

Fair Oaks Renewable Energy Park, Ruddington, Nottinghamshire
Historic Environment Desk-Based Assessment
November 2022

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Report

Historic Environment Desk-Based Assessment

Site

Fair Oaks Renewable Energy Park, Ruddington, Nottinghamshire

Clients

Engena Ltd on behalf of Fair Oaks Renewable Energy Park Ltd

Date

November 2022

Planning Authority

Rushcliffe Borough Council

Site Centred At

SK 55696 31287

Prepared By

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Report Status

FINAL

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -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 historic environment desk-based assessment considers land at Fair Oaks, Ruddington, Nottinghamshire (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Engena Ltd and their client, Fair Oaks Renewable Energy Park Ltd, to inform a future planning application for the installation and operation of a solar farm, battery energy storage system and associated infrastructure within the study site. The study site (84.12 ha) is located at grid reference SK 55696 31287.

Archaeological Assets

There are no statutory designations within the study site or wider study area. There is one undesignated scatter of medieval and post medieval pottery recorded within the study site. No archaeological finds or features were observed during the site visit.

Geophysical survey, fieldwalking and metal detecting within the wider study area have identified small areas of agricultural crop marks and a scatter of artefacts from all periods with a slightly higher quantity from the medieval period. These are indicative of landscape use throughout history but there is no definitive evidence of settlement or more concentrated activity within the site. Furthermore, the documentary and map evidence suggest a longstanding agricultural use, and the association with the manors likely to extend from the early medieval period.

Assessment therefore suggests that there is low potential for finds or features from all archaeological periods and low potential for remains that would be considered of National Significance and therefore be a design or planning constraint.

Geophysical survey of the study site supported the desk-based assessment and did not positively identify any archaeological features. The proposed Renewable Energy Park is not predicted to have any impacts on any archaeology within the study site.

Built Heritage Assets

Development of the study site will have no direct physical impacts on any designated or non-designated heritage assets. The assessment has considered the setting and significance of two potential non-designated heritage assets, Field Farm Cottages and Ruddington Fields Farm both located c. 630 – 850 metres to the northeast of the study site boundary.

The assessment has shown that although the proposals constitute a change in the wider rural context of the assets, the study site is not considered to contribute to the assets' significance. This combined with the limited intervisibility they share with the study site and in the absence of any definitive historic ownership or functional links they may share with the site, it is considered they will be preserved from any harm.

1.0 Introduction

- 1.1 This historic environment desk-based assessment considers land southwest of Ruddington, near Nottingham, Nottinghamshire (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Engena Ltd and their client, Fair Oaks Renewable Energy Park Ltd. The site (hereinafter referred to as the “Study Site”) is located at grid reference SK 55696 31287. The study site area (red line boundary) is 84.12ha, comprising four agricultural fields.
- 1.2 The assessment has been prepared to support a future planning application for the installation and operation of a solar farm, battery energy storage system and associated infrastructure within the study site.
- 1.3 In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2017), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. 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. The assessment also considers the setting of heritage assets and provides an assessment of how their settings contribute to their significance.
- 1.4 The assessment enables relevant parties to assess the significance of any heritage or archaeological assets on and close to the study site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified and assessed. It also provides an understanding of any constraints to the development due to heritage assets and provides design responses that would serve to mitigate any impact in line with local and national policy.
- 1.5 The study area used in this assessment is a 1km buffer from the study site boundary (Figures 2, 3 and 4).
- 1.6 A site visit was undertaken on 1st February 2022 when the conditions were very windy but bright with increasing cloud cover and good visibility.

Location, Topography and Geology

- 1.7 The Study Site is located c.2.5km south-west of the village of Ruddington, and c.10km south of the city of Nottingham. The study site is currently in agricultural use as arable fields and pasture. The area is bounded to the west by Fairham Brook, to the north, northeast and south by further agricultural land and to the east by the Nottingham Heritage Railway line, formerly The Great Central Railway. The Study Site will be accessed via Pasture Lane and Asher Lane, with temporary steel plate tracks over agricultural land, to Fields Farm.
- 1.8 The study site lies at c.30m aOD (above Ordnance Datum) and is completely flat with the land rising gradually on all sides. There are views to Gotham to the southwest and Ruddington to the northeast, but these appear distant and intermittent due to the low-lying position of the site, sporadic vegetation and slightly undulating topography.

The bedrock geology of the study site comprises Arden Sandstone Formation – Sandstone in the northern half and Branscombe Mudstone Formation – Mudstone across the southern half. The superficial deposits across the site are recorded as alluvium – clay, silt, sand and gravel (BGS, 2021).

2.0 Aims, Objectives & Methodology

2.1 The principal aims of the desk-based assessment is to:

- Gain an understanding of the archaeological potential of the study site;
- Identify any archaeological constraints to the development of the study site; and to
- Assess the likely impact of the proposed development.

2.2 The results of the archaeological desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the study site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including *National Planning Policy Framework* 2021) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
- Code of Conduct (Chartered Institute for Archaeologists [ClfA] [revised edition] 2014); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (ClfA January 2017).

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

“Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”

Methodology

2.6 The archaeological desk-based assessment will include:

- Map regression based on Ordnance Survey maps and tithe/enclosure maps and apportionments held at Nottinghamshire Archives and the National Archives;
- Examination of material currently held in the Nottinghamshire and Nottingham City Historic Environment Record, including Historic Landscape Characterisation for the study site and for a 1km buffer from the study site boundary;
- Consultation of the National Heritage List for England;
- Assessment of previous archaeological investigations;
- Consideration of available Lidar and aerial photography;
- Site inspection; and
- Geophysical survey (Magnitude Survey 2022 – report to be updated with results when survey completed)

2.7 Lidar provides topographic data and is particularly useful in the detection and identification of heritage assets that survive as earthworks. The Environment Agency (EA) regularly collects Lidar data for England and makes these data available for public use through their online portal. Digital Terrain Models (DTM) are routinely used for heritage purposes as this model shows the ground's surface with buildings and trees filtered out to create a 'bare earth' effect. The Environment Agency collected Lidar data that covers the study area at 1m resolution in 2018 as part of the National LIDAR Programme. The data was processed using the Relief Visualisation Toolkit (RVT) version 1.2 and was reviewed using QGIS.

