

Infinity Garden Village (Wragley Way)

ENVIRONMENTAL STATEMENT

Volume 3

Appendices and Figures to the Main Technical Studies

June 2019



**Hallam Land
Management**

Infinity Garden Village (Wragley Way), Derby
Heritage Assessment (Employment Scheme)
May 2019

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Report

Heritage Assessment

Site

Infinity Garden Village (Wragley Way), Derby

Client

Hallam Land Management

Date

May 2019

Planning Authority

South Derbyshire District Council

Site Centred At

SK 33710 30413

Prepared By

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Report Status

Final

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Timescales Used in This Report

Prehistoric

Palaeolithic	850,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This heritage assessment considers land off Wragley Way, Derby. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information to clarify the heritage significance and archaeological potential of the study site.

From the data obtained from the HER, historic mapping and current land-use, the site is considered to have low potential for remains of all archaeological periods. Land to the west of the site has been subject to a geophysical survey and evaluation trenching, neither of which revealed any remains of archaeological significance, beyond some Medieval ridge and furrow. An undated palaeochannel was revealed, the deposits of which contained no anthropogenic remains.

It is possible that there could be as yet unrecorded remains present which would be impacted by the development should they be present. Such remains, if present, will be no more than local significance.

When planning permission was applied for the development of land which lies to the west of the site, the Derbyshire County Council Planning Archaeologist requested some pre-determination evaluation. As discussed above, these evaluation works failed to reveal deposits of significant archaeological interest. The recent planning application for the development of the land on the western side of Deep Dale Lane was granted with no pre-determination evaluation being required and with no conditions requiring further archaeological investigations. There is no evidence to suggest that this site has any more archaeological potential. Therefore, pre-determination evaluation works are unnecessary.

It is possible that the Derbyshire County Council Planning Archaeologist may require some evaluation works in due course. If so, it is considered that such works can be secured by a suitable worded planning condition.

There are no listed buildings located within the site nor is it located within a Conservation Area.

There are a number of listed buildings located within the wider surroundings of the site. They mainly form the core of the Swarkestone, Barrow upon Trent and Twyford Conservation Areas, and are centrally placed within these designations. However, given the location of the site, a sufficient distance from the listed buildings, and the screening offered by the A50, there will be no harm to the setting or significance of these designated heritage assets.

The site is located a sufficient distance from Swarkestone, Barrow upon Trent, Twyford and the Trent and Mersey Canal Conservation Areas. The site is separated from the Conservation Areas by the A50 which provides a buffer between them and the site, ensuring that there is negligible to no intervisibility between them. The placement of the proposed buildings and vegetation buffer have also been carefully considered to ensure that they are responsive to the important qualities and setting of the Conservation Areas. This will ensure that the proposed buildings will not impede key views of the Conservation Areas.

The Grade II* registered Swarkestone Hall is located a considerable distance to the south-east of the site. Given the separation between the site and this designated heritage asset, the proposal will cause no harm to its setting nor significance.

Swarkestone Lows round barrow cemetery scheduled monument, Twyford henge and Round Hill bowl barrow scheduled monument, and settlement site and enclosures scheduled monument are located between over 1 km and 3 km to the south-east, south-west and west of the site, respectively. Given the separation between the site and these designated heritage assets, the proposal will cause no harm to their setting nor significance.

The site does not contain nor is it located in the vicinity of any Locally Listed buildings, which are non-designated heritage assets.

1.0 Introduction

- 1.1 This heritage assessment considers land off Wragley Way, Derby (Figure 1). It has been prepared by Orion Heritage Ltd on behalf of Hallam Land Management.
- 1.2 The site (hereafter referred to as the study site) is located at grid reference SK 33710 30413.
- 1.3 In accordance with *the Standard and Guidance for Historic Environment Desk Based Assessments* (Chartered Institute for Archaeologists 2017), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information to establish the potential for non-designated archaeological heritage assets within the study site and the potential effect on the significance of nearby designated heritage assets. The assessment includes the results of a site survey, an examination of published and unpublished records and charts historic land-use through a map regression exercise.
- 1.4 The assessment has considered the significance of designated heritage assets and how their setting might be impacted upon by the proposed development, in accordance with relevant policy and guidance including, *The Setting of Heritage Assets' Good Practice Advice in Planning: 3* (Historic England, 2017).
- 1.5 The assessment enables relevant parties to assess the significance of heritage/ archaeological assets on and close to the study site and consider the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions.
- 1.6 The study area used in this assessment is 1 km radius from the red line boundary of the study site (Figure 2).

Location, Geology and Topography

- 1.7 The site is located generally to the south-east of Wragley Way, Derby and north of the A50 Derby Southern Bypass. The site is bisected by a drain which runs approximately east to west.
- 1.8 The site is situated within the township of Arleston and Sinfin, which was part of the historic parish of Barrow-upon-Trent.
- 1.9 The site lies to the north of a slight east-west ridge, on the western edge of the former Sinfin Moor. The area lies between 40 m - 50 m Above Ordnance Datum (AOD) and falls gradually from west to east.
- 1.10 In the recent Trent Valley Landscapes project, the site lies within the area referred to as the Middle Trent Valley (Knight and Howard 2004). It is under arable cultivation. Ashlea Farm, it's outbuildings and several tanks are located in the west of the site.
- 1.11 The site lies c. 10m - 15 m above the River Trent floodplain and the solid geology comprises red mudstones of the Cropwell Bishop Formation, a component of the Mercia Mudstone Group. The mudstones are overlain predominantly by a boulder clay, known as the Thrussington Till (Elliott and Knight 1999, 80). The site lies to the north of the Etwell Sand and Gravel, a former terrace deposit of the River Trent.
- 1.12 The soils comprise reddish fine loamy or fine loamy over clayey soils belonging to the Whimple 3 and Brockhurst Associations. On Sinfin Moor, the soils are mapped as being stoneless clayey soils belonging to the Thames Association (Knight and Howard 2004).

2.0 Planning Background and Development Plan Framework

Ancient Monuments and Archaeological Areas Act 1979

- 2.1** The Ancient Monuments and Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

Planning (Listed Building and Conservation Areas) Act 1990

- 2.2** The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.

- 2.3** Section 66(1) states:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 2.4** Section 69 of the Act requires local authorities to define as Conservation Areas any *areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance* and Section 72 gives local authorities a general duty to pay special attention *to the desirability of preserving or enhancing the character or appearance of that area* in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision regarding the setting of a Conservation Area, that is provided by the policy framework outlined in below.

National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

- 2.5** Government policy in relation to the historic environment is outlined in section 12 of the National Planning Policy Framework (NPPF), entitled Conserving and Enhancing the Historic Environment. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

- 2.6** Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

- 2.7** Paragraph 189 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

- 2.8** Paragraph 197 states that the effect of a proposed development on the significance of non-designated assets should be taken into account and where such an asset(s) is

directly or indirectly affected, a balanced judgement is required that has regard to the scale of any harm or loss and the significance of the asset(s).

- 2.9** *Heritage Assets* are defined in Annex 2 as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.10** *Archaeological Interest* is defined as: a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.11** *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.
- 2.12** *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.13** *Setting* is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.14** The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:
- Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'.*
- 2.15** Paragraph 18a-002 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 2.16** Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 2.17** The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 2.18** Paragraph 18a-013 concludes:
- The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any*

application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.

2.19 Paragraph 193 of the NPPF states:

In determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

2.20 The key test in NPPF paragraphs 194-196 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:

What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.

2.21 Paragraph 196 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

2.22 Paragraph 199 of the NPPF states:

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably. In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

- 2.23** In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.24** The South Derbyshire District Local Plan Part 1 (adopted June 2016) has the following relevant heritage policy:

Policy BNE2: Heritage Assets

- A. *Development that affects South Derbyshire's heritage assets will be expected to protect, conserve and enhance the assets and their settings in accordance with national guidance and supplementary planning documents which the authority may produce from time to time.*

These assets include:

- 1) *Conservation Areas;*
- 2) *Scheduled Monuments;*
- 3) *Listed buildings;*
- 4) *Registered historic parks and gardens; and*
- 5) *Undesignated heritage assets on the local list.*

- B. *Particular attention will be paid to:*

- 1) *The heritage of the Trent Valley, including its prehistoric remains, ancient crossing points and the transport heritage of the Trent Navigation, Trent and Mersey Canal, and the railways;*
- 2) *The complementary relationship that exists in many cases between estate parklands and villages. Often they are integral parts of a conservation area, or form part of a conservation area setting. The management and care of these landscaped grounds is material to the character of the adjacent villages; and*
- 3) *The industrial heritage of Melbourne, Shardlow, Swadlincote and Ticknall. Most of this historic industry has now gone, but the surviving structures and landscape evidence continue to exert a huge influence on the character of these places.*

- C. *The Council will promote the respect for, and protection and care of, the historic environment by:*

- 1) *Developing a local list of undesignated heritage assets, covering the same categories as the designated assets in the national list, in accordance with the best practice guidance issued by English Heritage.*
- 2) *Considering the further use of Article 4 directions, reinforced through grant schemes where possible and enforcement action where necessary.*
- 3) *Periodic production and updating of conservation area appraisals and management plans.*
- 4) *Measures to tackle heritage "at risk", including service of urgent works and repairs notices where necessary.*
- 5) *The District Council will work with private owners and developers to bring forward opportunities to secure the long-term future, sensitive use or re-use of under-utilised buildings, and the development of gap sites in conservation areas where development is beneficial to the character and appearance of the area. The District Council will also seek opportunities to improve public access to existing heritage features associated with new development schemes.*

2.25 The South Derbyshire District Local Plan Part 2 (adopted November 2017) has the following relevant heritage policy:

Policy BNE210: Heritage

Applications for development that affects heritage assets, as defined in Policy BNE2, will be determined in accordance with national policy for conserving and enhancing the historic environment. In particular the following will apply:

- *All applications should be accompanied by a heritage assessment, prepared with the appropriate expertise, to a level of detail proportionate to the asset's significance. The assessment should describe the asset's significance, identify the impact of the proposed development and provide clear justification for the works. Where appropriate, the Council may also require historical research and archaeological recording to be undertaken before works to a heritage asset commence;*
- *Developments affecting a heritage asset or its setting, including alterations and extensions to existing buildings, will be required to demonstrate how the proposal has taken account of design, form, scale, mass, siting and setting of the heritage asset, in order to ensure that the proposed design is sympathetic and minimises harm to the asset;*
- *The loss of buildings and features which make a positive contribution to the character or heritage of an area should be avoided through preservation or appropriate reuse, including enabling development;*
- *Any proposed development which impacts on archaeological remains will be required to be accompanied by an archaeological evaluation of the site and a statement demonstrating how it is intended to overcome the archaeological constraints of the site. Development will be resisted which would result in the loss of or substantial harm to Scheduled Ancient Monuments or other archaeological sites of equivalent significance. Development affecting non-designated archaeological sites will be assessed having regard to the scale of any harm and the significance of the site. In all cases measures will be undertaken to minimise impact and, where possible, to preserve the site in situ. The District Council will require public display and interpretation where appropriate;*
- *Development that will lead to substantial harm to or loss of significance of any other designated heritage asset will be refused, unless it can be demonstrated that the development is necessary to achieve substantial public benefits that outweigh that harm or loss. Where less than substantial harm would result this will be considered against the public benefits of the proposal; and*
- *Effects of the development on the significance of other non-designated heritage assets on the local list will be assessed having regard to the scale of any harm and the significance of the asset.*

Guidance

Historic Environment Good Practice Advice in Planning Note, Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

2.26 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development.

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and

- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice in Planning Note 3 The Setting of Heritage Assets (Historic England 2017)

- 2.27** Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 2.28** The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 2.29** The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals;
 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
 3. Assessing the effects of proposed development on the significance of a heritage asset;
 4. Maximising enhancement and reduction of harm on the setting of heritage assets; an
 5. Making and documenting the decision and monitoring outcomes.
- 2.30** The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

3.0 Archaeological and Historical Background

3.1 The locations of sites and records mentioned in the text are shown on Figure 2. The heritage assets under consideration have been identified by means of a review of the following resources:

- Derbyshire Historic Environment Record (HER);
- The National Heritage List for England (NHLE) held by Historic England;
- Historic England Archive;
- Pastscape;
- Local studies and record office research; and
- Review of historic mapping.

3.2 This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected, and assess their significance.

3.3 Chapter 4 will assess the nature of any effects to those heritage assets by the proposed development.

Prehistoric

3.4 There are no recorded prehistoric remains within the site.

3.5 Within the surroundings of the site, late prehistoric cropmarks are recorded (14481 on Figure 2), two Neolithic flint axes (4584 and 4598 on Figure 2), possible cropmarks of a prehistoric pit alignment (4330 on Figure 2) and possible late prehistoric cropmarks of a pit alignment, enclosure and ring ditch (4326 on Figure 2).

3.6 An Iron Age/Roman-British settlement is recorded west of Lowes Lane (4371 on Figure 2) and Bronze Age beakers sherds are also recorded (4589 on Figure 2).

3.7 A geophysical survey and evaluation trenching of the centre and east of the site failed to reveal any prehistoric remains.

3.8 Therefore, due to the scarcity of prehistoric remains within the site and the wider study area, it is considered to have low potential for prehistoric remains.

Roman

3.9 There are no Roman remains recorded within the site.

3.10 Within the surroundings of the site, an Iron Age/Roman-British settlement is recorded west of Lowes Lane (4371 on Figure 2).

3.11 A geophysical survey and evaluation trenching to the west of the site failed to reveal any Roman remains.

3.12 Therefore, due to the scarcity of remains of this period, the site is considered to have low potential for remains of this period.

Saxon

3.13 There are no Saxon remains recorded within the study site or the wider study area.

3.14 A geophysical survey and evaluation trenching to the west of the site failed to reveal any Saxon remains.

- 3.15** Due to the site being located away from the historic cores of nearby settlements and the general lack of recorded remains of this period, the site is considered to have low potential for Saxon remains.

Medieval

- 3.16** There are no Medieval remains recorded within the site.
- 3.17** A geophysical survey and evaluation trenching to the west of the site failed to reveal any significant Medieval remains, but the trenching did reveal several furrows from ploughed out ridge and furrow.
- 3.18** Within the surroundings of the site, areas of Medieval ridge and furrow are recorded (4605, 4606, 8090, 8092, 8093, 10469, 14629, 14634, and 16521 on Figure 2).
- 3.19** The Deserted Medieval Village (DMV) of Arleston lies c. 400 m to the south-west of the site (4296 on Figure 2). Although all that survives of the DMV is Arleston House Farm, at Doomsday, the village comprised two manors and was known as "Erlestune" and had 7 villagers. The Derbyshire HER records that there are signs of possible 'disturbance' within the area of the DMV on aerial photographs which could be traces of the DMV or former quarrying. Building material has been recorded in the area during ploughing.
- 3.20** A bi-partite enclosure has been recorded on aerial photographs at Arleston House Farm which is thought to be part of the DMV (8093 on Figure 2). A Medieval field system (4332 on Figure 2) and fishpond are also recorded (4588 on Figure 2).
- 3.21** A second DMV known at Sinfin, is located to the north of the site (4591 on Figure 2). There are no visible remains of this DMV, as the site was destroyed in the 1950s by the construction of a waste factory.
- 3.22** A third DMV known as Codetune is located north-east of the site (10471 on Figure 2).
- 3.23** The site would have lain within the fields of the nearby Medieval villages throughout the Medieval period. Therefore, the site is considered to have low potential for Medieval remains.

Post-Medieval/Modern

- 3.24** There are no archaeological assets of Post-Medieval date within the site.
- 3.25** Most of the Post-Medieval HER records within the surroundings of the site relate to buildings or structures associated with the development of the town; none of which are particularly relevant to assessing the archaeological potential of the site.
- 3.26** The site is therefore considered to have low archaeological potential for remains of Post-Medieval date.

Map Regression

- 3.27** The earliest map which shows any detail of the site is the Ordnance Survey Map of 1885-6 (Figure 5). The site is divided into numerous fields. Trees demarcate some field boundaries within the site.
- 3.28** There is no change between the Ordnance Survey Map of 1885-6 (Figure 5) and the 1901 Ordnance Survey Map (Figure 6), except for the removal of trees along some of the field boundaries.
- 3.29** There is no change between the 1901 Ordnance Survey Map (Figure 6), and the Ordnance Survey Maps of 1919-24 (Figure 7), 1955 (Figure 8) and 1970-78 (Figure 9),

except for the presence of Ashlea Farm, its outbuildings and tanks located in the west of the site.

- 3.30** The 2000 Ordnance Survey Map (Figure 10) shows the removal of some field boundaries within the site.
- 3.31** There is no change between the 2000 Ordnance Survey Map (Figure 10), and the 2006 (Figure 11) and 2018 (Figure 12) Ordnance Survey Maps.

Unknown Date

- 3.32** There are a number of HER records of unknown date; these comprise cropmarks, ring ditches and linear features (4320, 4321, 4331, 4594 and 14486 on Figure 2).

Summary of archaeological potential and assessment of significance

- 3.33** This assessment has identified that there is low potential for archaeological remains from the prehistoric, Roman, Saxon, Medieval and Post-Medieval periods. Any such remains are of no more than local significance.

Designated Heritage Assets

Listed Buildings

- 3.34** There are no listed buildings located within the site nor is it located within a Conservation Area (Figure 4). There are a number of listed buildings located in the wider vicinity of the site, and these, for-the-most-part, form clusters within the Swarkestone, Barrow upon Trent and Twyford Conservation Areas, to the south-east, south and south-west of the site, respectively. Several listed bridges are also located along the Trent and Mersey Canal.
- 3.35** The listed buildings identified are located a sufficient distance from the site (all except for the bridge along the Trent and Mersey Canal [1096882 on Figure 4] are situated over 1 km beyond the site boundary) and screened by the A50 to ensure that there is no intervisibility between them. Therefore, neither their settings nor significance will be impacted by development of the site.

Conservation Areas

- 3.36** The Swarkestone, Barrow upon Trent and Twyford Conservation Areas lie to the south-east, south and south-west of the site, respectively. These include a number of listed buildings at their core (noted in paragraph 3.34 above). The Trent and Mersey Canal Conservation Area is situated to the south of the site.
- 3.37** Given the location of the site, a sufficient distance from the Conservation Areas and separated from it by the A50 dual carriageway, there will be no harm associated with the proposed development on their setting.

Registered Parks and Gardens

- 3.38** There are no Registered Parks and Gardens either within the site or in close proximity. The Grade II* registered Swarkestone Hall Registered Park and Garden (1000685 on Figure 4) is located a considerable distance to the south-east (over 2 km). Given the separation between the site and this designated heritage asset, the proposal will cause no harm to its setting nor significance.

