



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

Newark & Sherwood Local Development Framework

Plan Review

Publication Amended Allocations & Development Management DPD

Heritage Impact Assessment

November 2022

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Plan Review – Heritage Impact Assessment

1.0 Introduction

- 1.1 The Council are currently in the process of reviewing its Development Plan, made up of the Amended Core Strategy ('ACS') and the Allocations & Development Management DPD. The first element of the Plan Review has already been completed, and this was the Amended Core Strategy which was adopted in March 2019. The second element of this Plan Review is the Amended Allocations and Development Management DPD ('AADMDPD'), which has been published for a period of consultation until the beginning of 2023.
- 1.2 The review of the Allocations & Development Management policies of the Newark & Sherwood Local Development Framework aims to ensure that the various elements of the Development Plan are up to date in terms of National Policy and the extent to which they continue to be deliverable.
- 1.3 The Plan Review has identified little need to change the current allocated sites to the extent that it will materially alter their impact on the wider environment, including the historic environment. However, the Council is proposing a number of new allocations for Gypsy, Roma and Traveller ('GRT') sites to meet the housing needs of those communities. Therefore, it is proposed to consider their impact on the historic environment of the District.
- 1.4 This document follows the Heritage Impact Assessment (HIA) completed during the production of the Amended Core Strategy which addressed the allocation of the former Thoresby Colliery in Edwinstowe as a mixed-use strategic site.

2.0 Legislative and Policy Context

2.1 The following section sets out the legislative and policy context and for the recommended assessment process. The following legal framework and planning guidance apply:

- Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990);
- The Ancient Monuments and Archaeological Areas Act 1979 provides specific protection for scheduled monuments;
- The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest;

2.2 Section 66 of the 1990 Act is relevant as it states that the decision maker, when exercising planning functions, must give special regard to the desirability of preserving a listed building and its setting. Section 72 of the 1990 Act provides protection for the character and appearance of Conservation Areas. The Court of Appeal decision in the case of *Barnwell v East Northamptonshire DC* (2014) EWCA Civ 137 made it clear that in enacting Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that *'decision makers should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise'*.

2.3 In *James Hall v City of Bradford Metropolitan District Council and Co-Operative Group Limited* (2019) EWHC 2899 (Admin), the Court held that there are only three gradations of harm in heritage terms (substantial harm, less than substantial harm and no harm). The Court went onto clarify that even limited or negligible harm was enough to fall within the bracket of 'less than substantial harm'. The fact that the harm may be limited or negligible will add to the weight to be given to it in the balancing exercise and this level of harm is sufficient to engage the heritage paragraphs within the NPPF. The Court also held that it was inappropriate for the Officers to pre-determine the impacts on heritage assets and not include these judgements in the committee report.

The National Planning Policy Framework (2021)

2.4 The central theme of the National Planning Policy Framework ('NPPF') is the presumption in favour of sustainable development and the need for sustainable urban growth. In terms of heritage, Section 16 of the NPPF entitled *"Conserving and*

Enhancing the Historic Environment” provides the main policies on the historic environment and its significance-led approach to planning.

- 2.5 Paragraph 190 states that *“Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats”*. There are a number of criteria that the strategy should take into account (paragraph 190). These are:
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
 - d) opportunities to draw on the contribution made by the historic environment to the character of a place.
- 2.6 Paragraph 195 states that *“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”*.
- 2.7 Paragraphs 199 to 208 outline the consideration of potential impacts of a proposed development on the significance of a designated heritage asset. It states at Paragraph 202 that *“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.”*
- 2.8 Any decisions relating to listed buildings and their settings, conservation areas and scheduled monuments must address the statutory considerations and satisfy the relevant policies of the NPPF and the Local Plan.
- 2.9 Planning policy guidance has been published to support the NPPF and planning system. It provides guidance on the interpretation of the NPPF, although there is no specific guidance on how to prepare Heritage Impact Assessments. It does advise on how to define significance of assets, which includes their setting and assessing whether development will cause harm. It also identifies that significance should be identified at an early stage using evidence and expertise.