2.8 If the report is included as part of a planning application, a digital copy of the report will be provided to the Nottinghamshire HER (hard copies will be provided on request). A copy will also be uploaded as part of the ADS OASIS database record.

3.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

- 3.1** The Ancient Monuments & 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

- 3.2** 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.

- 3.3** 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”.

- 3.4** 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 with regard to the setting of a Conservation Area that is provided by the policy framework outlined in section 3.13, below.

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

- 3.5** Government policy in relation to the historic environment is outlined in Section 16 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 16 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.

- 3.6** 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.

- 3.7** Paragraph 194 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.

- 3.8** Paragraph 195 states that local planning authorities should take account of the particular significance of any heritage asset which may be affected by a proposal, and take this into account with considering any impact to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 3.9** Paragraph 198 states that decisions regarding the removal of alteration of historic statues, plaques, memorials or monuments should have regard to the importance of their retention in situ and, where appropriate, explain their historic and social context rather than removal.
- 3.10** The key test in NPPF Paragraphs 199-202 is whether a proposed development will result in substantial harm or less than substantial harm to the significance of a designated heritage asset. Paragraph 200 states that;
- "Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*
- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
 - b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."*
- 3.11** Paragraph 203 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.
- 3.12** Annex 2 of the NPPF has the following heritage related definitions:
- 3.13** *Historic environment* is defined in Annex 2 as: all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
- 3.14** *Heritage Assets* are defined 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 3.15** *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.
- 3.16** *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.
- 3.17** *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.

- 3.18** *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.
- 3.19** The NPPF is supported by the PPG (July 2019). Paragraph 18a-001 (001 Reference ID: 18a-001-20190723) 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 development plan and the National Planning Policy Framework.
- 3.20** Heritage assets that have not been designated as a listed building, scheduled monument, registered park and garden, protected wreck, battlefield or conservation area are referred to as non-designated heritage assets.
- 3.21** The NPPF is supported by the PPG (July 2019). In relation to the historic environment, paragraph 002 (002 Reference ID: 18a-002-20190723) states that:
- "Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets."*
- 3.22** Paragraph 18a-013 (Paragraph: 013 Reference ID: 18a-013-20190723) 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.
- 3.23** 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."*
- 3.24** The key test in NPPF paragraphs 199-202 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 (Paragraph: 018 Reference ID: 18a-018-20190723) of the PPG provides additional guidance on substantial harm. It states:
- "What matters in assessing whether a proposal might cause 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.

- 3.25** Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 200-202) apply.
- 3.26** Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.
- 3.27** Whether a proposal causes substantial harm will be a judgment for the decision-maker, 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. The harm may arise from works to the asset or from development within its setting.
- 3.28** While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting."
- 3.29** Paragraph 202 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 PPG (Paragraph: 020 Reference ID: 18a-020-20190723) outlines what is meant by public benefits:

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). 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 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, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting;*
- *reducing or removing risks to a heritage asset; and*
- *securing the optimum viable use of a heritage asset in support of its long-term conservation."*

- 3.30** 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

- 3.31** The Rushcliffe Borough Council Local Plan, adopted in 2019, contains the following policies relevant to this assessment:

POLICY 28 CONSERVING AND ENHANCING HERITAGE ASSETS

1. Proposals that affect heritage assets will be required to demonstrate an understanding of the significance of the assets and their settings, identify the impact of the development upon them and provide a clear justification for the development in order that a decision can be made as to whether the merits of the proposals for the site bring public benefits which decisively outweigh any harm arising from the proposals.

2. Proposals affecting a heritage asset and/or its setting will be considered against the following criteria:

a) the significance of the asset;

b) whether the proposals would be sympathetic to the character and appearance of the asset and any feature of special historic, architectural, artistic or archaeological interest that it possesses;

c) whether the proposals would conserve or enhance the character and appearance of the heritage asset by virtue of siting, scale, building form, massing, height, materials and quality of detail;

d) whether the proposals would respect the asset's relationship with the historic street pattern, topography, urban spaces, landscape, views and landmarks;

e) whether the proposals would contribute to the long-term maintenance and management of the asset; and

f) whether the proposed use is compatible with the asset.

JUSTIFICATION

9.1 This policy applies to all heritage assets, including Listed Buildings, Conservation Areas, Scheduled Monuments and non-designated assets of all kinds.

9.2 Historic buildings, monuments, sites, areas and landscapes are an irreplaceable resource and will be protected from adverse developments which harm their significance. The level of protection afforded to these heritage assets will be proportionate to their historic, architectural, artistic and archaeological importance and will be in accordance with the National Planning Policy Framework and subsequent Government guidance. Furthermore a balanced judgement will be made on the acceptability of proposals which affect a non-designated heritage asset, or results in its demolition or loss, having regard to the scale of any harm or loss and the significance of the heritage asset.

9.3 Within the Borough there are a wide variety of designated heritage assets.

These briefly comprise:

- *677 listed buildings, including 35 grade I listed buildings and 22 grade II**

- 30 Conservation Areas;
- 26 Scheduled Monuments;
- 4 Registered Parks and Gardens; and
- 1 Registered Battlefield (in part).

9.4 Where heritage assets are considered to be at risk from lack of maintenance, neglect or damage the Council will take a proactive approach to the asset's long term preservation. By maintaining an up to date list of designated assets at risk the Council will seek to monitor and address any decline in the condition of the Borough's heritage.