- 3.39** There are no scheduled monuments either within the site or in close proximity. Swarkestone Lows round barrow cemetery scheduled monument (1019060 on Figure 4), Twyford henge and Round Hill bowl barrow scheduled monument (1011436 on Figure 4) and settlement site and enclosures scheduled monument (1007028 on Figure 4) are located between over 1 km and 3 km to the south-east, south-west and west of the site, respectively. Given the separation between the site and these designated heritage assets, the proposal will cause no harm to their setting nor significance.

Non-Designated Heritage Assets

- 3.40** The site does not contain nor is it located in the vicinity of any Locally Listed buildings, which are non-designated heritage assets.

4.0 Proposed Development and Predicted Impact on Archaeological Assets

Site Conditions

- 4.1 The site is located generally to the south of Wragley Way, Derby and north of the A50 Derby Southern Bypass.
- 4.2 The site lies to the north of a slight east-west ridge, on the western edge of the former Sinfin Moor. The area lies between 40 m - 50 m AOD and falls gradually from west to east. In the recent Trent Valley Landscapes project, the site lies within the area referred to as the Middle Trent Valley (Knight and Howard 2004). It is under arable cultivation.

The Proposed Development

- 4.3 The proposed development is for employment uses, and related road links, surface water drainage infrastructure, landscaping, earthworks and ancillary supporting infrastructure.

Potential Archaeological Impacts

- 4.4 From the available evidence, the site is considered to have low potential for all archaeological periods.
- 4.5 A geophysical survey and evaluation trenching to the west of the site failed to reveal any archaeological remains, beyond some Medieval ridge and furrow. An undated palaeochannel was revealed, the deposits of which contained no anthropogenic remains.
- 4.6 There is no evidence to suggest that the site has any higher potential for archaeological remains than the evaluated areas. Therefore, the proposed development will have no impacts on archaeological heritage assets.

Potential Impacts on Designated Heritage Assets

Generally

- 4.7 There are no listed buildings located within the site nor is it located within a Conservation Area. As noted in paragraph 3.34 there are a number of listed buildings located in the wider vicinity of the site.

Listed Buildings in wider vicinity

Description and Setting

- 4.8 By virtue of their designation as listed buildings, those identified in the wider vicinity of the site are a nationally important component of the historic environment resource. In this context, they are good examples of building typologies within this part of the Derby local government area, which retain much of their architectural integrity. There is also historical significance attached to them in terms of the part they played in the early development that took place within the area. They mainly form the core of the Swarkestone, Barrow upon Trent and Twyford Conservation Areas, and are centrally placed within these designations (discussed further below).
- 4.9 In order to understand how any new development could affect the significance of these heritage assets, it is important to understand the specific heritage values which combine to inform that significance. An understanding of the contribution setting makes to its significance is also considered.

- 4.10** The development proposal involves the construction of employment space, and related road links, surface water drainage infrastructure, landscaping, earthworks and ancillary supporting infrastructure. Given the location of the site, a sufficient distance from the listed buildings identified in paragraph 3.34 above, and the screening offered by the A50, there will be no harm to the setting or significance of the designated heritage assets in question.

Conservation Areas

Description, Setting and Potential Impacts

- 4.11** The site is located a sufficient distance from Swarkestone, Barrow upon Trent, Twyford and the Trent and Mersey Canal Conservation Areas. Given the separation between the proposed development and the Conservation Areas there will be no impact on their setting and significance.
- 4.12** The site is separated from the Conservation Areas by the A50 which provides a buffer between them and the site, ensuring that there is negligible to no intervisibility between them. The placement of the proposed buildings and vegetation buffer have also been carefully considered to ensure that they are responsive to the important qualities and setting of the Conservation Areas. This will ensure that the proposed buildings will not impede key views of the Conservation Areas.
- 4.13** Overall, it is considered on balance that there would be no adverse harm to the setting or significance of the Conservation Areas for the reasons outlined above.

Registered Parks and Gardens

- 4.14** The Grade II* registered Swarkestone Hall (1000685 on Figure 4) is located a considerable distance to the south-east (over 2 km). Given the separation between the site and this designated heritage asset, the proposal will cause no harm to its setting nor significance.

Scheduled Monuments

- 4.15** Swarkestone Lows round barrow cemetery scheduled monument (1019060 on Figure 4), Twyford henge and Round Hill bowl barrow scheduled monument (1011436 on Figure 4) and settlement site and enclosures scheduled monument (1007028 on Figure 4) are located between over 1 km and 3 km to the south-east, south-west and west of the site, respectively. Given the separation between the site and these designated heritage assets, the proposal will cause no harm to their setting nor significance.

Non-Designated Heritage Assets

- 4.16** The site does not contain nor is it located in the vicinity of any Locally Listed buildings, which are non-designated heritage assets.

5.0 Summary and Conclusions

- 5.1** This heritage assessment considers land off Wragley Way, Derby (Figure 1).
- 5.2** From the data obtained from the HER, historic mapping and current land-use, the site is considered to have low potential for remains of all archaeological periods. Land to the west of the site has been subject to a geophysical survey and evaluation trenching, neither of which revealed any remains of archaeological significance, beyond some Medieval ridge and furrow. An undated palaeochannel was revealed, the deposits of which contained no anthropogenic remains.
- 5.3** It is possible that there could be as yet unrecorded remains present which would be impacted by the development should they be present. Such remains, if present, will be no more than local significance.
- 5.4** When planning permission was applied for the development of land which lies to the west of the site, the Derbyshire County Council Planning Archaeologist requested some pre-determination evaluation. As discussed above, these evaluation works failed to reveal deposits of significant archaeological interest. The recent planning application for the development of the land on the western side of Deep Dale Lane was granted with no pre-determination evaluation being required and with no conditions requiring further archaeological investigations. There is no evidence to suggest that this site has any more archaeological potential. Therefore, pre-determination evaluation works are unnecessary.
- 5.5** It is possible that the Derbyshire County Council Planning Archaeologist may require some evaluation works in due course. If so, it is considered that such works can be secured by a suitable worded planning condition.
- 5.6** There are no listed buildings located within the subject site nor is it located within a Conservation Area.
- 5.7** There are a number of listed buildings located within the wider surroundings of the site. They mainly form the core of the Swarkestone, Barrow upon Trent and Twyford Conservation Areas, and are centrally placed within these designations. However, given the location of the site, a sufficient distance from the listed buildings, and the screening offered by the A50, there will be no harm to the setting or significance of these designated heritage assets.
- 5.8** The site is located a sufficient distance from Swarkestone, Barrow upon Trent, Twyford and the Trent and Mersey Canal Conservation Areas. The site is separated from the Conservation Areas by the A50 which provides a buffer between them and the site, ensuring that there is negligible to no intervisibility between them. The placement of the proposed buildings and vegetation buffer have also been carefully considered to ensure that they are responsive to the important qualities and setting of the Conservation Areas. This will ensure that the proposed buildings will not impede key views of the Conservation Areas.
- 5.9** The Grade II* registered Swarkestone Hall is located a considerable distance to the south-east. Given the separation between the site and this designated heritage asset, the proposal will cause no harm to its setting nor significance.
- 5.10** Swarkestone Lows round barrow cemetery scheduled monument, Twyford henge and Round Hill bowl barrow scheduled monument, and settlement site and enclosures scheduled monument are located between over 1 km and 3 km to the south-east, south-west and west of the site, respectively. Given the separation between the site and these designated heritage assets, the proposal will cause no harm to their setting nor significance.

5.11 The site does not contain nor is it located in the vicinity of any Locally Listed buildings, which are non-designated heritage assets.

Sources

General

Derbyshire Historic Environment Record

The National Heritage List for England

Websites

Archaeological Data Service – www.ads.ahds.ac.uk

British History Online – <http://www.british-history.ac.uk/>

British Geological Society Geology of Britain Viewer -
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

Historic England National Heritage List for England -
<https://www.historicengland.org.uk/listing/the-list/>

Heritage Gateway - www.heritagegateway.org.uk

MAGIC - www.magic.gov.uk

Pastscape - www.pastscape.org.uk

Cartographic

1885-6 Ordnance Survey 1:10,560 Map

1901 Ordnance Survey 1:10,560 Map

1919-24 Ordnance Survey 1:10,560 Map

1955 Ordnance Survey 1:10,000 Map

1970-8 Ordnance Survey 1:10,000 Map

2000 Ordnance Survey 1:10,000 Map

2006 Ordnance Survey 1:10,000 Map

2018 Ordnance Survey 1:10,000 Map

Bibliographic

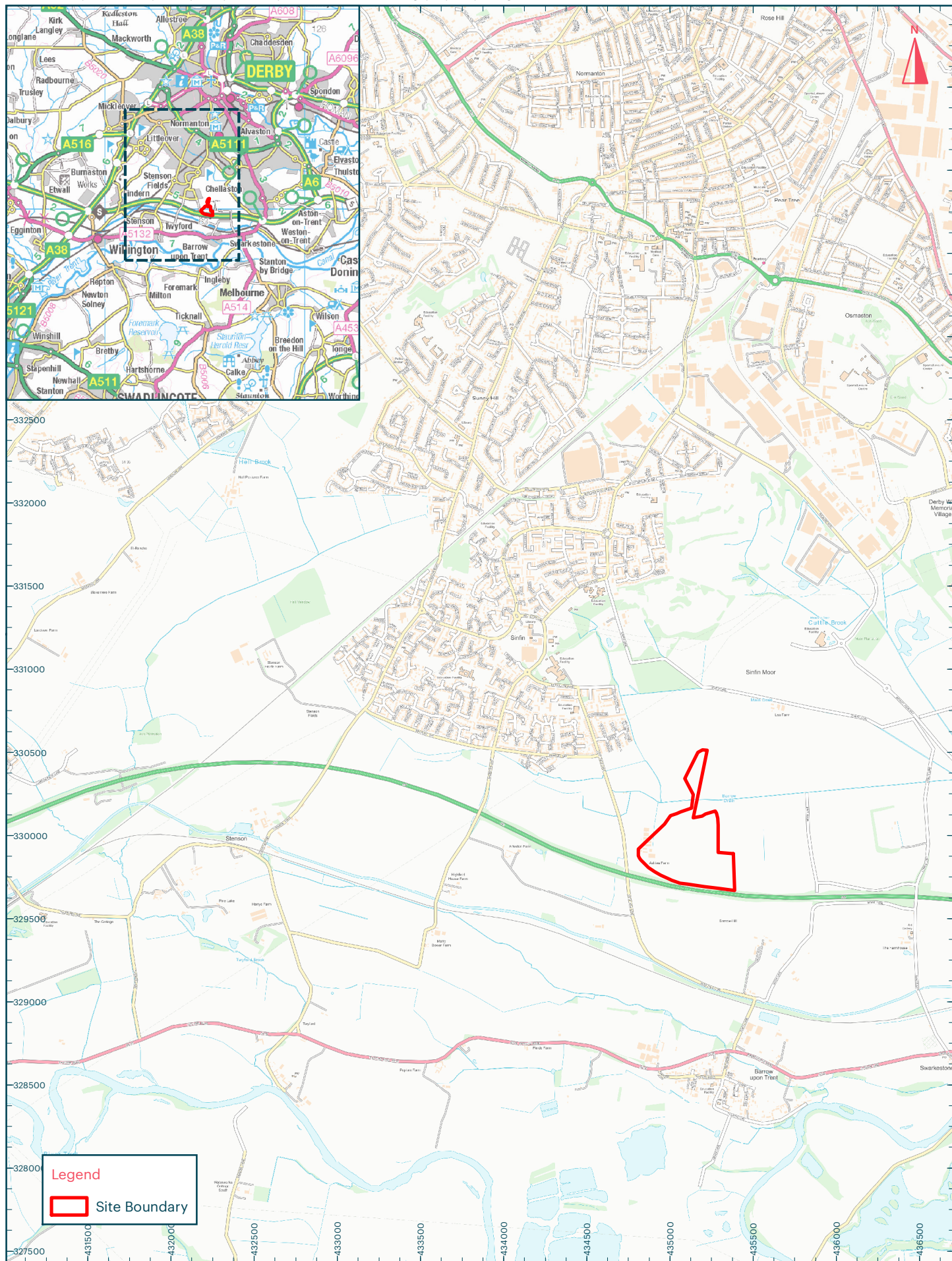
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Elliot, L. and Knight, D. 1999. An early Mesolithic site and first millennium BC settlement and pit alignments at Swarkestone Lowes, Derbyshire. Derbyshire Archaeological Journal 119, 79-153.

Knight, D. and Howard, A. J. 2004. Trent Valley Landscapes.

Northern Archaeological Associates. 2006. Wragley Way, Derby: Trial Trenching Report.

West Yorkshire Archaeological Services. 2006. Land off Wragley Way, Sinfen, Derbyshire: Geophysical Survey.



Title:
Figure 1: Site Location
Address:
Wragley Way, Derby

Scale at A4: 1:30,000

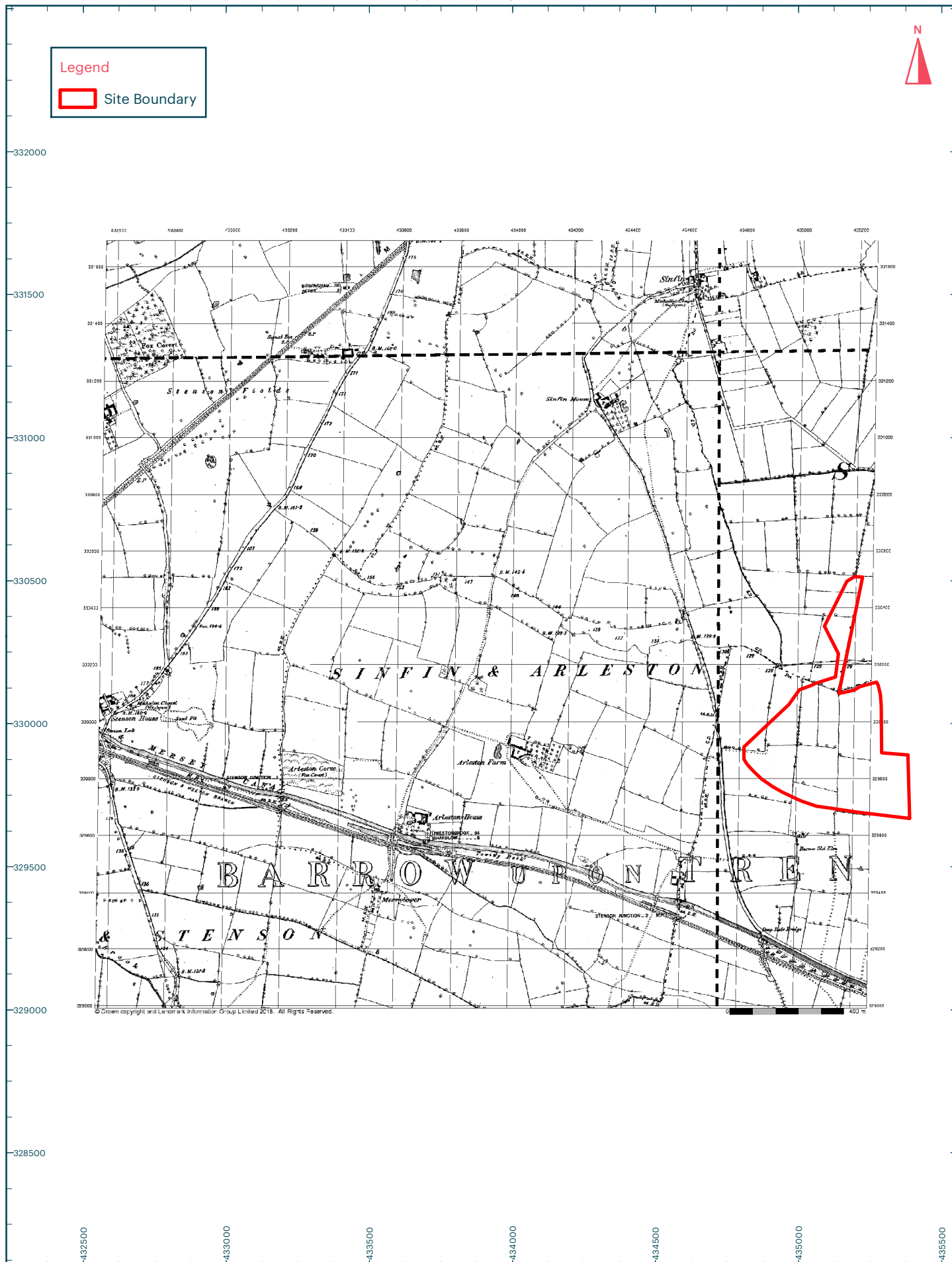


orion.







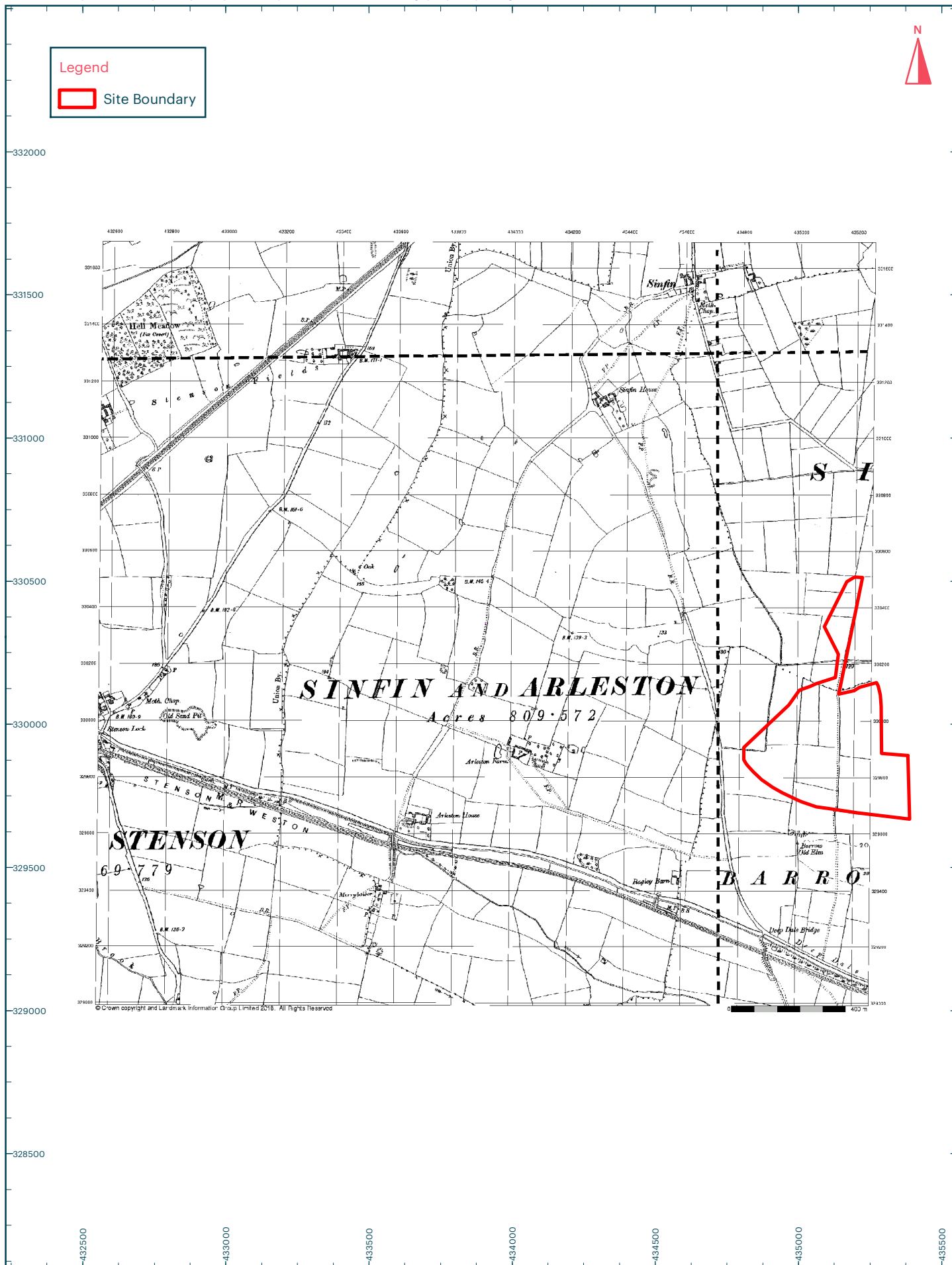


Title:
Figure 5: 1885-1886 Ordnance Survey 1:10,560 Map
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Wragley Way, Derby

Scale at A4: 1:17,500

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orion.

