

**Impact of Possible Development Sites
on
Heritage Assets in Gedling
Borough Council**
(to inform the preparation of the Local Planning Document)



Tony Player

October 2015

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Gedling Borough Council Local Planning Document

Assessing Impact of Possible Development Sites on existing Heritage Assets

1.

1. Introduction

Gedling Borough Council appointed Tony Player as a conservation consultant to undertake an assessment of the impact of the development of possible development sites within Gedling Borough on existing heritage assets both within Gedling Borough and neighbouring authorities. The possible development sites considered in this report are those sites that have been identified by Gedling Borough Council planning officers as 'reasonable alternatives'. Gedling Borough Council is required to give consideration to all reasonable alternative sites. These include all sites above a defined threshold that have been put forward by developers for development and all live planning permissions. The only sites that have been excluded are those that are in an isolated location and therefore considered to be unsuitable. The location of the possible development sites are shown on the series of plans included at **Appendix 1**. Each site is identified by a unique reference number which is then used throughout the remainder of this report.

For the purposes of this work, it has been assumed that the possible development sites may come forward for housing (rather than other forms of development). However, it is not suggested that all possible development sites considered in this report will be developed. Decisions will be made about which sites should be allocated for development through the preparation of the Local Planning Document and will take account of this report along with other evidence documents.

This report considers the impact of the development of the possible development sites on Listed Buildings (and their settings), Conservation Areas, Registered Parks and Gardens, Scheduled Ancient Monuments, local interest buildings and non recorded historic buildings. The Conservation Section of Nottinghamshire County Council has been consulted on whether there is any other impact on other archaeological sites (to include Scheduled Ancient Monuments).

The guiding document for this work has been 'Historic Environment Good Practice – Advice Note 3 - The Setting of Heritage Assets' (March 2015) prepared by English Heritage (now Historic England).

The consultant, Tony Player, has worked at Gedling Borough Council as a Conservation Officer, as an employee and a consultant for a number of years, and has a good local knowledge of historic assets within the Borough.

This is a two stage process:

Stage One

An initial desk top exercise was undertaken to see whether the sites (if developed) would not affect heritage assets within Gedling Borough or neighbouring authorities. These sites are identified on the series of plans included in **Appendix 1** and are also listed in **Appendix 2, Schedule A**. This exercise was undertaken using local knowledge of the Borough and through checking sites on plans. This exercise identified about 60% of the possible development sites (68 of the total of 121 sites) as having no impact on heritage assets.

The desk top exercise has been undertaken to reflect the advice in the Historic England's Good Practice Advice Note. It has looked at the possible development sites to see if:

- a) Development of the site would directly affect the character of the assets. This has been judged as if the heritage asset is directly affected by being within the possible development site, abutting the site or within close proximity or within the setting of an asset. The effect on character is most noticeable in or near a Conservation Area.
- b) Development of the site would affect the context of the heritage asset, which means the relationship the site may have in a special, cultural, functional or other form with the asset. This applies irrespective of distance, sometimes extending well beyond what might be considered an assets setting.

Conservation Areas are particularly important in Gedling Borough. A Conservation Area will include the settings of Listed Buildings and local interest buildings and will also have its own setting in the wider townscape or landscape so it will cover more than one asset.

In assessing the possible housing sites, the character of the Conservation Areas and the surrounding areas and the cumulative impact of proposed development adjacent has been highlighted. This is why a number of sites identified on the plans included in **Appendix 1** appear detached from a Conservation Area but have been studied in more detail, as part of the Stage Two surveying exercise.

Stage Two

A detailed site survey was undertaken of each of the remaining possible development sites to consider how nearby heritage assets might be affected if the site was allocated for future development. Each site was assessed separately under the following headings (as per the blank survey sheet included in **Appendix 3**):

- a) Identification of potential heritage assets which may be affected.
- b) Significance.
- c) Impact.
- d) Conclusion on scale of impact on heritage assets.
- e) Potential mitigation.
- f) Enhancement/Planning gain.

a) Identification of potential heritage assets which may be affected.

3.

As a fundamental part of the assessment, each site was considered in context. This involved looking at the site itself and also the area surrounding the site and identifying all the known heritage assets, and designated heritage assets. Using this evidence base of information, an assessment of those assets which may be affected by development of the site in question has been undertaken. In some cases this assessment resulted in some of the assets identified as having little or no relevance to the possible housing site and, therefore, only those assets which may be affected by development of the site will be listed here.

b) Significance

The definition of significance is set out in Historic England's Good Practice Advice Note and the National Planning Policy Framework (NPPF) 2012. The NPPF states that *"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"*.

Historic England's Good Practice Advice Note states that *"development proposals that affect the historic environment are much more likely to gain the necessary permissions if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect"*. The Advice Note also states that *"the significance of a heritage asset is the sum of its architectural, historic, artistic or archaeological interest – the meaning it holds beyond its functional utility"*.

As part of the assessment of each possible development site, therefore, the significance of any heritage assets within Gedling Borough and adjoining authorities was identified and itemised. The identification of the significance of the heritage asset, and its context, is intrinsic to any decision-making concerning possible development of a site (or part of it).

c) Impact

In order to consider the impact of development of the possible development site on heritage assets, the following elements are taken into account:

1. Physical assets components

- i. Direct impact.
- ii. Indirect impact.
- iii. Adjacent of asset.
- iv. The setting and its extent.
- v. Cumulative change.
- vi. Buried assets (Nottinghamshire County Council to provide this information).
- vii. Parklands and gardens.
- viii. Setting and urban design/townscape.
- ix. Setting and economic and social viability. (This is relevant as it may be possible to bring a building at risk back into use.)
- x. Zones of visual significance around the sites.
- xi. Topography.

- xii. The historic uses of landscapes.
 - xiii. Particular materials and surfaces.
 - xiv. Openness, enclosure and boundaries.
 - xv. Green spaces, trees and vegetation.
 - xvi. Functional relationships and communications.
 - xvii. History and degree of change over time.
 - xviii. Integrity.
- 4.

2. Experience of the asset

- i. Surrounding landscape character.
- ii. Views from, towards, through, across and including the asset.
- iii. Visual dominance, prominence or role as focal point.
- iv. Inter-visibility with other features, historic and natural.
- v. Atmosphere.
- vi. Sense of existence, seclusion.
- vii. The activity.
- viii. Accessibility, permeability and patterns of movement.
- ix. The relationship to the public.
- x. Rarity of setting.
- xi. Associative attributes.
- xii. Cultural associations.
- xiii. Traditions.

d) Conclusion on scale of impact on heritage assets.

This section states if the development of the site would affect a heritage asset and why. It is important that, in any assessment, the scale of impact is graded from low to high, based on the consideration and assessment of the significance of the heritage asset and its context, and the potential impact that development proposals may have on that identified significance.

e) Potential mitigation.

Mitigation proposals may be identified which would safeguard the significance of a heritage asset, or part of it. Where deemed relevant and pertinent, potential mitigation suggestions are put forward as part of the assessment of each possible development site

f) Enhancement/Planning gain.

There may be some cases where the development, or part development of a site has the potential for some enhancement of a site and its significance. For example, a site may contain a building at risk and in need of repair/refurbishment, etc., which the proposed development may include as an integral part of any scheme. Furthermore, a proposed development scheme may result in the removal of elements of a site which are deemed to have no significance or contribute to its significance.

3. Surveys

5.

A detailed survey of each of the possible development sites listed in **Schedule B of Appendix 2** has been undertaken by the conservation consultant and each site has been visited, sometimes more than once. After the site visit, further information and assessment has taken place for each site using data on historic buildings, Conservation Areas, etc.

4. **Effect on neighbouring Council's Heritage Assets**

6.

a) Effect on Heritage Assets in Newark and Sherwood

- ⤴ There are no sites in Burton Joyce that would affect Bulcote Conservation Area. Nearest sites (6/31 and 6/537) have no impact on Gedling Borough Council heritage assets and are a sufficient distance from Bulcote Conservation Area to have no or minimal impact.
- ⤴ There are no sites in Lambley and Woodborough that would have an impact on Lowdham Conservation Area.
- ⤴ There are no sites in Calverton that would have an impact on Oxtun Conservation Area.
- ⤴ The only sites in Woodborough that may have an impact are 6/777 and 6/835 and these would have a minimal impact on Epperstone Conservation Area.
- ⤴ There are no sites in Ravenshead that would have an impact on Blidworth Conservation Area.

There would be no impact on any local interest building, Listed Building or Conservation Area in the Newark and Sherwood area, other than two sites at Woodborough.

b) Effect on Heritage Assets in Ashfield District Council

There are two possible development sites in Gedling Borough Council area that may effect Ashfield District Council's heritage assets.

These are sites 6/460 in Linby and 6/20 in Bestwood Village.

Both these sites have no effect on heritage assets in the Ashfield area.

5. Conclusions

7.

The detailed conclusions for each possible development site are included at **Appendix 4**.

Sites	Number
Total number of sites being considered	121
Non affected sites	68
Surveyed sites	53

The following section considers in turn how each type of heritage asset might be affected by the development of the possible development sites:

Conservation Areas

There are currently six Conservation Areas within Gedling Borough, at Bestwood Village, Calverton, Lambley, Linby, Papplewick and Woodborough.

It is concluded that the development of a significant proportion of the possible development sites would affect heritage assets or the character of Conservation Areas in Gedling Borough.

The effects may be direct effects, because the site may be inside the Conservation Area boundary, or abutting it, or overlapping the boundary. Development of these sites may not necessarily have a negative impact on the Conservation Area but often remove a significant open space of intrinsic heritage value or obstruct a view into or out of the Conservation Area.

Alternatively, effects may be indirect effects, if the wider settings of the Conservation Areas are compromised by possible development. The development of a possible development site may sometimes result in a major impact on a heritage asset, although occasionally, if only part of the site were developed, then the impact would be reduced to a level that only affects the heritage asset in a minor way.

It is concluded that the Conservation Areas of Woodborough, Lambley, Calverton and Bestwood are all, to varying degrees, affected by direct or indirect effects.

The impacts of the possible development sites on the characters of these four Conservation Areas have some common factors.

Lambley and Woodborough are both historically agricultural based settlements with strong connections in the historic road and lane patterns, the types of buildings (e.g. cottages for farm workers, farmsteads, businesses associated with former agricultural uses, local village schools and shops), field patterns (reflecting land use pre the Enclosure Act, etc.), plus open land associated with the various buildings (such as school and its yard, church and its churchyard, farm and its farmyard, cottage and rear linear gardens), small pasture areas in the centre of villages and their connections with the rolling countryside around the settlement.

As many of the potential housing sites lie adjacent to the villages (not necessarily the

Conservation Area) they affect the setting, views out and into the village, glimpses to the countryside, etc., which are important to the heritage asset of the Conservation Areas of Lambley and Woodborough. Therefore, for Lambley and Woodborough the survey work has found that the development of many of the possible development sites would have a major impact on the Conservation Area heritage asset. This would be exacerbated if more than one site came forward. It is therefore important to not view each site in isolation when considering impact on these Conservation Areas.

In the past both Woodborough and Lambley have been affected by block forms of large dense housing developments which have affected the character of this historic core of these villages. Any further development will need to be designed to minimise the impact on heritage assets and this can be considered through the planning application process.

There is a heritage risk to these villages by the amount of possible development sites around both Lambley and Woodborough, so some thought needs to be given to each site and its impact, and the overall effect of several sites and their cumulative impact. Of particular concern are:-

- i. Woodborough The sites 6/826, 6/776, 6/840, 6/832, 6/833, 6/836, 6/762, 6/763, 6/196, all lie within the countryside link that is important to Woodborough Conservation Area.
- ii. Lambley. Sites 6/838, 6/538, 6/839 and sites 6/831, 6/672 cannot be seen in isolation.

Calverton has expanded considerably with major post war development to the north and western edge of the Conservation Area. So much so that urban development now creates a major swathe of modern housing separating the Conservation Area in the south from rural or reclaimed colliery land to the north of the settlement. The Conservation Area would therefore not be affected in general by the development of the possible development sites to the north of the village around the perimeter of the settlement. However, the development of the sites to the south of the village would be more significantly affected.

For Bestwood Conservation Area, the key issue is for the effects on Bestwood Winding House, a significant industrial heritage landmark.

Linby and Papplewick Conservation Areas are least affected by possible development sites.

Historic Parks and Gardens

There are four Historic Parks and Gardens within Gedling Borough, at Newstead Abbey Park (Grade II*), Papplewick Hall (Grade II), Bestwood Pumping Station (Grade II) and Papplewick Pumping Station (Grade II).

Bestwood Pumping Station would be the only one of the four historic Listed Parks, in Gedling Borough Council, to be affected by the proposed housing sites that extend northwards out of Arnold. The rare nature of the Pumping Station group and garden makes it so much more important to protect. Therefore sites to the north of Arnold and east of Bestwood Lodge all effect this unique setting and important building.

Listed Buildings

There are 189 Listed Buildings or Structures within Gedling Borough, graded into three categories - 6 in Grade I, 15 in Grade II* and 168 in Grade II. A number of these Listed Buildings would be affected by the development of some of the possible development sites.

Some Listed Buildings lie inside or adjacent to the possible development sites and these would be greatly affected by development proposals. The impacts would be indirect because the Listed Building is near to the possible development site, or visible from the site, or within the area. They have to be assessed on a site by site basis. There are a few very important Listed Buildings that have significant presence that need looking at carefully as the impact affects are considerable, i.e., Bestwood Pumping Station, Bestwood Winding House, Bestwood Lodge, the former Brewery in Arnold.

Bestwood Pumping Station is already mentioned for importance in the historic garden category, but is such a landmark building in its own right. Again it needs to be retained in its rural isolated setting to ensure the assets importance in the landscape is not lost or eroded. The possible development sites that lie near to this asset could be reduced in area to reduce the impact.

Bestwood Lodge is similarly affected by the north Arnold sites and similar comments are made in respect of site reductions.

Bestwood Winding House is another rare structure that has to be seen from an open aspect and it is this wider setting that needs heritage protection in this housing assessment process.

The former Brewery in Arnold is a significant landmark structure in the townscape along Mansfield Road. It needs to be respected in all views, front, back and sides, and therefore development on the rear of the site would erode the views of the building and reduce the importance of the setting of this heritage asset.

Local Interest Buildings

A number of local interest buildings would be affected by the possible development sites. Some would be directly affected and, for some, the historic setting of the heritage asset would be affected. Again, these need to be judged in relation to each possible development site.

Non-Recorded Historic Buildings

During the survey process a few buildings of historic merit, but never mentioned on any statutory list have been identified. These are non-recorded historic buildings that are now referred to in the survey sheets in Appendix 2 – Schedule B.

Scheduled Ancient Monuments

Bestwood Pumping Station is affected and needs to be cross-referenced with its Listed Building and listed park status. It is a major landmark historic asset in the Borough.

Archaeological Sites

Other ancient monuments include archaeologically significant sites. Information has been requested but not forthcoming from Nottinghamshire County Council.

Buildings at risk

Buildings at Risk are Listed Buildings, structures and monuments that have fallen into disuse, dereliction and disrepair. Information on Buildings at Risk is held by both Historic England and Nottinghamshire County Council. The survey has highlighted a few buildings at risk that are deteriorating and these could benefit from being restored as parts of a package of measures associated with a proposed housing site. Others could benefit from a new sympathetic use.

6. References

11.

Historic Environment Good Practice – Advice Note 3 - The Setting of Heritage Assets (March 2015) prepared by English Heritage (now Historic England).

<https://www.historicengland.org.uk/images-books/publications/setting-heritage-assets>

National Planning Policy Framework 2012.