Other Relevant Guidance

- 2.10 Historic England provide guidance to Local Planning Authorities in drawing up Local Plans that make provision for historic buildings and sites in their area.
- 2.11 The following guidance documents are of relevance:
- Conservation Principles, Policies and Guidance (April 2008) provides guidance on understanding heritage values, which it expresses as evidential, historical, aesthetic and communal. It defines significance as the sum of these values.
 - Guide to the Conservation of Historic Buildings (British Standard Guide) (BS7913:2013) takes a significance-based approach and also adds that external factors such as context or associations may also be relevant.
 - Historic Environment Good Practice Advice in Planning (1-4, 2015-2020)
 - The Historic Environment and Site Allocations in Local Plans: Historic England Advice Note 3 – October 2015.
- 2.12 The Historic Environment and Site Allocations in Local Plans: Historic England Advice Note 3 (2015) recommends the following site selection methodology:
- **Step 1:** identify which heritage assets are affected by the potential site allocation;
 - **Step 2:** Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s);
 - **Step 3:** Identify what impact the allocation might have on that significance;
 - **Step 4:** Consider maximising enhancements and avoiding harm;
 - **Step 5:** Determine whether the proposed site allocation is appropriate in terms of the NPPF's test of soundness.

3.0 Methodology

3.1 The assessment follows the methodology provided in Historic England's Advice Note 3 ('HEAN 3'): The Historic Environment and Site Allocations in Local Plans (2015) and utilises Good Practice Advice 2 ('GPA 2'): Managing Significance in Decision-Taking in the Historic Environment (2015), and Good Practice Advice 3 ('GPA 3'): The Setting of Heritage Assets (2017).

3.2 In particular, this assessment follows Steps 1 to 5 of the 5 step Site Selection Methodology set out in HEAN 3, namely:

- **Step 1: identify which heritage assets are affected by the potential site allocation:** All of the sites will be initially assessed as to whether they have any designated or non-designated heritage assets within or adjacent/ close to their boundaries. This will provide an initial indication of the level of harm that may be caused by the development of the site in question;
- **Step 2: Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s):** The sites will then be assessed in more detail and incorporates the significance of any asset(s) relating to the site and assessment of harm to the asset(s) and their settings;
- **Step 3: Identify what impact the allocation might have on that significance:** This stage looks to identify what impacts the development of a site might have on the significance of a heritage asset or its setting and evaluate the resultant degree of harm. The level of harm needs to be established and for the purposes of this HIA, this is categorised as 'substantial', 'less than substantial' or 'no harm' to the heritage asset;
- **Step 4: Consider maximising enhancements and avoiding harm:** Consideration will be given as to how development could maximise the enhancement of the asset or show how the harm could be mitigated or avoided;
- **Step 5: Determine whether the proposed site allocation is appropriate in terms of the NPPF's test of soundness:** Confirmation that the proposed site is positively prepared, justified, effective in terms of delivery and consistent with the NPPF.

4.0 Identification of Heritage Assets Affected and Their Settings

4.1 Step 1 of the Historic England guidance 'HEAN 3' advises that the starting point of the analysis is to identify those heritage assets likely to be affected by the potential site allocations. In order to do this, the National Heritage List for England and the Historic Environment Record (HER) has been consulted.

4.2 The 'setting of a heritage asset' is defined in the Glossary of the 2021 NPPF 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".

4.3 The PPG explains that all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Furthermore, the PPG states that the extent and importance of the setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual / physical considerations.

4.4 The setting of a heritage asset should be improved as a consequence of development to allow it to be better appreciated and understood and this aim is supported by the NPPF.

4.5 The PPG further explains that although views of or from an asset will play an important role in the assessment of impacts on setting, the way in which an asset is experienced in its setting, is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.

5.0 Significance of Heritage Assets

5.1 Step 2 of the Historic England guidance 'HEAN 3' directs Local Authorities to understand the contribution the site (in its current form) makes to the significance of the heritage asset(s).

5.2 The 2021 NPPF further defines the significance of heritage assets 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.”