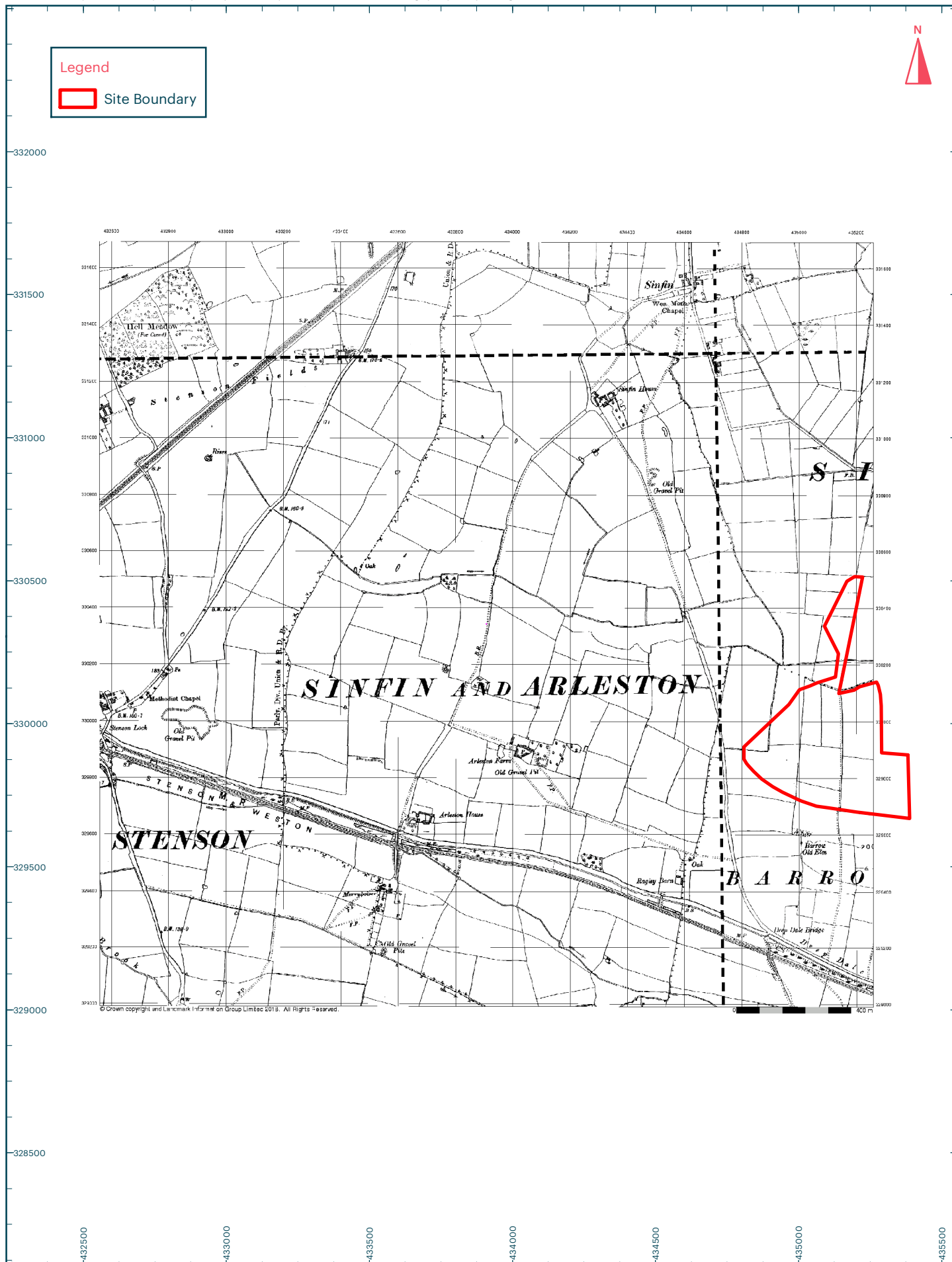


Title:
Figure 6: 1901 Ordnance Survey 1:10,560 Map
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Wragley Way, Derby

Scale at A4: 1:17,500

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orion.

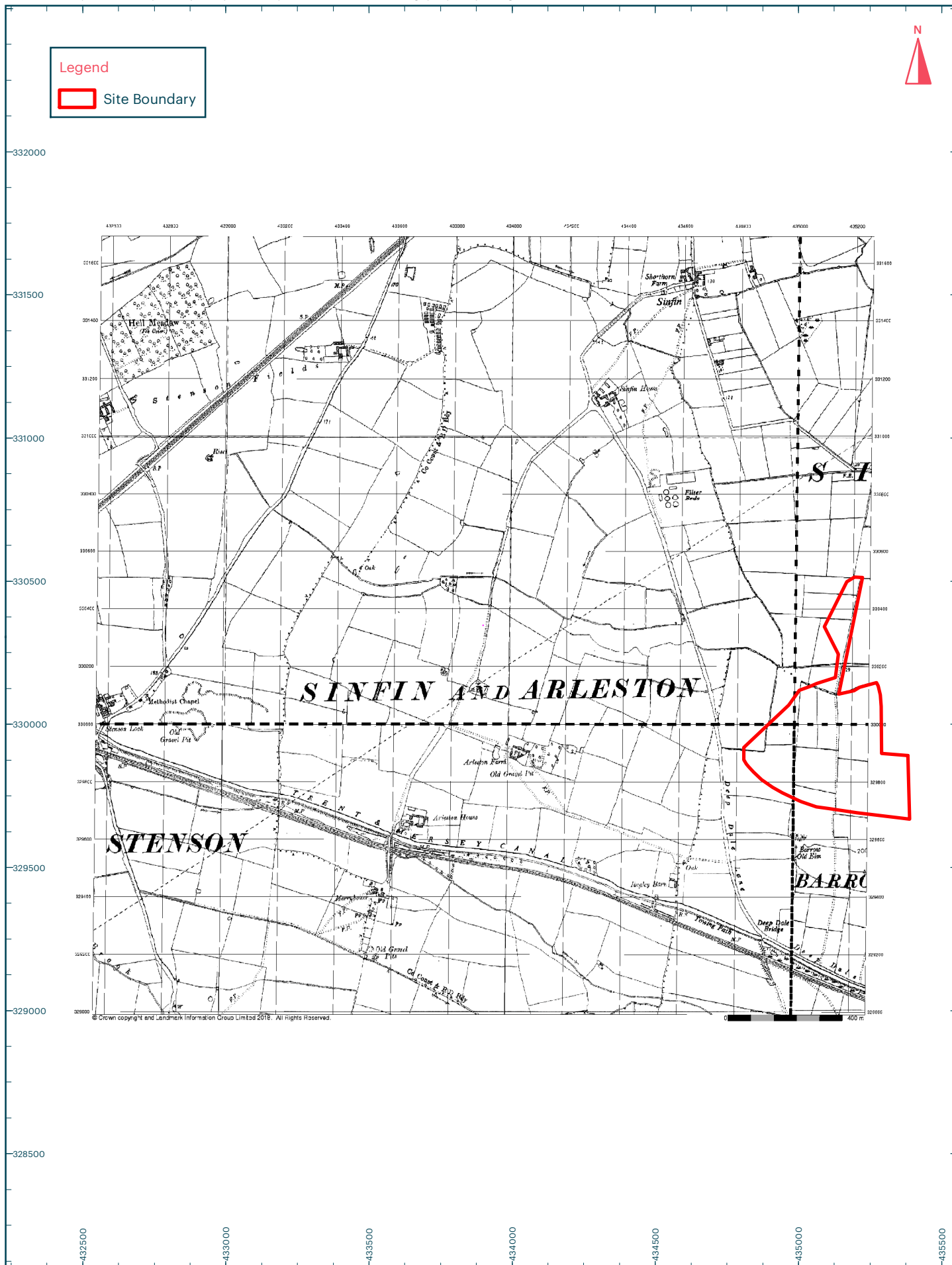


Title:
Figure 7: 1919-1924 Ordnance Survey 1:10,560 Map
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Wragley Way, Derby

Scale at A4: 1:17,500

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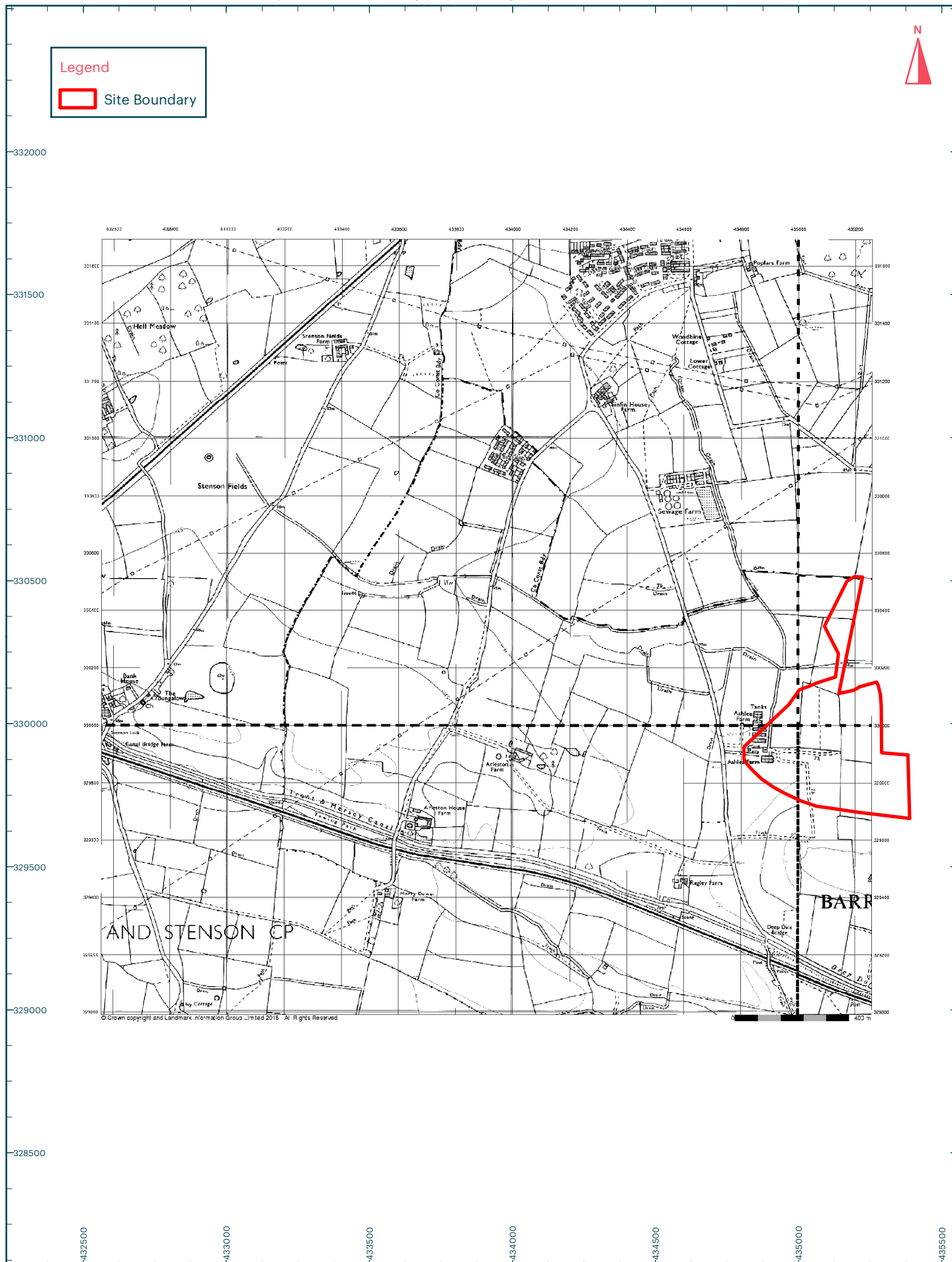


Title:
Figure 8: 1955 Ordnance Survey 1:10,000 Map
Address:
Wragley Way, Derby

Scale at A4: 1:17,500

0 500m

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Title:
Figure 9: 1970-1978 Ordnance Survey 1:10,000 Map

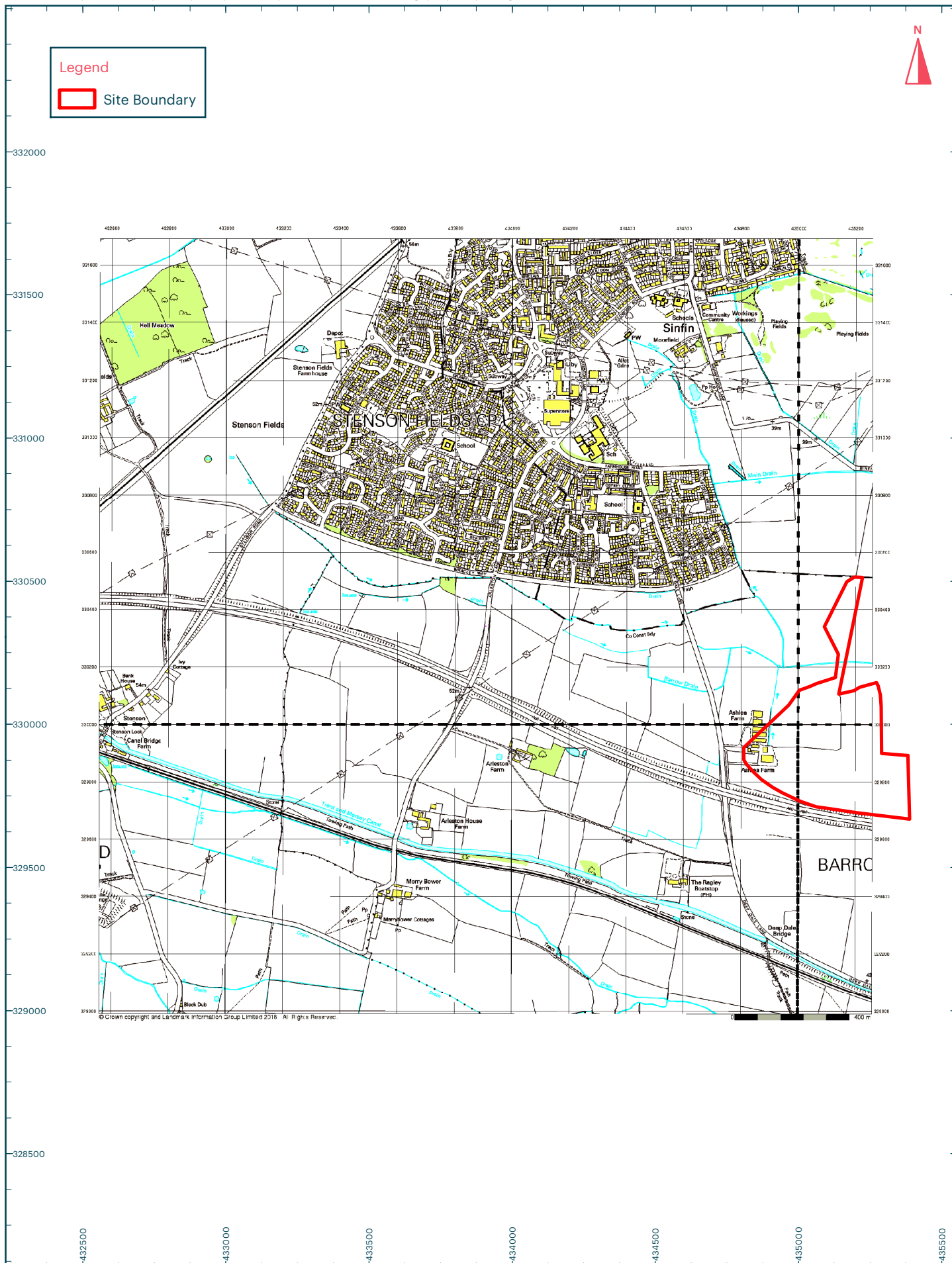
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Scale at A4: 1:17,500