9.5 The Council will aim to produce Appraisals and Management Plans for all its Conservation Areas and will consider the merits of amendments to Conservation Area boundaries. It will also consider the production of a Local List of non-designated assets, criteria for their identification and/or an associated Supplementary Planning Document. The Council will look to work pro-actively with established Civic Societies to aid understanding of the local historic environment.

9.6 Information required in support of applications affecting heritage assets is set out in the National Planning Policy Framework and also in the Council's Planning Application Validation Checklist. In writing Heritage Statements, applicants should refer to relevant sources of local information including Conservation Area Appraisals, the Historic Environment Record, the Heritage Strategy and other relevant studies. Advice in relation to this can be sought from the Council.

Listed Buildings

9.7 There are approximately 700 listed buildings within the Borough. Listed building consent is required for any alteration to the interior or exterior of a listed building that would affect its character as a building of special architectural or historic interest. This includes proposals affecting the fabric and the plan form as well as architectural details.

9.8 The owners of listed buildings should consider the impact of development (including changes of use) on the fabric and interior of a listed building, which are recognised as essential elements of its character. The nature of the proposals and their effect on the historic character of the building should be clearly illustrated in a supporting Heritage Statement. This should include both internal and external alterations and those necessary to comply with building, environmental health and fire safety regulations, and internal services requirements.

Conservation Areas

9.9 Areas of the Borough which merit protection and improvement by nature of their special architectural or historic interest are designated as Conservation Areas under the Planning (Listed Buildings and Conservation Areas) Act 1990. The Council has a duty to review Conservation Areas and seek ways to preserve or enhance their special character.

9.10 The special character of each Conservation Area will be identified in appraisals, and new development assessed against management plans produced for each area. There is a presumption in favour of retaining features which make a positive contribution to the character or appearance of a Conservation Area. For developments within Conservation Areas the Council will require detailed plans showing elevations, materials and the relationship

with neighbouring buildings, spaces and landscape features (including trees). Outline applications for development within Conservation Areas will not normally be acceptable.

9.11 Proposals involving demolition within Conservation Areas will not normally be allowed unless a full planning application is submitted and considered showing the future use of the land. Demolition will be subject to conditions and/or a planning obligation to ensure that work does not take place until a satisfactory form of contract has been entered into for redevelopment.

Registered and Non-Registered Parks and Gardens

9.12 Within the Borough there are four entries on Historic England's 'Register of Parks and Gardens of Special Historic Interest in England'. These are the grounds of Flintham Hall, Holme-Pierrepont Hall, Kingston Hall and Stanford Hall. The Register is a material consideration in the determination of planning applications. The Council has also identified locally and regionally important Historic Parks and Gardens and any adverse effects must be appropriately weighted against the importance of the park or garden. Other parks and gardens, although not included in the Register, are locally important and valuable to residents. These are identified as Open Spaces within the accompanying Policies Map and are protected by other policies in this document.

Non-designated heritage assets

9.13 In addition to these nationally recognised assets, the Borough also includes a large number of buildings, archaeological sites, monuments, gardens and spaces of local and regional importance. These non-designated heritage assets are not afforded any additional statutory protection, but they are material considerations in the planning process and receive the full weight of both local and national planning policies. Therefore, where development would affect a non-designated heritage asset or would result in its demolition or loss, a balanced judgement on the acceptability of the proposal will be made, having regard to the scale of any harm or loss and the significance of the heritage asset.

9.14 The Council will use the following criteria when determining whether the feature is a non-designated heritage asset. It must:

- Remain as a largely intact or retrievable example of its architectural style, innovation and craftsmanship or period or build; and*
- Be prominent or visible by virtue of its position within the townscape or landscape.*

9.15 It must also possess at least two or the following qualities that contribute positively towards the amenities of its locality.

- a. The building is the work of a particular architect or of regional or local note;*
- b. It has qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of buildings in the wider settlement;*
- c. It relates by age, materials or in any other significant way to adjacent listed buildings and contributes positively to their setting;*
- d. Individually, or as part of a group, it serves as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of its growth;*

e. It has a significant historic association with established features of a settlement such as road layout, open spaces, a town park or a landscape feature; and

f. The building has landmark quality or contributions towards the quality of recognisable spaces, including exteriors or open spaces within a complex of public buildings.

POLICY 29: DEVELOPMENT AFFECTING ARCHAEOLOGICAL SITES

1. Where development proposals affect sites of known or potential archaeological interest, an appropriate archaeological assessment and evaluation will be required to be submitted as part of the planning application. Planning permission will not be granted without adequate assessment of the nature, extent and significance of the remains present and the degree to which the proposed development is likely to affect them.

2. Where archaeological remains of significance are identified permission will only be granted where:

a) The archaeological remains will be preserved in situ through careful design, layout and siting of the proposed development; or

b) When in-situ preservation is not justified or feasible, appropriate provision is made by the developer for excavation, recording and for the post-excavation analysis, publication, and archive deposition of any findings (to be undertaken by a suitably qualified party), provided that it can be clearly demonstrated that there are wider public benefits of the development proposal which outweigh harm to heritage assets of archaeological interest in line with NPPF requirements.

JUSTIFICATION

9.16 Archaeological remains contain irreplaceable information about our past and the potential for an increase in future knowledge. Whilst archaeological sites and remains are 'heritage assets', and policy 28 continues to apply, their nature requires some additional considerations above and beyond those which apply to other heritage assets. The exact nature, state of preservation and extent of archaeological sites is unknown until investigations associated with potential development are undertaken.

9.17 There are currently 26 Scheduled Monuments in the Borough, many of which are either archaeological sites or standing structures likely to have associated buried archaeological remains. The extent of the designated area does not imply a known limit to the extent of archaeological features.

