatial association with a set of large agricultural buildings at Woodthorpe Hall (Plate 9).
- 7.4.7 The prominence of the assets still makes a substantial contribution to their significance. The castle is visible throughout the landscape despite the substantial modern development, including from within the Site (Plate 10).
- 7.4.8 The implementation of the Indicative Masterplan (Appendix 4) will lead to the development of housing within the Site which has the potential to remove some visibility of the castle from certain areas within the Site boundary. However, this will not compromise the overall prominence of the assets within wider landscape where they are still clearly visible and identifiable.

## 8 CONCLUSION

### 8.1 Archaeological interest

- 8.1.1 This assessment has established there is archaeological interest within the Site. This interest primarily relates to the presence of potential prehistoric activity concentrated around an possible enclosure identified during geophysical survey and the route of an 18th century tramway.



- 8.1.2 Other remains associated with coal mining and mid-19th century settlement are also likely to be present within the Site, while there remains a currently unknown potential for other remains not identified during geophysical survey.
- 8.1.3 As archaeological remains are known to be present within the Site, further intrusive excavation is likely to be required to fully establish their significance. This is anticipated to take the form of a trial trench scheme of investigations to be undertaken prior to the submission of detailed plans.
- 8.1.4 The scale, scope and timing of such investigations should be agreed in consultation with the Development Control Archaeologist for the Local Planning Authority.

## **8.2 Setting**

- 8.2.1 The settings assessment considered five heritage assets, three of which were clustered together, comprising:
- Norbriggs House;
  - Church of St Peter; and
  - Bolsover Castle.
- 8.2.2 These assets were selected for further assessment on the basis of the potential for harm to their significance from a change within their setting arising from development within the Site.
- 8.2.3 However, a detailed analysis of what constitutes the asset's significance, the relationship of each asset to its setting and the way in which the proposed development will interact with that setting has concluded that there will be no harm to the significance of any of these assets.



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## APPENDICES

### Appendix 1: Terminology

#### Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

<b>Archaeological interest</b>	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
<b>Conservation (for heritage policy)</b>	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
<b>Designated heritage assets</b>	World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.
<b>Heritage asset</b>	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 assets include designated heritage assets and assets identified by the local planning authority (including local listing).
<b>Historic environment</b>	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
<b>Historic environment record</b>	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
<b>Setting of a heritage asset</b>	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
<b>Significance (for heritage policy)</b>	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
<b>Value</b>	An aspect of worth or importance

#### Chronology

Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Prehistoric		Historic	
<b>Palaeolithic</b>	970,000–9500 BC	<b>Romano-British</b>	AD 43–410
<b>Early Post-glacial</b>	9500–8500 BC	<b>Saxon/Early Medieval</b>	AD 410–1066
<b>Mesolithic</b>	8500–4000 BC	<b>Medieval</b>	AD 1066–1500
<b>Neolithic</b>	4000–2400 BC	<b>Post-medieval</b>	AD 1500–1800
<b>Bronze Age</b>	2400–700 BC	<b>19th century</b>	AD 1800–1899
<b>Iron Age</b>	700 BC–AD 43	<b>Modern</b>	1900–present day



## Appendix 2: Legislative and planning framework

There is national legislation and guidance relating to the protection of important archaeological sites or historic buildings within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system. This section summarises the main components of the national and local planning and legislative framework governing the treatment of the historic environment within the planning process.

### Legislation

Legislation	
Title	Summary
<i>Ancient Monuments and Archaeological Areas Act 1979</i>	The main legislation pertaining to archaeological sites is the <i>Ancient Monuments and Archaeological Areas Act 1979</i> , which builds on previous Acts in confirming legal protection for nationally important archaeological remains through their addition to a centrally maintained 'schedule' (Scheduled Monuments). The consent of the Secretary of State (Department of Culture, Media and Sport), as advised by Historic England, is required for certain works within a scheduled area (Scheduled Monument Consent). For archaeological sites that are not covered by the Act, protection is afforded through the overall framework of national and local planning policy.
<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	The <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> provides specific protection for buildings and areas of special architectural or historic interest. Any decisions relating to Listed Buildings and their settings, and Conservation Areas must address the statutory considerations of the Act (in particular, Sections 16, 66 and 72), as well as satisfying relevant national and local planning policies. Section 66 of the Act states that: <i>'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.'</i> Section 69 enables Local Planning Authorities to designate conservation areas. Conservation areas are those <i>'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'</i> . Section 72 requires that in the exercise of planning duties <i>'special attention shall be paid to the desirability of preserving or enhancing the character or appearance'</i> of conservation areas. Under the provisions of the Act, Listed Building Consent is normally required for works of demolition, alteration or extension to a Listed Building that affect its character as a building of special architectural or historic interest.
<i>Hedgerows Regulations 1997 (as amended in 2002)</i>	Hedgerows that fulfil certain criteria are afforded protection under <i>The Hedgerows Regulations 1997 (as amended in 2002)</i> . The administration of the regulations is the responsibility of the Local Planning Authority (LPA).