5.3 Understanding significance is essential to enable assessment of the potential impact of development following a site’s allocation. Historic England’s document entitled ‘Conservation Principles, Policies and Guidance’ (2008) bases significance on how heritage assets and places are valued by this and future generations because of their heritage interest. This derives from an asset’s evidential, historical, aesthetic and communal values.

5.4 Paragraph 200 of the NPPF recognises that heritage assets of the highest significance comprise 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.

5.5 Footnote 68 of the NPPF also recognises that 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.

5.6 The significance of heritage assets is determined by professional judgement, and guided by statutory and non-statutory designations, national and local policies, and archaeological research agendas.

6.0 Proposed Allocations in the Publication Amended Allocations & Development Management DPD

- 6.1 Step 3 of the Historic England guidance 'HEAN 3' confirms that Local Authorities should identify what impact the proposed allocation might have on the significance considering a number of criteria.
- 6.2 As explained in Section 1 of this HIA, the review of existing allocations for housing, employment and retail have identified little need to change the current allocated sites to the extent that it will materially alter their impact on the wider environment, including the historic environment. No new allocations for housing, retail or employment are proposed in the Publication AADMDDP. The allocations which have been fully developed have been deleted from the DPD as have allocated sites which are no longer considered available. However, allocations which are part developed or which have a planning permission on them continue to be included in the AADMDDP.
- 6.3 The AADMDDP proposes a number of site allocations for Gypsy, Roma and Traveller accommodation which have been identified in and around Newark Urban Area and Ollerton & Boughton in accordance with the spatial strategy. These proposed allocations comprise a mixture of sites already in use as GRT sites which can accommodate additional pitches and entirely new allocations. They are:

Ref	Site Address	No. of Pitches	Site Status
NUA/GRT/1	Park View, Tolney Lane, Newark	13	Existing Site
NUA/GRT/2	Bowers Caravan Site, Tolney Lane, Newark	3	Existing Site
NUA/GRT/3	Hose Farm, Tolney Lane, Newark	9	Existing Site
NUA/GRT/4	Land opposite Ropewalk Farm (Farm View), Tolney Lane, Newark	3	Existing Site
NUA/GRT/5	Sandhill Sconce, Tolney Lane, Newark	11	Existing Site
NUA/GRT/6	The Paddocks, Tolney Lane, Newark	3	Existing Site
NUA/GRT/7	Hirram's Paddock, Tolney Lane, Newark	7	Existing Site
NUA/GRT/8	Taylor's Paddock, Tolney Lane, Newark	1	Existing Site
NUA/GRT/9	Price's Paddock, Tolney Lane, Newark	1	Existing Site
OB/GRT/1	Shannon Caravan Site, Wellow Road, Ollerton	9	Existing Site
OB/GRT/2	The Paddock, Wellow Road, Ollerton	3	Existing Site
OB/GRT/3	The Stables, Wellow Road, Ollerton	4	Existing Site
OB/GRT/4	Dunromin, Wellow Road, Ollerton	5	Existing Site
OB/GRT/5	Greenwood, Wellow Road, Ollerton	1	Existing Site
NUA/GRT/10	Church View, Tolney Lane, Newark	10	Existing caravan site not in GRT use
NUA/GRT/11	Riverside Park, Tolney Lane, Newark	9	Existing caravan site not in GRT use
NUA/GRT/12	Land at Chestnut Lodge Barnby Road, Barnby-in-the-Willows	20	New allocation
NUA/GRT/13	Belvoir Ironworks, Bowbridge Ln, Newark	15-27	New allocation
NUA/GRT/14	The Old Stable Yard, Winthorpe Rd, Newark	14	New allocation
NUA/GRT/15	Land at Appleby Lodge, Barnby Rd, Newark	2	New allocation

- 6.4 The existing sites are in two locations: at Tolney Lane in Newark and in and around the Wellow Road / Newark Road junction in Ollerton.
- 6.5 In order to support meeting the accommodation needs of suitable existing sites at Tolney Lane, a Tolney Lane Policy Area is proposed to be designated as part of the Publications AADMDPD. As part of this designation, there is a flood alleviation scheme proposed to improve the flood risk resiliency of the area and its vehicular access to Great North Road so that flood safe access can be provided. This would involve raising the level of the road along Tolney Lane from Great North Road.