9.18 Where the assessment or other information indicates that it would be appropriate, an archaeological assessment and evaluation will be required before the application is determined. Where it is considered that, following the field evaluation, there are remains of archaeological significance which would be adversely affected by the proposed development, the Council may:

- refuse planning permission; or*
- require the application to be modified to allow remains to be preserved 'in situ'; or*
- require a detailed scheme of survey, recording and excavation of remains, where it is considered that the proposed development should proceed and the remains not be retained 'in situ'.*

9.19 Where evaluation is not considered appropriate, the Council may require the implementation of an archaeological 'watching brief' during the course of the development as a condition of planning permission, allowing for the recording and excavation of remains which may be discovered during the site works.

9.20 In all developments entailing archaeological works, a programme and specification must be agreed with the Council prior to the commencement on site. Development programmes should take full account of the need for adequate opportunity to be included for archaeological investigation. Specifications for archaeological evaluations and watching briefs should be drawn up in conjunction with the Borough Archaeological Advisor.

Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

3.32 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)

3.33 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.

3.34 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.

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

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

3.36 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.

4.0 Archaeological and Historic Baseline

- 4.1** The heritage assets under consideration have been identified by means of a review of the following resources:
- Nottinghamshire and Nottingham City Historic Environment Records (HER) Data;
 - The National Heritage List for England (NHLE) held by Historic England;
 - Previous archaeological investigations;
 - Local studies and record office research;
 - Review of historic mapping including tithe and enclosure maps, pre-Ordnance Survey (OS) and OS mapping held at the Nottinghamshire Archives and National Archives;
 - Consideration of available Lidar, National Mapping Programme data (NMP) and aerial photography;
 - Portable Antiquities Scheme (PAS) data;
 - Site inspection; and
 - Geophysical survey (Magnitude Survey 2022 – report to be updated with results when survey completed)
- 4.2** These resources have 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.
- 4.3** The Nottingham City HER search did not identify any heritage assets within the search area. The search of the Nottinghamshire HER did not identify any designated heritage assets within the search area.
- 4.4** The location of heritage assets mentioned in the following text are shown on Figures. 2, 3 & 4.

Aerial Photographs, Lidar and National Mapping Programme

- 4.5** The Cambridge University Collection of Aerial Photographs (CUCAP) is presently closed to the public and there is currently no projected reopening date for services. The CUCAP collection is searchable online and a list of aerial photographs within the study area is at Appendix A. None are located over the study site directly and detailed descriptions and thumbnail images, which indicate the subject of the photographs are not available so full analysis has not been possible.
- 4.6** Satellite and aerial imagery held by Google Earth covers the study site for the period 1985-2022 (Figure 15). The images show the site under agricultural use and no features of archaeological interest have been identified.
- 4.7** The Environment Agency National Lidar Programme collected data that covers the study site and 1km study area at 1m resolution in 2018. The processed data shows no features of potential archaeological interest.
- 4.8** The National Mapping Programme (NMP) does not record anything within the study site. The cropmarks known at Barton Moor and Roman remains at Glebe Farm, more than a kilometre to the west are shown, along with enclosures at Bradmore to the east.

- 4.9** The Portable Antiquities Scheme (PAS) encourages the recording of archaeological objects found by members of the public in England and Wales. A search of the online PAS database is appended to this report. The spatial data is not available to download but can be viewed using the PAS KML download in Google Earth.
- 4.10** The PAS database contained one entry (Appendix A) for the 1km study area. This is a medieval copper alloy circular seal matrix with a pierced lug on the reverse. It bears a heraldic design, possibly relating to the Babington family, and suggesting ownership by a prévôté of France (similar to an English sheriff).

Previous archaeological investigations

- 4.11** The HER records the following archaeological investigations within or immediately adjacent to the study site (Figure 3):
- ENT3484/ENT3485/ENT3488/ENT3489 – An archaeological assessment and evaluation was carried out on land at Clifton, immediately northwest of the site. It included fieldwalking and geophysical survey. Roman ceramics including tile, tegula and samian ware, and medieval pottery was recovered, along with a Neolithic polished axe. A background scatter of post medieval ceramics was reported but not collected. The geophysical survey covered 48ha and did not identify any potential archaeology except for some linear and possible pit anomalies close to Clifton (L11103) and several weak magnetic trends coinciding with the pottery scatter (L11104). It was acknowledged that these maybe ploughing disturbance.
 - ENT2944/ENT2945/ENT2949 – Casual metal detecting and fieldwalking to the southwest of the site, over Paradise Farm, Gotham, has recovered Roman and medieval metalwork.
- 4.12** Over much the same area as the assessment and evaluation at Clifton (ENT3484 etc above) a desk-based assessment was undertaken by WSP Environmental Ltd (Meek, 2008) in advance of a proposed urban extension to the Nottingham conurbation. The assessment identified a higher potential for Iron Age to Romano-British archaeology due to known remains in the west of their study area, more than 2km from the study site considered in this report. The assessment also considered that evaluations in advance of improvements to the A453 road had found minimal archaeology consisting of Prehistoric flint, Roman pottery and some field boundaries and medieval pottery.
- 4.13** Subsequent to the WSP DBA, an evaluation of 22 trenches was undertaken (Morris, 2015). This identified two ditches and plough truncated furrows. The only artefact was a sherd of Iron Age pottery from one of the ditches. The report concluded that there was low potential for survival of significant archaeology within that site.

Undated/Unknown

- 4.14** An earthwork bank along the Fairham Brook is noted within the site (L5258). It is likely to have been a flood defence, boundary or other form of water control mechanism onto Ruddington and Gotham Moors but its date is unknown.
- 4.15** At 1km west from the site boundary are a series of cropmarks (L450 and L451), identified through aerial photographs, of linear features, two rectangular enclosures and a ring ditch. They are undated but likely to be prehistoric or Roman.

- 4.16** Further rectilinear enclosures (MNT27359) are visible in aerial photographs c.500m east of the site boundary. A square enclosure (MNT27358) is also noted nearly 1km east of the site and south of the rectilinear enclosure. They are undated but most likely to be prehistoric or Roman.