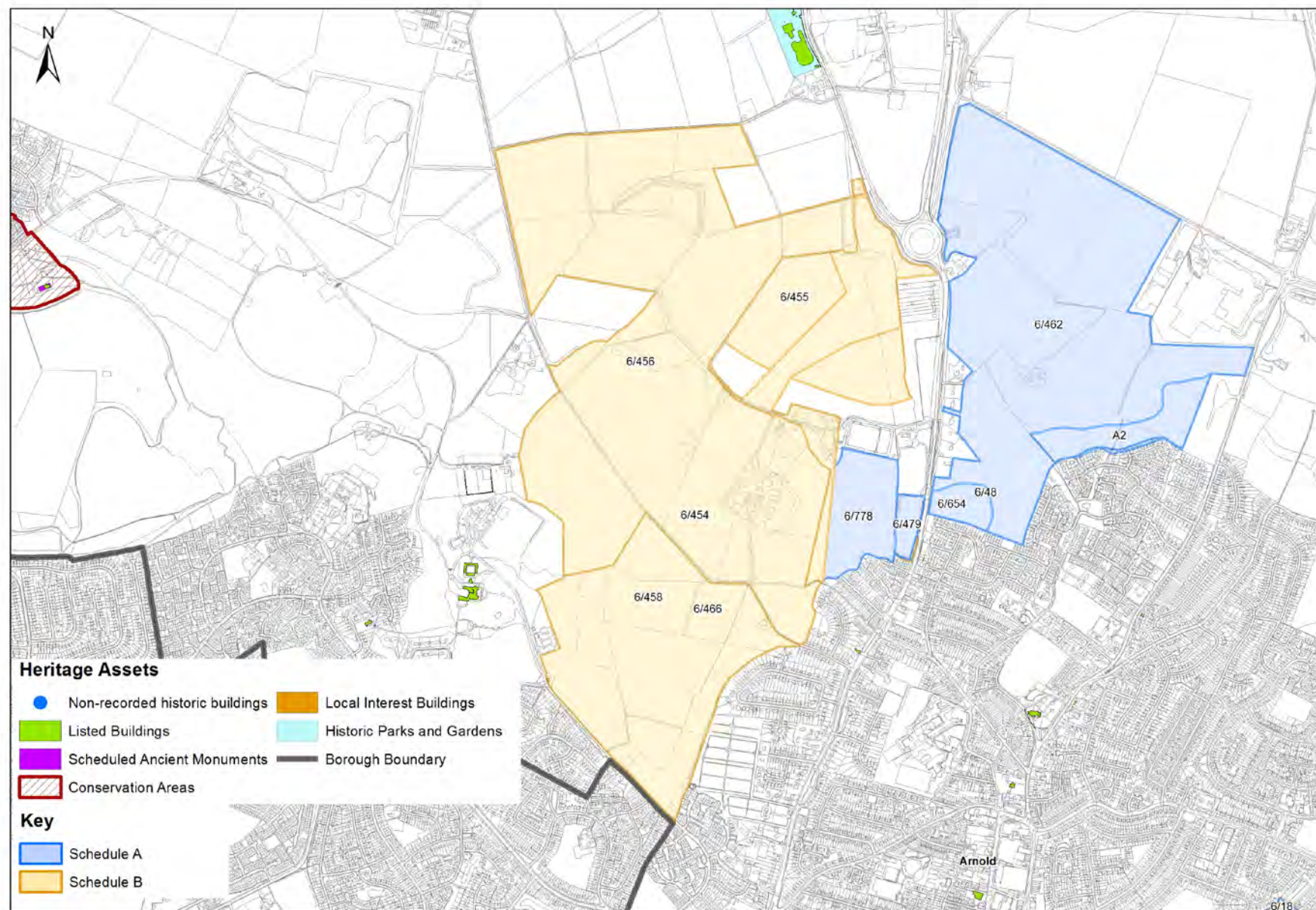
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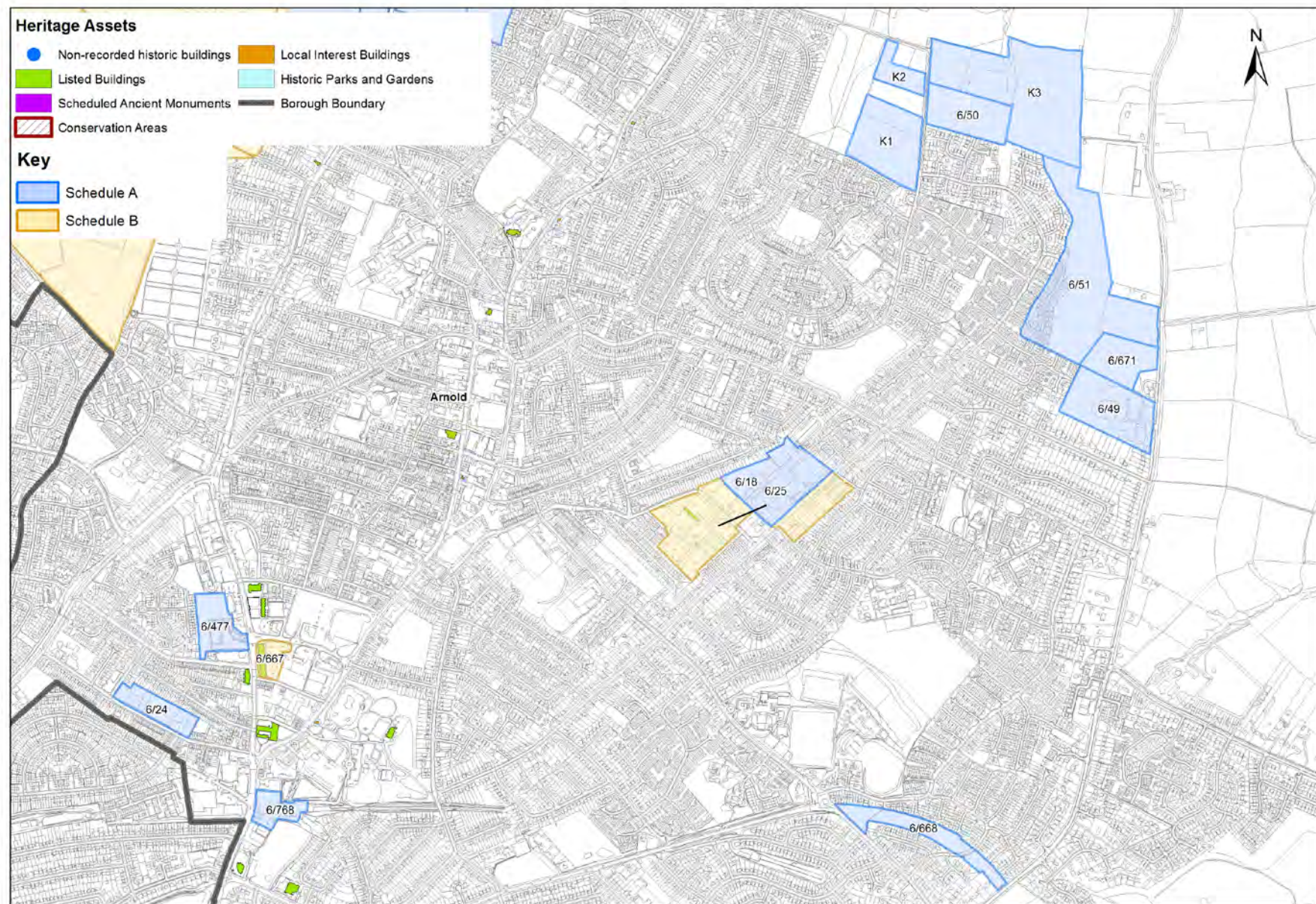
October 2015

Appendix 1

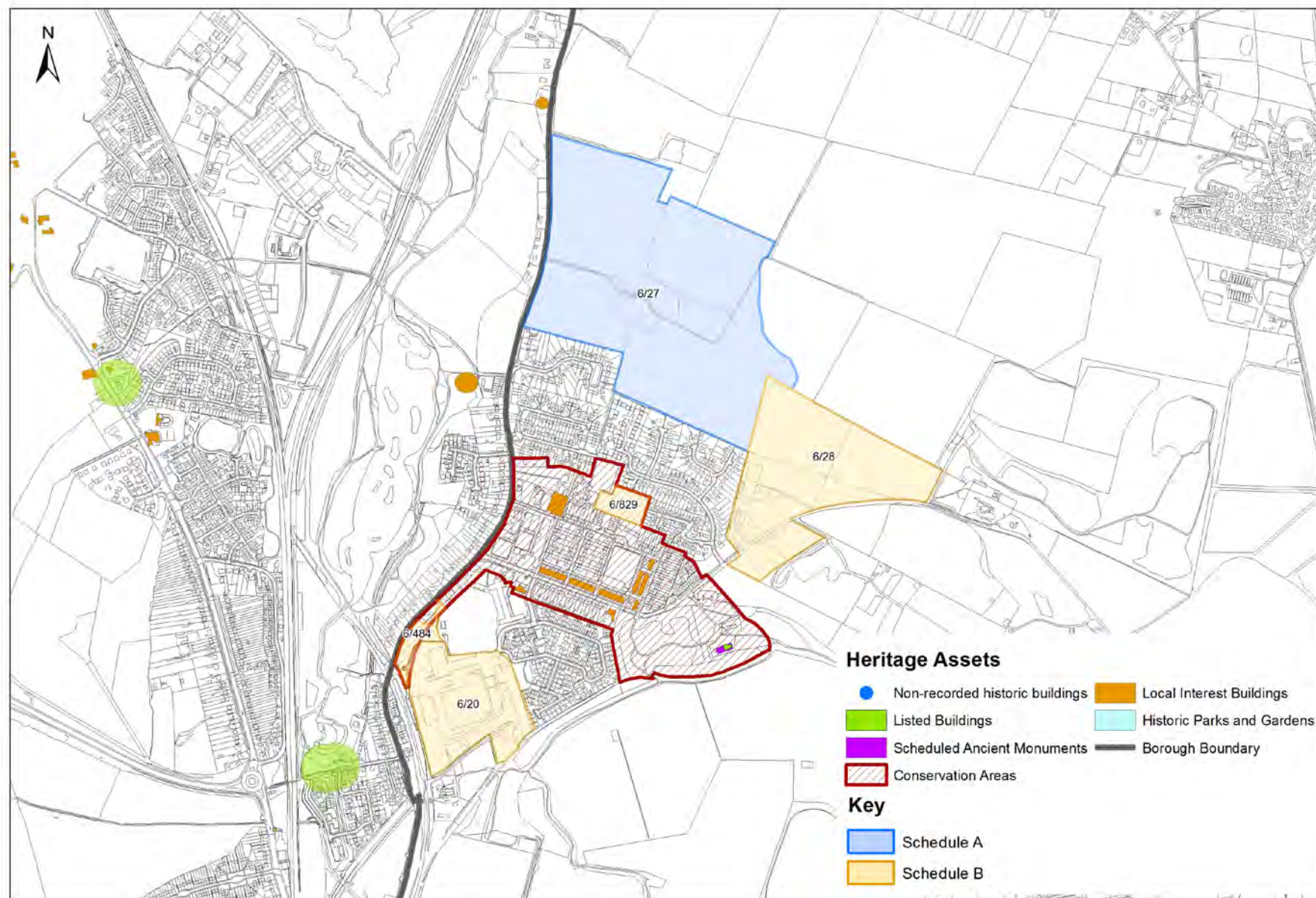
Plans identifying the possible development sites.



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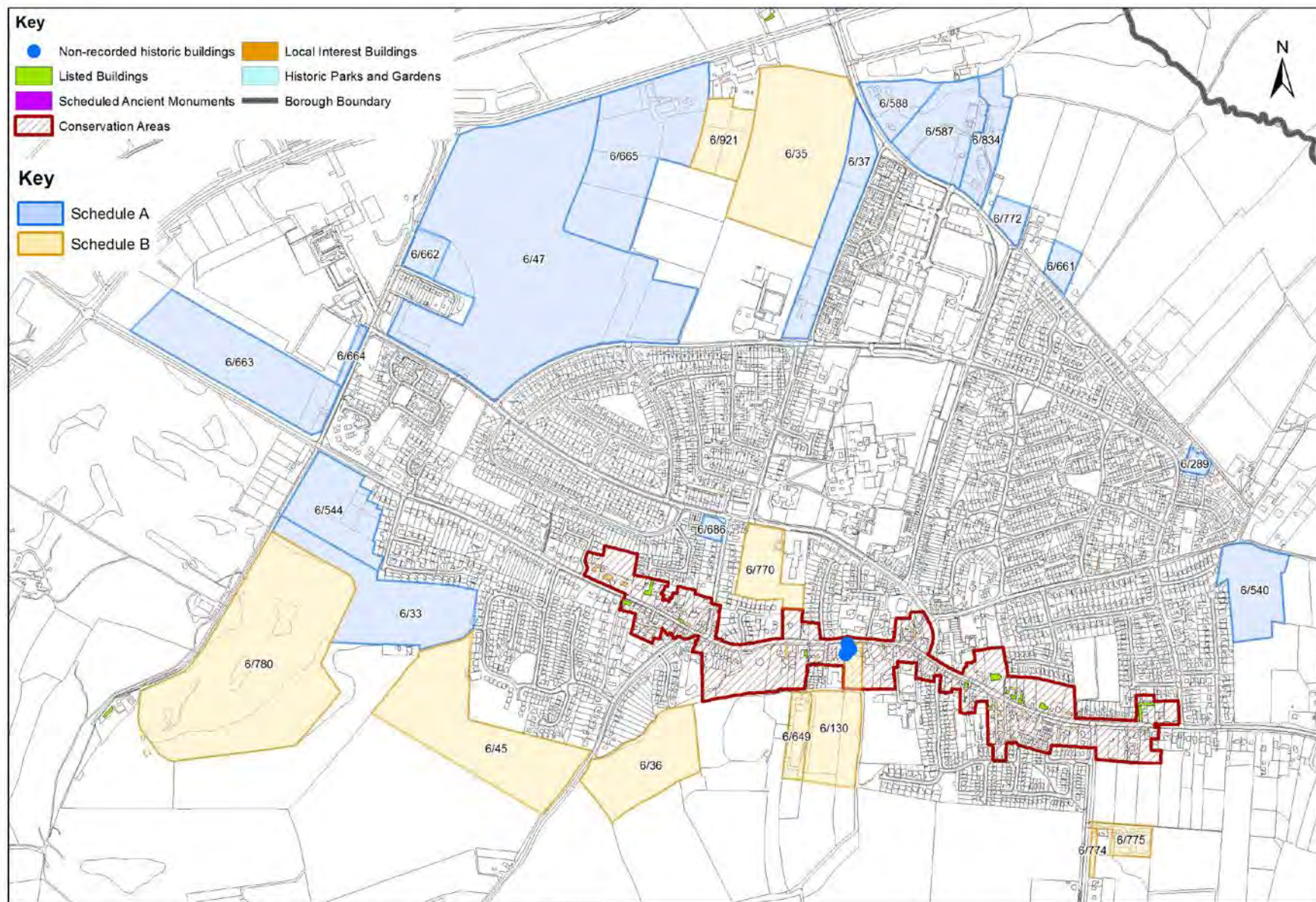
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Bestwood Village



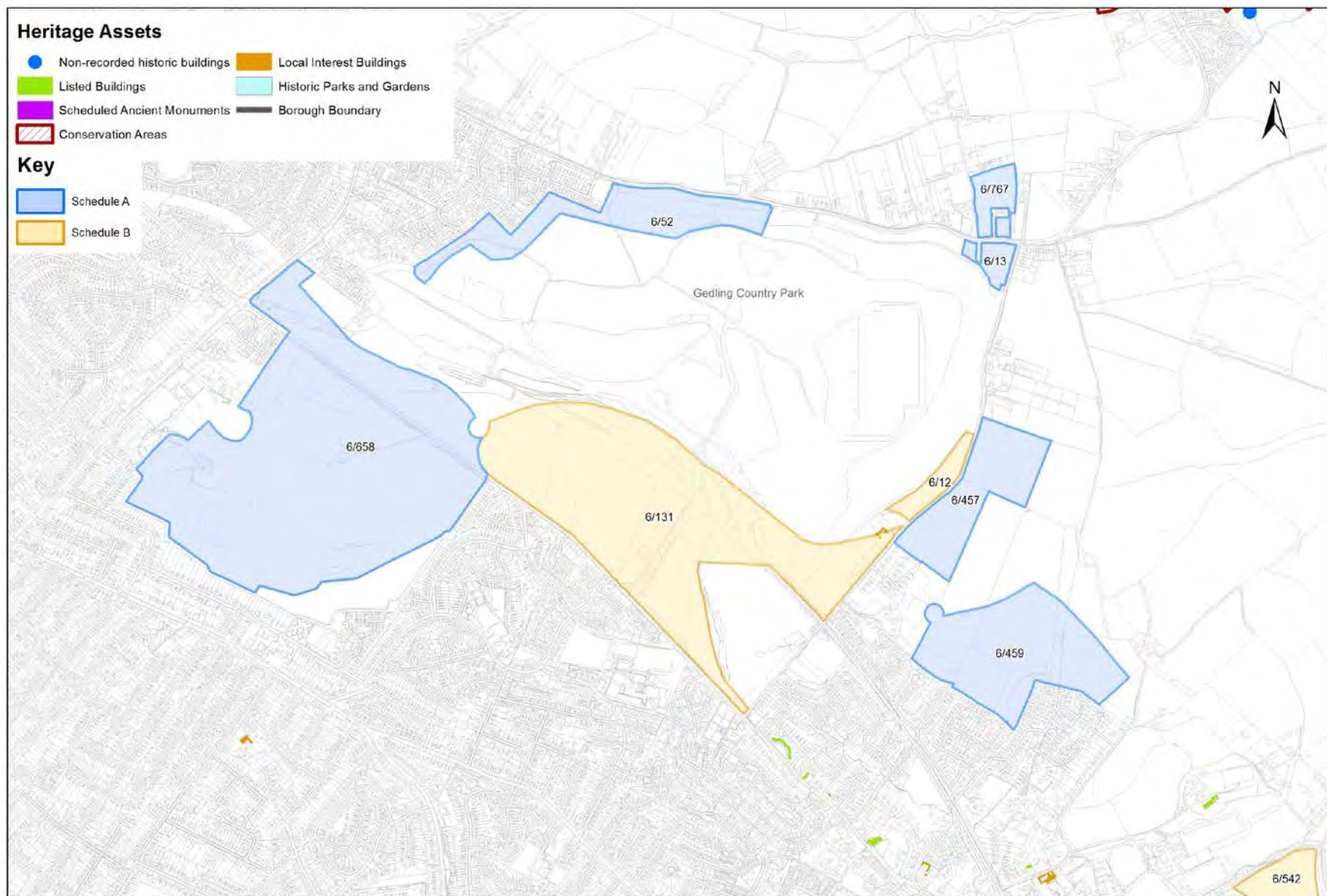
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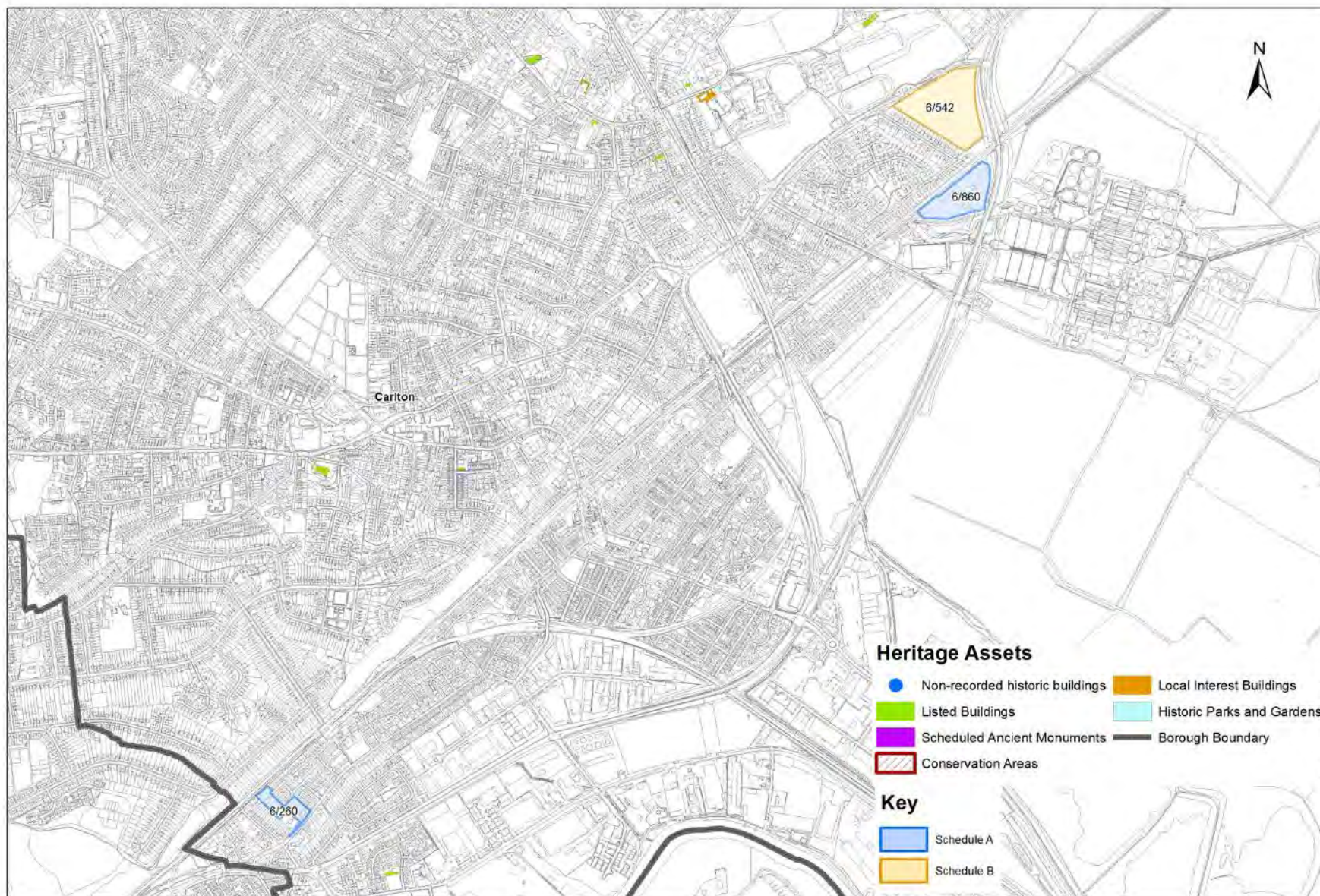
Burton Joyce