7.0 Heritage Impact Assessment: Tolney Lane

Proposed Allocations

- 7.1 The Publication AADMDPD sets out a number of proposed allocations for Gypsy, Roma and Traveller accommodation. There are 11 proposed GRT allocations (See Appendix 1) on Tolney Lane, all of which are sites already in GRT or non GRT caravan uses (9 of which are currently in use for GRT purposes and 2 as non-GRT caravan use). These are:

Ref	Site Address	No. of Pitches	Site Status
NUA/GRT/1	Park View, Tolney Lane, Newark	13	Existing Site
NUA/GRT/2	Bowers Caravan Site, Tolney Lane, Newark	3	Existing Site
NUA/GRT/3	Hose Farm, Tolney Lane, Newark	9	Existing Site
NUA/GRT/4	Land opposite Ropewalk Farm (Farm View), Tolney Lane, Newark	3	Existing Site
NUA/GRT/5	Sandhill Sconce, Tolney Lane, Newark	11	Existing Site
NUA/GRT/6	The Paddocks, Tolney Lane, Newark	3	Existing Site
NUA/GRT/7	Hirram's Paddock, Tolney Lane, Newark	7	Existing Site
NUA/GRT/8	Taylor's Paddock, Tolney Lane, Newark	1	Existing Site
NUA/GRT/9	Price's Paddock, Tolney Lane, Newark	1	Existing Site
NUA/GRT/10	Church View, Tolney Lane, Newark	10	Existing caravan site not in GRT use
NUA/GRT/11	Riverside Park, Tolney Lane, Newark	9	Existing caravan site not in GRT use

- 7.2 The strategy at Tolney Lane has two elements. Firstly, there is a small intensification of existing Traveller sites and secondly, the non GRT sites that are proposed to be brought back into traveller use would mean those sites would be occupied at a lower density than currently is the case. The strategy as a whole will see a very small net overall additional pitch number of 8 pitches. There is also a site with extant temporary consent that is not proposed to be made permanent via the strategy, and a further unauthorised site which will not be regularised. The removal of these existing temporary and unauthorised pitches would result in the Strategy having a net additional pitch provision of -19.
- 7.3 In recognition of flood risk concerns, the strategy in the Publication AADMDPD towards Tolney Lane integrates a requirement for provision of flood resiliency improvements, alongside additional pitches. These improvements are intended to deliver an overall betterment for residents from a flood risk perspective. This is centred on provision of a flood resilient vehicular access to Great North Road and various site-level resiliency improvements
- 7.4 These sites are located in, adjacent to, or within close proximity of Newark Conservation Area.

Heritage Assets Affected

- 7.5 Appendix 1 highlights the heritage assets in close proximity to Tolney Lane.
- 7.6 The civil war sconce is a Scheduled Ancient Monument along Tolney Lane which was constructed by the Royalist forces defending Newark and subsequently occupied by the Parliamentarians. It was designated in part due to Newark being a key garrison held by the Royalists from the outbreak of the civil war in 1642 until 1646. They are the most impressive surviving collection of such works in England.
- 7.7 On the junction of Great North Road and Tolney Lane, there is the Grade II Listed Causeway Arches and Embankment Walling.
- 7.8 The proposed allocations are also within, adjacent to, or in close proximity of Newark Conservation Area.
- 7.9 The Historic Environment Record (HER) identifies the proposed allocations to be located in a landscape containing known archaeological remains in the wider area relating to the civil war.