Prehistoric

- 4.17** A Neolithic or Bronze Age flint core (L11101) and a fragment of a Neolithic polished stone axe were recovered adjacent to the northwestern site boundary during the fieldwalking for the Clifton assessment (ENT3484 etc above).
- 4.18** A second Neolithic polished stone axe (L5885) of similar petrology and location to the above, was found during fieldwalking in c.1969-70.
- 4.19** A Neolithic leaf shaped flint arrowhead (L11062) was found in a back garden of Summerwood Lane in 1987.
- 4.20** A Bronze Age flint dagger findspot (L7341) is located on the footpath to Bunny, southeast of the site boundary.
- 4.21** Metal detecting of Paradise Farm, southwest of the site, revealed a Bronze Age socketed axe (L6080) and socketed palstave (L6083).
- 4.22** These findspots represent a background scatter of prehistoric movement and activity in the wider area. There is no evidence of Prehistoric archaeology within the site itself, or its immediate surroundings. It is therefore considered that there is low potential for Prehistoric archaeology.

Iron Age and Roman

- 4.23** Four unabraded greyware sherds (L11095 and L11096) were recovered to the northwest of the site boundary during the fieldwalking for the Clifton assessment (ENT3484 etc above).
- 4.24** The fields around Paradise Farm, Gotham, to the southwest of the site, have been subject to informal metal detecting by Mr Webb over many years. A scatter of Roman and late pottery, building materials (M6078) and metalwork has been recovered. The metalwork includes brooches, lead spindle whorls, bronze toilet implements, spoons and buckle (L6078) as well as a finger ring (L6082).
- 4.25** The metal detecting finds complement an adjacent artefact scatter (L6087) that includes some Iron Age pottery but a majority of Roman shelly wares, samian and mortaria as well as tile and tessera, all likely to date from the mid 2nd-4th Century.
- 4.26** The fieldwalking and metal detecting evidence has uncovered a variety of Iron Age and Roman artefacts, representing clear use, and potential domestic use, of the wider landscape. However, no Iron Age or Roman finds or features are known from within the study site and its potential for such archaeology is considered low.

Saxon and early Medieval

- 4.27** In addition to the Roman finds, the metal detecting of Paradise Farm has also identified an early medieval belt chape (L8839). As this is the only known artefact from this period within the study area, the Saxon and early medieval potential is assessed as negligible.

- 4.28** Findspot L485 (also ENT877) is a medieval and post medieval pottery scatter found beside an old field road to Gotham, known locally as King John's Road, within the study site. A findspot of an Edward III penny is located to the northeast of the site boundary.
- 4.29** Medieval pottery (L11093) was recovered adjacent to the northwestern site boundary and a jug handle was found close to Clifton (L11092) during the fieldwalking for the Clifton assessment (ENT3484 etc above).
- 4.30** In addition to the Roman finds, the metal detecting of Paradise Farm has also identified a medieval annular brooch (L8840).
- 4.31** The current location of the study site would have fallen between the communities of Ruddington and Gotham, both named in the Domesday Book as settlements in the hundred of Rushcliffe in the county of Nottinghamshire.
- 4.32** The Domesday Book recorded a total of 42 households in Ruddington. By 1086, land here was divided between four landowners: Gilbert of Ghent, who had assumed land post-conquest from 'Ulf' (DB Phillimore reference: Nottinghamshire 17,15); Roger of Bully, who had assumed land from 'Godric' and also Wulfheah of Plumtree (DB Phillimore reference: Nottinghamshire 9,83); Robert Malet, who had assumed land from 'Azur' (DB Phillimore reference: Nottinghamshire 25,2); and Count Alan of Brittany, who had assumed land from 'Leofgeat' (DB Phillimore reference: Nottinghamshire 2,6).
- 4.33** Land at Gotham consisted of 25 households and was divided between two landowners according to the Domesday Book. These were Count Robert of Mortain, who had assumed land post-conquest from Stori of Gotham (DB Phillimore reference: Nottinghamshire 4,3), as well as Saewin of Kingston, who had assumed land from 'Godric' (DB Phillimore reference: Nottinghamshire 30,24).
- 4.34** Flawforth Manor, which consisted of land near Ruddington, was recorded as being owned by what would become the Pavely family as early as the reign of Henry I. The last member of the Pavely family to be recorded as owning this land was Laurence Pavely, with the manor then coming into the hands of Hugh de Annesley towards the end of the reign of Edward III. The manor descended through the de Annesley line until a Gervase de Annesley sold it to the Earl of Kingston in the sixteenth century. By 1790 the Marquis of Dorchester had become landowner here (Thoroton, 1790).
- 4.35** The 'Ruttington' family – most likely the namesake of Ruddington – also owned land here at this time, with a Richard Rutington being recorded as having sold considerable lands in 1234. A subsequent land dispute was recorded between this Richard Rutington and Robert Pavely of the abovementioned Pavely family. At some point after this, the Rutington family became known instead as the Martell family (Thoroton, 1790).
- 4.36** During the reign of Edward I, Richard Martell was recorded as owning what became known as Ruddington Manor, which subsequently descended through the Martell family (Thoroton, 1790). By 1853, Ruddington Manor was owned by George Augustus Parkyns, while Charles Paget, R.B. Barker, Thomas Moor and W.G. Boden were all recorded as having owned land in the vicinity of the manor (GENUKI, 2021).
- 4.37** The pottery scatters and metalwork are indicative of medieval activity surrounding the site, and in one instance (L485) within the site. The documentary records highlight the importance of the manors in the adjacent

settlements, and it is likely that the study site was agricultural land to support one or more of these manors. It is therefore considered that there is low potential for medieval finds of most likely of agricultural origin.