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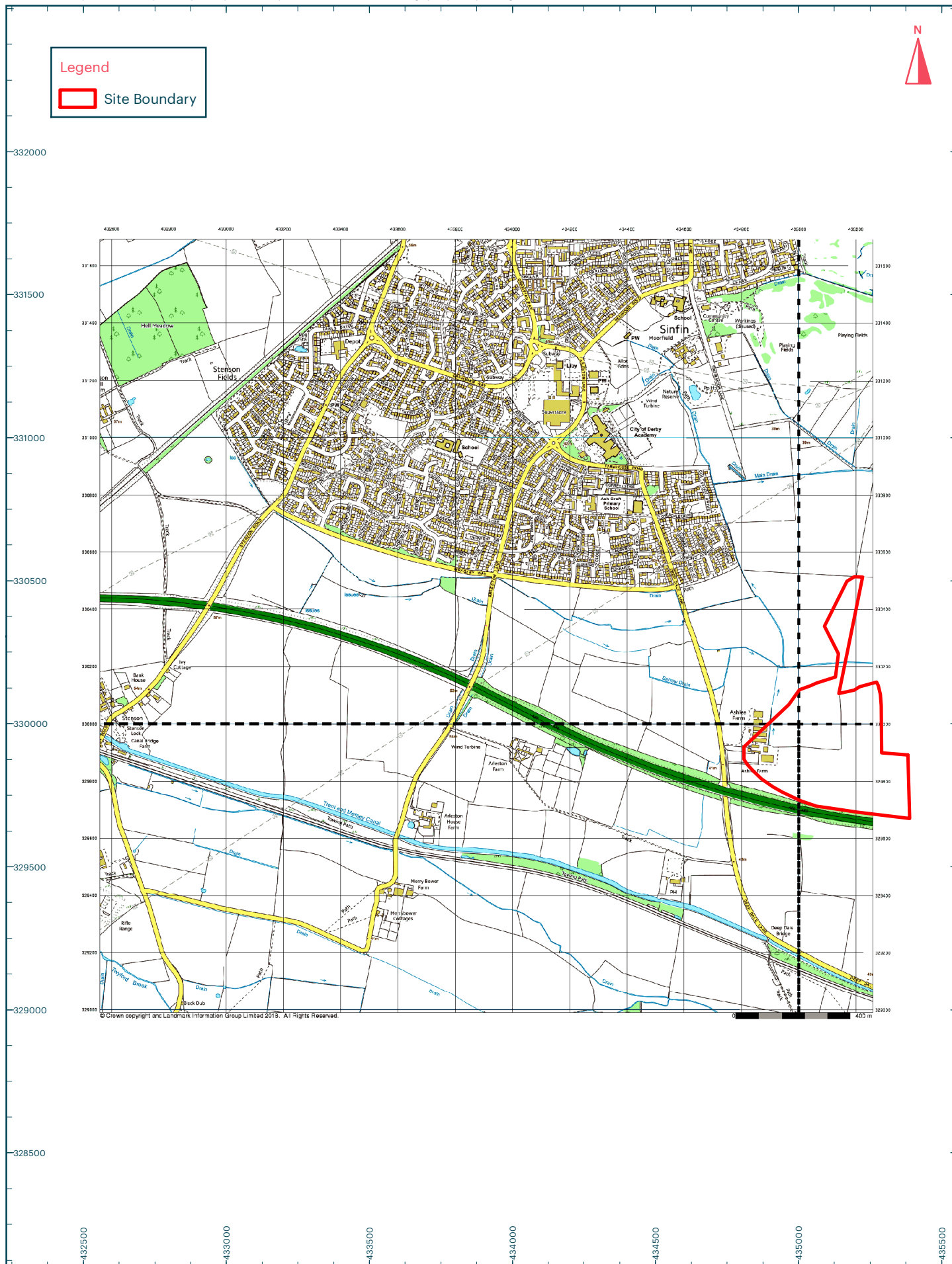


Title:
Figure 11: 2006 Ordnance Survey 1:10,000 Map
Address:
Wragley Way, Derby

Scale at A4: 1:17,500

0 500m

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Infinity Garden Village (Wragley Way), Derby
Heritage Assessment (Residential Scheme)
May 2019

**Infinity Garden Village (Wragley Way), Derby
Heritage Assessment (Residential Scheme)
May 2019**

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Report

Heritage Assessment

Site

Infinity Garden Village (Wragley Way), Derby

Client

Hallam Land Management

Date

May 2019

Planning Authority

South Derbyshire District Council and Derby City Council

Site Centred At

SK 33710 30413

Prepared By

Dr Rob Smith MCIfA

Checked By

Rob Bourn MCIfA

Report Status

Final

Orion Ref

PN1873

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Sources Consulted

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Timescales Used in This Report

Prehistoric

Palaeolithic	850,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This heritage assessment considers land off Wragley Way, Derby. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information to clarify the heritage significance and archaeological potential of the study site.

From the data obtained from the HER, historic mapping and current land-use, the site is considered to have low potential for remains of all archaeological periods. The east and centre of the site have been subject to a geophysical survey and evaluation trenching, neither of which revealed any remains of archaeological significance, beyond some Medieval ridge and furrow. An undated palaeochannel was revealed, the deposits of which contained no anthropogenic remains.

It is possible that there could be as yet unrecorded remains present which would be impacted by the development should they be present. Such remains, if present, will be no more than local significance.

When planning permission was applied for the development of land which lies within the current red line plan, the Derbyshire County Council Planning Archaeologist requested some pre-determination evaluation. As discussed above, these evaluation works failed to reveal deposits of significant archaeological interest. The recent planning application for the development of the land on the western side of Deep Dale Lane was granted with no pre-determination evaluation being required and with no conditions requiring further archaeological investigations. There is no evidence to suggest that the remainder of the site has any more archaeological potential. Therefore, pre-determination evaluation works are unnecessary.

It is possible that the Derbyshire County Council Planning Archaeologist may require some evaluation works in due course. If so, it is considered that such works can be secured by a suitable worded planning condition.

There are no listed buildings located within the subject site nor is it located within a Conservation Area.

There are a number of listed buildings located within the wider surroundings of the site. They mainly form the core of the Swarkestone, Barrow upon Trent and Twyford Conservation Areas, and are centrally placed within these designations. However, given the location of the site, a sufficient distance from the listed buildings, and the screening offered by the A50, there will be no harm to the setting or significance of these designated heritage assets.

The site is located a sufficient distance from Swarkestone, Barrow upon Trent, Twyford and the Trent and Mersey Canal Conservation Areas. The site is separated from the Conservation Areas by the A50 which provides a buffer between them and the site, ensuring that there is negligible to no intervisibility between them. The placement of the proposed buildings and vegetation buffer have also been carefully considered to ensure that they are responsive to the important qualities and setting of the Conservation Areas. This will ensure that the proposed buildings will not impede key views of the Conservation Areas.

The Grade II* registered Swarkestone Hall is located a considerable distance to the south-east. Given the separation between the site and this designated heritage asset, the proposal will cause no harm to its setting nor significance.

Swarkestone Lows round barrow cemetery scheduled monument, Twyford henge and Round Hill bowl barrow scheduled monument, and settlement site and enclosures scheduled monument are located between over 1.5 km and 2 km to the south-east, south-west and west of the site, respectively. Given the separation between the site and these designated heritage assets, the proposal will cause no harm to their setting nor significance.

The site does not contain nor is it located in the vicinity of any Locally Listed buildings, which are non-designated heritage assets.

1.0 Introduction

- 1.1 This heritage assessment considers land off Wragley Way, Derby (Figure 1). It has been prepared by Orion Heritage Ltd on behalf of Hallam Land Management.
- 1.2 The site (hereafter referred to as the study site) is located at grid reference SK 33710 30413.
- 1.3 In accordance with *the Standard and Guidance for Historic Environment Desk Based Assessments* (Chartered Institute for Archaeologists 2017), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information to establish the potential for non-designated archaeological heritage assets within the study site and the potential effect on the significance of nearby designated heritage assets. The assessment includes the results of a site survey, an examination of published and unpublished records and charts historic land-use through a map regression exercise.
- 1.4 The assessment has considered the significance of designated heritage assets and how their setting might be impacted upon by the proposed development, in accordance with relevant policy and guidance including, *The Setting of Heritage Assets' Good Practice Advice in Planning: 3* (Historic England, 2017).
- 1.5 The assessment enables relevant parties to assess the significance of heritage/ archaeological assets on and close to the study site and consider the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions.
- 1.6 The study area used in this assessment is 1 km radius from the red line boundary of the study site (Figure 2).

Location, Geology and Topography

- 1.7 The site is located generally to the south of Wragley Way, Derby and north of the A50 Derby Southern Bypass. An additional separate area lies to the north between housing and Sinfin Moor Lane. The site is bisected by the Barrow Drain which runs approximately east to west.
- 1.8 The site is predominantly situated within the township of Arleston and Sinfin, which was part of the historic parish of Barrow-upon-Trent. The west side of the site lies within Twyford and Stenson parish.
- 1.9 The site lies to the north of a slight east-west ridge, on the western edge of the former Sinfin Moor. The area lies between 40 m - 50 m Above Ordnance Datum (AOD) and falls gradually from west to east.
- 1.10 In the recent Trent Valley Landscapes project, the site lies within the area referred to as the Middle Trent Valley (Knight and Howard 2004). It is predominantly under arable cultivation with some small areas of pasture bordering sections of Barrow Drain.
- 1.11 The site lies c. 10m - 15 m above the River Trent floodplain and the solid geology comprises red mudstones of the Cropwell Bishop Formation, a component of the Mercia Mudstone Group. The mudstones are overlain predominantly by a boulder clay, known as the Thrussington Till (Elliott and Knight 1999, 80). Sinfin Moor to the east and north-east overlies lacustrine clays and a finger of this deposit extends westwards across the centre of the site on the line followed by the Barrow Drain. The site lies to the north of the Etwell Sand and Gravel, a former terrace deposit of the River Trent.

1.12 The soils comprise reddish fine loamy or fine loamy over clayey soils belonging to the Whimple 3 and Brockhurst Associations. On Sinfin Moor, the soils are mapped as being stoneless clayey soils belonging to the Thames Association (Knight and Howard 2004).

2.0 Planning Background and Development Plan Framework

Ancient Monuments and Archaeological Areas Act 1979

- 2.1** The Ancient Monuments and Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

Planning (Listed Building and Conservation Areas) Act 1990

- 2.2** The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.

- 2.3** Section 66(1) states:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 2.4** Section 69 of the Act requires local authorities to define as Conservation Areas any *areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance* and Section 72 gives local authorities a general duty to pay special attention *to the desirability of preserving or enhancing the character or appearance of that area* in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision regarding the setting of a Conservation Area, that is provided by the policy framework outlined in below.

National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

- 2.5** Government policy in relation to the historic environment is outlined in section 12 of the National Planning Policy Framework (NPPF), entitled Conserving and Enhancing the Historic Environment. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

- 2.6** Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

- 2.7** Paragraph 189 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

- 2.8** Paragraph 197 states that the effect of a proposed development on the significance of non-designated assets should be taken into account and where such an asset(s) is

directly or indirectly affected, a balanced judgement is required that has regard to the scale of any harm or loss and the significance of the asset(s).

- 2.9** *Heritage Assets* are defined in Annex 2 as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.10** *Archaeological Interest* is defined as: a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.11** *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.
- 2.12** *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.13** *Setting* is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.14** The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:
- Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'.*
- 2.15** Paragraph 18a-002 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 2.16** Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 2.17** The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 2.18** Paragraph 18a-013 concludes:
- The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any*

application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.

2.19 Paragraph 193 of the NPPF states:

In determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

2.20 The key test in NPPF paragraphs 194-196 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:

What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.

2.21 Paragraph 196 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

2.22 Paragraph 199 of the NPPF states:

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably. In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

- 2.23** In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.24** The majority of the site is located within the boundaries of South Derbyshire District. A portion of the site falls within Derby City. Planning policy from both authorities is therefore of relevance.
- 2.25** The Derby City Council Local Plan Core Strategy (2017) Policy CP20 is relevant to heritage:

Policy CP20 - Historic Environment

The Council recognises the historic environment as one of Derby's greatest resources and will protect it through the preservation, enhancement, restoration and repair of heritage assets.

Designated and non-designated heritage assets of importance within Derby include:

- *The Derwent Valley Mills World Heritage Site;*
- *Statutory and Locally Listed Buildings;*
- *Conservation Areas;*
- *Scheduled Monuments, Archaeological Alert Areas and other archaeological remains; and*
- *Historic Parks and Gardens.*

Development proposals that would detrimentally impact upon the significance of a heritage asset will be resisted. The Council will:

- a) Require that where proposals have the potential to impact upon heritage assets, a statement of significance and an impact assessment are submitted to ensure that the importance of the asset and the extent of any impact are fully understood. Heritage assets will be conserved in a manner appropriate to their significance.*
- b) Require proposals for new development, located within Archaeological Alert Areas, or other areas of archaeological potential to be accompanied by an assessment of available evidence and where appropriate an archaeological evaluation. This should be submitted before the planning application is determined in order to enable an informed and reasonable planning decision.*
- c) Require proposals for new development that have the potential to impact upon the significance of heritage assets (including through development affecting the setting) to be of the highest design quality to preserve and enhance their special character and significance through appropriate siting, alignment, use of materials, mass and scale and take account of best practice guidance.*
- d) Require appropriate recording of heritage assets where necessary, but particularly where development will lead to a loss of significance.*
- e) Support the sensitive re-use of under-utilised assets consistent with their conservation, whilst also recognising that managed change may sometimes be necessary if heritage assets are to be maintained in the long term.*
- f) Ensure that development within the city does not adversely affect the significance of heritage assets located outside of the city boundary, within adjoining local authority areas, particularly through impacts upon the setting of assets.*

- g) *Encourage opportunities to enhance the tourism potential of heritage assets, particularly within the City Centre and the Derwent Valley Mills World Heritage Site (DVMWHS) as part of the Our City Our River programme. Opportunities to adapt heritage assets to make them more resilient to climate change will also be supported in principle, provided they do not impact upon the significance of the asset.*
- h) *Support the reinstatement of historic and well-designed new shop fronts within the City Centre and Local Centres.*
- i) *Continue to prepare, monitor and review conservation area appraisals and management plans for existing and potential conservation areas.*
- j) *Continue to review, update and introduce Article 4 Directions, where appropriate.*
- k) *Continue to record and monitor heritage assets that are at risk and take action where necessary. The Council will support re-use and change where necessary to preserve the assets for the future.*

Within regeneration priority areas and areas of significant change, particular efforts will be made to ensure that heritage assets are positively integrated into regeneration proposals, through constructive conservation. Additional guidance relating to development and the historic environment will be set out in a design guidance document to be prepared by the Council.

2.26 The City of Derby Local Plan Review has the following relevant ‘saved’ heritage policies (there are no Conservation Areas or Historic Parks and Gardens near the site so the policies relating to these heritage assets will not be reproduced here):

Policy E18 – Conservation Areas

The City Council is committed to the preservation and enhancement of areas of special architectural or historical interest and will continue to review the boundaries of existing Conservation Areas and designate new ones. The City Council will take into account the special architectural or historic interest of the area concerned, the character and appearance of which it is desirable to preserve or enhance. Assessments will include specific local factors and any unlisted buildings which contribute to the special interest of the area.

Within Conservation areas, development proposals, including changes of use and conversions, should meet the following objectives:

- a) *Preserve or enhance the special character of the Conservation Area;*
- b) *Encourage the physical and economic revitalisation of the Conservation Area; and*
- c) *Ensure that the new buildings enhance the Conservation Area in terms of the siting and alignment of the buildings, the materials used and the mass, scale and design of buildings.*

Planning permission will not be granted for development which would be detrimental to the special character of Conservation Areas, including views into and out of them. Proposals for development and applications for Conservation Area Consent will not be approved where they would result in the demolition, or substantial demolition, of buildings that make a positive contribution to the character and appearance of a Conservation Area.

Conservation Area Consent will be subject to conditions or a planning obligation to ensure that demolition does not take place until a contract for carrying out an approved detailed redevelopment scheme has been awarded. Where Conservation Area Consent is granted for the demolition of structures of historic interest, the Council will seek to ensure that provision is made for an appropriate level of building

recording to take place prior to demolition.

Policy E19 - Listed Buildings and Buildings of Local Importance

Proposals for development, and applications for Listed Building Consent, will not be approved where they would result in the demolition of statutory listed buildings. Proposals will also not be approved where they would have a detrimental effect on the special architectural or historic interest of a statutory listed building, its character or setting. Exceptions will only be made where there is a convincing case for demolition or alteration.

The City Council will also seek to ensure the conservation of locally important buildings and structures, including those on its Local List, by encouraging their retention, maintenance, appropriate use and restoration. The Council will therefore not normally approve development proposals that would have a detrimental effect on locally important buildings or structures as a result of:

- a) Demolition or part demolition,*
- b) Inappropriate alteration or extension,*
- c) Impact on its setting or context.*

In the case of buildings of local importance, applicants will be expected to demonstrate that all reasonable alternatives to demolition have been considered and found to be unrealistic.

Where proposals for alteration, extension or demolition would affect a listed building, or a locally important building or structure, and could involve a significant impact on the historic plan form or significant loss of historic fabric, applicants will be required to undertake an impact assessment before the application is determined. This should clarify the impact of the proposals on the building's historic fabric, character, appearance and setting as well as inform the design process.

Where development proposals are approved that would involve the demolition or alteration of a listed building, or locally important building or structure, which would result in the loss of historic fabric, the Council will ensure that provision is made for an appropriate level of building recording to take place prior to the commencement of works.

E21 - Archaeology

Planning permission will not be granted for development which is likely to adversely affect nationally important archaeological remains, whether scheduled or unscheduled, or their settings.

Where archaeological sites or monuments of more local importance, and their settings, are likely to be adversely affected by development, physical preservation in situ will be the preferred option and applications may be refused.

Within the Archaeological Alert Areas, or other areas of archaeological potential where the City Council considers that a proposed development will affect remains of archaeological significance, applicants will be required to provide the results of an archaeological evaluation before the planning application is determined in order to enable an informed and reasonable planning decision to be made.

The evaluation should comprise:

- a) *An archaeological assessment of the archaeological impact of the proposed development, which may include a field evaluation of the site, undertaken in accordance with a written specification agreed with the City Council; and*
- b) *A written mitigation strategy prepared to the satisfaction of the City Council demonstrating how the impact of the proposed development on archaeological remains will be alleviated.*

Where, following an archaeological assessment, the Council considers that the need for development outweighs the need for preservation in situ of the archaeological remains, conditions will be attached to planning permissions, or developers required to enter into legally binding agreements with the City Council, to secure an appropriate programme for the investigation and recording of archaeological remains prior to and during development, and for the subsequent analysis and publication of results.

Where appropriate, the City Council will seek to secure the enhanced management and preservation of archaeological sites and their settings.

Policy E22 – Historic Parks and Gardens

Development will not be permitted which harms the character or setting of registered historic parks or gardens, within or close to the City, or their relationship with any buildings with which they are historically linked. The City Council will also seek to secure the retention, restoration, maintenance and continued use of locally important historic parks and gardens.

Where the City Council considers it necessary, it will require planning applications for development affecting either registered or locally important historic parks or gardens to be accompanied by an analysis of impact. Planning permissions may also require development to be carried out in a particular way, or for other measures to be taken to limit effects. Where the need for development is considered to outweigh the need to preserve the feature, developers will be required to ensure that any effects are minimised and that proper recording takes place.