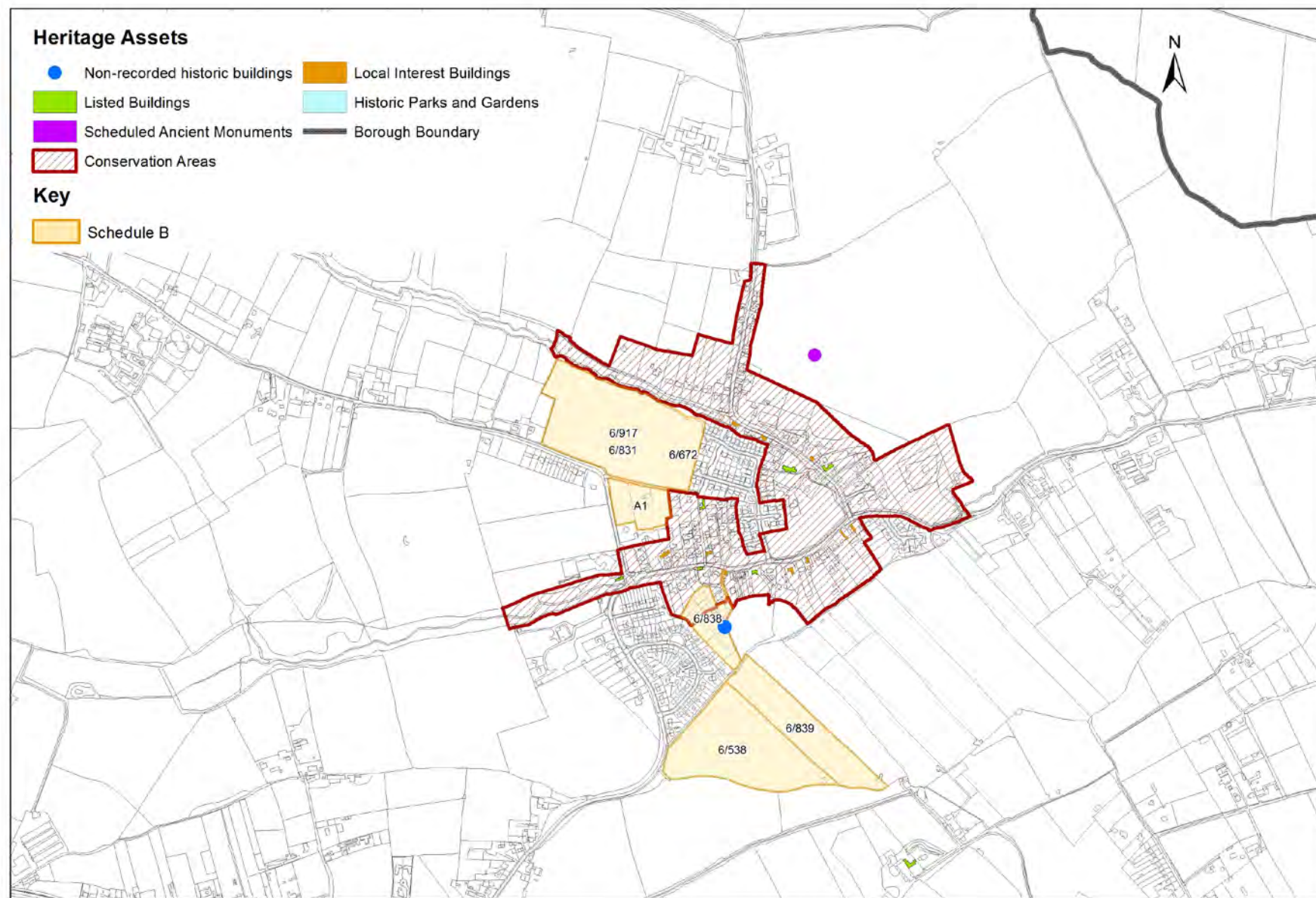
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Calverton



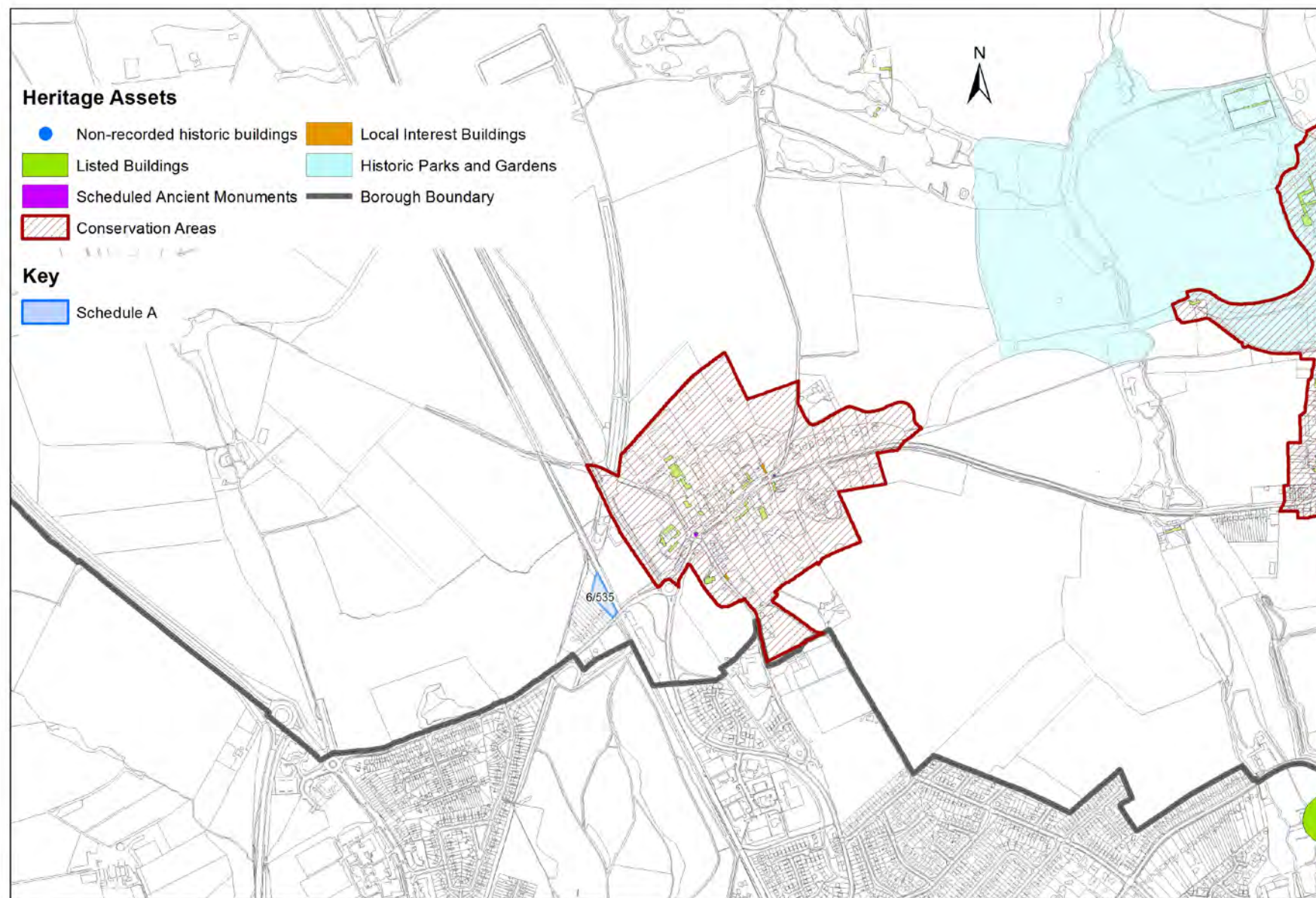


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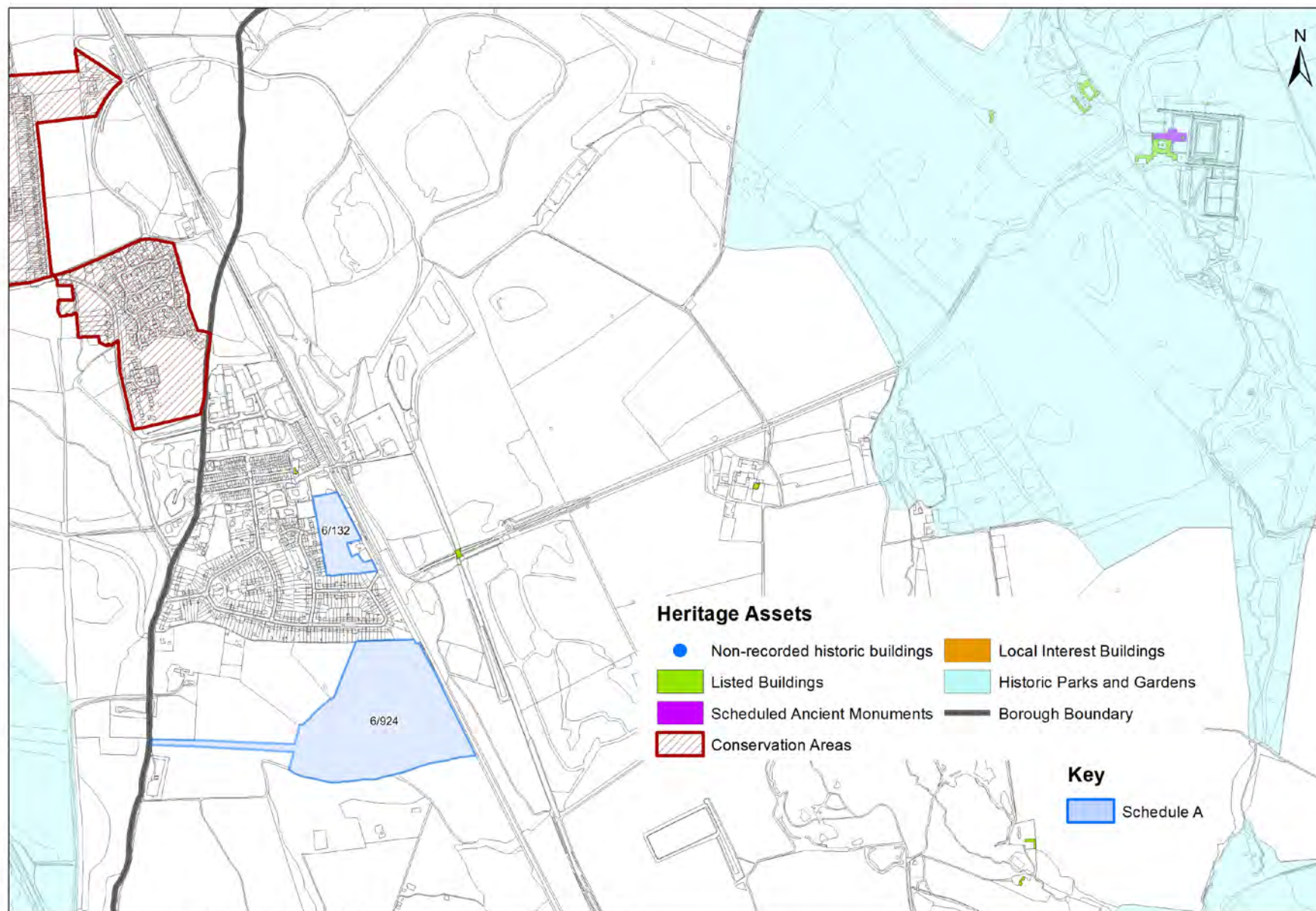
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Lambley



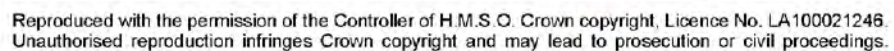
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Linby