### National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and revised on 24 July 2018 and updated in February 2019. It sets out the government's planning policies for England and how these are expected to be applied.

Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Section 2 'Achieving sustainable development'). The NPPF recognises that heritage assets are an irreplaceable resource and that effective conservation delivers wider social, cultural, economic and environmental benefits.



Section 16 of the NPPF, entitled 'Conserving and enhancing the historic environment', sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process (paragraphs 184-2)

On 6 March 2014 the Department for Communities and Local Government (DCLG) launched the Planning Practice Guidance (PPG) web-based resource. The resource provides additional guidance intended to accompany the NPPF. It includes a section entitled 'Conserving and enhancing the historic environment' (ID: 18a), which expands upon the corresponding sections of the NPPF. The PPG will, where necessary, be updated in due course to reflect changes to the NPPF since the new framework was published in February 2019.

National Planning Policy Framework (NPPF)	
Reference	Quote
Para. 189	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
Para. 190	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
Para. 192	In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
Para. 193	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
Para. 194	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:  a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional <sup>63</sup> .  <sup>63</sup> Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
Para. 195	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:  a) the nature of the heritage asset prevents all reasonable uses of the site; and



National Planning Policy Framework (NPPF)	
Reference	Quote
	b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
Para. 196	Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
Para. 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.
Para. 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 <sup>64</sup> . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.  <sup>64</sup> Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.
Para. 200	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
Para. 201	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
Para. 202	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.



### Appendix 3: Gazetteer

NHLE/HER No	Name	Description	Designation	Period
MDR6191	Bronze Age scraper, Mastin Moor, Staveley	A Bronze Age flint scraper was found at this location		Bronze Age
MDR6196	Mound, northern edge of Romeley Wood, Clowne	Mound, variously interpreted as a prehistoric mound or as a prospect mound		Prehistoric
N/A	Probable prehistoric enclosure	An oval-shaped anomaly located within the eastern section which has been interpreted as a possible enclosure		Prehistoric
MDR10018	Artefact scatter, west of Romeley Wood, Clowne	Pottery sherds recovered during fieldwalking in 1997 included one Romano-British sherd and three of medieval date		Romano-British
MDR22981	Roman enclosed field system	Part of an enclosed field system from the Romano-British period recorded during excavations		Romano-British
MDR6133	Medieval stone head, Huggester Farm, Staveley	A medieval carved stone head, probably dating to the late 14th century, was found at this location		Medieval
MDR6132	Medieval bridge (site of), Worksop Road, Staveley	The site of a medieval bridge; now occupied by the 1928 construction.		Medieval
MDR6230	Woodthorpe Hall, Staveley	The remains of a medieval hall, Woodthorpe Hall, first documented in the 13th century. Now part of 18th or early 19th-century farmhouse		Medieval
MDR11650	Chesterfield to Worksop (via Brimington) Turnpike Road	One of the earliest turnpike roads in Derbyshire, authorised in 1739		Post-medieval
MDR6199	Romeley House (site of), Clowne	Site of an 18th-century house, now demolished		Post-medieval
1088322/MDR6207	Netherthorpe Grammar School, Staveley	16th/17th century grammar school building, with large early 20th century extensions designed by George Henry Widdows	Grade II	Post-medieval
MDR6232	17th century house (site of), Netherthorpe, Staveley	Approximate site of a two-storeyed 17th century house of coursed stone rubble, formerly listed but now demolished		Post-medieval



NHLE/HER No	Name	Description	Designation	Period
MDR6231	No. 11, Netherthorpe, Staveley	Two storey, 17th century house of coursed stone rubble		Post-medieval
MDR6134	Norbriggs Cutting, Chesterfield Canal	Late 18th century canal branch		Post-medieval
MDR6197	Mound within Romeley Wood, Clowne	Mound within woodland, possibly one of two post-medieval prospect mounds		Post-medieval
1052227/MDR6165	Beightonfields Priory, Beighton Fields, Barlborough	Small 17th century and later country house with associated farm buildings, said to be on the site of a medieval hospital, although this is now disputed	Grade II*	Post-medieval
MDR8653	Pear Tree Cottage (site of), Pinnock, Barlborough	16th century timber-framed building later encased in stone. It is described as derelict and roofless in 1991		Post-medieval
MDR6152	Chesterfield Canal	Route of the late 18th-century canal through Derbyshire		Post-medieval
MDR13452	Almshouses (site of), Woodthorpe, Staveley	Site of almshouses built in 1632 by Peter Frecheville		Post-medieval
1108963	Barn To South Of Priory Farmhouse	Outbuilding. Probably 17th, 19th and 19th century	Grade II	Post-medieval
N/A	Nobriggs Coal Quarry, Seymour Colliery Pump Engine and Cottages	The location of a 18th century coal quarry which included the first recorded use of a railway in Derbyshire. A pump engine for the larger quarry to the south is constructed in the 19th century		Post-medieval
N/A	Tramway	the probable route of a late 18th century railway which was the first of its kind in Derbyshire		Post-medieval
N/A	Shovel Works	Dudley & Son spade, shovel and steel fork manufacturers. Buildings visible on the 1841 tithe map which have been destroyed by the 1920s		19th century
MDR11082	Seymour Colliery (site of), Staveley	Site of colliery and associated housing		19th century
MDR6198	Earthworks within Romeley Wood, Clowne	Features may be related to garden landscaping in the 19th century		19th century