2.27 *The South Derbyshire District Local Plan Part 1 (adopted June 2016) has the following relevant heritage policy:*

Policy BNE2: Heritage Assets

- A. *Development that affects South Derbyshire’s heritage assets will be expected to protect, conserve and enhance the assets and their settings in accordance with national guidance and supplementary planning documents which the authority may produce from time to time.*

These assets include:

- 1) *Conservation Areas;*
- 2) *Scheduled Monuments;*
- 3) *Listed buildings;*
- 4) *Registered historic parks and gardens; and*
- 5) *Undesignated heritage assets on the local list.*

- B. *Particular attention will be paid to:*

- 1) *The heritage of the Trent Valley, including its prehistoric remains, ancient crossing points and the transport heritage of the Trent Navigation, Trent and Mersey Canal, and the railways;*
- 2) *The complementary relationship that exists in many cases between estate parklands and villages. Often they are integral parts of a conservation area, or form part of a conservation area setting. The management and care of*

these landscaped grounds is material to the character of the adjacent villages; and

- 3) *The industrial heritage of Melbourne, Shardlow, Swadlincote and Ticknall. Most of this historic industry has now gone, but the surviving structures and landscape evidence continue to exert a huge influence on the character of these places.*

C. *The Council will promote the respect for, and protection and care of, the historic environment by:*

- 1) *Developing a local list of undesignated heritage assets, covering the same categories as the designated assets in the national list, in accordance with the best practice guidance issued by English Heritage.*
- 2) *Considering the further use of Article 4 directions, reinforced through grant schemes where possible and enforcement action where necessary.*
- 3) *Periodic production and updating of conservation area appraisals and management plans.*
- 4) *Measures to tackle heritage “at risk”, including service of urgent works and repairs notices where necessary.*
- 5) *The District Council will work with private owners and developers to bring forward opportunities to secure the long-term future, sensitive use or re-use of under-utilised buildings, and the development of gap sites in conservation areas where development is beneficial to the character and appearance of the area. The District Council will also seek opportunities to improve public access to existing heritage features associated with new development schemes.*

2.28 The South Derbyshire District Local Plan Part 2 (adopted November 2017) has the following relevant heritage policy:

Policy BNE210: Heritage

Applications for development that affects heritage assets, as defined in Policy BNE2, will be determined in accordance with national policy for conserving and enhancing the historic environment. In particular the following will apply:

- *All applications should be accompanied by a heritage assessment, prepared with the appropriate expertise, to a level of detail proportionate to the asset’s significance. The assessment should describe the asset’s significance, identify the impact of the proposed development and provide clear justification for the works. Where appropriate, the Council may also require historical research and archaeological recording to be undertaken before works to a heritage asset commence;*
- *Developments affecting a heritage asset or its setting, including alterations and extensions to existing buildings, will be required to demonstrate how the proposal has taken account of design, form, scale, mass, siting and setting of the heritage asset, in order to ensure that the proposed design is sympathetic and minimises harm to the asset;*
- *The loss of buildings and features which make a positive contribution to the character or heritage of an area should be avoided through preservation or appropriate reuse, including enabling development;*
- *Any proposed development which impacts on archaeological remains will be required to be accompanied by an archaeological evaluation of the site and a statement demonstrating how it is intended to overcome the archaeological constraints of the site. Development will be resisted which would result in the loss of or substantial harm to Scheduled Ancient Monuments or other archaeological sites of equivalent significance. Development affecting non-designated archaeological sites will be assessed having regard to the scale of any harm and the significance of the site. In all cases measures will be undertaken to minimise impact*

and, where possible, to preserve the site in situ. The District Council will require public display and interpretation where appropriate;

- Development that will lead to substantial harm to or loss of significance of any other designated heritage asset will be refused, unless it can be demonstrated that the development is necessary to achieve substantial public benefits that outweigh that harm or loss. Where less than substantial harm would result this will be considered against the public benefits of the proposal; and
- Effects of the development on the significance of other non-designated heritage assets on the local list will be assessed having regard to the scale of any harm and the significance of the asset.

Guidance

Historic Environment Good Practice Advice in Planning Note, Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

2.29 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development.

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice in Planning Note 3 The Setting of Heritage Assets (Historic England 2017)

2.30 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.

2.31 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

2.32 The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:

1. Identification of heritage assets which are likely to be affected by proposals;
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
3. Assessing the effects of proposed development on the significance of a heritage asset;
4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
5. Making and documenting the decision and monitoring outcomes.

2.33 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether

substantial or less than substantial, should be weighed against the public benefits of the scheme.

3.0 Archaeological and Historical Background

3.1 The locations of sites and records mentioned in the text are shown on Figure 2. The heritage assets under consideration have been identified by means of a review of the following resources:

- Derbyshire Historic Environment Record (HER);
- The National Heritage List for England (NHLE) held by Historic England;
- Historic England Archive;
- Pastscape;
- Local studies and record office research; and
- Review of historic mapping.

3.2 This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected, and assess their significance.

3.3 Chapter 4 will assess the nature of any effects to those heritage assets by the proposed development.

Prehistoric

3.4 There is only one record of prehistoric remains within the site.

3.5 Within the surroundings of the site, late prehistoric cropmarks are recorded (14481 on Figure 2), two Neolithic flint axes (4584 and 4598 on Figure 2), possible cropmarks of a prehistoric pit alignment (4330 on Figure 2) and possible late prehistoric cropmarks of a pit alignment, enclosure and ring ditch (4326 on Figure 2).

3.6 An Iron Age/Roman-British settlement is recorded west of Lowes Lane (4371 on Figure 2) and Bronze Age beakers sherds are also recorded (4589 on Figure 2).

3.7 A geophysical survey and evaluation trenching of the centre and east of the site failed to reveal any prehistoric remains.

3.8 Therefore, due to the scarcity of prehistoric remains within the site and the wider study area, it is considered to have low potential for prehistoric remains.

Roman

3.9 There are no Roman remains recorded within the site.

3.10 Within the surroundings of the site, an Iron Age/Roman-British settlement is recorded west of Lowes Lane (4371 on Figure 2).

3.11 A geophysical survey and evaluation trenching of the centre and east of the site failed to reveal any Roman remains.

3.12 Therefore, due to the scarcity of remains of this period, the site is considered to have low potential for remains of this period.

Saxon

3.13 There are no Saxon remains recorded within the study site or the wider study area.

3.14 A geophysical survey and evaluation trenching of the centre and east of the site failed to reveal any Saxon remains.

- 3.15** Due to the site being located away from the historic cores of nearby settlements and the general lack of recorded remains of this period, the site is considered to have low potential for Saxon remains.

Medieval

- 3.16** There are no Medieval remains recorded within the site.
- 3.17** A geophysical survey and evaluation trenching of the centre and east of the site failed to reveal any significant Medieval remains, but the trenching did reveal several furrows from ploughed out ridge and furrow.
- 3.18** Within the surroundings of the site, areas of Medieval ridge and furrow are recorded (4605, 4606, 8090, 8092, 8093, 10469, 14629, 14634, and 16521 on Figure 2).
- 3.19** The Deserted Medieval Village (DMV) of Arleston lies c. 400 m to the south-west of the site (4296 on Figure 2). Although all that survives of the DMV is Arleston House Farm, at Doomsday, the village comprised two manors and was known as "Erlestune" and had 7 villagers. The Derbyshire HER records that there are signs of possible 'disturbance' within the area of the DMV on aerial photographs which could be traces of the DMV or former quarrying. Building material has been recorded in the area during ploughing.
- 3.20** A bi-partite enclosure has been recorded on aerial photographs at Arleston House Farm which is thought to be part of the DMV (8093 on Figure 2). A Medieval field system (4332 on Figure 2) and fishpond are also recorded (4588 on Figure 2).
- 3.21** A second DMV known at Sinfin, is located c. 500 m to the north of the site (4591 on Figure 2). There are no visible remains of this DMV, as the site was destroyed in the 1950s by the construction of a waste factory.
- 3.22** A third DMV known as Codetune is located c. 400 m north-east of the site (10471 on Figure 2).
- 3.23** The site would have lain within the fields of the nearby Medieval villages throughout the Medieval period. Therefore, the site is considered to have low potential for Medieval remains.

Post-Medieval/Modern

- 3.24** There are no archaeological assets of Post-Medieval date within the site.
- 3.25** Most of the Post-Medieval HER records within the surroundings of the site relate to buildings or structures associated with the development of the town; none of which are particularly relevant to assessing the archaeological potential of the site.
- 3.26** The site is therefore considered to have low archaeological potential for remains of Post-Medieval date.

Map Regression

- 3.27** The earliest map which shows any detail of the site is the Ordnance Survey Map of 1885-6 (Figure 5) The railway line bounds the west of the site. Two access tracks lie within the west of the site; one of which is denoted as Stenston Road on later maps. The west of the site comprises 16 fields. The centre and east of the site which is divided into numerous fields. An access track (denoted as Deep Dale Lane on later maps) bisects the east of the site. Trees demarcate some field boundaries in the north of the site.

- 3.28** There is no change between the Ordnance Survey Map of 1885-6 (Figure 5) and the 1901 Ordnance Survey Map (Figure 6), except for the removal of trees along some of the field boundaries.
- 3.29** There is no change between the 1901 Ordnance Survey Map (Figure 6), and the Ordnance Survey Maps of 1919-24 (Figure 7), 1955 (Figure 8) and 1970-78 (Figure 9), except for the presence of Ashlea Farm, its outbuildings and tanks located in the south-east corner of the site.
- 3.30** The 2000 Ordnance Survey Map (Figure 10) shows the removal of some field boundaries in the west of the site.
- 3.31** There is no change between the 2000 Ordnance Survey Map (Figure 10), and the 2006 (Figure 11) and 2018 (Figure 12) Ordnance Survey Maps.

Unknown Date

- 3.32** There are a number of HER records of unknown date; these comprise cropmarks, ring ditches and linear features (4320, 4321, 4331, 4594 and 14486 on Figure 2).

Summary of archaeological potential and assessment of significance

- 3.33** This assessment has identified that there is low potential for archaeological remains from the prehistoric, Roman, Saxon, Medieval and Post-Medieval periods. Any such remains are of no more than local significance.

Designated Heritage Assets

Listed Buildings

- 3.34** There are no listed buildings located within the site nor is it located within a Conservation Area (Figure 4). There are a number of listed buildings located in the wider vicinity of the site, and these, for-the-most-part, form clusters within the Swarkestone, Barrow upon Trent and Twyford Conservation Areas, to the south-east, south and south-west of the site, respectively. Several listed bridges are also located along the Trent and Mersey Canal.
- 3.35** The listed buildings identified are located a sufficient distance from the site and screened by the A50 to ensure that there is no intervisibility between them. Therefore, neither their settings nor significance will be impacted by development of the site.

Conservation Areas

- 3.36** The Swarkestone, Barrow upon Trent and Twyford Conservation Areas lie to the south-east, south and south-west of the site, respectively. These include a number of listed buildings at their core (noted in paragraph 3.34 above). The Trent and Mersey Canal Conservation Area is situated to the south of the site.
- 3.37** Given the location of the site, a sufficient distance from the Conservation Areas and separated from it by the A50 dual carriageway, there will be no harm associated with the proposed development on their setting.

Registered Parks and Gardens

- 3.38** There are no Registered Parks and Gardens either within the site or in close proximity. The Grade II* registered Swarkestone Hall Registered Park and Garden (1000685 on Figure 4) is located a considerable distance to the south-east (over 2 km). Given the separation between the site and this designated heritage asset, the proposal will cause no harm to its setting nor significance.

Scheduled Monuments

- 3.39** There are no scheduled monuments either within the site or in close proximity. Swarkestone Lows round barrow cemetery scheduled monument (1019060 on Figure 4), Twyford henge and Round Hill bowl barrow scheduled monument (1011436 on Figure 4) and settlement site and enclosures scheduled monument (1007028 on Figure 4) are located between over 1.5 km and 2 km to the south-east, south-west and west of the site, respectively. Given the separation between the site and these designated heritage assets, the proposal will cause no harm to their setting nor significance.

Non-Designated Heritage Assets

- 3.40** The site does not contain nor is it located in the vicinity of any Locally Listed buildings, which are non-designated heritage assets.

4.0 Proposed Development and Predicted Impact on Archaeological Assets

Site Conditions

- 4.1 The site is located generally to the south of Wragley Way, Derby and north of the A50 Derby Southern Bypass. An additional separate area lies to the north between housing and Sinfin Moor Lane. The site is bisected by the Barrow Drain which runs approximately east to west.
- 4.2 The site lies to the north of a slight east-west ridge, on the western edge of the former Sinfin Moor. The area lies between 40 m - 50 m AOD and falls gradually from west to east. In the recent Trent Valley Landscapes project, the site lies within the area referred to as the Middle Trent Valley (Knight and Howard 2004). It is predominantly under arable cultivation with some small areas of pasture bordering sections of Barrow Drain.

The Proposed Development

- 4.3 The proposed development is for up to 1,850 dwellings, a 2 form entry primary school, a local centre (including community hall, retail and other local services and facilities), public house, drive-through restaurant, petrol filling station, strategic highway infrastructure including new junction on the A50 and associated road links, public open space including children's play provision, surface water drainage infrastructure, landscaping, earthworks and ancillary supporting infrastructure.

Potential Archaeological Impacts

- 4.4 From the available evidence, the site is considered to have low potential for all archaeological periods.
- 4.5 A geophysical survey and evaluation trenching of the centre and east of the site failed to reveal any archaeological remains, beyond some Medieval ridge and furrow. An undated palaeochannel was revealed, the deposits of which contained no anthropogenic remains.
- 4.6 There is no evidence to suggest that the site has any higher potential for archaeological remains than the evaluated areas. Therefore, the proposed development will have no impacts on archaeological heritage assets.

Potential Impacts on Designated Heritage Assets

Generally

- 4.7 There are no listed buildings located within the site nor is it located within a Conservation Area. As noted in paragraph 3.34 there are a number of listed buildings located in the wider vicinity of the site.

Listed Buildings in wider vicinity

Description and Setting

- 4.8 By virtue of their designation as listed buildings, those identified in the wider vicinity of the site are a nationally important component of the historic environment resource. In this context, they are good examples of building typologies within this part of the Derby local government area, which retain much of their architectural integrity. There is also historical significance attached to them in terms of the part they played in the early development that took place within the area. They mainly form the core of the

Swarkestone, Barrow upon Trent and Twyford Conservation Areas, and are centrally placed within these designations (discussed further below).

- 4.9** In order to understand how any new development could affect the significance of these heritage assets, it is important to understand the specific heritage values which combine to inform that significance. An understanding of the contribution setting makes to its significance is also considered.

Impact of Development Proposals

- 4.10** The development proposal involves the construction of up to 1,850 dwellings, a 2 form entry primary school, a local centre (including community hall, retail and other local services and facilities), public house, drive-through restaurant, petrol filling station, strategic highway infrastructure including new junction on the A50 and associated road links, public open space including children's play provision, surface water drainage infrastructure, landscaping, earthworks and ancillary supporting infrastructure. Given the location of the site, a sufficient distance from the listed buildings identified in paragraph 3.34 above, and the screening offered by the A50, there will be no harm to the setting or significance of the designated heritage assets in question.

Conservation Areas

Description, Setting and Potential Impacts

- 4.11** The site is located a sufficient distance from Swarkestone, Barrow upon Trent, Twyford and the Trent and Mersey Canal Conservation Areas. Given the separation between the proposed development and the Conservation Areas there will be no impact on their setting and significance.
- 4.12** The site is separated from the Conservation Areas by the A50 which provides a buffer between them and the site, ensuring that there is negligible to no intervisibility between them. The placement of the proposed buildings and vegetation buffer have also been carefully considered to ensure that they are responsive to the important qualities and setting of the Conservation Areas. This will ensure that the proposed buildings will not impede key views of the Conservation Areas.
- 4.13** Overall, it is considered on balance that there would be no adverse harm to the setting or significance of the Conservation Areas for the reasons outlined above.

Registered Parks and Gardens

- 4.14** The Grade II* registered Swarkestone Hall (1000685 on Figure 4) is located a considerable distance to the south-east (over 2 km). Given the separation between the site and this designated heritage asset, the proposal will cause no harm to its setting nor significance.

Scheduled Monuments

- 4.15** Swarkestone Lows round barrow cemetery scheduled monument (1019060 on Figure 4), Twyford henge and Round Hill bowl barrow scheduled monument (1011436 on Figure 4) and settlement site and enclosures scheduled monument (1007028 on Figure 4) are located between over 1.5 km and 2 km to the south-east, south-west and west of the site, respectively. Given the separation between the site and these designated heritage assets, the proposal will cause no harm to their setting nor significance.

Non-Designated Heritage Assets

- 4.16** The site does not contain nor is it located in the vicinity of any Locally Listed buildings, which are non-designated heritage assets.

5.0 Summary and Conclusions

- 5.1** This heritage assessment considers land off Wragley Way, Derby (Figure 1).
- 5.2** From the data obtained from the HER, historic mapping and current land-use, the site is considered to have low potential for remains of all archaeological periods. The east and centre of the site have been subject to a geophysical survey and evaluation trenching, neither of which revealed any remains of archaeological significance, beyond some Medieval ridge and furrow. An undated palaeochannel was revealed, the deposits of which contained no anthropogenic remains.
- 5.3** It is possible that there could be as yet unrecorded remains present which would be impacted by the development should they be present. Such remains, if present, will be no more than local significance.
- 5.4** When planning permission was applied for the development of land which lies within the current red line plan, the Derbyshire County Council Planning Archaeologist requested some pre-determination evaluation. As discussed above, these evaluation works failed to reveal deposits of significant archaeological interest. The recent planning application for the development of the land on the western side of Deep Dale Lane was granted with no pre-determination evaluation being required and with no conditions requiring further archaeological investigations. There is no evidence to suggest that the remainder of the site has any more archaeological potential. Therefore, pre-determination evaluation works are unnecessary.
- 5.5** It is possible that the Derbyshire County Council Planning Archaeologist may require some evaluation works in due course. If so, it is considered that such works can be secured by a suitable worded planning condition.
- 5.6** There are no listed buildings located within the subject site nor is it located within a Conservation Area.
- 5.7** There are a number of listed buildings located within the wider surroundings of the site. They mainly form the core of the Swarkestone, Barrow upon Trent and Twyford Conservation Areas, and are centrally placed within these designations. However, given the location of the site, a sufficient distance from the listed buildings, and the screening offered by the A50, there will be no harm to the setting or significance of these designated heritage assets.
- 5.8** The site is located a sufficient distance from Swarkestone, Barrow upon Trent, Twyford and the Trent and Mersey Canal Conservation Areas. The site is separated from the Conservation Areas by the A50 which provides a buffer between them and the site, ensuring that there is negligible to no intervisibility between them. The placement of the proposed buildings and vegetation buffer have also been carefully considered to ensure that they are responsive to the important qualities and setting of the Conservation Areas. This will ensure that the proposed buildings will not impede key views of the Conservation Areas.
- 5.9** The Grade II* registered Swarkestone Hall is located a considerable distance to the south-east. Given the separation between the site and this designated heritage asset, the proposal will cause no harm to its setting nor significance.
- 5.10** Swarkestone Lows round barrow cemetery scheduled monument, Twyford henge and Round Hill bowl barrow scheduled monument, and settlement site and enclosures scheduled monument are located between over 1.5 km and 2 km to the south-east, south-west and west of the site, respectively. Given the separation between the site and these designated heritage assets, the proposal will cause no harm to their setting nor significance.