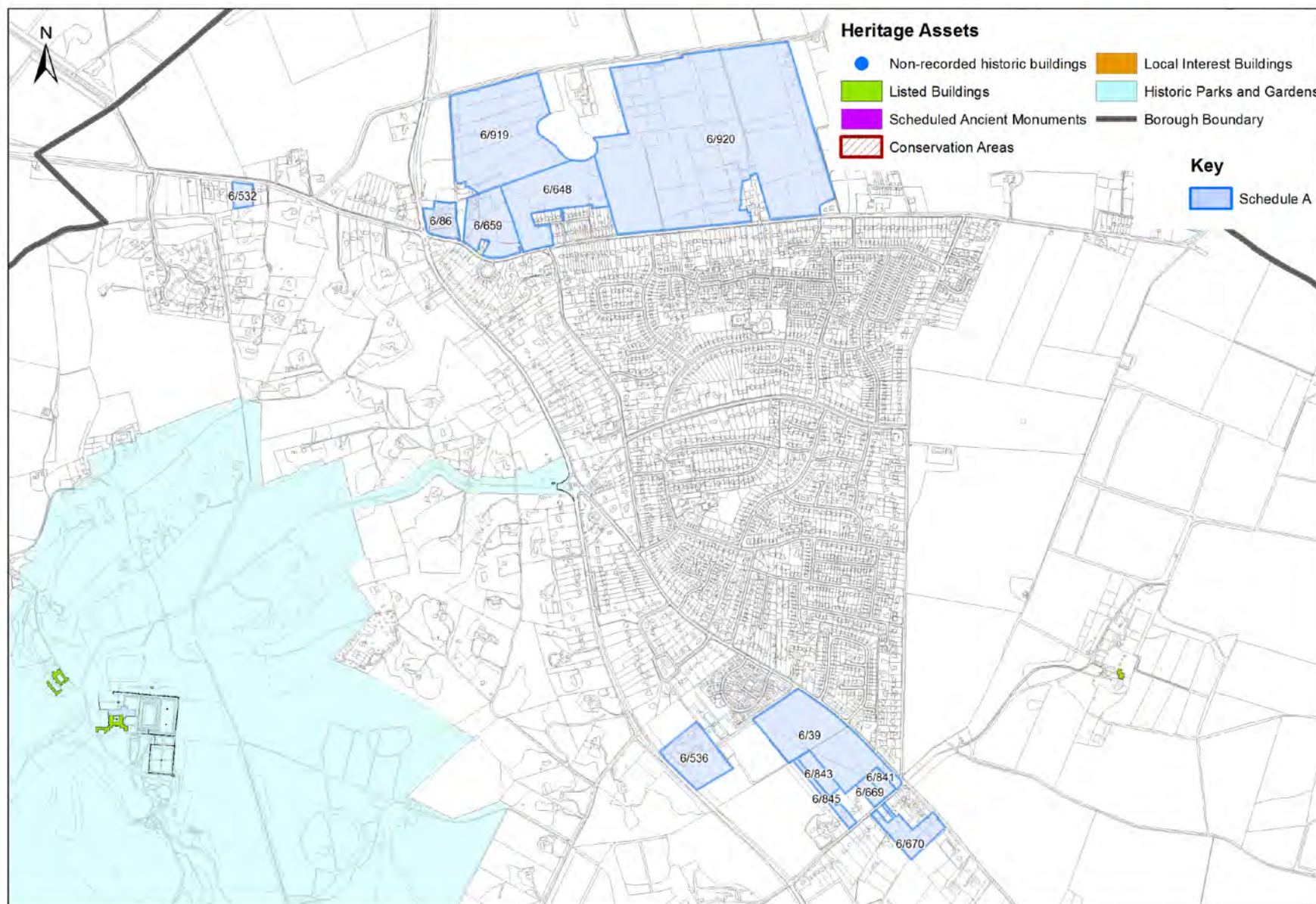


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Newstead

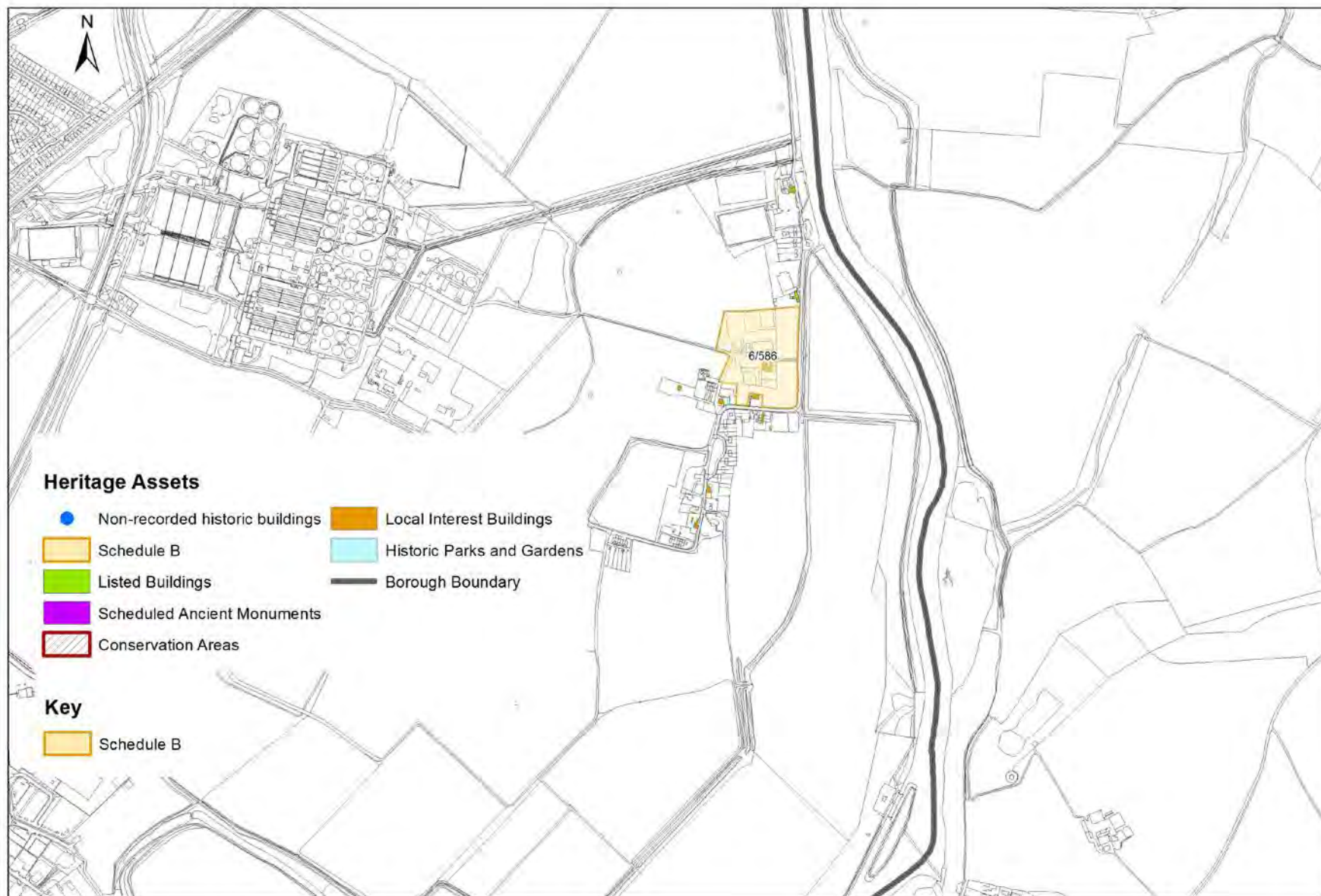


Papplewick



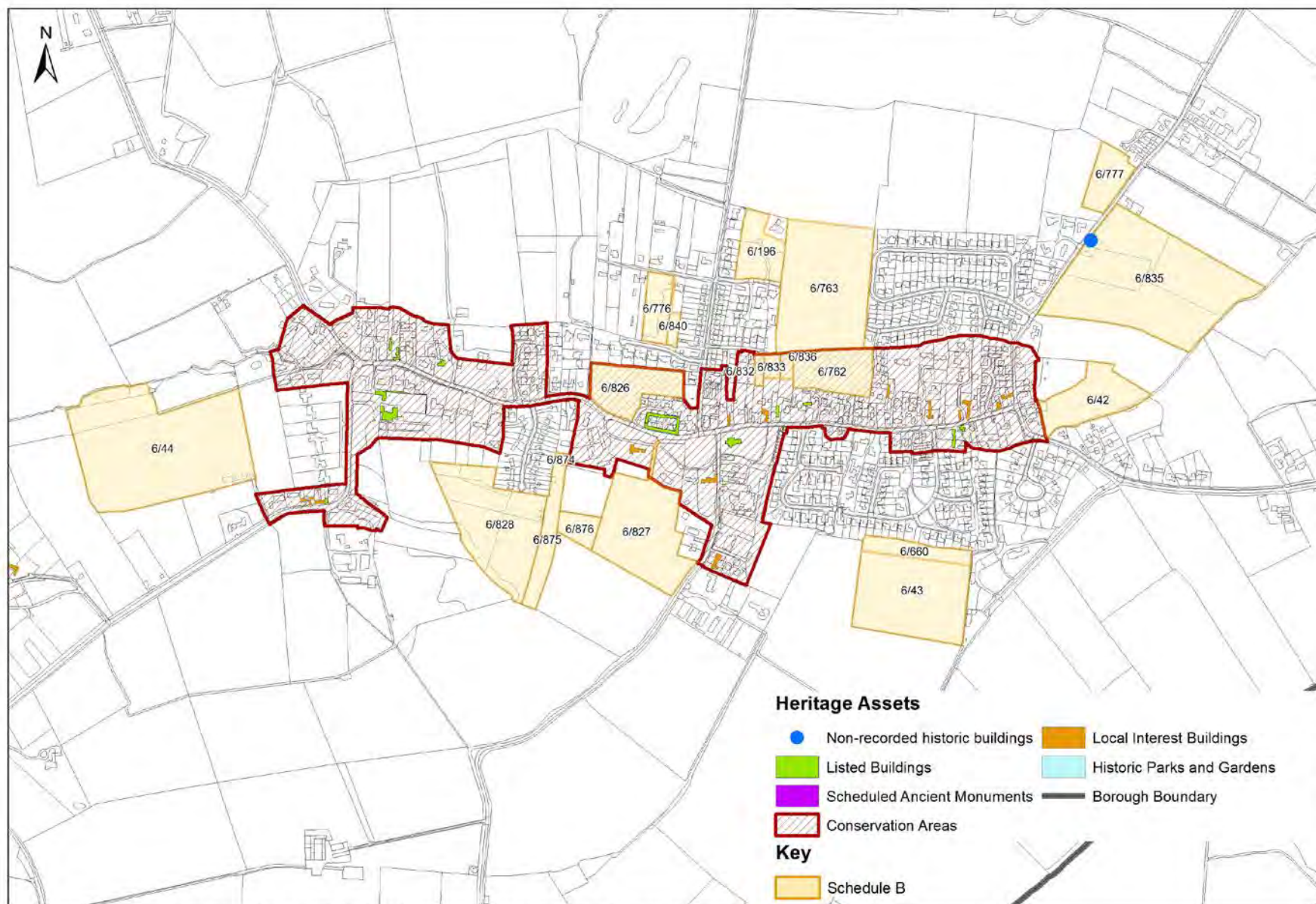
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Ravenshead



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Stoke Bardolph



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Woodborough

Appendix 2

Schedule A – Sites not affecting heritage assets.

Schedule B – Sites surveyed and having an impact on heritage assets.

	APPENDIX 2	SCHEDULE A			
Site No	Site Name	Locality	Site Area	Yield	Conclusion
6/18	Rolleston Drive (NCC Offices)	Arnold	3.64	109	No effect – A
6/24	Sherbrook Road/Prior Road	Arnold	1.42	43	No effect – A
6/48	Lodge Farm Lane	Arnold	7.31	150	No effect – A
6/49	Brookfields Garden Centre	Arnold	3.52	106	No effect – A
6/50	Killisick Lane	Arnold	2.60	110	No effect – A
6/51	Howbeck Road (Land East)	Arnold	9.20	250	No effect – A
6/462	New Farm (Site E)	Arnold	70.00	735	No effect – A
6/477	Daybrook Laundry	Arnold	1.72	46	No effect – B
6/479	Metallifactory Ltd	Arnold	1.33	75	No effect – A
A2	Lodge Farm Lane Phase 2	Arnold	4.88	166	No effect – A
6/654	Lodge Farm Lane Site B	Arnold	1.70	50	No effect – A
6/668	Land Off Mapperley Plains	Arnold	2.11	100	No effect – A
6/671	Extension of Howbeck Road	Arnold	2.02	60	No effect – A
6/768	B and Q Unit Mansfield Road	Arnold	1.03	60	No effect – A
6/778	Land to the west of the A60 Redhill	Arnold	8.07	175	No effect – A
K1	Killisick Lane (GBC site 1)	Arnold	3.61	108	No effect – A
K2	Killisick Lane (GBC site 2)	Arnold	1.01	30	No effect – A
K3	Killisick Lane (GBC site 3)	Arnold	8.87	266	No effect – A
6/27	Westhouse Farm	Bestwood Village	25.60	600	No effect – B
6/29	Lambley Lane (23)	Burton Joyce	0.33	25	No effect – A
6/30	Woodside Road (Land Off)	Burton Joyce	2.44	44	No effect – A
6/31	Hillside Farm	Burton Joyce	5.19	75	No effect – A
6/923	North of Orchard Close	Burton Joyce	1.29		No effect – A
6/469	Millfield Close (Safeguarded Land)	Burton Joyce	0.74	23	No effect – A
6/537	Land to the North of Orchard Close	Burton Joyce	0.74	16	No effect – A
6/539	Glebe Farm, Burton Joyce	Burton Joyce	2.40	20	No effect – A
6/33	Hollinwood Lane/Long West Croft	Calverton	4.54	136	No effect – A
6/37	Long Acre Lodge	Calverton	2.74	80	No effect – A
6/47	Park Road/Hollinwood Lane	Calverton	21.64	649	No effect – A
6/289	Bottom Farm	Calverton	0.25	11	No effect – A
6/540	Land to the South of Crookdole Lane	Calverton	2.30	95	No effect – A
6/544	Main Street/Hollinwood Lane (Land Adj To)	Calverton	2.98	90	No effect – A
6/587	Mansfield Lane (Whitehaven Farm)	Calverton	2.83	100	No effect – A
6/588	Mansfield Lane (250)	Calverton	1.27	50	No effect – A
6/661	Land at Broom Farm	Calverton	0.51	15	No effect – A
6/662	Hollinwood Lane/North Green	Calverton	0.66	20	No effect – A
6/663	Land west side of Hollinwood Lane	Calverton	5.39	160	No effect – A
6/664	Calverton Miners Welfare, land adj Hollinwood Lane	Calverton	0.23	7	No effect – A
6/665	Warren Place	Calverton	6.76	200	No effect – A
6/686	The Cherry Tree	Calverton	0.21	14	No effect – B
6/772	Broom Farm, Mansfield Lane	Calverton	1.33	40	No effect – A
6/834	Woodview Farm	Calverton	1.56	46	No effect – A
6/13	Lambley Lane/Spring Lane	Carlton	1.28	44	No effect – A
6/52	Spring Lane	Carlton	9.52	100	No effect – A
6/260	Sol Construction Ltd	Carlton	0.69	44	No effect – A
6/457	Lambley Lane (Adj Glebe Farm View)	Carlton	8.72	261	No effect – A
6/459	Lambley Lane (Willow Farm)	Carlton	15.57	110	No effect – A
6/658	Mapperley Golf Course	Carlton	58.00	780	No effect – A
6/767	Spring Lane (156)	Carlton	2.21	51	No effect – A
6/860	Trent Valley Road A612 (Land Adj Railway)	Carlton	1.98	60	No effect – A

	APPENDIX 2	SCHEDULE A			
Site No	Site Name	Locality	Site Area	Yield	Conclusion
6/535	Greenacres	Linby	0.24	7	No effect – A
6/132	Newstead Sports Ground	Newstead	1.67	80	No effect – A
6/924	South of Newstead village	Newstead	10.70		No effect – A
6/460	Hayden Lane	Papplewick	5.99	120	No effect – A
6/764	Land adj. to 115 Mansfield Road	Papplewick	0.62	5	No effect – A
6/39	Longdale Lane/Kighill Lane	Ravenshead	6.44	225	No effect – A
6/86	Larch Farm Public House	Ravenshead	1.03	31	No effect – A
6/532	South Side of Kirkby Road	Ravenshead	0.48	6	No effect – A
6/536	Nottingham Road (183)	Ravenshead	2.55	77	No effect – A
6/648	Land at Beech Avenue/Fishpool	Ravenshead	5.00	150	No effect – A
6/659	Main Road (9 & 11, Land Adj To)	Ravenshead	2.87	86	No effect – A
6/669	Kighill Lane (18)	Ravenshead	0.40	6	No effect – A
6/670	Kighill Lane (15a & 19)/Longdale Lane (170 & 172)	Ravenshead	1.60	15	No effect – A
6/841	Land at Kighill Lane	Ravenshead	0.40	7	No effect – A
6/843	26 Kighill Lane Site 2 (land rear of)	Ravenshead	0.72	21	No effect – A
6/845	28 Kighill Lane Site 1	Ravenshead	0.54	12	No effect – A
6/919	Silverland Farm Site A	Ravenshead	9.54		No effect – A
6/920	Silverland Farm Site B	Ravenshead	34.40		No effect – A

A The site is located a significant distance from heritage assets.

B The site is visually not imposing on heritage asset because of existing development between the site and the asset.

	APPENDIX 2	SCHEDULE B			
Site No	Site Name	Locality	Site Area	Yield	Conclusion
6/25	Brookfield Road/Rolleston Drive	Arnold	9.46	284	A
6/454	New Farm (Site A)	Arnold	105.67	1500	A
6/455	New Farm (Site B)	Arnold	31.81	954	A
6/456	New Farm (Site C)	Arnold	98.13	4000	A
6/458	New Farm (Site D)	Arnold	11.89	357	A
6/466	New Farm (SUE)	Arnold	44.78	900	C
6/667	Sir John Robinson House	Arnold	0.74	50	A
6/20	Bestwood Business Park	Bestwood Village	6.01	220	D
6/28	Broad Valley Farm	Bestwood Village	10.90	327	A
6/484	The Sycamores	Bestwood Village	0.62	25	C
6/829	Land Off Beeston Close	Bestwood Village	0.75	4	A
6/35	Mansfield Lane (Flatts Hill)	Calverton	7.45	223	C
6/921	Shire Farm, Oxtan Road	Calverton	1.65	50	C
6/36	Lampwood Close	Calverton	3.42	103	A
6/45	Georges Lane/Gorse Close	Calverton	6.00	180	B
6/130	Dark Lane	Calverton	2.38	72	B
6/649	Woods Lane	Calverton	0.50	14	A
6/770	Land at Collyer Road	Calverton	1.64	60	C
6/774	Borrowside Farm Bonnerhill (Site A)	Calverton	0.13	4	A
6/775	Borrowside Farm Bonnerhill (Site B)	Calverton	0.64	30	A
6/780	Ramsdale Park Golf Course	Calverton	12.90	387	A
6/12	Lambley Lane (Adj Glebe Farm)	Carlton	1.85	55	A
6/131	Gedling Colliery/Chase Farm	Carlton	38.00	1120	A
6/542	Linden Grove	Carlton	3.80	114	B
6/538	Land Off Spring Lane	Lambley	4.46	140	A
6/672	Land adj Steeles Way/Orchard Rise	Lambley	0.89	15	A
6/831	Catfoot Lane	Lambley	3.48	120	A
6/838	Stables - Site A	Lambley	1.09	20	A
6/839	Spring Lane (Land Off) - Site B	Lambley	2.72	60	A
6/917	Catfoot Lane (land adj Orchard Rise)	Lambley	5.90	150	A
A1	Hill Close Farm, Catfoot Lane	Lambley	1.08	32	A
A3	Altham Lodge, Main Street (land north of)	Papplewick	0.81	15	A
6/586	Stoke Bardolph Farm and Land	Stoke Bardolph	3.59	16	A
6/42	Lowdham Lane	Woodborough	1.41	42	A
6/43	Old Manor Farm (Land adj to)	Woodborough	3.61	108	A
6/44	Bank Hill	Woodborough	6.12	184	A
6/196	Ash Grove	Woodborough	0.89	12	B
6/660	Land South of Smalls Croft	Woodborough	0.57	15	C
6/762	Land at Grimesmoor Farm Shelt Hill (Phase 1)	Woodborough	1.16	34	A
6/763	Land at Grimesmoor Farm Shelt Hill (Phase 2,3,4)	Woodborough	3.89	116	A
6/776	Land at Broad Close/Private Road	Woodborough	0.61	20	A
6/777	Land on Shelt Hill adj 67	Woodborough	0.72	32	A
6/827	Lingwood Lane (land adj Rose Marie cottage)	Woodborough	2.74	82	A
6/828	Park Avenue (land south of)	Woodborough	3.05	92	A
6/832	109 Main Street	Woodborough	0.09	3	A
6/833	111 Main Street	Woodborough	0.14	4	A
6/835	40 Shelt Hill	Woodborough	5.86	176	A
6/836	Main Street (119)	Woodborough	0.12	3	A
6/840	Plemont	Woodborough	0.14	2	C
6/826	Main Street/Taylor's Croft	Woodborough	1.21	36	A

	APPENDIX 2 SCHEDULE B				
Site No	Site Name	Locality	Site Area	Yield	Conclusion
6874	Long Meadow Farm (Site A)	Woodborough	0.05	1	A
6875	Long Meadow Farm (Site B)	Woodborough	0.78	23	A
6876	Long Meadow Farm (Site C)	Woodborough	0.38	11	A

- A Major impact on Historic Asset**
- B Impact on Historic Asset**
- C Minor impact on Historic Asset**
- D No impact**

Appendix 3

Blank Survey Sheet.