Post Medieval and Modern

- 4.38** An unabraded sherd of pottery (L11098), a base of Midland Purple ware (L11097), was recovered close to Clifton to the northwest of the site boundary during the fieldwalking for the Clifton assessment (ENT3484 etc above).
- 4.39** The Blaeu Maps of 1646 (Figure 5) and 1655 do not show the site in any detail but mark 'Reddington' and Gotham either side of a watercourse that approximates the same route as the Fairham Brook. The depiction is similar on the Janssonium Map of 1659.
- 4.40** Ruddington, with its modern spelling, is first depicted on the 1794 Cary Map (Figure 7). It is shown as a small settlement with a church. The Fairham Brook is indicated to the west of the settlement although there is no detail of the site itself.
- 4.41** The 1830 Walker Map shows Ruddington next to a road heading towards Nottingham, approximately on the alignment of the modern A60. Contouring indicates that the site area is generally flat but there is no further detail, including the absence of the Fairham Brook. The Brook is shown again in 1831 on the Greenwood Map (Figure 8), where Ruddington is now shown as a sizeable settlement.
- 4.42** It appears that the site would have come under the tithe file for Ruddington, but these documents were extinguished by the Enclosure Act owing to an existing enclosure award for the area from 1767 (Figure 6). The enclosure award (Nottinghamshire Archives C/QDI/1) and map (Nottinghamshire Archives EA/74/2) for Ruddington are on file at the Nottinghamshire Archives. The condition of the map is such that it is difficult to match the field boundaries well, but the Fairham Brook and an indication of the east-west boundaries shown on later OS maps can be approximated. The award indicates that the Church, Ruddington Manor and the Duke of Devonshire were in receipt of the tithes. The western border with the study site, which runs alongside Fairham Brook, is visible on the 1849 tithe map for Clifton, Nottinghamshire (IR 30/26/31).
- 4.43** The Ordnance Survey Maps from 1883 (Figures 9 – 14) onwards give more detail on the layout of the site. The 1883 map depicts the site subdivided into a number of smaller rectangular or approximately square fields, some tree-lined, with footbridges across the Fairham Brook, drains and tributaries noted. The 1889 map depicts the Great Central Railway bordering the eastern side of the site for the first time. There is a very gradual reduction in field boundaries, creating larger fields, across the site throughout the first half of the 20th Century. Electricity pylons appear in 1950, traversing the site from north to south and are replaced by east to west lines in the early 1970s. Also, by the 1970s, almost all the field boundaries have been removed, with just the Fairham Brook and other connected water courses defining the site.
- 4.44** Footbridges are noted across the Fairham Brook on several of the OS maps and one, on the southwestern boundary is noted by the HER as being in place by 1921 (M696).
- 4.45** The NCC Historic Landscape Characterisation (HLC) data records the study site as Modern Modified Fields. These fields are described as the 19th century or earlier layout being no longer visible or recognisable.

- 4.46** Based on the available evidence, it is considered that the study site has a low potential for archaeological features and finds from the post-medieval and modern periods; any finds would likely be of low significance and associated with farming practices.

Site Walkover

- 4.47** A site visit was undertaken on 1st February 2022 to ascertain a greater understanding of the existing land use and potential for archaeological or historic environment constraints. The study site is currently under arable cultivation, the majority being fallow stubble at the time of the visit. No archaeological finds or features were noted during the visit.

Geophysical Survey

- 4.48** A magnetometer survey of the study area in April 2022 detected an extensive drainage network and modern ploughing. Modern disturbance from pylons and overhead cables, around buried services and field boundaries was also encountered. These and a significant distribution of anomalies likely caused by natural variations may have obscured weaker anomalies if present.
- 4.49** In the north and south of the survey area anomalies of undetermined origin that do not correlate with any identified historical or satellite imagery, have been identified. The anomaly was U shaped at the northern end and a linear anomaly at the southern end.

Summary of Archaeological Potential and Assessment of Significance

- 4.50** Past impacts within the study site comprise general historic ploughing/agricultural activity which may have impacted sub-surface remains across the study site.
- 4.51** Geophysical survey, fieldwalking and metal detecting within the wider study area have identified small areas of agricultural crop marks and a scatter of artefacts from all periods with a slightly higher quantity from the medieval period. These are indicative of landscape use throughout history but there is no definitive evidence of settlement or more concentrated activity within the site. Furthermore, the documentary and map evidence suggest a longstanding agricultural use, and the association with the manors likely to extend from the early medieval period. This is supported by geophysical survey of the study area. Assessment therefore suggests that there is low potential for finds or features from all archaeological periods.
- 4.52** The proposed access route passes close to the approximate locations of a former well (M699) and quarry (M697). These are known from documentary sources only and their precise date and location is unknown. Their significance is therefore considered low.
- 4.53** There is considered low potential for any remains of National Significance that would pose a design or planning constraint.

Scheduled Monuments

- 4.54** No statutory designations (Scheduled Monuments) are located within the study site or wider study area.

5.0 Built Heritage Assets

- 5.1 This assessment will consider the potential effects of development within the study site on the significance of built heritage assets. Heritage assets and potential impacts will be assessed using best practice, including that set out in Historic England guidance on setting (Historic England 2017).
- 5.2 There are no strict parameters for the setting of study areas. This has been defined based on the results of the site visit, professional judgement and experience of potential significant direct and indirect effects likely to arise from the proposed development.
- 5.3 A 1km buffer from the study site boundary has been used for assessing indirect effects on all non-designated and designated heritage assets.
- 5.4 The distribution of built heritage designated heritage assets in relation to the study site can be found in Figure 4. The area beyond this buffer was also reviewed and any sensitive designated heritage were identified to see if they qualified for separate assessment.
- 5.5 A site visit was undertaken on 1st February 2022 to assess the setting of nearby designated heritage assets. The conditions were bright but increasingly cloudy with good visibility. Additional desk-based assessment using Google Earth and Google Maps was also utilised.