5.11 The site does not contain nor is it located in the vicinity of any Locally Listed buildings, which are non-designated heritage assets.

Sources

General

Derbyshire Historic Environment Record

The National Heritage List for England

Websites

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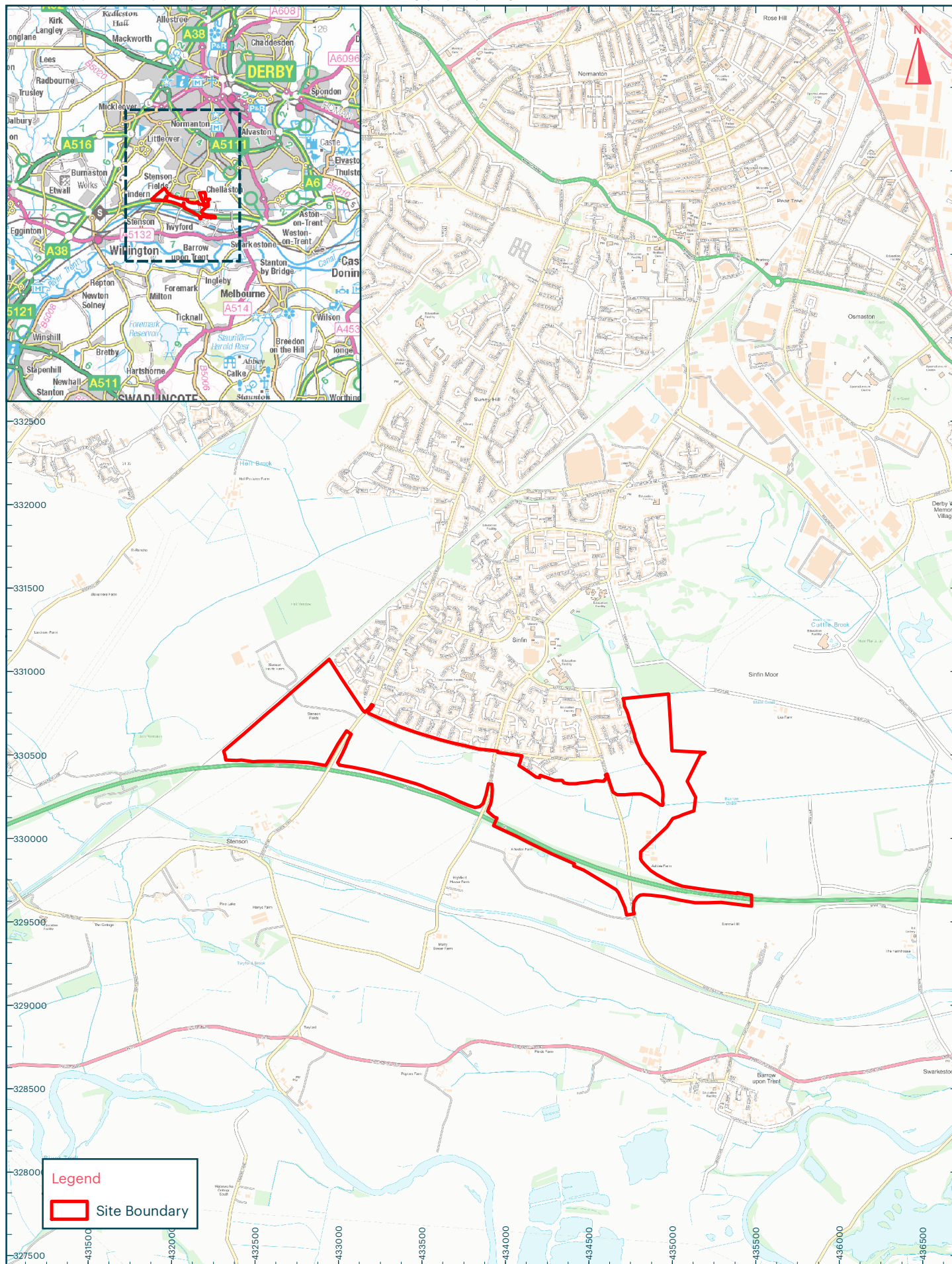
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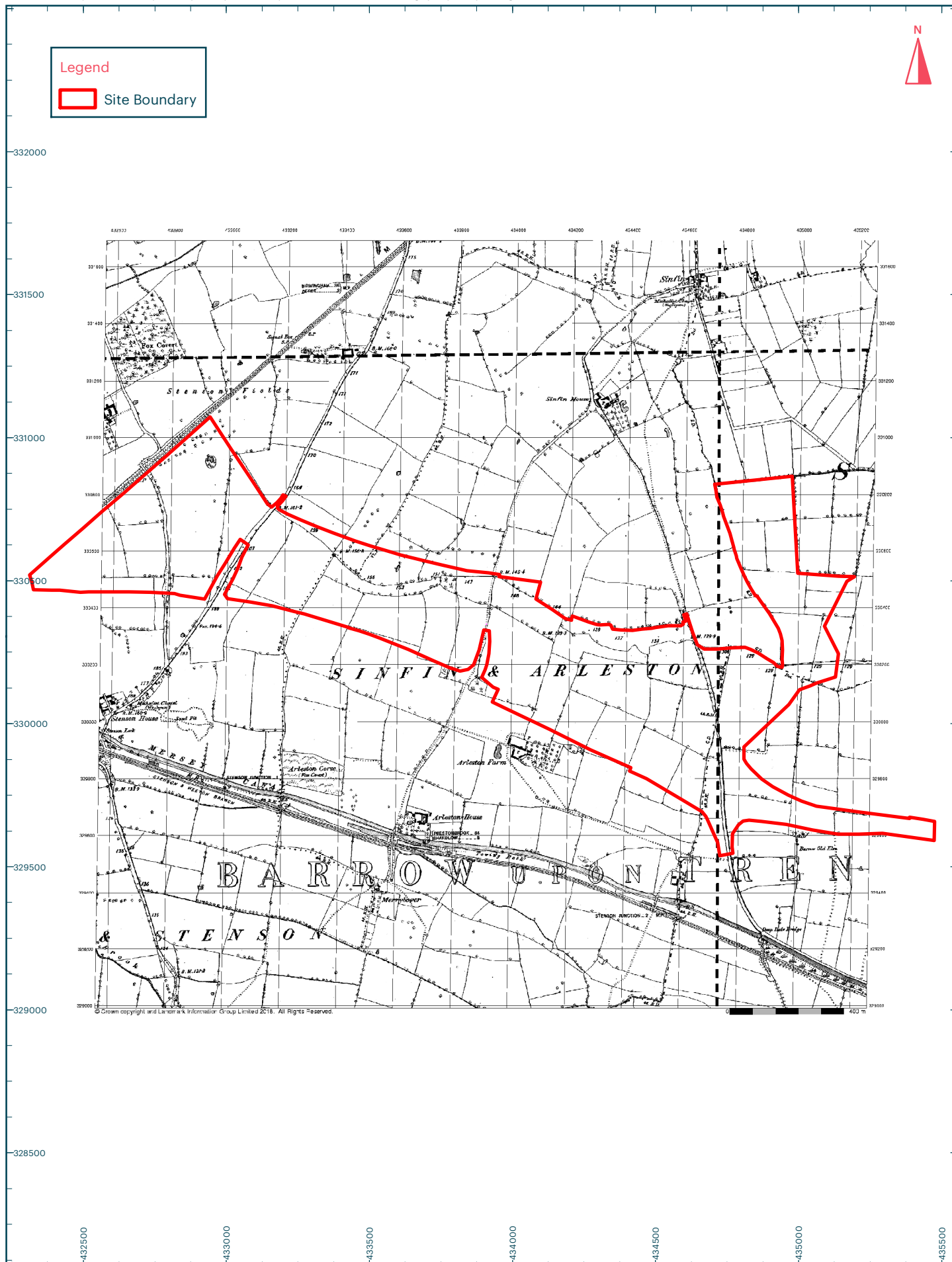
Title:
Figure 1: Site Location

Address:
Wragley Way, Derby







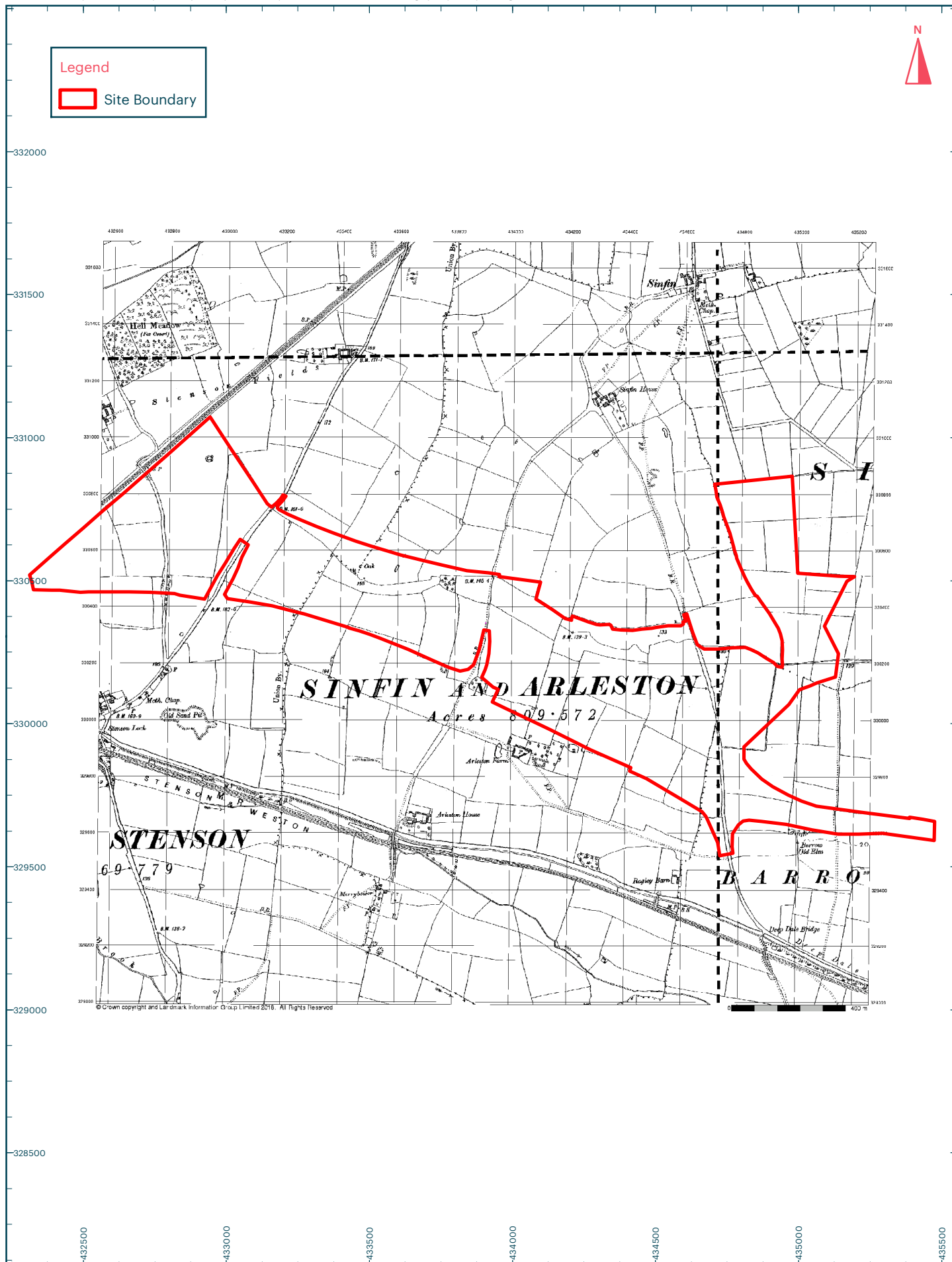


Title:
Figure 5: 1885-1886 Ordnance Survey 1:10,560 Map
Address:
Wragley Way, Derby

Scale at A4: 1:17,500

0 500m

orion.

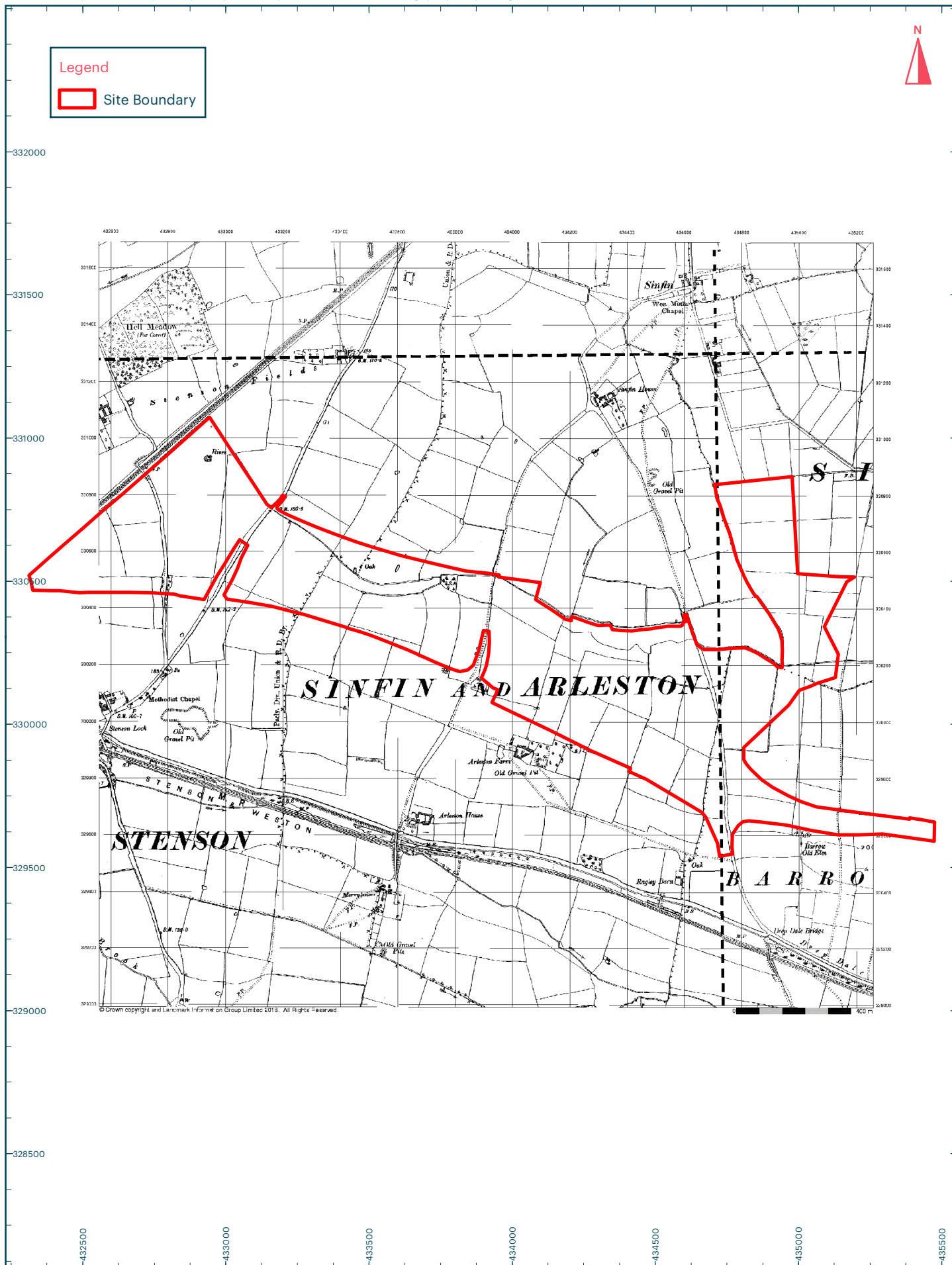


Title:
Figure 6: 1901 Ordnance Survey 1:10,560 Map
Address:
Wragley Way, Derby

Scale at A4: 1:17,500



orion.



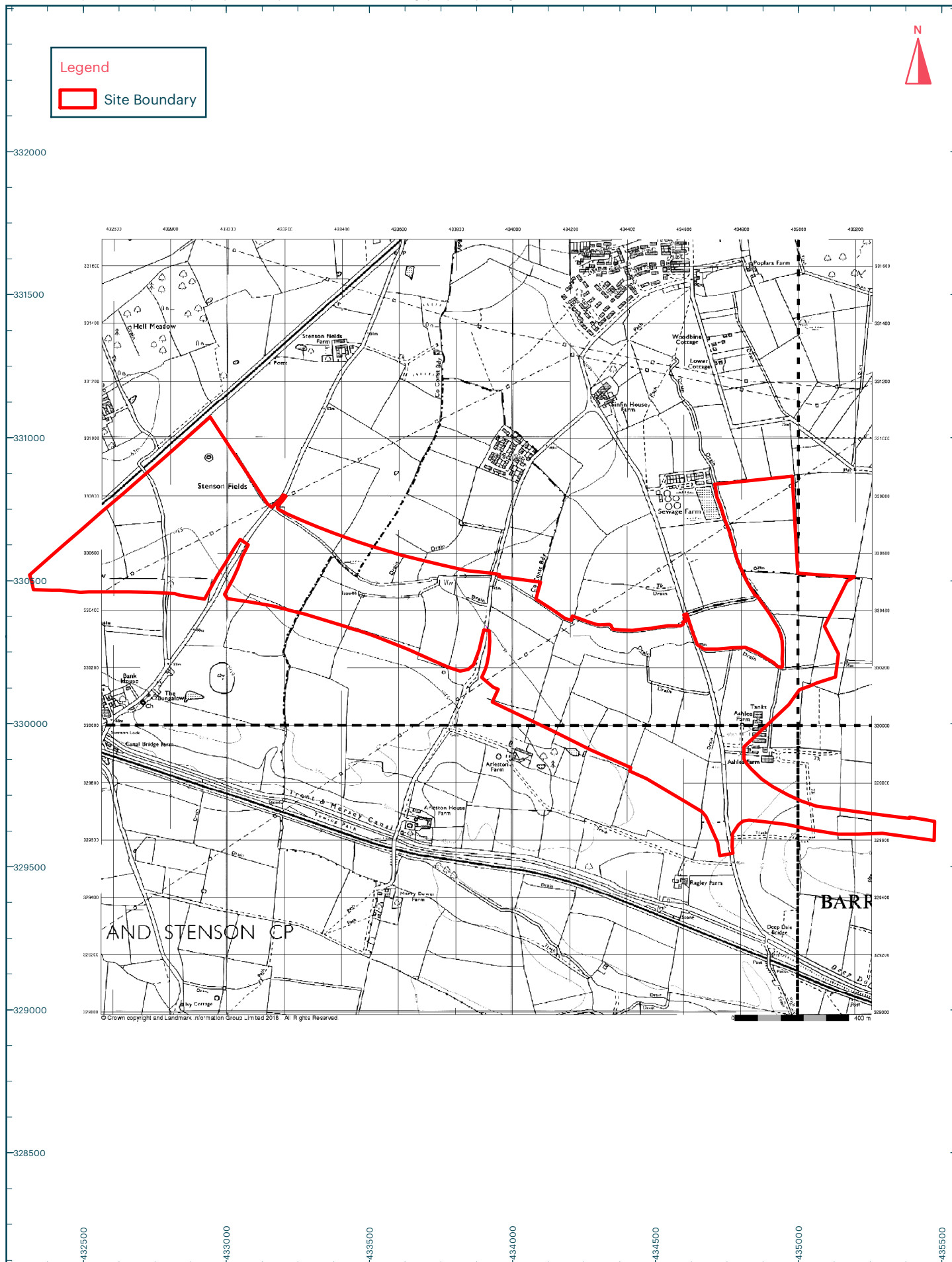
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Figure 7: 1919-1924 Ordnance Survey 1:10,560 Map
Address:
Wragley Way, Derby

Scale at A4: 1:17,500

0 500m

orion.