Significance of Heritage Assets

- 7.10 Newark Conservation Area was first designated in May 1968. An updated assessment of the conservation area and a review of its boundary were undertaken in 2022. The Conservation Area covers the historic core of the town, comprising the medieval plan of the town radiating from the marketplace.
- 7.11 The Conservation Area Character Appraisal divides Newark into different character areas. The two character areas of relevance to Tolney Lane are Area 1: Medieval Core and Area 8: Riverside.
- 7.12 The Medieval Core is the heart of the Newark Conservation Area and comprises the planned town of the 12th century. This character area contains Newark's two best known landmarks, the medieval castle and the Church of St Mary Magdalene. The medieval core of Newark is an outstanding area of special historic and architectural interest. Not only is the medieval street pattern still intact, but the buildings generally are of the highest quality.
- 7.13 The site of the Castle and grounds is well-contained and generally screened with only limited views in. The grounds are a total contrast in character and appearance from the relative hustle and bustle of Castle Gate. It is an impressive building and a dominant architectural feature. It has a long and distinctive curtain wall punctuated by a complete Romanesque Gatehouse. It is this wall which today forms the stunning view of the Castle when entering Newark along the Great North Road.

- 7.14 The Riverside Character Area encompasses both the eastern and western banks along the River Trent. The River Trent provides an important setting to the Castle and includes the important Town Locks and a number of former industrial buildings associated with a riverside location. Large areas of open space are also found in this area, including Riverside Park, Riverside Arena and Mill Gate Field.
- 7.15 The Castle grounds and buildings along the river frontage behind Castle Gate formed part of the original conservation area designation in 1968, with the Town Locks, Mill Gate and Longstone bridge areas added in 1974.
- 7.16 The significance of the civil war sconce relates back to being a Civil War siege remnant. It's relationship to the Castle and town is important as it shows how the siege was carried out and what function this specific sconce played.
- 7.17 The significance of the causeway arches and embankment walling around the old cattle market is relative to the first impressions of the town on the approach to the Castle and forms part of a visual group alongside Keeper's Cottage, the Midland Hotel, Castle Station and Station Manager's House.

What Contribution the Site (in its current form) makes to the Significance

- 7.18 The proposed allocations are already in use as either existing GRT or non GRT caravan site uses. The proposed allocations along Tolney Lane collectively form the largest focus of existing GRT sites within the District. The occupation of some of the sites along Tolney Lane pre-date the contemporary planning system (1947). As detailed above, the Publication AADMDPD includes a strategy for Tolney Lane which integrates a flood alleviation scheme.
- 7.19 The Scheduled Ancient Monument's relationship to the Castle and town is important as it shows how the siege was carried out and what function this specific sconce played. Whilst the setting of the Scheduled Monument would be acutely affected, the presence of traveller accommodation adjacent to it does not affect the ability for this to be appreciated.
- 7.20 The setting of the castle and surrounding Conservation Area is unlikely to be impacted by the proposed allocations on Tolney Lane due to the distance between the site and the heritage assets, the intervening built form and relative screening by trees and hedgerows all of which limit visual linkages and the sense of proximity. Notwithstanding the proposed allocations on Tolney Lane reflect a small intensification of existing GRT sites, they are not considered to make any contribution to the significance of the identified heritage assets. Therefore, the proposed allocations are not considered to significantly change the character or appearance of the area in its current form.

What Impact the Allocations Might have on The Significance of the Heritage Assets

- 7.21 As explained above, the proposed allocations are currently in use as existing GRT and non GRT caravan site uses. Therefore, in the first instance, the significance on the heritage assets is not greater than currently exists. Riverside Park, agricultural fields and the River Trent separate Tolney Lane from the Conservation Area. There are also a belt of trees and hedgerows opposite Tolney Lane along the eastern end of the lane which serves as a visual barrier to the conservation area. The presence of these features provides a buffer between the proposed allocations on Tolney Lane and the conservation area and Castle.
- 7.22 Being able to appreciate the significance of the Scheduled Ancient Monument's function and relationship to the Castle and town would not be affected by the continued presence of traveller accommodation adjacent to, and in close proximity to the heritage asset. Therefore, it is considered that there is no harm on the heritage assets.
- 7.23 At the end of Tolney Lane, where it meets Great North Road, there is the Grade II Listed causeway arches and embankment walling next to the old cattle market. The causeway arches and embankment walling are listed because:

“Causeway arches and embankment walling with gates. 1770 with mid C19 alterations. Designed by John Smeaton. Red brick with ashlar dressings. Walling runs for 80metres along the south-west side of the Great North Road, with buttresses at regular intervals. To the south-east a 30 metre section of wall slightly curved, with ashlar coping. Then a mid C19 gateway, inserted as an entrance to the cattle market, with square brick piers with blue brick and ashlar decoration, and a pair of iron gates. Beyond to the north-west 40 metres of walling with 9 segmental brick arches (2 not visible), stretching under the road to the north-east, with buttresses between. The corresponding north wall of this causeway and embankment walling was demolished when the road was widened in the C19. Part of a causeway carrying the Great North Road across the flood plain of the Trent.”