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference
	Site Address:
A	Potential assets which may be affected:
B	Significance:
C	Impact:
D	Conclusion/Impact greater or lesser impact on Heritage Assets:
E	Potential mitigation circumstances:
F	Enhancement/Planning gain:
	Tony Player Date:

Appendix 4

Heritage Assessment Survey results.

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/12
	Site Address: Lambley Lane (adj. Glebe Farm), Gedling
A	Potential assets which may be affected: Local interest building Glebe Farm
B	Significance: <ul style="list-style-type: none"> ⤴ The site comprises a modest farmstead on Lambley Lane. The site has historical quality as a group formed by the 19th century farmhouse and outbuildings. The site was last used for stabling, however the house is now derelict. ⤴ Glebe Farm is a local interest building whose setting is at risk.
C	Impact: <ul style="list-style-type: none"> ⤴ The development of the site would have an indirect impact on the local interest buildings. ⤴ The isolated farmstead would be adjacent to new residential development and lose its setting completely.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: Impact by loss of setting of heritage asset and buildings.
E	Potential mitigation circumstances:
F	Enhancement/Planning gain: Building at risk due to condition.
	Tony Player Date: 1/10/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/20
	Site Address: Bestwood Business Park, Bestwood Village
A	Potential assets which may be affected: Bestwood Village Conservation Area
B	Significance: <ul style="list-style-type: none"> ⤴ Site to south of Bestwood Village Conservation Area and detached from the Conservation Area by residential development. ⤴ The southern side of the Conservation Area is bounded by historic terraced housing and land forming the setting of the Bestwood Pumping Station.
C	Impact: <ul style="list-style-type: none"> ⤴ The site has planning permission for residential use. ⤴ This site is set away from the Conservation Area and is visually not connected to the historic core of the former mining village. Therefore the development of this site would have no impact on the Conservation Area. ⤴ Between the site and the southern edge of the village is an existing modern residential development that visually divides the Conservation Area and the site – 'a buffer of new housing'.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of this site would have no impact on existing heritage assets.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: -
	Tony Player Date: 12/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/25
	Site Address: Brookfield Road/Rolleston Drive, Arnold
A	Potential assets which may be affected: Listed Building – former Allen Solley Factory Grade II
B	Significance: <ul style="list-style-type: none"> ⤴ Listed Building Hand Frame Shop, former Allen Solly Factory. Historically a Hand Frame knitting factory (brick building). The factory was completed in 1880 and at that time was seen as a model hosiery business premises. Original section of building remains on an extensive commercial site. ⤴ Currently historic building set in an industrial site and surrounded by modern uses, a mixture of unsightly buildings and spaces. ⤴ Good historic industrial heritage building forming landmark building in poor setting. ⤴ Dominant building that has historic presence still seen from around site and roadside.
C	Impact: <ul style="list-style-type: none"> ⤴ Development around this building would affect its setting particularly if scale was wrong in relation to historic building. ⤴ Its linear form and height and simple industrial architectural style needs protecting and enhancing. ⤴ Currently the setting of the building is poor, so if it could be enhanced and the historic building maintained.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: Significant impact on heritage building if developed.
E	Potential mitigation circumstances: The development of the site for apartments and other communal housing may be the most appropriate form of housing, i.e., buildings set in communal spaces, to reflect the historical grouping (from records of the site).
F	Enhancement/Planning gain: The existing surrounding development does not enhance the setting of the building and there is an opportunity to improve the setting of this Listed Building and maintain it as part of any redevelopment of the surrounding site.
	Tony Player Date: 12/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/28
	Site Address: Broad Valley Farm, Bestwood Village
A	Potential assets which may be affected: Bestwood Conservation Area Listed Building and Scheduled Ancient Monument – Bestwood Winding House Grade II* Scheduled Ancient Monument – Bestwood Winding House
B	Significance: <ul style="list-style-type: none"> ⤴ This site lies beyond the Conservation Area, and development of the site would therefore not have a significant impact directly on Bestwood Village Conservation Area. ⤴ The development of the site would affect views and the wider setting of Bestwood Winding House which has a distinct structure in the landscape. ⤴ Connection of the village to its rural setting is important.
C	Impact: <ul style="list-style-type: none"> ⤴ The development of the site would have an impact from the southern edge of the site on the setting and views of the Listed Building (Bestwood Pumping Station) and Scheduled Ancient Monument – Winding House and headstocks to former Bestwood Colliery. ⤴ Views of these structures are important to keep, and their connection both with the village, and wider context, (the countryside around).
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the southern part of the site would have a significant impact on the Listed Building and Scheduled Ancient Monument, and to a lesser extent the Conservation Area.
E	Potential mitigation circumstances: The removal of the southern part of the site would greatly reduce the impact of development.
F	Enhancement/Planning gain: -
	Tony Player Date: 12/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/35
	Site Address: Mansfield Lane (Flatts Hill), Calverton
A	Potential assets which may be affected: Listed Building – Lodge Farm Grade II
B	Significance: <ul style="list-style-type: none"> ⤴ Early 18th century Listed farmhouse and farm buildings as a group, set in own curtilage of fields/paddocks. ⤴ Undulating farmland bordered by new residential development can be seen in the distance from the Listed Building site to the south (Lodge Farm). ⤴ Surrounding farmstead is open countryside and reclaimed mined land.
C	Impact: <ul style="list-style-type: none"> ⤴ The development of the site would result in some small impact on wider setting of the Listed Building as it would no longer sit within agricultural/reclaimed farmland, but would be nearer to modern housing. Therefore, there would be a small reduction in its setting quality and loss of some historic asset.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of this site would result in a small impact on the wider setting of the Listed Building. The wider setting has already been partly eroded by new development on the edge of Calverton.
E	Potential mitigation circumstances: Reduce or green the edge of site nearest the farmstead.
F	Enhancement/Planning gain: -
	Tony Player Date: 12/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/36
	Site Address: Lampwood Close, Calverton
A	Potential assets which may be affected: Conservation Area - Calverton Conservation Area
B	Significance: <ul style="list-style-type: none"> ⤴ The site is located on the edge of the village on the approach to Calverton Conservation Area from the south. ⤴ The site is very visible from the Conservation Area looking south. ⤴ The rural aspect creates part of the setting of the Conservation Area by coming right up to close to the southern boundary of the Conservation Area. ⤴ The Conservation Area has views of a very rural landscape, including parkland, a local interest heritage building and a former farm.
C	Impact: <ul style="list-style-type: none"> ⤴ The development of the site would have a direct effect on the Conservation Area. ⤴ The southern side of Calverton Conservation Area has a far stronger relationship with the countryside as it is so much physically closer and has a strong connection with the Conservation Area. ⤴ The development of all sites to the south of the Conservation Area would have varying degrees of impact on the Conservation Area because, if developed, the rural character of the Conservation Area would be eroded to the detriment of the heritage asset.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of this site would have a major impact directly on the Calverton Conservation Area because the character of the part of the Conservation Area adjacent to the site is open in aspect.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: -
	Tony Player Date: 13/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/42
	Site Address: Lowdham Lane, Woodborough
A	Potential assets which may be affected: Conservation Area - Woodborough Conservation Area
B	Significance: <ul style="list-style-type: none"> ⤴ The eastern side of Woodborough and Woodborough Conservation Area has a strong relationship with open countryside. ⤴ The eastern edge of the Conservation Area abuts fields and homes set in larger private gardens with gaps between, allowing views to open land. ⤴ Lowdham Lane includes an important gap between the boundary of the Conservation Area and the brook looking north and east across fields. The gap and land beyond is so important in relation to the character of this part of the Conservation Area.
C	Impact: <ul style="list-style-type: none"> ⤴ This site comprises a significant parcel of countryside that forms part of the very rural character of this eastern edge of the Conservation Area. The development of the site would have an impact as a result of development and the loss of space, views and glimpses of fields would impact on the Conservation Area. ⤴ Lowdham Lane, as it snakes out of the village, comprises some sporadic roadside development to the north east, but no block forms of development. The introduction of a denser area of development would change the character of the approach to the Conservation Area here.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would result in a significant impact on the approach to the Conservation Area and an impact on the openness of the Conservation Area.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: -
	Tony Player Date: 12/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/43
	Site Address: Old Manor Farm (land adj to), Woodborough
A	Potential assets which may be affected: Conservation Area - Woodborough Conservation Area
B	Significance: <ul style="list-style-type: none"> ⤴ This is an area of field cultivated for arable farming at present and is relatively level, rising slightly to the south. It does form a significant parcel of land that can be viewed from approaching Woodborough village from the south. ⤴ This site is not attached to Woodborough Conservation Area but in a wider sense offers views to the open countryside from between 2 and 6 Charnwood Way.
C	Impact: <ul style="list-style-type: none"> ⤴ The development of the site would have an impact on the setting of the settlement and rural approach to the historic core of the village. ⤴ The development of the site, given its size and shape, would create a very artificial intrusion into the countryside and as such affect the setting of the village and also the Woodborough Conservation Area.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would have an impact on the setting of the heritage asset. The site is not adjacent to the Conservation Area, or really visible from the Conservation Area. It is more about the setting of the Conservation Area which is already affected by existing housing development.
E	Potential mitigation circumstances: A more restrictive amount of development concentrated on the northern part of the site and a less rigid boundary, accompanied by tree planting belts, could reduce the impact on the Conservation Area and create a more natural edge to the village.
F	Enhancement/Planning gain: The development of a reduced site area, comprising the provision of more woodland to the edges and a change to the shape, would offer the opportunity to create a more natural edge to the village.
	Tony Player Date: 12/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/44
	Site Address: Bank Hill, Woodborough
A	Potential assets which may be affected: Conservation Area - Woodborough Conservation Area
B	Significance: <ul style="list-style-type: none"> ⤴ Isolated field to the rear of Woodborough. ⤴ Bounded by trees/hedgerows. ⤴ Flat land surrounded by undulating countryside of immense beauty. ⤴ Approaching the village from Bank Hill, the site forms part of the countryside that wraps around the western edge of the village. ⤴ Very green approach to village.
C	Impact: <ul style="list-style-type: none"> ⤴ The development of the site would have a major impact on the setting of Woodborough Conservation Area from the outside looking in, as it would create a large block of urban expansion that would extend the village further west in an artificial form. ⤴ Currently Woodborough Conservation Area is an organic heritage linear form with edges to the east and west where the countryside forms a setting to the Conservation Area. This development of this site would change the Conservation Area's defined rural 'stop ends' at either end of the Conservation Area. ⤴ From within the village, the site is part of the rural landscape forming the edge of the Conservation Area. ⤴ Existing development near the site is low density, low height generally, and well treed, which softens the edge of the village to the western side.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would result in a major impact on the Conservation Area as the site would not relate to the Conservation Area in any way, and would detract from the rural approach to the Woodborough Conservation Area. Foxwood Scheduled Ancient Monument is too far away to be affected by this site.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: -
	Tony Player Date: 5/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/45
	Site Address: Georges Lane/Gorse Close, Calverton
A	Potential assets which may be affected: Conservation Area - Calverton Conservation Area
B	Significance: <ul style="list-style-type: none"> ⤴ As you approach Calverton Conservation Area from the south, this site is on the edge of the village and visually a parcel of farmland that encloses the settlement. ⤴ The fields that slope down to the village create significant areas of rural openness that forms the setting of the village. ⤴ Land rising to the south of the site is significant for its rurality and link up the hill to the woodland. ⤴ Very traditionally rural farmed landscape with hedgerows and trees.
C	Impact: <ul style="list-style-type: none"> ⤴ The development of the site would not have a direct effect on the Conservation Area, but would have an indirect effect on the rural approach to the Conservation Area. ⤴ The south side of the Calverton Conservation Area has a far greater relationship to the open countryside. Therefore, all sites to the south of the Conservation Area have some impact on the Conservation Area's rural character. This site set with road frontage to the lane is so important as a green approach to the historic core of Calverton. It is seen from inside the Conservation Area as views of farmland and also acts as the historic link to the agricultural historic core of the village.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would have a direct impact on the heritage asset as it would erode views from the Conservation Area of farmland. There would also be an indirect effect on the setting of the Conservation Area.
E	Potential mitigation circumstances: A reduction in the size of the site, concentrated in the north, would be much less imposing on the Conservation Area, in particular if appropriate consideration is given to the correct scale, form, mass, appearance, density and edging.
F	Enhancement/Planning gain: -
	Tony Player Date: 12/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/130
	Site Address: Dark Lane, Calverton
A	Potential assets which may be affected: Conservation Area - Calverton Conservation Area Non recorded historic building - Barn
B	Significance: <ul style="list-style-type: none"> ⤴ Planning permission exists for housing on this site. Heritage issues were considered in detail as part of the determination of the planning application, in particular the impact of development on the Conservation Area, non recorded historic building and outbuildings on Main Street. ⤴ The site overlaps and abuts Calverton Conservation Area. ⤴ The site comprises open land which can be viewed from the Conservation Area and brings a rural presence into the village. ⤴ Small lanes and accessways are a feature of the historic street pattern to the south of the Conservation Area e.g. Burner Pool. These ways through usually have older cottages to the sides and then open out to countryside to the south of the village. They exist at the moment for the approach to the site which is open countryside.
C	Impact: <ul style="list-style-type: none"> ⤴ The development of this site would result in a major impact on the Conservation Area. The rural aspect and views are an essential part of the character of this southern side of the Conservation Area off the small lane. ⤴ Topography of the site is a key contributor to the scale of impact of development. The land rises to the south of the site making any development more visible from the Conservation Area. ⤴ Viewed from the south of the village, the development of the site would bring an urban form into a rural setting. ⤴ The barn, farmhouse and outbuildings form an essential component of the Conservation Area on Main Street. They would be lost in order to form the access to the development.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would result in an impact on the Conservation Area and its setting. The demolition of the barn would result in the loss of a non recorded historic building which makes an important contribution to the street scene.
E	Potential mitigation circumstances: There is scope to improve the approach to the site by creating a lane with smaller cottages on the access to the site.
F	Enhancement/Planning gain: -
	Tony Player Date: 12/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/131
	Site Address: Gedling Colliery/Chase Farm, Spring Lane, Carlton
A	Potential assets which may be affected: Local interest building Glebe Farm
B	Significance: <ul style="list-style-type: none"> ⤴ The site comprises a modest farmstead on Lambley Lane. The site has historical quality as a group formed by the 19th century farmhouse and outbuildings. The site was last used for stabling, however the house is now derelict. ⤴ Glebe Farm is a local interest building at great risk. ⤴ Planning permission has been granted for the Gedling Access Road in order to access the site.
C	Impact: <ul style="list-style-type: none"> ⤴ The heritage buildings are adjacent to the site and development of these would have a direct impact on the local interest buildings. ⤴ It is understood that the new Gedling Access Road would result in the demolition of the local interest buildings. ⤴ The development of the site would result in the loss of the setting of the local interest building.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would result in the loss of the local interest building, due to the construction of the Gedling Access Road in order to provide access to the site.
E	Potential mitigation circumstances: Glebe Farm has potential for conversion for another use.
F	Enhancement/Planning gain: The development of the site would provide scope to repair a building at risk, which could then be converted to an alternative use.
	Tony Player Date: 13/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/196
	Site Address: Ash Grove, Woodborough
A	Potential assets which may be affected: Conservation Area - Woodborough Conservation Area
B	Significance: <ul style="list-style-type: none"> ⤴ The site comprises an important parcel of scrubland with trees and mowed lawn (as part of domestic garden) set on a hillside to the north of Woodborough Conservation Area. ⤴ The site comprises of land that opens out to a rural aspect to the north of the village. ⤴ Viewed from inside the village and Conservation Area, the site appears open and rural in nature, and is a connection with views out of the Conservation Area. ⤴ Planning history of development pressure on site. ⤴ Buildings nearby are domestic, low in form and on sloping land.
C	Impact: <ul style="list-style-type: none"> ⤴ In conjunction with 6/762 and 6/763, the site forms an open wedge of arable land that is an important connection between the Conservation Area with its agricultural historic origin. ⤴ The cumulative effect of the development of several sites would erode the wedge of countryside coming into the village from the north.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would result in an impact on the open/green land on the edge of the village and important when viewed from Woodborough Conservation Area.
E	Potential mitigation circumstances: There is limited opportunity for a small amount of development that retains the hedgerow, perhaps one unit (single storey) on garden, mowed land in front of the bungalow on only part of the site.
F	Enhancement/Planning gain: The development of the site would offer the opportunity to provide a woodland management plan for the scrubland.
	Tony Player Date: 13/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/454
	Site Address: New Farm, Arnold (Site A)
A	<p>Potential assets which may be affected:</p> <p>Listed Buildings – Bestwood Lodge Grade II*, Bestwood Pumping Station Grade II, Lodge Grade II</p> <p>Scheduled Ancient Monument - Bestwood Pumping Station</p> <p>Historic Park and Garden – Bestwood Country Park</p>
B	<p>Significance:</p> <ul style="list-style-type: none"> ⤴ Bestwood Lodge Listed Building and gardens have distinct settings in a rural/wooded area. ⤴ Small lodge on way to Bestwood Lodge – Grade II listed. ⤴ Top section of site comes out near Bestwood Pumping Station and will have an effect of the approach/setting to this Listed landmark structure and its formal grounds.
C	<p>Impact:</p> <ul style="list-style-type: none"> ⤴ Parcel of land nearest Bestwood Lodge has the most impact on the Listed Building as it changes the approach to the Listed Building from rural to urban. ⤴ Some impact on the wider setting but only on the western edge of land. ⤴ Also impact on listed Lodge on approach to Bestwood Lodge. ⤴ Top northern section of site impacts on Bestwood Pumping Station.
D	<p>Conclusion/Impact greater or lesser impact on Heritage Assets:</p> <p>Wider impact on the approach to three Listed Buildings and their settings.</p>
E	<p>Potential mitigation circumstances:</p> <p>A much smaller contracted sites would leave space for the setting of heritage assets not to be eroded. It is the extent of the site that would cause erosion of the historic settings at Bestwood Lodge, Bestwood Pumping Station and the Lodge.</p>
F	<p>Enhancement/Planning gain:</p> <p>-</p>
	<p>Tony Player Date: 13/5/2015</p>