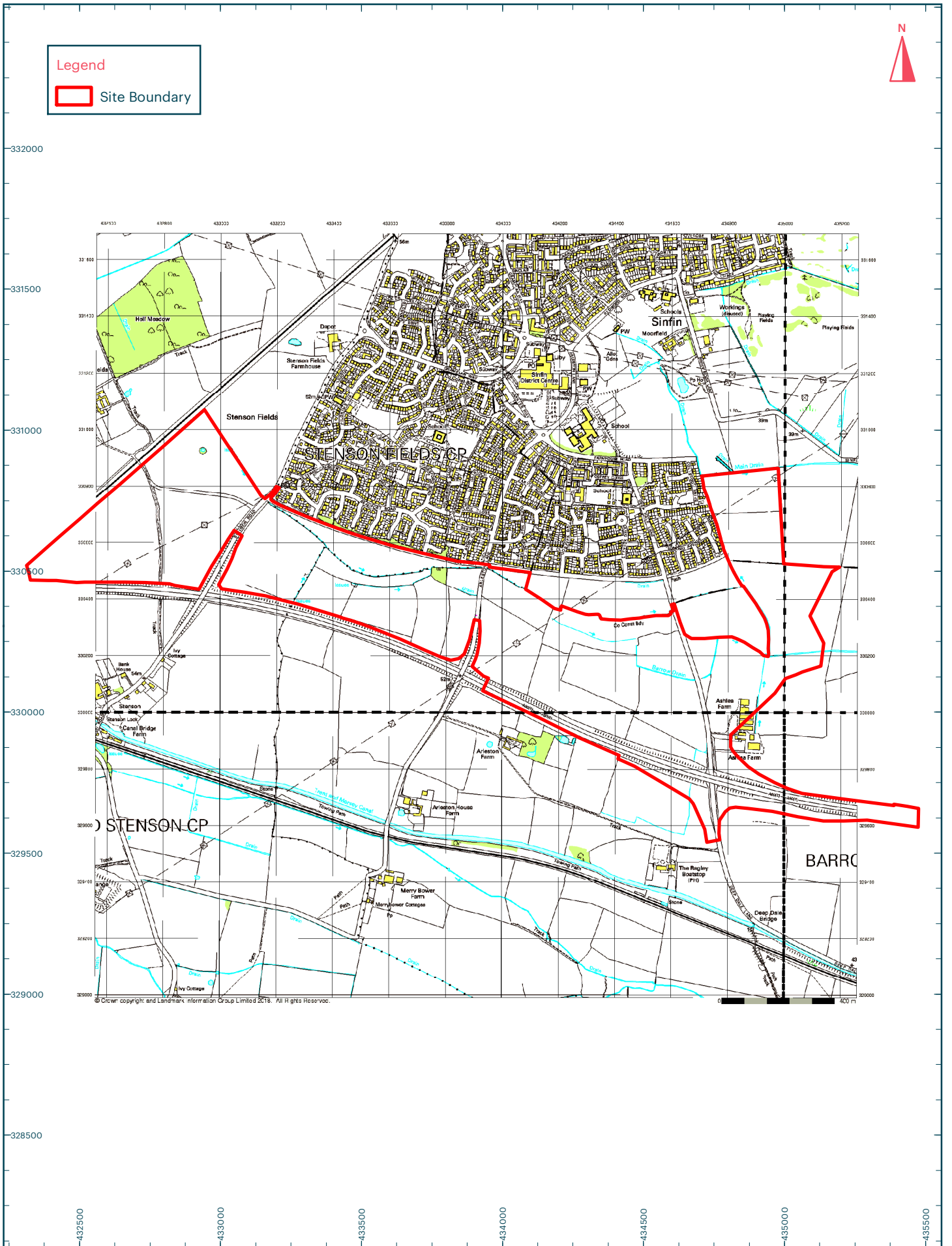


Title:
Figure 9: 1970-1978 Ordnance Survey 1:10,000 Map
Address:
Wragley Way, Derby

Scale at A4: 1:17,500

0 500m

orion.

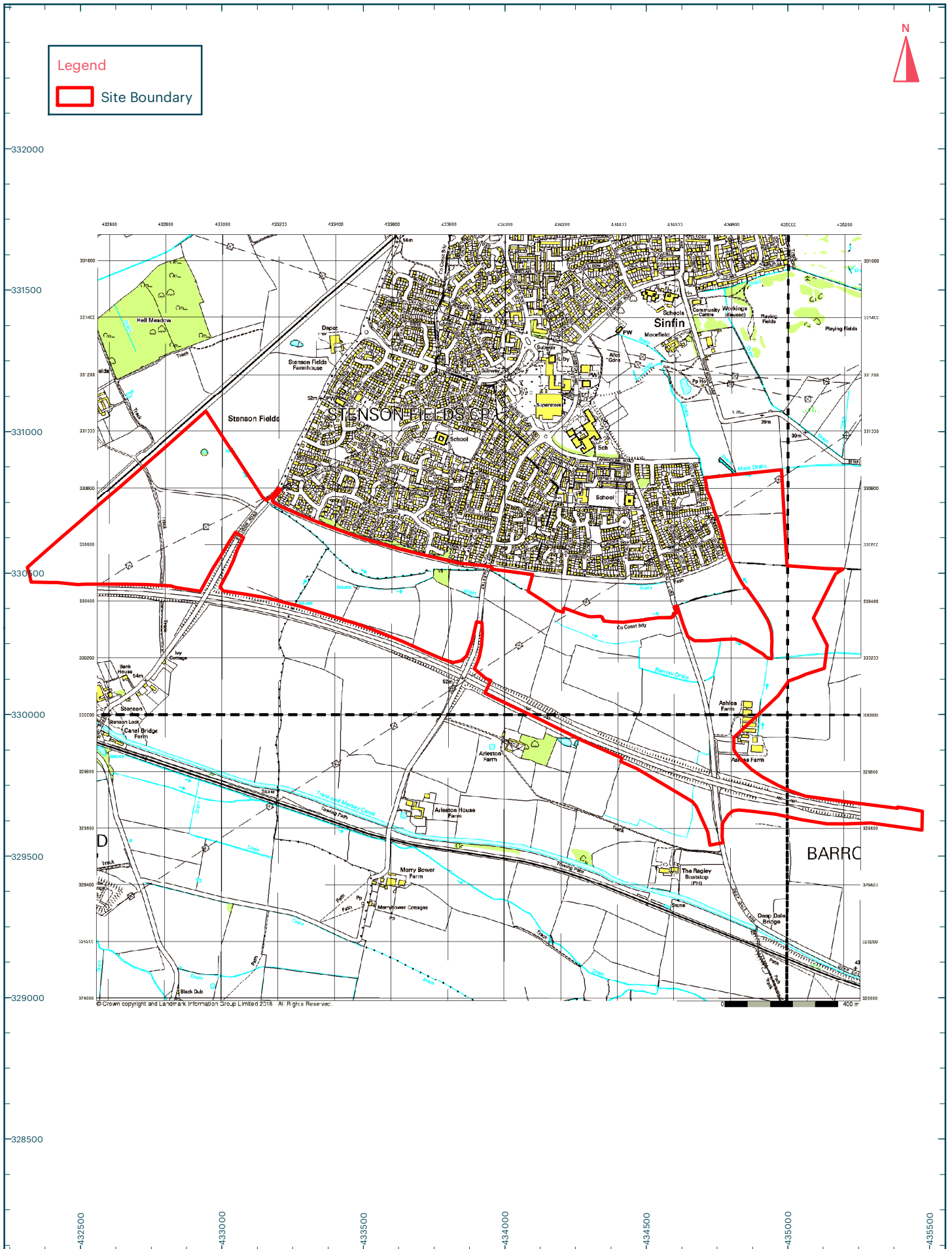


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Figure 10: 2000 Ordnance Survey 1:10,000 Map
Address:
Wragley Way, Derby

Scale at A4: 1:17,500



orion.

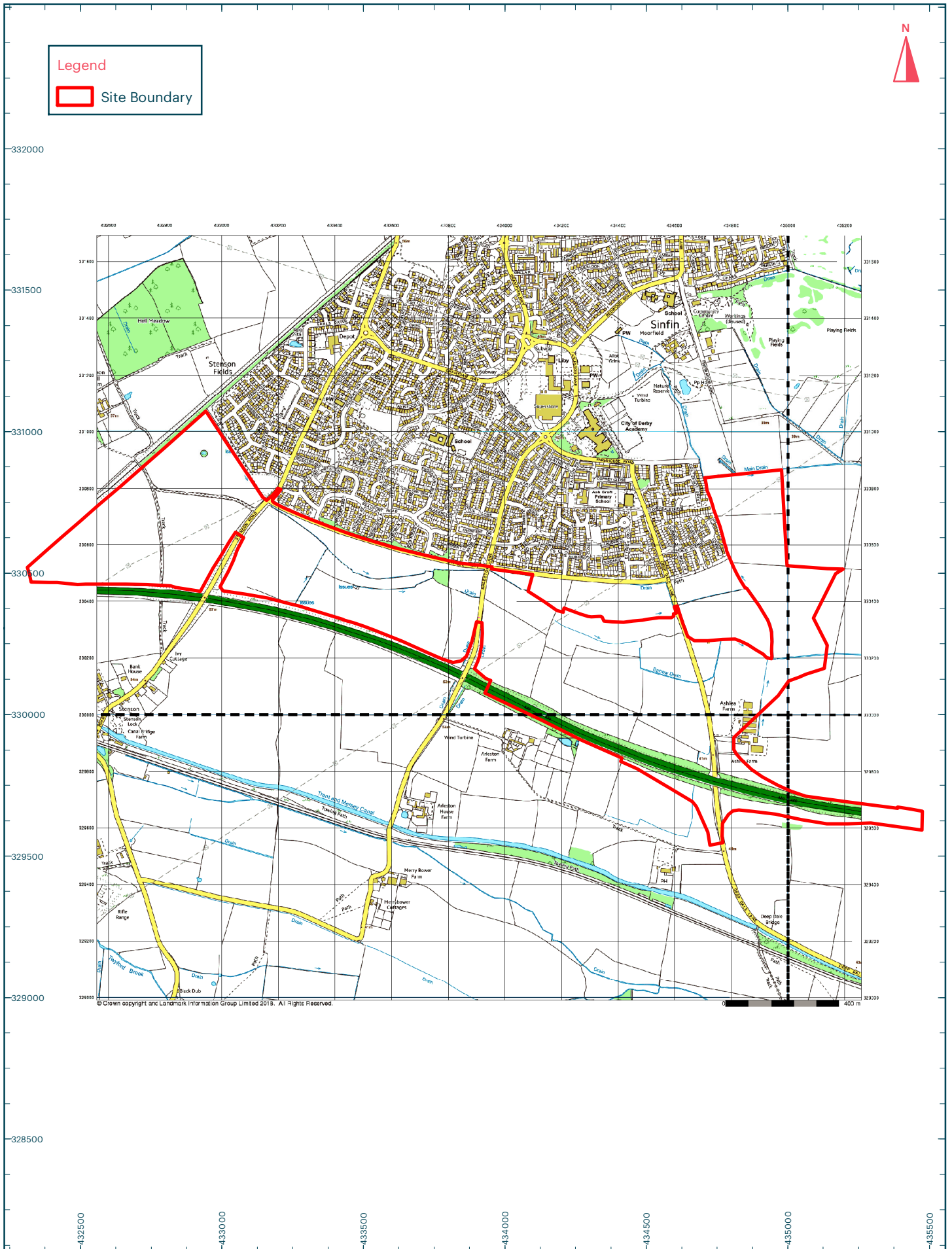


Title:
Figure 11: 2006 Ordnance Survey 1:10,000 Map
Address:
Wragley Way, Derby

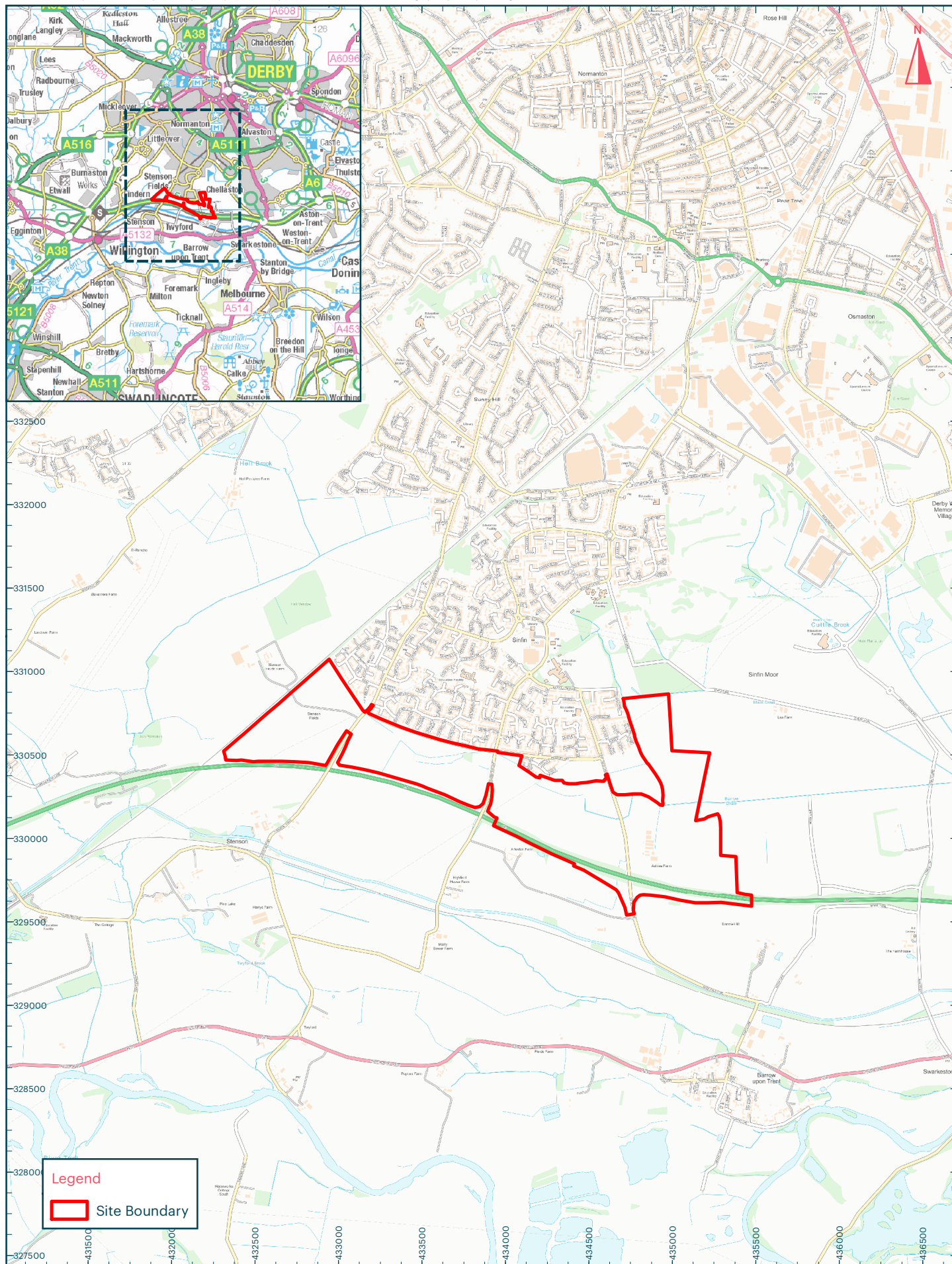
Scale at A4: 1:17,500

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orion.