- 7.24 In order to address flood risk and improve resiliency in the area, The Tolney Lane Flood Alleviation Scheme proposes to raise a stretch of the existing Tolney Lane on average by 1.54m (see Appendix 1 for approximate extent). There will also be a flood wall and site-level defence installed to protect a number of existing sites. Tolney Lane slopes down away from Great North Road and therefore the level of the road adjacent to the causeway arches and embankment walling will be raised the least. Whilst the setting of this heritage asset may be acutely affected, the function and significance will not be.

- 7.25 The Council consider that being able to appreciate the architectural and visual merit of the causeway arches and embankment walling would not be affected by the proposed Tolney Lane flood alleviation scheme and first impressions of the town on the approach to the Castle are expected to remain largely the same. Therefore, it is considered that the appreciable impact will be adverse, but not unduly so, and therefore at the lower end of less than substantial harm. There is significant public benefit in the alleviation strategy that demonstrably outweighs any adverse impact.

Consideration of Mitigation and Avoiding Harm

- 7.26 A natural landscape buffer could be maintained and / or introduced along Tolney Lane to screen the raising of the road from the Conservation Area / castle setting. There may be some level of disruption to the current levels of screening as part of implementing the flood alleviation scheme, but the Council would look to replace this through a landscaping scheme as part of moving into the detailed design and ensure that any losses in current screening will be compensated for.
- 7.27 The proposed allocations are located in a landscape containing known archaeological remains and with this in mind, it is considered appropriate that any future development would require archaeological investigations.

Conclusion

- 7.28 The proposed allocations along Tolney Lane would result in limited change to the character and setting of any designated heritage assets. The Tolney Lane Flood Alleviation Scheme will likely lead to less than substantial harm to the significance of the Grade II listed Causeway Arches and Embankment walling, but there is significant public benefit in the alleviation strategy that demonstrably outweighs any adverse impact. Therefore, the proposals are considered acceptable in this respect and conforms with the NPPF (paragraph 202).

8.0 Heritage Impact Assessment: Ollerton & Boughton

Proposed Allocations

8.1 The Publication AADMDPD sets out a number of proposed allocations for Gypsy, Roma and Traveller accommodation. There are 5 proposed GRT allocations in Ollerton & Boughton, all of which are sites already in use as GRT sites (see Appendix 2). There is also a broad location for growth proposed in this area. These are:

- OB/GRT/1 – Shannon Caravan Site, Wellow Road, Ollerton
- OB/GRT/2 – The Paddock, Wellow Road, Ollerton
- OB/GRT/3 – The Stables, Wellow Road, Ollerton
- OB/GRT/4 – Dunromin, Wellow Road, Ollerton
- OB/GRT/5 – Greenwood, Wellow Road, Ollerton

Heritage Assets Affected

8.2 There are no heritage assets within reasonable proximity to any of the five proposed GRT allocations other than Wellow Conservation Area (see Appendix 2). The Historic Environment Record (HER) identifies the proposed allocations to be located in a landscape containing known archaeological remains in the wider area, including the presence of potential Roman Marching Camp.

Significance of Heritage Assets

8.3 Wellow Conservation Area was first designated in 1978, and subsequently extended in 1993. The village has a central green (with a distinctive maypole which is still in use) and the parish Church of St Swithin is 12th century. On the east and south sides of the village are the remains of a defensive ditch, which originally encircled the village. The conservation area includes a wide range of post-medieval buildings and the positive buildings in the conservation area are typically 18th and 19th century vernacular buildings in red brick.