NHLE/HER No	Name	Description	Designation	Period
MDR10205	Clowne branch of Midland Railway (route of)	Railway branch line in operation by the 1880s; now dismantled		19th century
MDR10133	LD & EC Railway, Beighton branch line (route of)	Lancashire, Derbyshire & East Coast Railway's Langwith to Beighton branch opened in 1898, closed to regular passenger traffic in 1939; now completely abandoned		19th century
MDR13449	Jubilee Chapel (Primitive Methodist), Mastin Moor, Staveley	Former Primitive Methodist chapel		19th century
1329365/MDR6248	Church of St Peter/Former Chapel, Woodthorpe, Staveley	A Grade II listed chapel built in 1849 by the Duke of Devonshire, on or near the site of an earlier chapel which was in existence in 1632	Grade II	19th century
1109002	Walls Enclosing Burial Ground At Beighton Fields Priory	Walls enclosing former burial ground of the Bowdon family. In its present form mostly C19 and C20	Grade II	19th century
1205097	Norbriggs House	Circa 1850. Red brick house	Grade II	19th century
N/A	Buildings visible on Tithe Map	Buildings visible on the 1841 tithe map which have been demolished by the 1950s - identified as anomalies on geophysical survey		19th century
N/A	Lime Yard	Field name visible on 1841 tithe map		19th century
N/A	Kiln House Field	Field name visible on 1841 tithe map		19th century
N/A	Windmill Hill	Three field names visible on 1841 tithe map		19th century
N/A	Spital Flatts	Six field names visible on 1841 tithe map		19th century
N/A	Gin Field	Three field names visible on 1841 tithe map		19th century
MDR6233	Oval enclosure, Netherthorpe School	An oval enclosure cropmark that is now thought to be a running track associated with the school.		Modern
N/A	Mastin Moor District Hospital	Hospital buildings, noted as being for infectious diseases, first visible on the 1920s OS map not noted as a nursing home		Modern



<b>NHLE/HER No</b>	<b>Name</b>	<b>Description</b>	<b>Designation</b>	<b>Period</b>
MDR6138	Earthwork/cropmark features, Norbriggs, Staveley	Features seen on an aerial photograph probably indicate an earlier course of the River Doe Lea		Undated
MDR6139	Cropmark west of Mastin Moor, Staveley	Parchmark identified on an aerial photograph of 1971		Undated
MDR6159	Earthworks, Priory Farm, Barlborough	Earthworks of unknown date, some possibly being former fishponds, others of uncertain significance, possibly the result of quarrying		Undated



### **Appendix 3: Illustrative Masterplan**



- Key**
- Planning Boundary
  - Multi User Path
  - Footpath
  - Footpath Existing Retained
  - Garden Footpath
  - Main Street & Avenues
  - Secondary Street
  - Tertiary Street
  - Park-edge Road
  - Private Drive
  - Parking Areas
  - Residential Plots
  - Elderly Care Plot
  - Local Centre
  - Public Square
  - Naturalistic Parkland
  - Community Garden
  - Community Orchard
  - Rose Gardens
  - Play Space
  - Formal Open Space
  - Apartment Block
  - Housing Frontage
  - Featheredge Frontage
  - Retail, Community and Services with Apartments Above
  - Safeguarded Site for Health Centre
  - Elderly Care Facility
  - Community Garden Building
  - SUDs. Attenuation and Grading
  - SUDs. Open Water with Attenuation
  - SUDs. Swale
  - Nodes
  - Bus Stop
  - Proposed Trees
  - Retained Trees
  - Existing hedge retained
  - replacement hedgerow
  - Existing hedge removed
  - Historic remains

rev	details	by	date
00	FIRST ISSUE FOR COMMENT	SK	06.08.20
01	Footpath update	MC	14.08.20

**Notes**

1. Do not scale from drawing, use figured dimensions only.
2. All dimensions to be checked onsite.
3. This drawing to be read in conjunction with all other Gillespies drawings and specifications.