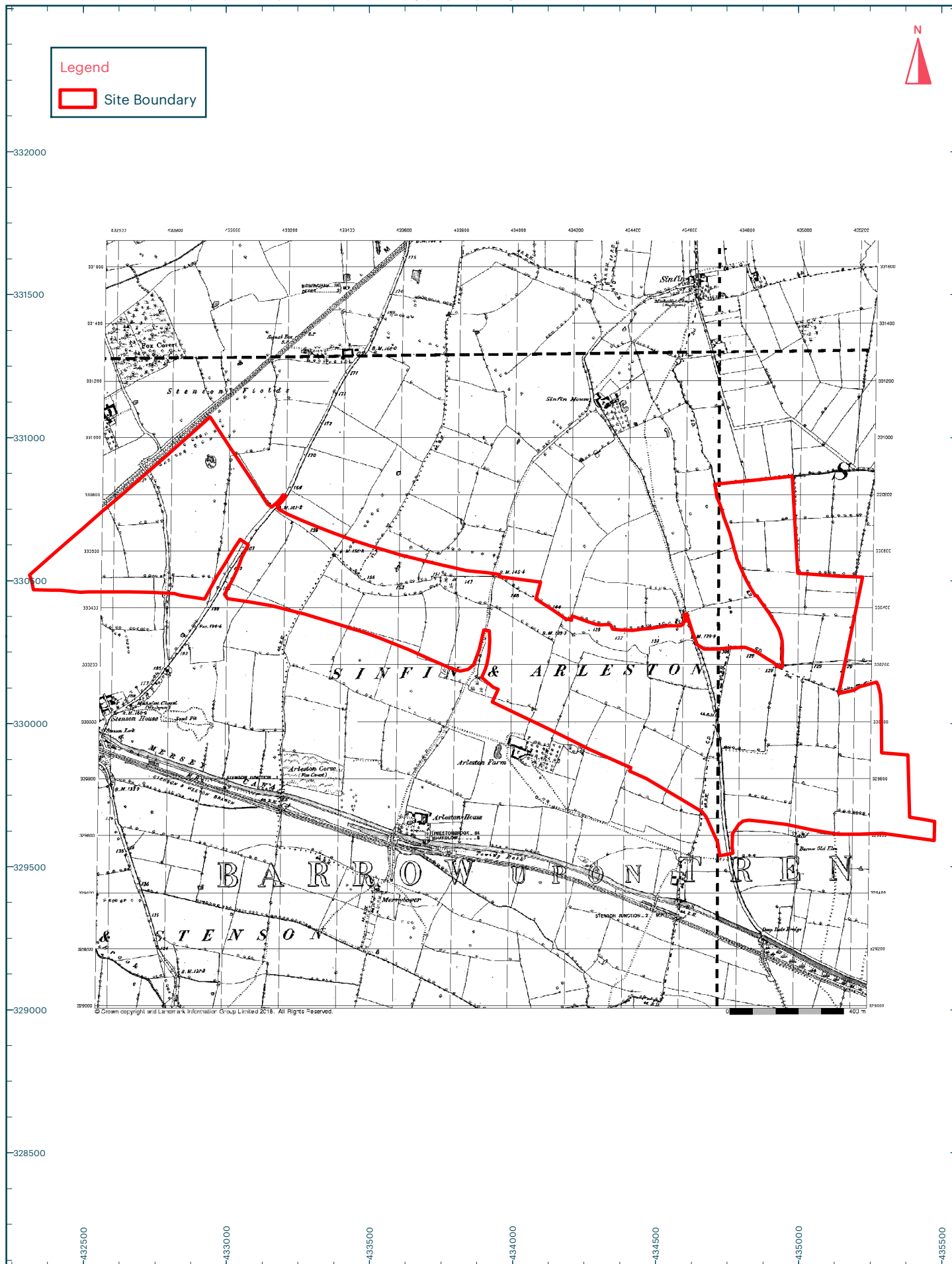
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Figure 12: 2018 Ordnance Survey 1:10,000 Map
Address:
Wragley Way, Derby



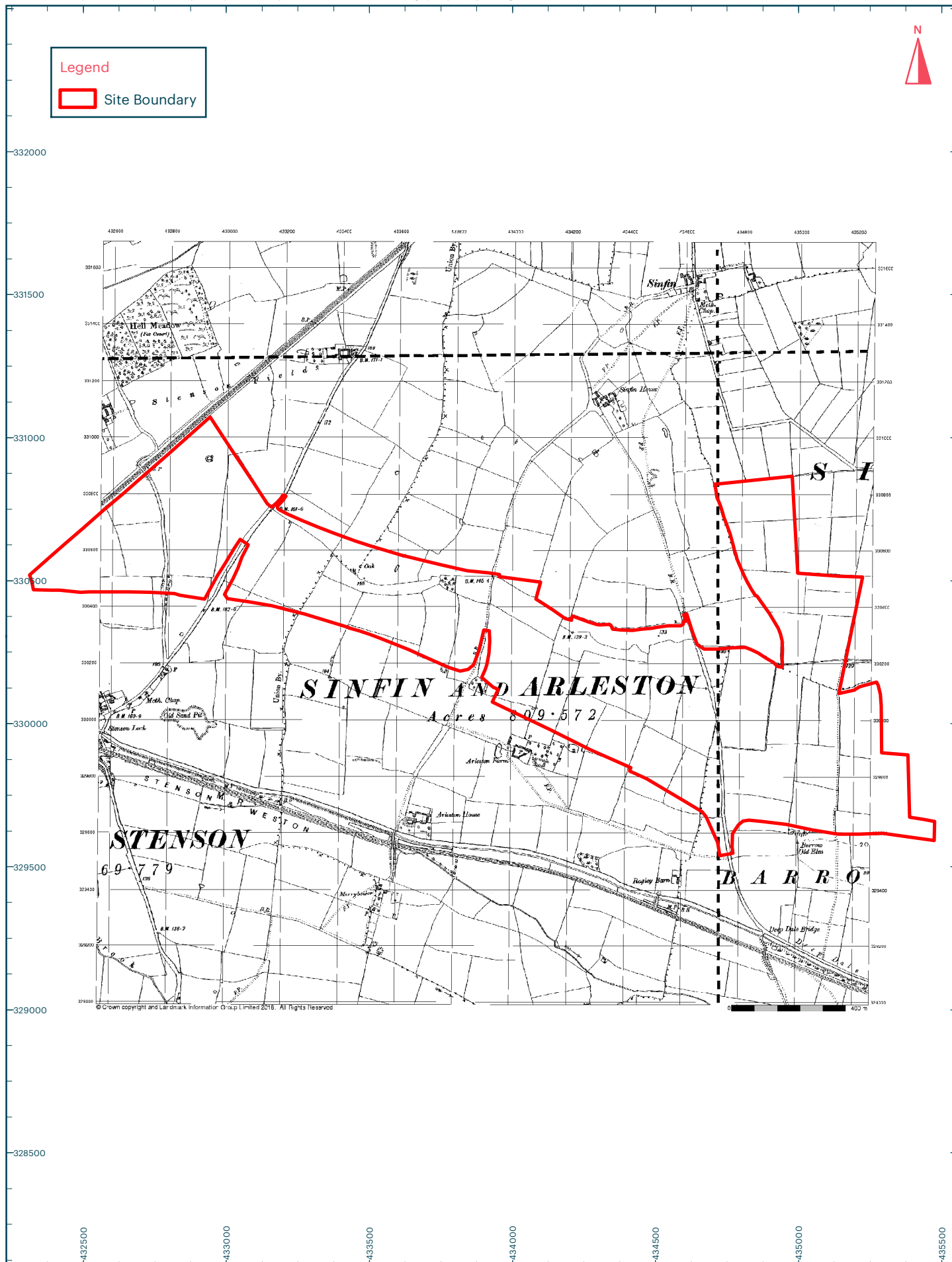








Title:
Figure 5: 1885-1886 Ordnance Survey 1:10,560 Map
Address:
Wragley Way, Derby



Title:
Figure 6: 1901 Ordnance Survey 1:10,560 Map
Address:
Wragley Way, Derby

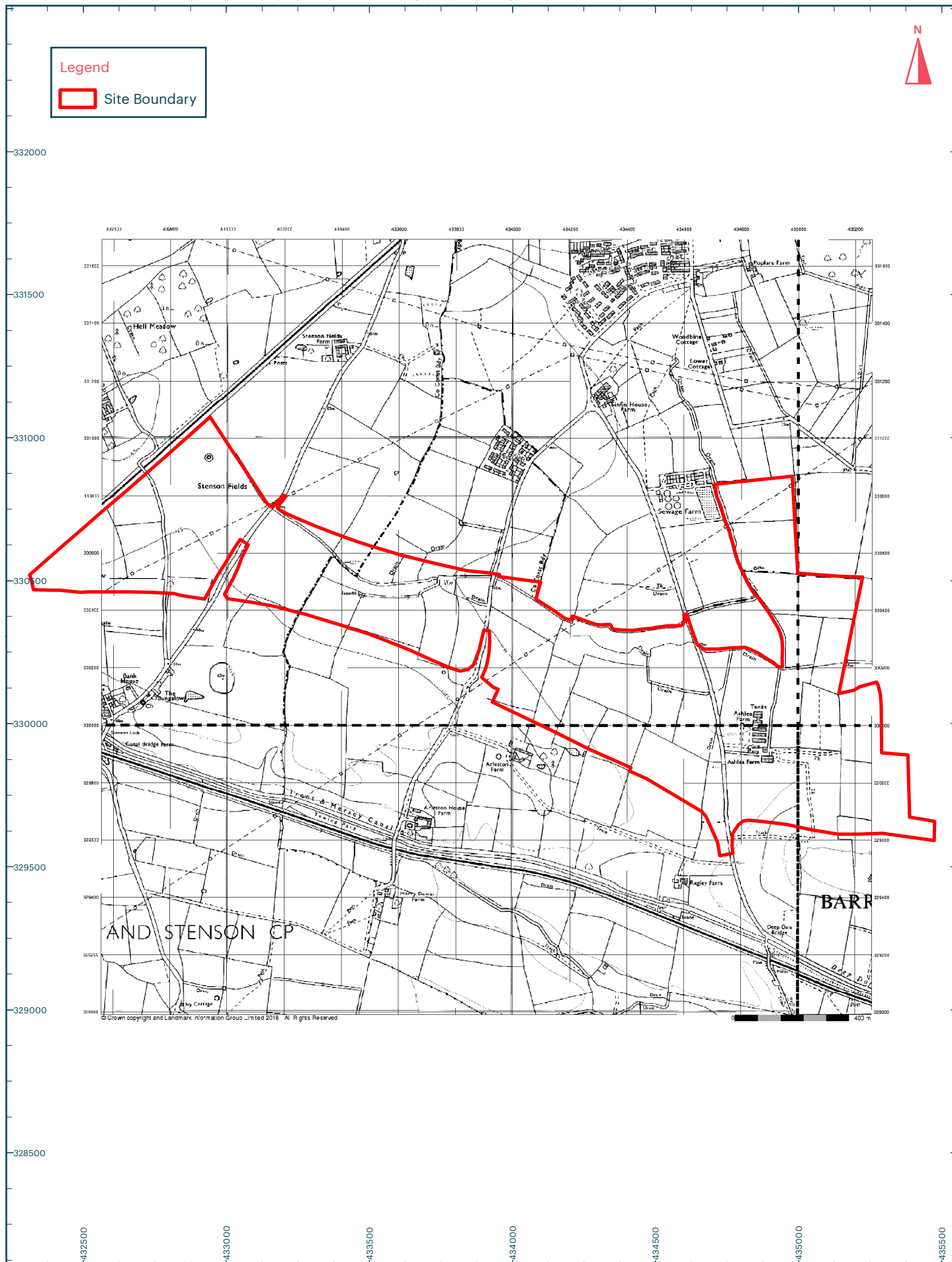
Scale at A4: 1:17,500

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orion.







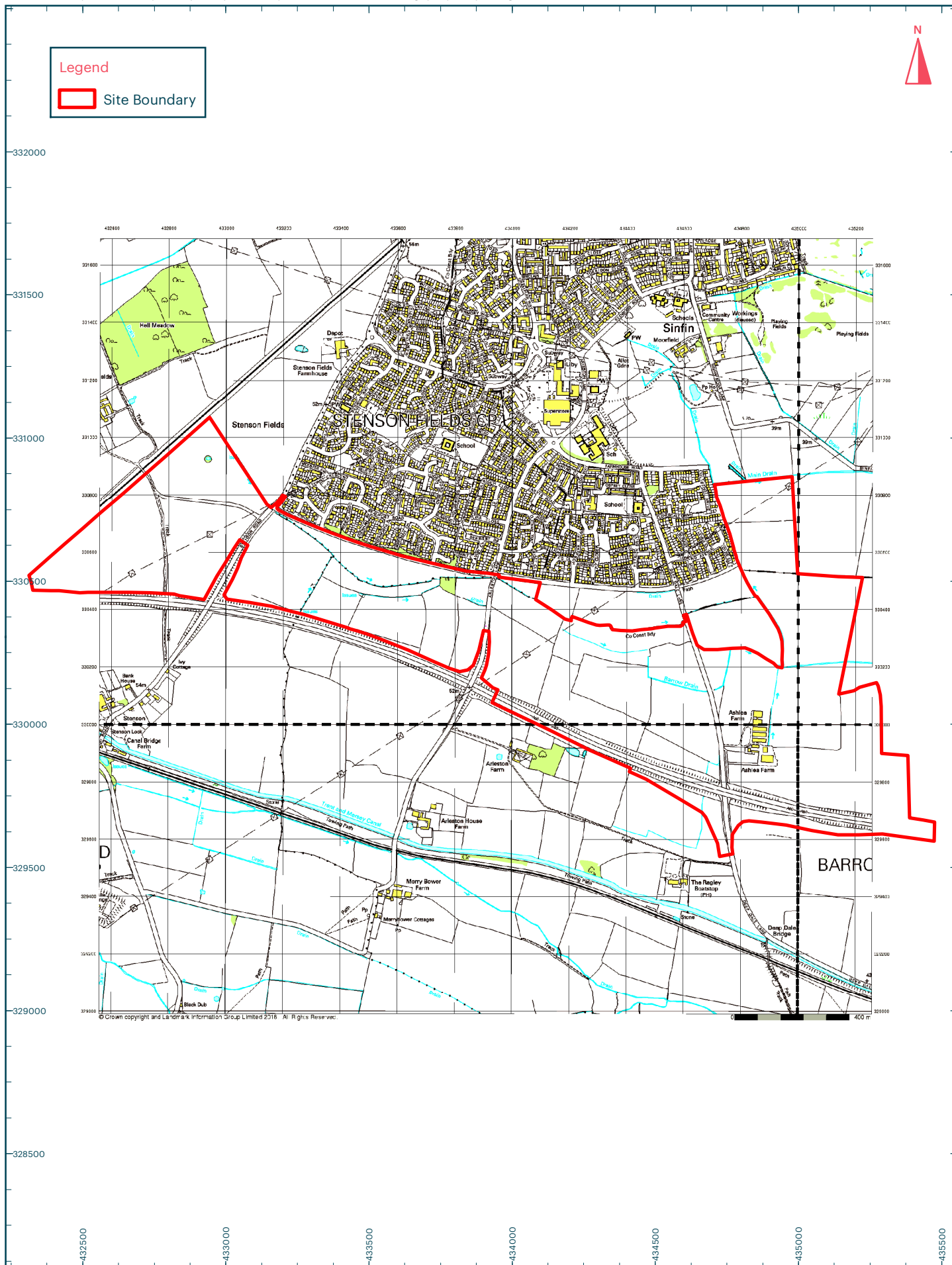
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Figure 9: 1970-1978 Ordnance Survey 1:10,000 Map
Address:
Wragley Way, Derby

Scale at A4: 1:17,500

0 500m

orion.



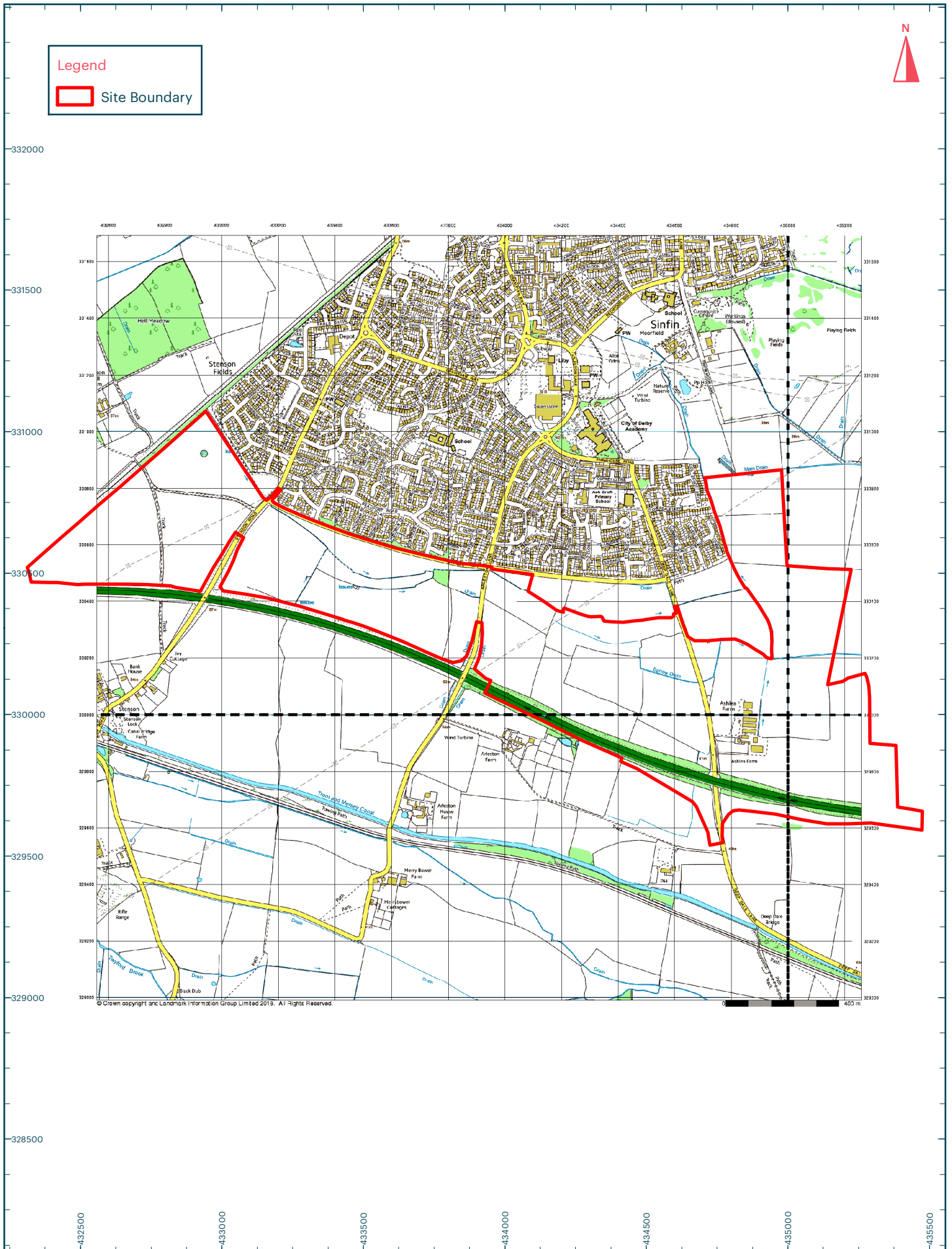


Title:
Figure 11: 2006 Ordnance Survey 1:10,000 Map
Address:
Wragley Way, Derby

Scale at A4: 1:17,500

0 500m

orion.



Title:
Figure 12: 2018 Ordnance Survey 1:10,000 Map
Address:
Wragley Way, Derby

Scale at A4: 1:17,500

0 500m

orion.