8.4 There are crop marks thought to indicate a potential Roman Marching Camp less than 150m to the southeast. Roman Marching Camps were typically square or rectangular and could be built at the end of a day's march to accommodate military personnel, along with their equipment, animals and a headquarters. The adjacent A614 follows the approximate line of a former Roman Road.

What Contribution the Site (in its current form) makes to the Significance

8.5 The proposed allocations are not considered to make any contribution to the significance of any heritage assets. In terms of Wellow Conservation Area, the railway separates the proposed allocations from it and provides a visual and physical

barrier between the two. Therefore, it is considered that is unlikely to be any adverse impact on the designated heritage assets.

Consideration of Maximising Enhancements and Avoiding Harm

- 8.6 This is not applicable given there are no heritage assets which are affected within reasonable proximity of the proposed allocations.
- 8.7 The proposed allocations are located in a landscape containing known or suspected archaeological remains (e.g., the potential roman marching camp) and with this in mind, it is considered appropriate that any future development would require archaeological investigations.

9.0 Heritage Impact Assessment: New Sites

Proposed Allocations

9.1 The following sites are new proposed allocations:

- NUA/GRT/12 - Land at Chestnut Lodge, Barnby Road, Barnby-in-the-Willows
- NUA/GRT/13 - Former Belvoir Ironworks, Bowbridge Lane, Newark
- NUA/GRT/14 - The Old Stable Yard, Winthorpe Road, Newark
- NUA/GRT/15 - Land at Appleby Lodge, Barnby Road, Newark

Heritage Assets Affected

9.2 There are no heritage assets within reasonable proximity to any of the four proposed new GRT allocations. Winthorpe Conservation Area and several Grade II listed properties are separated from the proposed allocation at Winthorpe (NUA/GRT/14) by the A1.

9.3 The HER identifies the cropmarks of a possible settlement and / or field systems on land adjacent to the proposed allocation in Winthorpe

Significance of Heritage Assets

9.4 Winthorpe Conservation Area was designated in 1974 and extended in 2007. The focal point of the village is the small green area created by the junction of Gainsborough Road and Holme Lane. Winthorpe has a remarkable number of high-status houses, including two country homes with extensive parkland (Winthorpe Hall and Winthorpe House). There are also many 18th and 19th Century villas. This gives Winthorpe a very unique character for a rural village in Nottinghamshire.

What Contribution the Site (in its current form) makes to the Significance

9.5 The proposed allocations are not considered to make any contribution to the significance of any heritage assets given there are none within a reasonable proximity to any of the sites. NUA/GRT/14 is near to the boundary of Winthorpe Conservation Area; however, these heritage assets are separated from the site by the A1 which acts as a physical and visual barrier. Therefore, it is considered that there will be no harm on the heritage assets.

Consideration of Maximising Enhancements and Avoiding Harm

9.6 This is not applicable given there are no heritage assets which are affected within reasonable proximity of the proposed allocations.

9.7 The proposed allocations are located in a landscape containing known archaeological remains (possible settlement and / or field systems) and with this in mind, it is

considered appropriate that any future development would require archaeological investigations.