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Project title  
**MASTIN MOOR**

Drawing title  
**INDICATIVE MASTERPLAN**

Drawing number  
**P20181-00-001-100**

Drawing Status  
**PLANNING**

Date  
06.08.20

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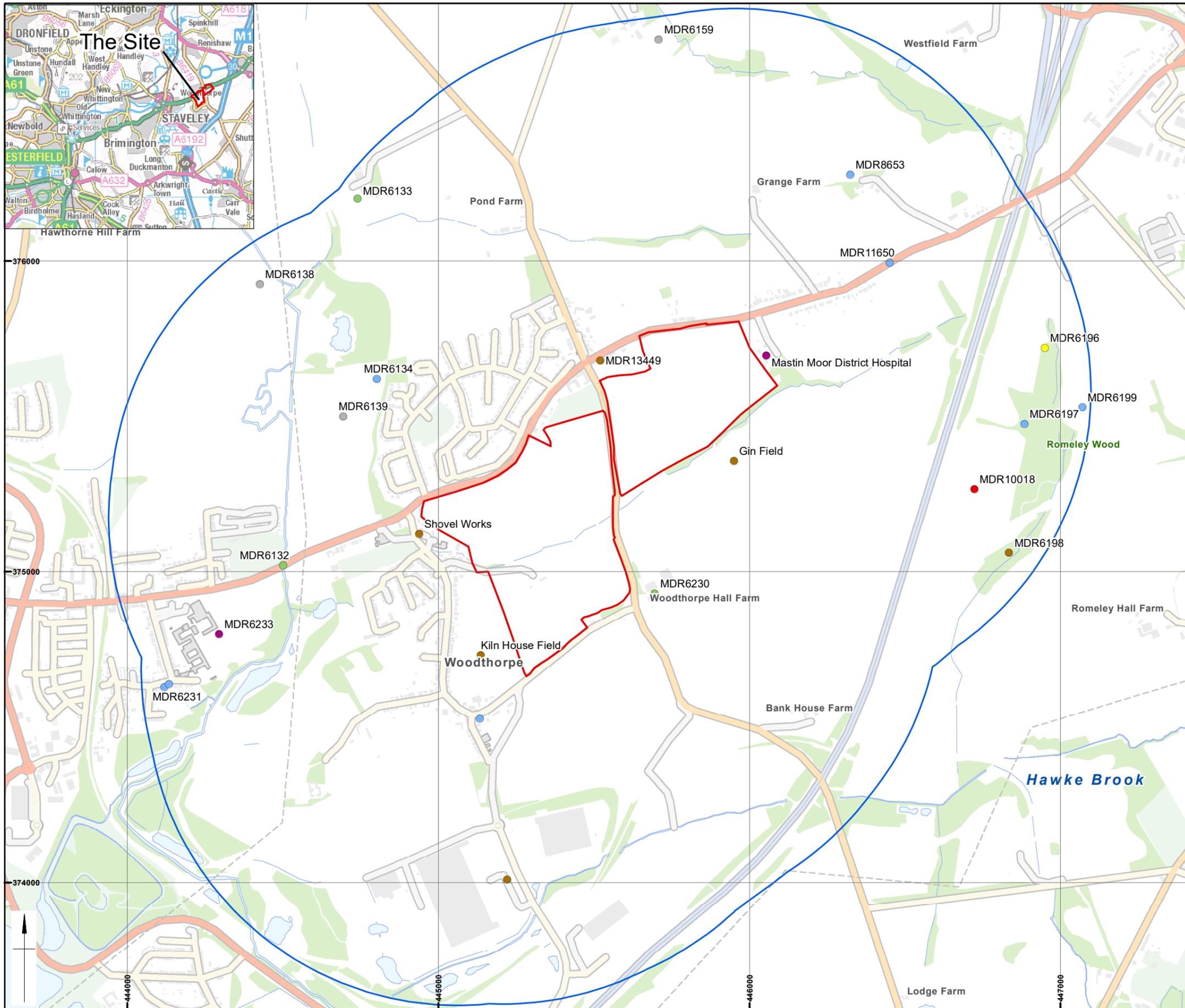
Revision  
**01**

Drawn  
SK

Checked  
MC



Client



- Site
- Study

**Assets sorted by period**

- Prehistoric
- Romano-British
- Medieval
- Post-medieval
- 19th century
- Modern
- Undated