Designated assets not requiring assessment

- 5.6 Not all built heritage assets within the study area will require full assessment for impacts on an individual basis; where a heritage asset has been excluded, a clear justification will be provided, for example, if the asset is sufficiently far, and well screened from the study site. Also, not all assets will require the same level of assessment: the level of detail will be sufficient to inform the nature and degree of effect of development within the study area on the significance of the heritage asset in question.
- 5.7 As illustrated by Figure 4, there are no designated assets within the study site boundary or within the 1km search radius. A review of designated assets within a 2km search radius were identified, but due to their distance from the study site, the local topography, vegetation and intervening built form, they are not considered sensitive to the proposals and therefore no further assessment is required.

Locally Listed Heritage Assets

- 5.8 There are no locally listed buildings within the study site boundary or within the 1km search radius.

Other Non-Designated Heritage Assets

- 5.9 The study site itself contains no structures. Within the 1km search radius and following a historic map regression exercise, two mid-nineteenth century farmsteads have been identified c. 700 metres to the northeast of the study site boundary. These are labelled on the 2022 OS mapping (Figure 14) as Field Farm Cottages and Ruddington Fields Farm.

Field Farm Cottages (NGR SK 56048 32342)

Description and Setting

- 5.10** Located c. 630 metres northeast of the study site boundary are a collection of farm buildings labelled as Field Farm Cottages on the 2022 OS map (Figure 14). The earliest available OS mapping from 1883 (Figure 9) shows the footprint of a building in the approximate location of the current Field Farm Cottages and a number of larger structures arranged around a central courtyard to the southeast.
- 5.11** By the mapping of 1913 (Figure 10), these buildings are labelled as Field Farm and are set within their own plot of land with an area of trees to the northwest.
- 5.12** The 2022 OS mapping (Figure 14) shows that by this time the large structures to the southeast of Field Farm Cottages have gone and been replaced by a collection of large steel framed barns that are located on the southeastern flank of Asher Lane.
- 5.13** Field Farm Cottages are raised in brick from a rectangular planform which is orientated northeast to southwest. The cottages are 2 storey in height with gable ends, a tiled roof and cross-gable midway along its west elevation. The southernmost cottages have had two full height extensions added which date from approximately 2015.
- 5.14** Field Farm Cottages are neither recognised as a nationally designated asset or as a non-designated heritage asset that is included on a Local List. Any significance that this asset possesses is derived primarily from the historic and architectural special interest of the building in terms of the illustrative value of the historic floorplans and as an example of local rural vernacular architecture from this period. The retention of any original features from this period would add to their significance, however, the re-modelling of the buildings during the early 21st century will have reduced the integrity of these late 19th century elements. The large steel framed barns to the southeast of the asset have no value in heritage terms.
- 5.15** In the absence of a tithe or hi-resolution enclosure map, any historic ownership or functional links the asset may share with the study site cannot definitively be established.
- 5.16** The immediate setting of the asset relates primarily to its location within its garden plot which is heavily wooded along its north and west boundaries, providing a level of enclosure from the surrounding fields in this location. The southern boundary of the plot is more open with long views out towards the study site which is partially interrupted by the wooded copse to the south labelled as Lynam's Rough on the 1950 OS mapping (Figure 11). The wider setting of the asset is formed by the surrounding open agricultural fields which includes the study site and is considered to make only a minor contribution to the wider rural context of the asset.

Ruddington Fields Farm (NGR SK 56453 32070)

Description and Setting

- 5.17** Located c. 850 metres northeast of the study site boundary are a collection of farm buildings labelled as Ruddington Fields Farm on the 2022 OS map (Figure 14). The earliest available OS mapping from 1883 (Figure 9) shows the footprint of a building in the approximate location of the current farm buildings and has four ranges arranged around two courtyards.
- 5.18** The mapping of 1913 (Figure 10) shows the buildings retaining their plan form. With the construction of the railway line however, their connection to the

fields in the west has now been severed apart from access provided by a newly constructed bridge over the cutting.

- 5.19** The ranges around the courtyards are single storey, raised in brick with hipped slate roofs and are in varying states of repair. The central range has partially collapsed while the most easterly had been demolished by 2016. The western most range has since been converted for residential use. To the north of the asset are a collection of 20th and 21st century pre-fabricated agricultural buildings which are of no value in heritage terms.
- 5.20** Ruddington Fields Farm is neither recognised as a nationally designated asset or as a non-designated heritage asset that is included on a Local List. The significance of the asset primarily derives from its remaining historic plan form which is still legible as a group of agricultural buildings and is illustrative of the typology of other historic farmsteads within the area. The demolition of the ranges to the east and the conversion of the most westerly range have however, partially eroded this architectural significance.
- 5.21** In the absence of a tithe or hi-resolution enclosure map, any historic ownership or functional links the asset may share with the study site cannot definitively be established.
- 5.22** The immediate setting of the asset relates primarily to its location within its garden plot and the range flanked courtyards to its east. The garden has a central area of dense planting largely screening the asset's principal west elevation from the railway and fields beyond. The southern boundary of the plot is more open with long views towards the study site, though there is degree of severance created by the intervening railway and planting along the adjacent footpath. The 20th-21st century buildings immediately to its north are considered to make a negative contribution to the asset's overall setting. The wider setting of the asset is formed by the surrounding open agricultural fields, including the study site, which is considered to make only a minor contribution to the wider rural context of the asset.

6.0 Proposed Development and Predicted Impact on Designated and Non-Designated Heritage Assets

Site Conditions

- 6.1 The site is currently in agricultural use as arable fields with the majority being fallow stubble at the time of the visit.

The Proposed Development

- 6.2 The proposals cover the installation and operation of a solar farm, battery energy storage system, substation and associated infrastructure within the study site and underground grid connection cable (Figure 16).
- 6.3 The panels would be mounted on small, piled foundations, driven to the ground. On average the piled foundations for the solar arrays would be driven approximately 1.5m into the ground and each pile would measure no more than 0.01m² in area. Battery energy storage components would be mounted on skids, plinths or shallow surface-mounted foundation pads.
- 6.4 Foundations for the buildings to house welfare, store and substation are understood to be minimal. No large-scale ground reduction or landscaping is planned for the development.
- 6.5 The access route will enter the site from the northeast, via Pasture Lane and Asher Lane and utilising either existing roads and agricultural tracks or temporary steel plate track.