10.0 Conclusions

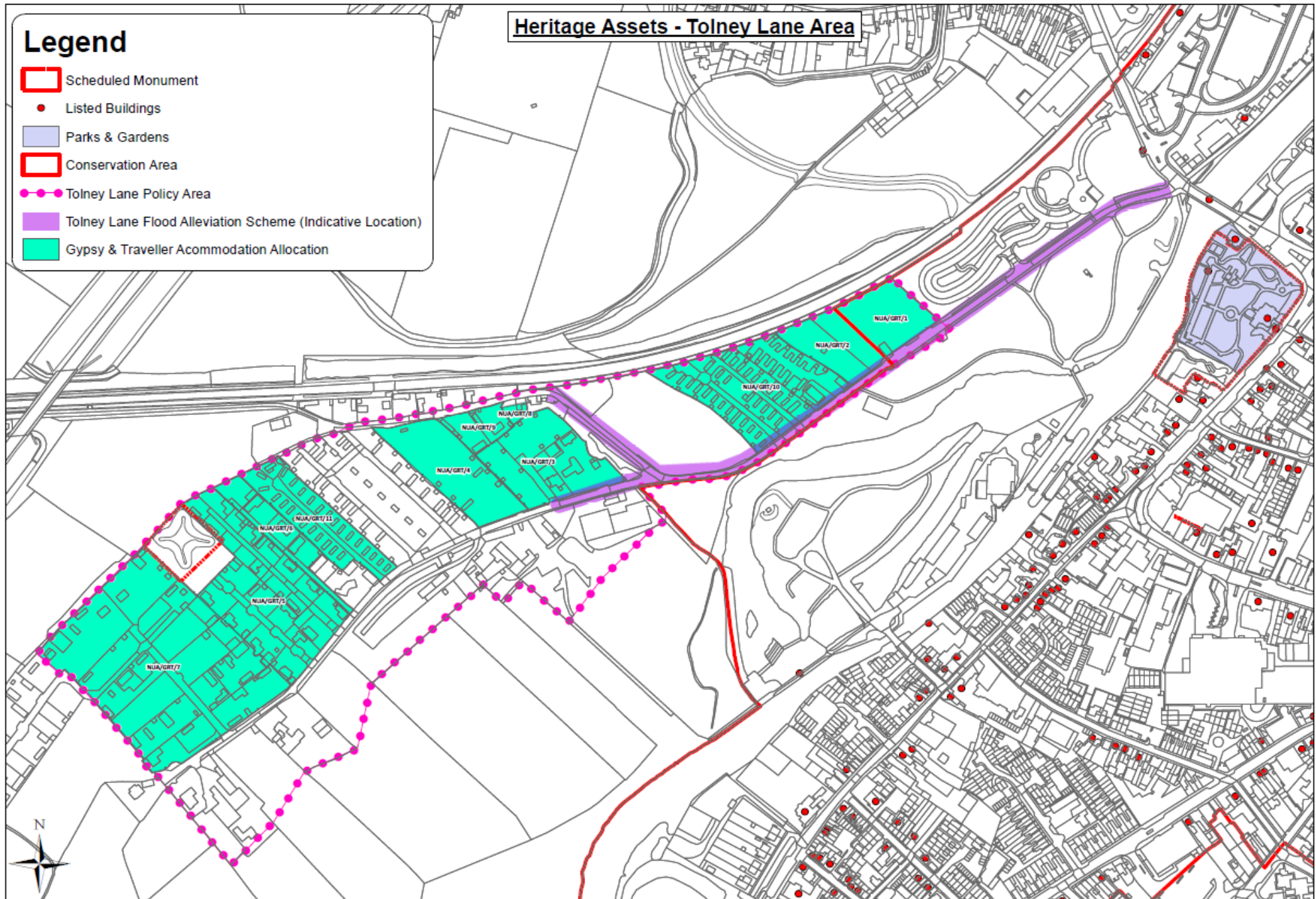
10.1 The report considers the impact of the proposed GRT allocations in the Publication AADMDPD on the significance on the surrounding heritage assets. 19 GRT allocations are proposed, and this assessment has considered the resulting impact of the site allocations as proposed, upon the setting of the heritage assets.

10.2 On balance, this assessment considers the consequences of development as proposed to have no impact on harm except for the Tolney Lane Flood Alleviation Scheme which is considered to have less than substantial harm on the heritage assets, however there is significant public benefit in the alleviation strategy that demonstrably outweighs any adverse impact. Therefore, the proposals are considered acceptable in this respect and conforms with the NPPF (paragraph 202). This harm would not compromise the overall significance of the heritage assets. Provided that suitable mitigation measures are taken, where appropriate, this would accord with Paragraph 202 of the NPPF that states:

“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.”

10.3 Taking into account all of the above, it is considered that the proposed GRT allocations are acceptable in heritage terms.

Appendix 1: Heritage Assets Near Tolney Lane



Appendix 2: Heritage Assets Near Ollerton & Boughton