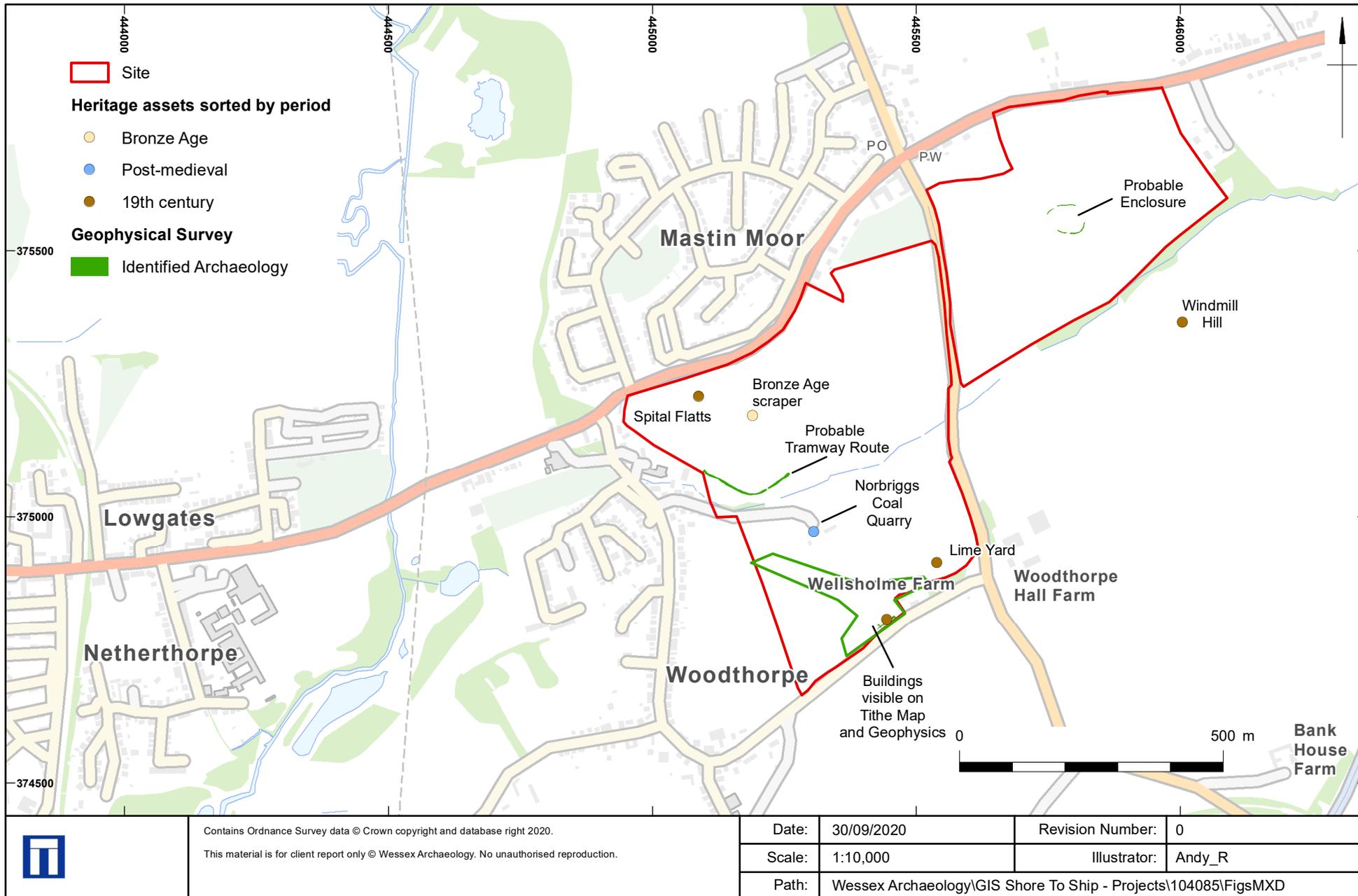
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Site location, Study Area and non-designated heritage assets within the Study Area