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/455
	Site Address: New Farm, Arnold (Site B)
A	Potential assets which may be affected: Listed Buildings – Bestwood Lodge Grade II*, Bestwood Pumping Station Grade II, Lodge Grade II Scheduled Ancient Monument - Bestwood Pumping Station Historic Park and Garden – Bestwood Country Park
B	Significance: <ul style="list-style-type: none"> ⤴ Bestwood Pumping Station is a major heritage asset and as such requires to have a wider open setting of countryside to ensure its importance in the landscape is retained. The setting needs not to include new urban development. ⤴ Top section of the site near to the approach to Bestwood Pumping Station, a landmark heritage asset.
C	Impact: <ul style="list-style-type: none"> ⤴ Most of the site would have no impact on the heritage assets, however, the northern section would affect the setting of the approach to Bestwood Pumping Station. ⤴ The existing setting of this landmark structure is completely rural and in isolation (with original farmstead). Changing the setting erodes the individuality of the heritage asset.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: Reduced site would ensure a minimum impact on the heritage asset.
E	Potential mitigation circumstances: Reduce site area using the topography of the land to define the site boundaries nearest the Pumping Station would ensure no impact on the heritage asset.
F	Enhancement/Planning gain: -
	Tony Player Date: 13/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/456
	Site Address: New Farm, Arnold (Site C)
A	<p>Potential assets which may be affected:</p> <p>Listed Buildings – Bestwood Lodge Grade II* and Bestwood Pumping Station Grade II and listed Lodge Grade II Scheduled Ancient Monuments Bestwood Pumping Station Historic Park and Garden – Bestwood Country Park</p>
B	<p>Significance:</p> <ul style="list-style-type: none"> ⤴ Bestwood Pumping Station setting in trees and shrubs shows off the late 19th century Pumping Station built by the Waterworks Company. ⤴ The northern edge of the site comes close to Scheduled Ancient Monuments, Listed Buildings, historic registered parkland - Bestwood Pumping Station. ⤴ The Pumping Station and other buildings in the group have an historic quality and defined curtilage. However, they are set within countryside and this makes them isolated structures, not relating to any urban form. ⤴ Reduces farmland in the wider setting of Bestwood Lodge. ⤴ One of the most unique heritage assets in the Borough and County that needs to be protected – Bestwood Pumping Station. ⤴ The Pumping Station is so unique in the rural landscape that part of its heritage value is how it relates to rural topography and being set alone in the landscape. ⤴ The Pumping Station building, gardens, structures, etc., are all within a defined curtilage but have a unique setting which needs to be respected fully considering the heritage importance.
C	<p>Impact:</p> <ul style="list-style-type: none"> ⤴ The northern edge of the site physically comes close to the Pumping Station site and will change its wider setting. ⤴ The rural approach to Bestwood Lodge would be further eroded by the development of the western side of the site.
D	<p>Conclusion/Impact greater or lesser impact on Heritage Assets:</p> <p>The development of the northern edge of the site would greatly impact on one of Gedling's best heritage assets. The development of the western edge would affect Listed Building asset Bestwood Lodge.</p>
E	<p>Potential mitigation circumstances:</p> <p>Reduce site area considerably such that development only takes place in the south, to minimise impact on Bestwood Pumping Station.</p>
F	<p>Enhancement/Planning gain:</p> <p>-</p>
	<p>Tony Player Date: 18/5/2015</p>

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/458
	Site Address: New Farm, Arnold (Site D)
A	Potential assets which may be affected: Listed Buildings – Bestwood Lodge Grade II* and Lodge Grade II
B	Significance: <ul style="list-style-type: none"> ⤴ Bestwood Pumping Station setting in trees and shrubs shows off the late 19th century Pumping Station built by the Waterworks Company. ⤴ The northern edge of the site comes close to Scheduled Ancient Monuments, Listed Buildings, historic registered parkland and local interest building – Bestwood Pumping Station. ⤴ The Pumping Station and other buildings in the group have an historic quality and defined curtilage. However, they are set within countryside and this makes them isolated structures, not relating to any urban form. ⤴ Reduces farmland in the wider setting of Bestwood Lodge. ⤴ One of the most unique heritage assets in the Borough and County that needs to be protected – Bestwood Pumping Station. ⤴ The Pumping Station is so unique in the rural landscape that part of its heritage value is how it relates to rural topography and being set alone in the landscape. ⤴ The Pumping Station building, gardens, structures, etc., are all within a defined curtilage but have a unique setting which needs to be respected fully considering the heritage importance.
C	Impact: <ul style="list-style-type: none"> ⤴ Some impact, due to the urbanisation of areas of farmland that affect the setting to Bestwood Lodge, although the impact would be far less than for other sites proposed in this vicinity.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The site, if developed, would have some effect on the wider setting of Bestwood Lodge and listed Lodge Building on the approach to Bestwood Lodge.
E	Potential mitigation circumstances: A lower density development and reduced site area would minimise the urbanisation of areas of farmland that affect the setting to Bestwood Lodge.
F	Enhancement/Planning gain: -
	Tony Player Date: 18/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/466
	Site Address: New Farm, Arnold (SUE)
A	Potential assets which may be affected: Listed Building – Lodge Grade II
B	Significance: <ul style="list-style-type: none"> ⤴ Small scale Lodge still has historic references as gateway building on driveway to Bestwood Lodge.
C	Impact: <ul style="list-style-type: none"> ⤴ Development would erode farmland in the wider setting around the Lodge on the drive up to Bestwood Lodge. ⤴ Less impact than other sites proposed in this vicinity as further from Bestwood Lodge – listed building.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: Lesser impact than other sites proposed in this vicinity which are 6/454, 6/456 and 6/458.
E	Potential mitigation circumstances: Reduce site area back.
F	Enhancement/Planning gain: -
	Tony Player Date: 1/10/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/484
	Site Address: The Sycamores, Bestwood Village
A	Potential assets which may be affected: Within the Bestwood Conservation Area.
B	Significance: <ul style="list-style-type: none"> ⤴ There is planning permission on this site for residential development. ⤴ Existing substantial home in poor state of repair with grounds that are unkempt. ⤴ Boundary to road significant.
C	Impact: <ul style="list-style-type: none"> ⤴ Not an integral part of the historic mining village, but a section of isolated land with former dwelling along side the road, edged to front and rear by housing. ⤴ There will be minimum impact of development of the site on the core of the Conservation Area as it is not a significant open space.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: Minor impact on heritage asset.
E	Potential mitigation circumstances: There is scope for development to improve this site such that it makes a positive contribution to the Conservation Area.
F	Enhancement/Planning gain: Planning gain of derelict site.
	Tony Player Date: 18/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/538
	Site Address: Land off Spring Lane, Lambley
A	Potential assets which may be affected: Conservation Area - Lambley Conservation Area
B	Significance: <ul style="list-style-type: none"> ⤴ The site comprises a large area of land on the edge of the village not immediately adjacent to the Conservation Area. ⤴ The sloping site abuts a public footpath and modern development. ⤴ As land rises to south east it becomes more visible from the Conservation Area, as a distant view of farmland. ⤴ Lambley Conservation Area is the core of the village with new development around, but still has a relationship with fields/agriculture. ⤴ The site adjoins a large parcel of newer housing development on the western edge of the village.
C	Impact: <ul style="list-style-type: none"> ⤴ The higher areas of the site would have an impact on the wider setting of the Conservation Area. ⤴ Potential loss of a hedgerow. ⤴ The size of the site is so large that it would impact on the village by removing some of the rural landscape. ⤴ The development of the site would change the balance of the settlement by increasing the proportion of new development in relation to the historic core of the village and would further erode the setting of the Conservation Area.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would result in a major impact on the heritage asset due to the scale of development in relation to village size, the effect on the Conservation Area and its agricultural/rural setting in a dip in the land.
E	Potential mitigation circumstances: Very modest small scale development on the northern parcel of site, but at low density, low scale and 'greened' might be possible.
F	Enhancement/Planning gain: There is scope for new development to provide a softer edge to the village, through the design of buildings and the provision of a green wedge in development <u>but only</u> through the development of the northern edge of the site.
	Tony Player Date: 13/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/542
	Site Address: Linden Grove, Carlton
A	Potential assets which may be affected: Listed Building – Gedling House Grade II, Off Wood Lane
B	Significance: <ul style="list-style-type: none"> ⤴ Gedling House (now used by Gedling Homes) was restored and further converted in 2011. It stands as a prominent Listed Building in open gardens and land on the eastern edge of Gedling village. ⤴ The Listed Building is an important landmark heritage building, having a presence both within and close to the building and its immediate setting and from afar viewed in the wider landscape against a backcloth of mature woodland. ⤴ The Listed Building is an important Grade II Listed stuccoed house from the mid 19th century. Part of a walled garden exists. ⤴ The Listed Building is located on higher land which enhances its significance in the wider landscape across Trent Valley.
C	Impact: <ul style="list-style-type: none"> ⤴ The site is on flatter land adjacent to other modern development. ⤴ The development of the site would have an impact on the wider setting of the Listed Building from medium and long distance views. This is because of the slope of the land and the well established hedgerow on the south eastern boundary of the school playing fields. The heritage asset is more visible at greater distances from it, being on higher ground. Therefore, the development of the site will erode some of the rural/open setting in the foreground of the Listed Building.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would have an impact on the wider setting of the Listed Building but not directly on its immediate setting.
E	Potential mitigation circumstances: If the development were low density, well planted and low in scale (single storey), then the impact would be less than for a denser urban form comprising 2/3 storey buildings.
F	Enhancement/Planning gain: -
	Tony Player Date: 13/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/586
	Site Address: Stoke Bardolph Farm and Land, Stoke Bardolph
A	Potential assets which may be affected: Local interest building - Farmhouse Listed Buildings - 35-37 Stoke House (Grade II) St Luke's Church (Grade II)
B	Significance: <ul style="list-style-type: none"> ⤴ Local interest Mid 19th Century farmhouse and group of farm buildings, yards and open space adjacent to hamlet of Stoke Bardolph. ⤴ The site comprises a flat level area and is part of the old village. ⤴ There is a grouping structures of the farmstead created around the main farmhouse. ⤴ The farm has a setting in open land and riverside frontage. ⤴ The architectural style of the farm links with other domestic architectural buildings of a smaller scale and agricultural appearance in close proximity within the hamlet.
C	Impact: <ul style="list-style-type: none"> ⤴ Development of the site would have an impact on the open nature of a significant farmstead in the village. ⤴ The buildings all need surveying for importance of architectural group and some selective demolition of more recent farm structures possible. This would leave key buildings on a site which could be converted for other use. ⤴ The buildings are all located in the central part of the site and the road frontages are open in character to the riverside and Stoke Lane. ⤴ The development of the site would result in a potential impact if development comprised more than the conversion of existing buildings, as the openness of the farm would be lost. ⤴ Stoke Bardolph is an open hamlet of sporadic buildings set in spaces. This needs to be retained.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of this site would have a major impact on the local interest building and Listed Buildings.
E	Potential mitigation circumstances: The retention of the open frontages to Stoke Lane to the east and south would help to reduce the impact of development. The conversion of existing dwellings with some selective demolition would help to reduce the impact of development. Then if only the farm buildings of historic importance were developed then the impact would be minor.
F	Enhancement/Planning gain: Development of the site, if it involved the conversion of existing buildings, would offer the opportunity to protect and enhance the historic fabric. Existing buildings are derelict and decaying and need maintaining. This hamlet has the qualities and character that normally would be found in a Conservation Area.
	Tony Player Date: 13/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/649
	Site Address: Woods Lane, Calverton
A	Potential assets which may be affected: Conservation Area - Calverton Conservation Area
B	Significance: <ul style="list-style-type: none"> ⤴ Site 6/130 adjacent to this site has been granted planning permission. ⤴ There are existing views from the Conservation Area out into the countryside from Main Street. ⤴ There are existing views into the village and the historic core from outside the settlement. ⤴ Land rises to the south and as the topography increases in height so the site is seen more.
C	Impact: <ul style="list-style-type: none"> ⤴ The development of the site would have a major impact on the setting of the Conservation Area. ⤴ Southern side of Conservation Area has a direct relationship with the countryside and it is this aspect that creates part of the character of, and setting to, the Conservation Area. ⤴ Any development close to and to the south of the village would close views of the open countryside, which rises to the south towards fields and trees. ⤴ This site, if developed, would create an unnatural wedge of urban form (in conjunction with site 6/130) that would protrude southwards from the Conservation Area.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of this site would result in a major impact on the Conservation Area, as it would increase the erosion of the countryside. The open character is important to the character and setting of the Conservation Area.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: -
	Tony Player Date: 12/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/660
	Site Address: Land South of Smalls Croft, Woodborough
A	Potential assets which may be affected: Conservation Area - Woodborough Conservation Area
B	Significance: <ul style="list-style-type: none"> ⤴ Gap between 2 and 6 Charnwood Way affords views of countryside to the south. ⤴ Gaps between large detached houses to the south side of Charnwood Way give glimpses of countryside. ⤴ There is an area of open space within the existing development on the approach to the site. The existing new development here forms a buffer between the Conservation Area and the countryside. ⤴ The site is visible from rising land at the top of Lingwood Lane, some distance from the village to the south.
C	Impact: <ul style="list-style-type: none"> ⤴ The gap adjacent to No. 6 Charnwood Way is a link to views of the countryside beyond. This link does adjoin Woodborough Conservation Area but is still a connection to the rural setting of the village and is important. ⤴ The development of this narrow linear site if the countryside views were retained would have a minor impact on the Woodborough Conservation Area. ⤴ The development of this site would result in some minor change to views of the village from beyond the site.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would result in a minor impact on the Conservation Area.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: The development of the site would offer scope to soften (with vegetation) the urban edge to the village.
	Tony Player Date: 5/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/667
	Site Address: Sir John Robinson House, Arnold
A	Potential assets which may be affected: Grade II Listed Building – former Home Brewery building
B	Significance: <ul style="list-style-type: none"> ⤴ Large impressive brick building from 1877 with central tower entrancing former brewery. ⤴ Major historic landmark building on eastern side of Mansfield Road and forming part of a grouping of Listed Buildings on Mansfield Road, with almshouses, church, parade of shops, etc., that cumulatively contribute to the historic townscape. ⤴ Very important historic building of great scale and presence in street scene. ⤴ Car park at rear, though open and not visually attractive, does allow full rear elevation of building to be seen in its entirety.
C	Impact: <ul style="list-style-type: none"> ⤴ Conversion scheme, if residential, has potential in existing Listed Building and then parking area could be kept for residents, guests and servicing. ⤴ Buildings on the existing car park would be visibly detrimental to the Listed Building in any form or scale as would any extension to the building. It is a major structure that has to stand alone to appreciate its design importance in the area and architectural quality.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: There would be a major impact on the design, appearance and character of a major landmark Listed Building if the existing car park was developed.
E	Potential mitigation circumstances: Sensitive conversion of the Listed Building could retain it for the future as it has been a difficult building to sell on.
F	Enhancement/Planning gain: The car parking area could be improved to enhance the setting of the Listed Building.
	Tony Player Date: 13/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/672
	Site Address: Land adj Steeles Way/Orchard Rise, Lambley
A	Potential assets which may be affected: Conservation Area - Lambley Conservation Area
B	Significance: <ul style="list-style-type: none"> ⤴ The site rises up from The Dumbles to the south. The Dumbles is a unique small green lane with some sporadic detached housing in large plots to the north. ⤴ The site forms a large wedge of countryside coming into the village both physically and visually. ⤴ The upper part of the site is on a ridge along a private driveway and is hedged. This is also the higher part of the site and is visually more open land. ⤴ The Dumbles forms a green lane with lots of planting along the track and making a strong contribution to the character of the Conservation Area (which is unique).
C	Impact: <ul style="list-style-type: none"> ⤴ Lambley Conservation Area abuts the northern and southern edges of this site and development of the site would have a major impact on the Conservation Area. ⤴ The site is part of a parcel of 'greenland' that divides up the western edge of the village. Until the modern development took place to the east, the 'greenland' would have come right up to the boundary of the Conservation Area and the countryside would have come into the heart of Lambley. This field still comes into the heart of the village. These fields on the west of the village enhance the setting of 'The Dumbles' and the rurality of the village. ⤴ The development of the site would have a major impact on the character of the Conservation Area if farmland to the west of the village is lost to development.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would result in a major impact on the Conservation Area.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: -
	Tony Player Date: 12/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/762
	Site Address: Land at Grimesmoor Farm, Shelt Hill, Woodborough (phase 1)
A	Potential assets which may be affected: Conservation Area - Woodborough Conservation Area Listed Building – Farmhouse and Dovecote (Grade II)
B	Significance: <ul style="list-style-type: none"> ⤴ Adjacent to 123B Main Street, Woodborough (new dwelling) is an open outlook between house and garage, retained as part of planning application because of its positive contribution to the character of the Conservation Area. The site allows open views out to the countryside beyond, and openness to the north of the village being visible from Main Street up the side of the Listed barns. ⤴ This is a significant site as it allows the rural countryside to come into the Conservation Area. It is part of an important parcel of arable land, forming the character of the Conservation Area. ⤴ When viewed from the north, this parcel of land enables the village core and the Conservation Area to be seen in context, i.e., within the rural landscape, ⤴ The topography of the land greatly influences the affect of developing this site.
C	Impact: <ul style="list-style-type: none"> ⤴ The development of this site would result in major impact on the Conservation Area especially if developed with with site 6/763, as combined the two sites form an opening of importance to the rural landscape to the north of the Conservation Area. ⤴ The development of this site would have a direct impact on the Conservation Area resulting in the loss of views to open farmland that are an essential part of the character of the Conservation Area. ⤴ There would be an impact on the Farmhouse and Dovecote as their setting and curtilage relating to the farmland would be eroded.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would result in a major impact on the Conservation Area.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: -
	Tony Player Date: 13/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/763
	Site Address: Land at Grimesmoor Farm, Shelt Hill, Woodborough (phase 2,3,4)
A	Potential assets which may be affected: Conservation Area - Woodborough Conservation Area
B	Significance: <ul style="list-style-type: none"> ⤴ The site comprises of a major wedge of countryside that helps divide the urban modern development to the east and west on the northern side of the village. ⤴ The rural nature of Woodborough Conservation Area and open views of the countryside can be seen from the village over this site. ⤴ There are important views from the north looking back to the village and into the heart of the Conservation Area through the site.
C	Impact: <ul style="list-style-type: none"> ⤴ The south side of the village has been developed in block format obscuring the connection with the rural nature of the Conservation Area. If development takes place on this site and site 6/762, then this would result in major visual intrusion to the north of the village. ⤴ The connection of farmland to the village is an essential part of the character of the Conservation Area to the north of the village. ⤴ The site should be considered in conjunction with other sites (site 6/762 and 6/196) as the cumulative effect of development in this locality would have a major impact on Conservation Area heritage asset.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would result in a major impact on the setting of the Conservation Area.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: -
	Tony Player Date: 13/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/770
	Site Address: Land at Collyer Road, Calverton
A	Potential assets which may be affected: Conservation Area - Calverton Conservation Area
B	Significance: <ul style="list-style-type: none"> ⤴ Site abuts the Conservation Area to the northern side. ⤴ Site is partly visible through the gateway of a detached house next to the Admiral Rodney Public House on Main Street. ⤴ Its importance is, in conjunction with detached house and garden on Main Street, that it introduces openness with the home and garden on Main Street. ⤴ The northern part of the site off Collyer Road has no effect on the Conservation Area as it is a piece of land set within urban development with no historical referencing.
C	Impact: <ul style="list-style-type: none"> ⤴ The impact would arise from the development of the southern part of the site and the small parcel of the land (that part of site that projects south) behind the detached house and garden.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site could have minor impact on the Conservation Area. If the site was reduced in area to remove the parcel of land behind the house on Main Street, then there would only be a very minor impact.
E	Potential mitigation circumstances: The development of low density buildings on the southern part of site would retain openness such that the impact on the Conservation Area would be negligible.
F	Enhancement/Planning gain: -
	Tony Player Date: 12/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/774
	Site Address: Borrowside Farm, Bonnerhill, Calverton (Site A)
A	Potential assets which may be affected: Conservation Area - Calverton Conservation Area Non recorded historic building – Farmhouse and outbuildings
B	Significance: <ul style="list-style-type: none"> ⤴ Detached house, farm building, some older buildings, of historic interest as group. ⤴ Isolated site within the countryside on sloping land. ⤴ Road frontage in rural setting. ⤴ Sloping land can be viewed from Calverton Conservation Area. When seen in context, the heritage assets appear as a small cluster of modest historic buildings in the countryside.
C	Impact: <ul style="list-style-type: none"> ⤴ The important element of the eastern part of the Calverton Conservation Area is very much the open nature of the surrounding area and the way the countryside comes directly into the village to the south and into the Conservation Area. ⤴ Views out of the Conservation Area towards the countryside to the south of the village here are of open rising countryside and are uninterrupted except for this modest farm. ⤴ A small group (former farmstead) isolated in the landscape can be seen from the Conservation Area, which is appropriate to the agricultural landscape. ⤴ The roadside is very open and rural in nature and this is important to the approach to the Conservation Area. ⤴ The low part stone local interest outbuilding forms a historic edge to the farmstead and would be lost.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would result in a major impact as there would be an urbanising of the countryside near the Conservation Area.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: -
	Tony Player Date: 13/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/775
	Site Address: Borrowside Farm, Bonnerhill, Calverton (Site B)
A	Potential assets which may be affected: Conservation Area - Calverton Conservation Area Non recorded historic building – Farmhouse and outbuildings
B	Significance: <ul style="list-style-type: none"> ⤴ Detached house, farm building, some older buildings, of historic interest as group (but not in documentation). ⤴ Isolated site within the countryside on sloping land. ⤴ Road frontage in rural setting. ⤴ Sloping land can be viewed from Calverton Conservation Area. When seen in context, the heritage assets appear as a small cluster of modest historic buildings in the countryside.
C	Impact: <ul style="list-style-type: none"> ⤴ The important element of the eastern part of the Calverton Conservation Area is very much the open nature of the surrounding area and the way the countryside comes directly into the village to the south and into the Conservation Area. ⤴ Views out of the Conservation Area towards the countryside to the south of the village here are of open rising countryside and are uninterrupted except for this modest farm. ⤴ A small group (former farmstead) isolated in the landscape can be seen from the Conservation Area, which is appropriate to the agricultural landscape. ⤴ The roadside is very open and rural in nature and this is important to the approach to the Conservation Area. ⤴ The low part stone local interest outbuilding forms a historic edge to the farmstead and would be lost.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would result in a major impact as there would be an urbanising of the countryside near the Conservation Area.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: -
	Tony Player Date: 13/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/776
	Site Address: Land at Broad Close/Private Road, Woodborough
A	Potential assets which may be affected: Conservation Area - Woodborough Conservation Area
B	Significance: <ul style="list-style-type: none"> ⤴ The site comprises a series of gardens relating to a scattered group of dwellings on the north of the village. ⤴ To the south of the site is a low roofed, low density development of bungalows on Broad Close. ⤴ There is a strong hedgerow to the south of the site. ⤴ The site comprises a green space on the edge of the village on sloping land and viewed from the village as a rural backcloth to the Conservation Area. ⤴ The site forms part of a larger parcel of land sloping south, containing lots of trees, hedges and shrubs, and part of smaller fields that have been developed in a piecemeal fashion on the northern edge of the village. ⤴ There are views from the north of the site down to the roof tops of historic buildings in the Conservation Area. ⤴ Views south and north are very green looking towards the Conservation Area (from Main Street).
C	Impact: <ul style="list-style-type: none"> ⤴ The development of the site would result in a major impact on the Conservation Area as, although development has sporadically taken place on the private road and Broad Close, it still has an open character and is very green with vegetation. Therefore the site itself, along with other spaces in the vicinity and large gardens and spaces between the low density development in this part of the village, adds to the character of the central third of Woodborough Conservation Area, which is very open and green and still shows signs of historic street and field patterns (relating back to the late 18th Century).
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would result in a major impact on the Conservation Area.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: The development of a low key dwelling would not have too much of an impact on its own on the Conservation Area if also single storey and small in footprint and the hedge to the south is retained. However, it would set a precedent for other rear gardens to be developed and erode the softer green edge to the village and the Conservation Area.
	Tony Player Date: 13/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/777
	Site Address: Land on Shelt Hill adj 67, Woodborough
A	Potential assets which may be affected: Conservation Area - Woodborough Conservation Area
B	Significance: <ul style="list-style-type: none"> ⤴ The site comprises an important gap on Shelt Hill approaching and leaving Woodborough Conservation Area and the village. ⤴ The site forms a break in the frontage development of denser new development to the south and older properties on the northern fringe of the village. ⤴ The land opposite the site, and the site itself, create open rural views which are important to the edge of the village so it retains its historic relationship with farming activities.
C	Impact: <ul style="list-style-type: none"> ⤴ The development of the site would result in an impact on the Conservation Area, as development would close a gap that is important as an open space view on the approach to Woodborough Conservation Area. ⤴ Together with site 6/835, the site forms important open fields that add to the heritage/character of the setting of the Conservation Area. ⤴ The cumulative effect on the loss of wider land from agriculture to urban form would be very detrimental to the overall setting of the village.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would result in a major impact on Woodborough Conservation Area.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: -
	Tony Player Date: 12/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/780
	Site Address: Ramsdale Park Golf Course, Calverton
A	Potential assets which may be affected: Listed Building (Grade II) - Hollingwood House, Hollingwood Lane, Calverton
B	Significance: <ul style="list-style-type: none"> ⤴ Listed Farmhouse in isolated position on edge of the Golf Course. Currently residential, looking out on a south east direction over open land. ⤴ Small outbuildings associated with Listed Building. ⤴ Listed Building is in an open remote location and has a close relationship with the countryside and its former use.
C	Impact: <ul style="list-style-type: none"> ⤴ The development of the site would result in a major impact on the Listed Building, especially from the development of the south western part of the site. ⤴ Development of an urban nature so close to the Listed Building would have an impact on its setting in the landscape. <p>* May be some impact on Listed schedule ancient monument – Ramsdale Park (walled garden).</p>
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would result in a major impact on the Listed Building.
E	Potential mitigation circumstances: Reduce site area or leave area of open space on south western edge of site.
F	Enhancement/Planning gain: None in relation to Listed Building.
	Tony Player Date: 13/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/826
	Site Address: Main Street/Taylor's Croft, Woodborough
A	Potential assets which may be affected: Conservation Area - Woodborough Conservation Area Listed Building – Manor Farm buildings Grade II Local interest building – Woodborough Manor
B	Significance: <ul style="list-style-type: none"> ⤴ The site comprises a large meadow within the Conservation Area boundary. The meadow was included in Conservation Area due to its significance as one of the key important open spaces in village. ⤴ The space works well as meadow on its own visually, forming open character in the heart of the Conservation Area, but also works with other open space to the south on Main Street where there is low density development and an abundance of vegetation to create a green heart to the central third of the Conservation Area. ⤴ The site adjoins converted Listed Buildings (former farm).
C	Impact: <ul style="list-style-type: none"> ⤴ The development of this site would result in a major impact on the Conservation Area as it would remove one of the main open spaces in the centre of the Conservation Area. ⤴ It is important to retain existing views northwards from the site, out of the Conservation Area to the countryside beyond. These views are afforded by the lower density development of bungalows to the north of the site, and the greenery beyond. ⤴ The site, being an undeveloped area of green space within the Conservation Area makes a major contribution to the character of the Conservation Area. ⤴ Historic conversions of agricultural buildings share a link to the meadow, and connect the Listed Buildings to their former farm use/activities.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: Major impact on heritage assets, both Conservation Area and Listed Buildings.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: -
	Tony Player Date: 12/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/827
	Site Address: Lingwood Lane (land adj Rose Marie cottage), Woodborough
A	Potential assets which may be affected: Conservation Area - Woodborough Conservation Area Local interest buildings - The Old Vicarage and outbuildings, The Old School
B	Significance: <ul style="list-style-type: none"> ⤴ Approaching Woodborough Conservation Area from the south along Lingwood Lane there is a really strong visual rurality, links to the countryside and strong hedgerows that emphasise the old lane leading into the historic village. ⤴ The site undulates and rises from the village and abuts the Conservation Area. ⤴ The site is a very important field that brings the countryside into the Conservation Area. ⤴ The character of this part of Woodborough Conservation Area is low density development and strong views out to rolling hills and fields. ⤴ The heart of Woodborough Conservation Area is adjacent to this site. The heart of the Conservation Area comprises an historic street pattern, spaces and buildings and farming elements are essential to the Conservation Area character. It is open in nature. ⤴ The local interest building is located on the road opposite the site.
C	Impact: <ul style="list-style-type: none"> ⤴ The development of the site would have a major impact on Woodborough Conservation Area on approach from the south. ⤴ The development of the site would change the fringe of the village from rural and semi-rural to urban. ⤴ Removes openness from the centre of the village. ⤴ From within village, the site closely relates to green spaces around church, playing field and other open garden areas relating to low density development. ⤴ Although housing lies to the north of the site, it is very low density, well spaced and very green. It feels as though this is more a green wedge in the heart of the village. As such it works well in forming a relationship with other open green spaces. ⤴ The setting of a Listed Building (former school) would be compromised by development on the opposite road frontage.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would result in a major impact on the heritage asset local interest buildings and Conservation Area.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: -
	Tony Player Date: 12/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/828
	Site Address: Park Avenue (land south of), Woodborough
A	Potential assets which may be affected: Conservation Area - Woodborough Conservation Area
B	Significance: <ul style="list-style-type: none"> ⤴ The site comprises land rising from the village to the south. ⤴ The site includes a significant tree line on its southern boundary of mature native species. ⤴ The site opens out to the countryside at the end of Park Avenue by No. 17. ⤴ The site comprises pasture land that brings the countryside visually into the village when viewed from Main Street and as such enhances the setting of the Conservation Area.
C	Impact: <ul style="list-style-type: none"> ⤴ The site is a fringe site to the south of Woodborough Conservation Area. Although detached from the Conservation Area by older former council housing, it is very visually important to the Conservation Area's character. The view up Park Avenue brings rural character into the village, adding to the rurality with other open spaces and less development on Main Street in the heart of the Conservation Area.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would result in a major impacts on the Conservation Area because it would remove views of the countryside. The topography of rising land increased the impact here as it would make the development more visually prominent.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: -
	Tony Player Date: 5/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/829
	Site Address: Land off Beeston Close, Bestwood Village
A	Potential assets which may be affected: Conservation Area - Bestwood Conservation Area
B	Significance: <ul style="list-style-type: none"> ⤴ The land is high and rises up in the northern part of the Conservation Area. ⤴ Significant amount of vegetation on site that adds to the green edge of the northern side of the Conservation Area. ⤴ Open space/green wedge between the Conservation Area and development further to north.
C	Impact: <ul style="list-style-type: none"> ⤴ Visually the removal of the green space would directly impact on the heritage asset. ⤴ Though modern development lies immediately to the south of the site does enclose the physical form of the old village, the greenery glimpsed between buildings and behind adds to the character of the Conservation Area. Green spaces, trees and vegetation are defined as having value in the methodology.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of this site would result in a major impact on heritage assets. There are few open spaces inside the old village of significance, the large green space and gardens that form the setting to community buildings, some of which are shared. This fringe area of greenery adds to the Conservation Area character by forming a backcloth to the northern edge and this greenery enhances the setting of the Conservation Area.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: The development of the site would provide the opportunity to implement a woodland management scheme to provide greenery for the future.
	Tony Player Date: 13/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/831
	Site Address: Catfoot Lane, Lambley
A	Potential assets which may be affected: Conservation Area - Lambley Conservation Area
B	Significance: <ul style="list-style-type: none"> ⤴ The land rises up from The Dumbles to the south. The Dumbles is a unique small green lane with some sporadic detached housing in large plots to the north. ⤴ The site forms a large wedge of countryside coming into the village both physically and visually. ⤴ The upper part of the site is on a ridge along a private driveway and is hedged. This is also the higher part of the site and is visually more open land. ⤴ The Dumbles forms a green lane with lots of planting along the track and making a strong contribution to the character of the Conservation Area (which is unique).
C	Impact: <ul style="list-style-type: none"> ⤴ Lambley Conservation Area abuts the northern and southern edges of this site and development of the site would have a major impact on the Conservation Area. ⤴ The site is part of a parcel of 'greenland' that divides up the western edge of the village. Until the modern development took place to the east, the 'greenland' would have come right up to the boundary of the Conservation Area and the countryside would have come into the heart of Lambley. This field still comes into the heart of the village. These fields on the west of the village enhance the setting of 'The Dumbles' and the rurality of the village. ⤴ The development of the site would have a major impact on the character of the Conservation Area if farmland to the west of the village is lost to development.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would result in a major impact on the Conservation Area.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: -
	Tony Player Date: 12/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/832
	Site Address: 109 Main Street, Woodborough
A	Potential assets which may be affected: Conservation Area - Woodborough Conservation Area Listed Building – 117 Main Street, Woodborough Grade II Local interest buildings – Punch Bowl House, 111 Main Street, Woodborough
B	Significance: <ul style="list-style-type: none"> ⤴ From the north looking south a hedgeline screens the site as the land slopes away to the south. ⤴ A modern development to the north of the site is dense and two storey in part, forming a harsher edge to the site. (This is the north side of Field Lane.) ⤴ Forms part of historic land divisions in the village, with cottages off Main Street having linear plots of strips of land, to the rear is garden and historic horticultural land pattern. ⤴ Glimpses of the site from Main Street between the cottages.
C	Impact: <ul style="list-style-type: none"> ⤴ Greenery is visible between the cottages on Main Street through gaps formed by garden space. ⤴ Green space is visible from opposite car parking area at the end of New Row. ⤴ The development of this site would erode the character and openness of the Conservation Area. ⤴ The development of this site would erode the setting and curtilages of Listed Buildings and local interest buildings. ⤴ The site has to be considered in conjunction with other adjoining sites.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of this site would have a major impact on Woodborough Conservation Area.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: -
	Tony Player Date: 5/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/833
	Site Address: 111 Main Street, Woodborough
A	Potential assets which may be affected: Conservation Area - Woodborough Conservation Area Listed Building – 117 Main Street, Woodborough Grade II Local interest buildings – Punch Bowl House, 111 Main Street, Woodborough
B	Significance: <ul style="list-style-type: none"> ⤴ From the north looking south a hedgeline screens the site as the land slopes away to the south. ⤴ A modern development to the north of the site is dense and two storey in part, forming a harsher edge to the site. (This is the north side of Field Lane.) ⤴ Forms part of historic land divisions in the village, with cottages off Main Street having linear plots of strips of land, to the rear is garden horticultural land pattern. ⤴ Glimpses of the site from Main Street between the cottages.
C	Impact: <ul style="list-style-type: none"> ⤴ Greenery is visible between the cottages on Main Street through gaps formed by garden space. ⤴ Green space is visible from opposite car parking area at the end of New Row. ⤴ The development of this site would erode the character and openness of the Conservation Area. ⤴ The development of this site would erode the setting and curtilages of Listed Buildings and local interest buildings. ⤴ The site has to be considered in conjunction with other adjoining sites.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of this site would have a major impact on Woodborough Conservation Area.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: -
	Tony Player Date: 5/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/835
	Site Address: 40 Shelt Hill, Woodborough
A	Potential assets which may be affected: Conservation Area - Woodborough Conservation Area Non recorded historic buildings
B	Significance: <ul style="list-style-type: none"> ⤴ This site is large and forms a really important open area on the approach to and from Woodborough and Woodborough Conservation Area. It is not linked in any way to the village. ⤴ The linear aspect of the Conservation Area along Main Street forms the character of the village. ⤴ The site affords significant views of the countryside. ⤴ There is a significant group of trees/orchard on the lower part of the site. ⤴ A small group of non-recorded historic buildings exist on site, which were formerly used in connection with agriculture.
C	Impact: <ul style="list-style-type: none"> ⤴ The development of this site would result in a major impact on the Conservation Area and the heritage of the village as a whole. The approach to and from Woodborough Conservation Area to the north east is characterised by strong views to the countryside beyond. ⤴ The scale and location of this site is such that development would change the wider setting to the Conservation Area. ⤴ The Conservation Area needs to relate to the countryside beyond and views of the fields, and in this wider landscape there should not be unconnected urban development in isolation from the village. ⤴ Impact when viewed from Lowdham Lane, you would not be able to see the non-recorded historic buildings on Shelt Hill, which historically connects cottages to the village. Development of the site would obscure these older cottages.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of this site would result in a major impact on the wider setting and context of the Conservation Area.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: -
	Tony Player Date: 13/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/836
	Site Address: Main Street (119), Woodborough
A	Potential assets which may be affected: Conservation Area - Woodborough Conservation Area Listed Building – 117 Main Street, Woodborough Grade II Local interest buildings – Punch Bowl House, 111 Main Street, Woodborough
B	Significance: <ul style="list-style-type: none"> ⤴ From the north looking south a hedgeline screens the site as the land slopes away to the south. ⤴ A modern development to the north of the site is dense and two storey in part, forming a harsher edge to the site. (This is the north side of Field Lane.) ⤴ Forms part of historic land divisions in the village, with cottages off Main Street having linear plots of strips of land, to the rear is garden horticultural land pattern. ⤴ Glimpses of the site from Main Street between the cottages.
C	Impact: <ul style="list-style-type: none"> ⤴ Greenery is visible between the cottages on Main Street through gaps formed by garden space. ⤴ Green space is visible from opposite car parking area at the end of New Row. ⤴ The development of this site would erode the character and openness of the Conservation Area. ⤴ The development of this site would erode the setting and curtilages of Listed Buildings and local interest buildings. ⤴ The site has to be considered in conjunction with other adjoining sites.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of this site would have a major impact on Woodborough Conservation Area.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: -
	Tony Player Date: 13/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/838
	Site Address: Stables – Site A, Lambley
A	Potential assets which may be affected: Conservation Area - Lambley Conservation Area Non recorded historic building - Stables
B	Significance: <ul style="list-style-type: none"> ⤴ The site includes and abuts the Conservation Area. ⤴ The site and adjacent fields to the east form a significant wedge of countryside that creates a connection between a rural village Conservation Area and the landscape that once supported the village community. ⤴ There are some small scale historic buildings on site, which reflect the heritage connection with agriculture. They are of low linear form, former agricultural buildings, and are a heritage asset and make an important contribution to the Conservation Area.
C	Impact: <ul style="list-style-type: none"> ⤴ The rural edge of the area has already been eroded away by existing development. ⤴ From inside the Conservation Area there are glimpses between buildings out to the countryside, (although some obscured by buildings) which would be lost if the site was developed. ⤴ The site is a small parcel of land but it comprises important open space in respect of Conservation Area heritage. The development of the site would be detrimental to the Conservation Area. The small scale buildings which make an important contribution to the Conservation Area would be lost.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would result in a major impact on the Conservation Area if it were developed in any form.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: -
	Tony Player Date: 12/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/839
	Site Address: Spring Lane (Land Off) , Lambley (Site B)
A	Potential assets which may be affected: Conservation Area - Lambley Conservation Area
B	Significance: <ul style="list-style-type: none"> ⤴ The site comprises a large area of open farmland on the edge of the village not immediately adjacent to the Conservation Area. ⤴ The sloping site abuts a public footpath and modern development. ⤴ As the site rises to the south east it becomes more visible from the Conservation Area, as a distant view of farmland. ⤴ Lambley Conservation Area forms the core to the village with new development around it, but the Conservation Area still has a relationship with fields/agriculture. ⤴ Natural dip around beck formed the setting for the old village.
C	Impact: <ul style="list-style-type: none"> ⤴ The development of the higher areas of the site would have an impact on the wider setting of the Conservation Area. ⤴ Potential loss of hedgerows. ⤴ The size of the site is so large that it would impact on the village by removing some of the rural landscape. ⤴ The development of the site would change the balance of the settlement by increasing the proportion of new development in relation to the historic core of the village and would erode the setting of the Conservation Area. ⤴ The development of the site would result in the urbanisation of the setting of the Conservation Area.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would result in a major impact on the heritage asset due to the scale of development in relation to village size, the effect on the Conservation Area and its agricultural/rural setting in a dip in the land.
E	Potential mitigation circumstances: A smaller site including just the northern part of the site would have a reduced impact.
F	Enhancement/Planning gain: There is scope for new development to provide a softer edge to the village, through the design of buildings and the provision of a green wedge in development <u>but only</u> through the development of the northern edge of the site.
	Tony Player Date: 13/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/840
	Site Address: Piemont, Woodborough
A	Potential assets which may be affected: Conservation Area - Woodborough Conservation Area
B	Significance: <ul style="list-style-type: none"> ⤴ The site comprises a section of rear garden relating to a dwelling on the north of the village. ⤴ To the south of the site is a low roofed, low density development of bungalows on Broad Close. To the north is another low dwelling and garden. ⤴ There is a strong hedgerow to the south of the site. ⤴ The land comprises a modest green space on the edge of the village on sloping land and is viewed from the village as a rural backcloth to the Conservation Area.
C	Impact: <ul style="list-style-type: none"> ⤴ The development of the site would result in a major impact on the Conservation Area as, although development has sporadically taken place off Broad Close, it still has an open character and is very green with vegetation. Therefore the site itself, along with other spaces in close proximity to large gardens and spaces between the low density development in this part of the village, add to the character of the central third of Woodborough Conservation Area, which is very open and green and still shows signs of historic street and field patterns.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of this site would result in a minor impact on the Conservation Area if occurring in isolation with one low key building. However, the cumulative impact of developing both this and the adjoining sites would result in the erosion of the green fringe forming the setting of the Conservation Area and the impact would be major. The precedent would be set for other sites to come forward in this area if one small site was allowed.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: -
	Tony Player Date: 6/5/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/874
	Site Address: Long Meadow Farm (Site A), Woodborough
A	Potential assets which may be affected: Conservation Area - Woodborough Conservation Area
B	Significance: <ul style="list-style-type: none"> ⤴ The site comprises land rising from the village to the south. ⤴ The site opens out to the countryside to the rear of Nos. 8, 9 and 10 Park Avenue. ⤴ The site comprises pasture land that brings the countryside visually into the village when viewed from Main Street and as such enhances the setting of the Conservation Area.
C	Impact: <ul style="list-style-type: none"> ⤴ The site is a fringe site to the south of Woodborough Conservation Area. Although detached from the Conservation Area by older former council housing, it is very visually important to the Conservation Area's character. ⤴ Though only a small site, it does set a precedent if permitted for fringe development on the edge of the village, eroding the rural setting of the village. It is a small site and even if developed for one small dwelling there would be very little land left for garden, access, turning, etc.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would result in a major impact on the Conservation Area. The topography of rising land increases the impact here as it would make the development more visually prominent.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: -
	Tony Player Date: 8/10/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/875
	Site Address: Long Meadow Farm (Site B), Woodborough
A	Potential assets which may be affected: Conservation Area - Woodborough Conservation Area
B	Significance: <ul style="list-style-type: none"> ⤴ The site comprises land rising from the village to the south. ⤴ The site includes a significant tree line on its southern boundary of mature native species and mature hedgerows. ⤴ The site opens out to the countryside at the end of Park Avenue. ⤴ The site comprises pasture land that brings the countryside visually into the village when viewed from Main Street and as such enhances the setting of the Conservation Area. ⤴ The site is visually prominent from the end of Park Avenue. ⤴ Glimpses between the Park Avenue semis – still afford views of the countryside beyond from Park Avenue.
C	Impact: <ul style="list-style-type: none"> ⤴ The site is a fringe site to the south of Woodborough Conservation Area. Although detached from the Conservation Area by older former council housing, it is very visually important to the Conservation Area's character. The view up Park Avenue and beyond brings rural character into the village, adding to the rurality with other open spaces and less development on Main Street in the heart of the Conservation Area.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would result in a major impact on the Conservation Area because it would remove views of the countryside. The topography of rising land increased the impact here as it would make the development more visually prominent. The development erodes the rural setting of the village.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: -
	Tony Player Date: 15/10/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/876
	Site Address: Long Meadow Farm (Site C), Woodborough
A	Potential assets which may be affected: Conservation Area - Woodborough Conservation Area
B	Significance: <ul style="list-style-type: none"> ⤴ The site comprises land rising from the village to the south. ⤴ The site comprises pasture land that brings the countryside visually into the village when viewed from Main Street and as such enhances the setting of the Conservation Area. ⤴ The site is an isolated parcel of agricultural land detached from the village.
C	Impact: <ul style="list-style-type: none"> ⤴ The site is a fringe site to the south of Woodborough Conservation Area. It is detached from the Conservation Area. It is very visually important to the Conservation Area's character. ⤴ The site is isolated, set in fields to the south of the village, and as such it would be a completely random piece of development in the countryside.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would result in a major impact on the Conservation Area because it would remove views of the countryside. The topography of rising land increases the impact here as it would make the development more visually prominent. The site, if developed, would have a major impact on a section of the Conservation Area that is very open in nature. The detached houses set in large gardens along Main Street, combined with the meadow to the north of Main Street, create a zone of greenery in the centre of the settlement that needs protecting from any development to the south.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: -
	Tony Player Date: 15/10/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/917
	Site Address: Catfoot Lane (land adj Orchard Rise), Lambley
A	Potential assets which may be affected: Conservation Area - Lambley Conservation Area
B	Significance: <ul style="list-style-type: none"> ⤴ The site rises up from The Dumbles to the south. The Dumbles is a unique small green lane with some sporadic detached housing in large plots to the north. ⤴ The site forms a large wedge of countryside coming into the village both physically and visually. ⤴ The upper part of the site is on a ridge along a private driveway and is hedged. This is also the higher part of the site and is visually more open land. ⤴ The Dumbles forms a green lane with lots of planting along the track and making a strong contribution to the character of the Conservation Area (which is unique). ⤴ Significant parcel of land so large in size that it would increase the village area by a considerable amount.
C	Impact: <ul style="list-style-type: none"> ⤴ Lambley Conservation Area abuts the northern and southern edges of this site and development of the site would have a major impact on the Conservation Area. ⤴ The site is part of a parcel of 'greenland' that divides up the western edge of the village. Until the modern development took place to the east, the 'greenland' would have come right up to the boundary of the Conservation Area and the countryside would have come into the heart of Lambley. This field still comes into the heart of the village. These fields on the west of the village enhance the setting of 'The Dumbles' and the rurality of the village. ⤴ The development of the site would have a major impact on the character of the Conservation Area if farmland to the west of the village is lost to development.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would result in a major impact on the Conservation Area.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: -
	Tony Player Date: 15/10/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. 6/921
	Site Address: Shire Farm, Oxton Road, Calverton
A	Potential assets which may be affected: Listed Building – Lodge Farm Grade II
B	Significance: <ul style="list-style-type: none"> ⤴ Early 18th century Listed farmhouse and farm buildings as a group, set in own curtilage of fields/paddocks. ⤴ Undulating farmland bordered by new residential development can be seen in the distance from the Listed Building site to the south (Lodge Farm). ⤴ Surrounding farmstead is open countryside and reclaimed mined land.
C	Impact: <ul style="list-style-type: none"> ⤴ The development of the site would result in some minor impact on wider setting of the Listed Building as it would no longer sit within agricultural/reclaimed farmland, but would be nearer to modern housing. Therefore, there would be a small reduction in its setting quality and loss of some historic asset. However, the existing barn structures with a frontage to Oxton Road mostly form a buffer between the site and the road, and then the Listed Building. Therefore the impact would be minimal on the Listed Building.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of this site would result in a minor impact on the wider setting of the Listed Building. The wider setting has already been partly eroded by new development on the edge of Calverton.
E	Potential mitigation circumstances: -
F	Enhancement/Planning gain: -
	Tony Player Date: 8/10/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. A1
	Site Address: Hill Close Farm, Catfoot Lane, Lambley
A	Potential assets which may be affected: Conservation Area - Lambley Conservation Area
B	Significance: <ul style="list-style-type: none"> ⤴ The site rises up from the village and is very visible from Main Street, and from the approach on Catfoot Lane and public footpath. ⤴ The site forms a large wedge of countryside coming into the village both physically and visually. ⤴ The upper part of the site is on a ridge along a private driveway and is hedged. This is also the higher part of the site and is visually more open pasture land. ⤴ The site is part of the rural setting to the Conservation Area.
C	Impact: <ul style="list-style-type: none"> ⤴ The development of the site would have a major impact on Lambley Conservation Area, as it would result in the loss of farmland and the rural aspect to the north of the village. ⤴ The site is part of a parcel of 'greenland' that brings the countryside into Lambley village. This field still comes into the heart of the village and enhances the setting of the Conservation Area.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would result in a major impact on the Conservation Area.
E	Potential mitigation circumstances: None.
F	Enhancement/Planning gain: -
	Tony Player Date: 15/10/2015