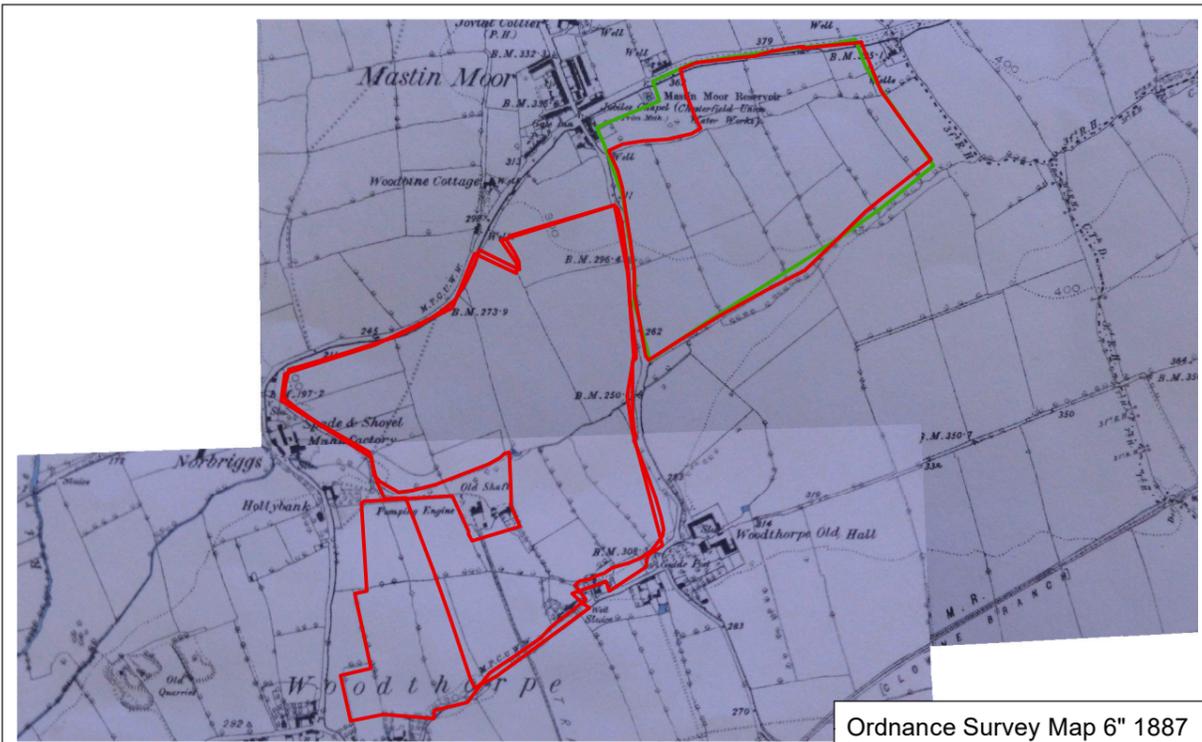
Figure 1



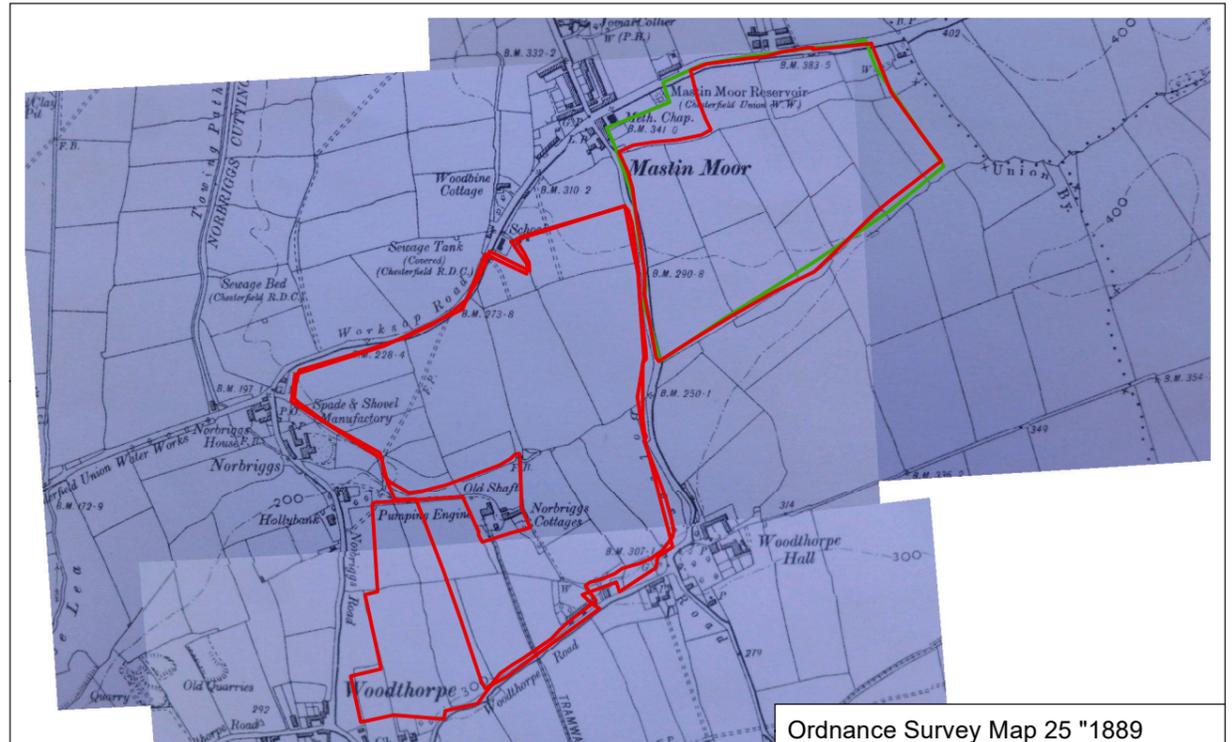
Heritage assets within the Site

Figure 2

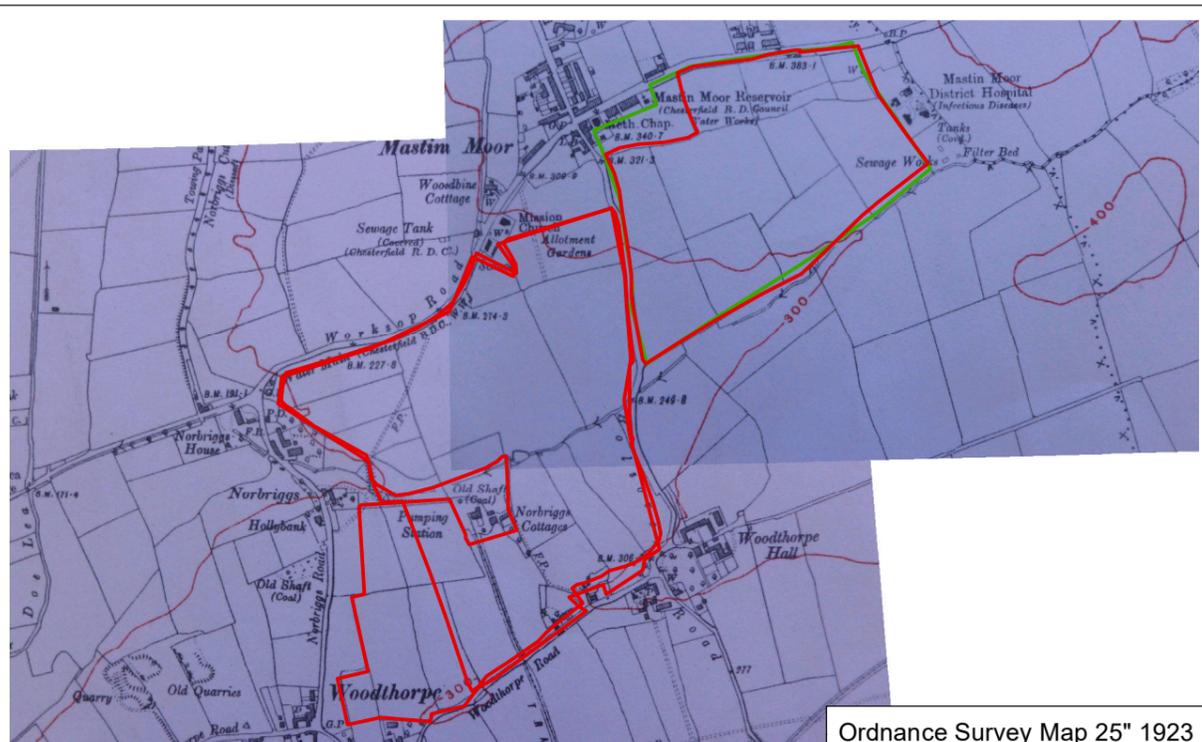




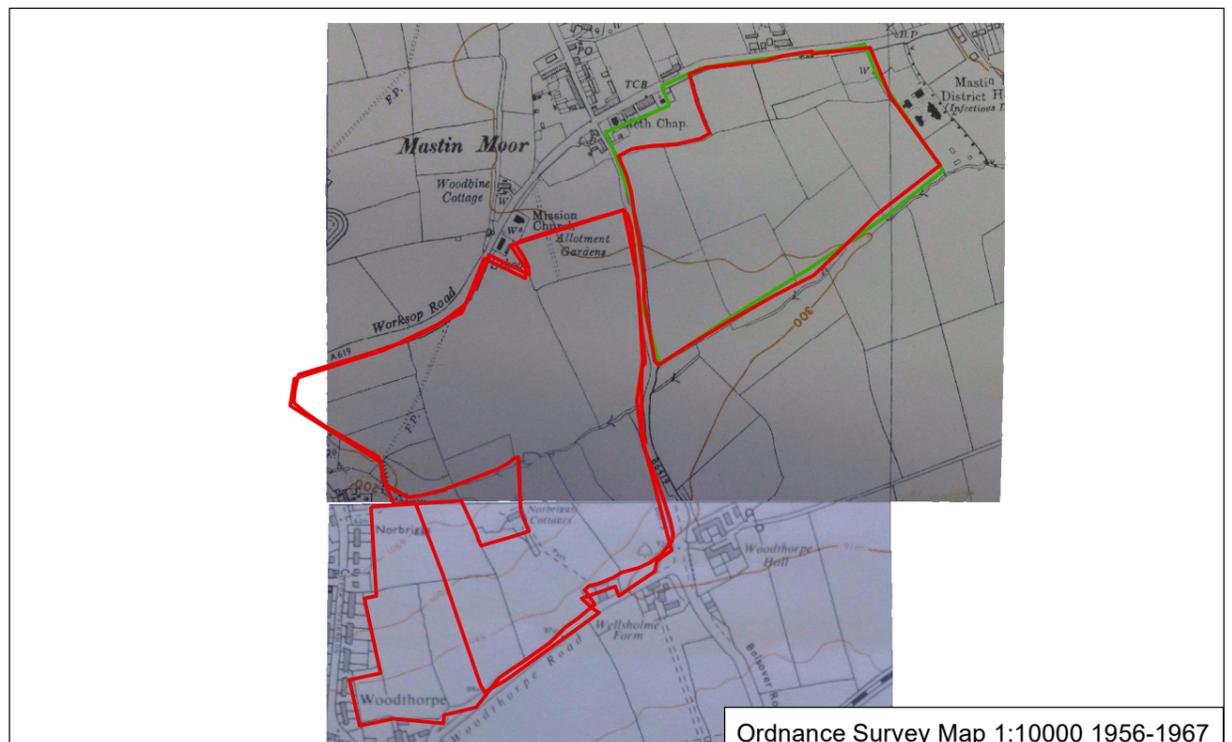
Ordnance Survey Map 6" 1887



Ordnance Survey Map 25 "1889



Ordnance Survey Map 25" 1923



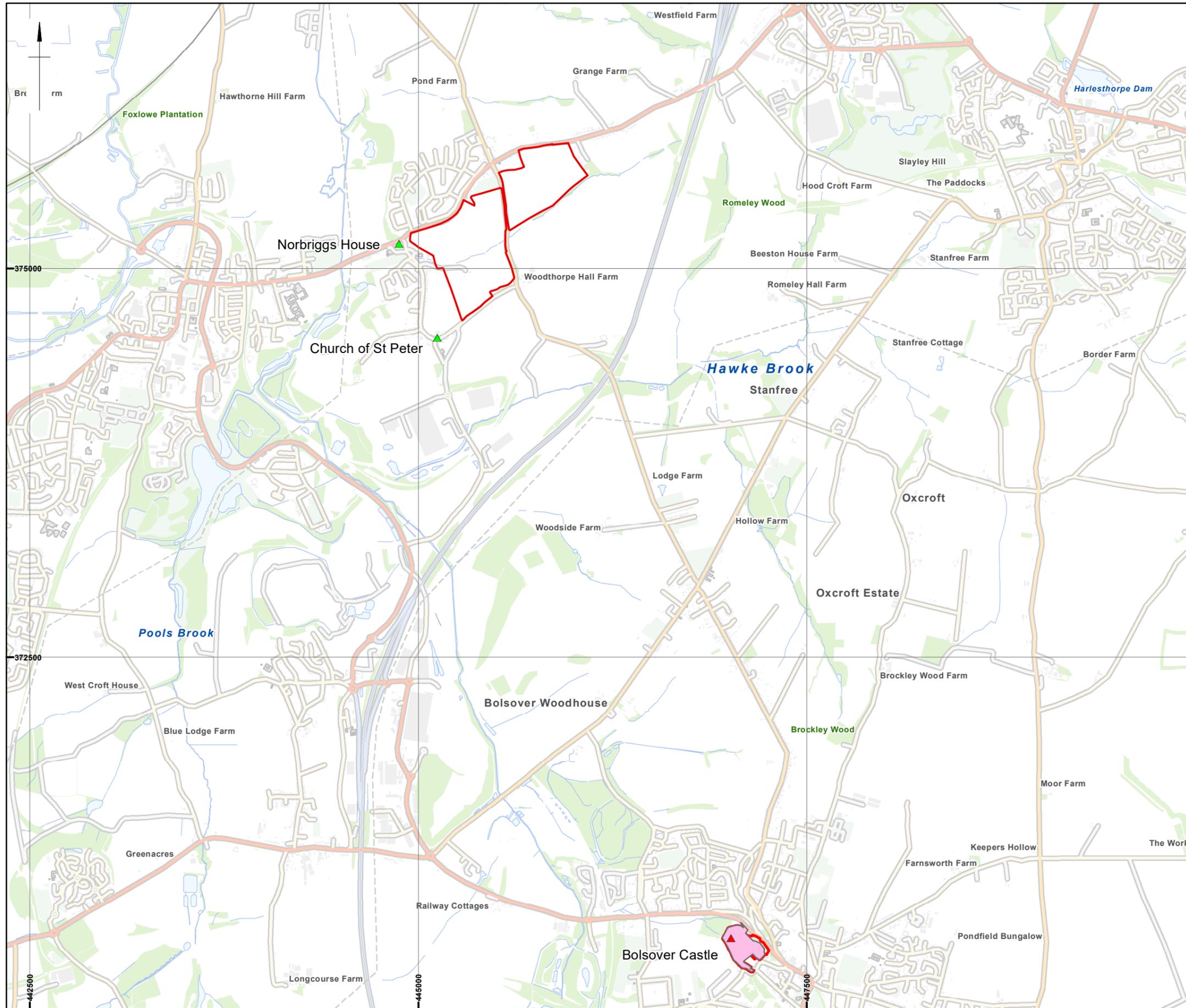
Ordnance Survey Map 1:10000 1956-1967

 Site



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- Site
- Designated heritage assets**
- Scheduled Monuments
- ▲ Grade I Listed Building
- ▲ Grade II Listed Building
- Grade I Registered Park

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Designated heritage assets scoped into assessment

Figure 5



Plate 1 - Western section of the Site



Plate 2 - Eastern section of the Site

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Plate 3 - Grade II listed Norbriggs House



Plate 4 - View towards the Site from near to Norbriggs House

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Plate 5 - Grade II listed Church of St Peter



Plate 6 - View of the centre of the settlement at Woodthorpe, from adjacent to the Church of St Peter

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Plate 7 - View from Bolsover Castle across the landscape showing modern warehouse development



Plate 8 - View across the landscape towards the Site from Bolsover Castle showing new residential development

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Plate 9 - Zoomed in view of the Site from Bolsover Castle, highlighting the modern barns at Woodthope Hall



Plate 10 - View towards Bolsover Castle from the Site highlighting its prominence over the landscape

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