GEDLING BOROUGH COUNCIL SITE ASSESSMENT (HERITAGE)	
	Site Reference No. A3
	Site Address: North of Altham Lodge, Main Street (land north of), Papplewick
A	Potential assets which may be affected: Conservation Area - Papplewick Conservation Area Grade II Listed buildings – 67-73 Main Street
B	Significance: <ul style="list-style-type: none"> ⤴ The site comprises of a large detached house set in gardens/grounds, with paddocks to the side. ⤴ The frontage is a hedgerow and there are a number of significant trees on the site. ⤴ The site forms a green space on the edge of the village and acts as a buffer of semi-open area between the countryside and the historic built form of the village street scene. ⤴ Opposite the site are a few older historic properties of which the row Nos. 67-73 are Listed Buildings Grade II.
C	Impact: <ul style="list-style-type: none"> ⤴ The development of the site would have a major impact on the setting of the village and Conservation Area, due to the open nature of this site. ⤴ Views of fields beyond create a green approach to the village from the north. In the south, when leaving the village, the site opens out from the old village historic built core to the rural countryside through the site. ⤴ The character of the Conservation Area is about spaces and their impact on the setting of a village. The open space created by this site adds to the character of the Conservation Area.
D	Conclusion/Impact greater or lesser impact on Heritage Assets: The development of the site would have a major impact on the Conservation Area.
E	Potential mitigation circumstances: None.
F	Enhancement/Planning gain: -
	Tony Player Date: 15/10/2015