Potential Archaeological Impacts and Mitigation Measures

- 6.6 Based on evidence from the wider study area, there is negligible or low potential for finds and features of all periods. However, little is known about the study site itself as the few surface finds from within it are not necessarily indicative of subsurface archaeology. The geophysical survey did not however, positively identify any archaeology within the study site. Two anomalies of uncertain origin were located but these are small, isolated and most likely agricultural. Archaeological potential on the grid connection cable route is also considered low and a watching brief will be retained during trenching of the route to identify and record any archaeology as appropriate. The design of the temporary access track is such that topsoil is not anticipated to be disturbed. The two heritage assets, the former well and quarry, potentially in close proximity to the track are of low significance and will not be impacted by any subsurface impacts. Therefore, there are no physical impacts from the Renewable Energy Park predicted on any archaeology.

Potential Impacts on Designated and Non-Designated Heritage Assets

- 6.7 As outlined above, there are no designated or non-designated heritage assets within the study site boundary. Within a 1km search radius of the study site two mid-nineteenth century farmsteads have been identified to the northeast, namely Field Farm Cottages and Ruddington Fields Farm, neither of which are listed or locally listed, but have the potential to be impacted by the proposed development.
- 6.8 The above assessment has identified that the study site in its present state makes a minor contribution to the wider rural setting of Field Farm Cottages and Ruddington Fields Farm. With the absence of any definitive historic ownership or functional links with the study site, any significance that these

two assets possess relates principally to their architectural interest; although it has been proposed above that this has been largely eroded by the demolition of some historic elements of the buildings and the conversion of agricultural buildings to residential has further eroded any functional links to the surrounding land.

- 6.9** It is acknowledged that the proposals will constitute a temporary change of use within the study site from an area of agricultural land to a Renewable Energy Park, however the proposed layout (Figure 16) will retain the historic field boundaries of the site. Furthermore, the field parcels immediately surrounding Field Farm Cottages and Ruddington Fields Farm will be unaffected by the proposals thereby maintaining the agricultural aspect of their immediate rural setting. This combined with the limited intervisibility they share with the study site and in the absence of any definitive historic ownership or functional links they may share with the site, it is considered they will be preserved from any harm.

7.0 Summary and Conclusions

- 7.1** This historic environment desk-based assessment considers land at Fair Oaks, Ruddington, Nottinghamshire (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Engena Ltd and their client, Fair Oaks Renewable Energy Park Ltd, to inform a future planning application for the installation and operation of a solar farm and associated infrastructure within the study site. The study site is located at grid reference SK 55696 31287 and comprises four agricultural fields of c.98.51ha.

Archaeological Assets

- 7.2** There are no statutory designations within the study site or wider study area. There is one undesignated scatter of medieval and post medieval pottery recorded within the study site. No archaeological finds or features were observed during the site visit.
- 7.3** Geophysical survey, fieldwalking and metal detecting within the wider study area have identified small areas of agricultural crop marks and a scatter of artefacts from all periods with a slightly higher quantity from the medieval period. These are indicative of landscape use throughout history but there is no definitive evidence of settlement or more concentrated activity within the site. Furthermore, the documentary and map evidence suggest a longstanding agricultural use, and the association with the manors likely to extend from the early medieval period.
- 7.4** Assessment therefore suggests that there is low potential for finds or features from all archaeological periods and low potential for remains that would be considered of National Significance and therefore be a design or planning constraint.
- 7.5** Geophysical survey of the study site supported the desk-based assessment and did not positively identify any archaeological features. The proposed solar farm is not predicted to have any impacts on any archaeology within the study site.

Built Heritage Assets

- 7.6** Development of the study site will have no direct physical impacts on any designated or non-designated heritage assets. The assessment has considered the setting and significance of two potential non-designated heritage assets, Field Farm Cottages and Ruddington Fields Farm both located c. 630 – 850 metres to the northeast of the study site boundary.
- 7.7** The above assessment has shown that although the proposals constitute a change in the wider rural context of the assets, the study site is not considered to contribute to the assets' significance. This combined with the limited intervisibility they share with the study site and in the absence of any definitive historic ownership or functional links they may share with the site, it is considered they will be preserved from any harm.

Sources

General

British Library

The National Archives

Nottinghamshire Historic Environment Record

Nottingham City Historic Environment Record

Nottingham Archives

Cartographic

1646 Blaeu Map

1654 Sanson Map

1659 Janssonium Map

1665 Blaeu Map

1724 Moll Map

1767 Ruddington Enclosure Map

1778 Fortin Map

1778 Zatta Map

1787 Schrambl Map

1790 Rocque Map

1794 Cary Map

1794 Kitchin Map

1806 Gotham Enclosure Map

1811 Pinkerton Map

1814 Thomson Map

1830 Walker Map

1831 Greenwood Map

1832 Arrowsmith Map

1849 Clifton Tithe Map

1883 1:10,000 Ordnance Survey Map

1899 1:10,000 Ordnance Survey Map

1913 1:10,000 Ordnance Survey Map

1922 1:10,000 Ordnance Survey Map

1938 1:10,000 Ordnance Survey Map

1950 1:10,000 Ordnance Survey Map

1955 1:10,000 Ordnance Survey Map

1970 1:10,000 Ordnance Survey Map

1972 1:10,000 Ordnance Survey Map

1981 1:10,000 Ordnance Survey Map

2001 1:10,000 Ordnance Survey Map

2022 1:10,000 Ordnance Survey Map

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Lidar - Department for Environment, Food and Rural Affairs

<https://environment.data.gov.uk/DefraDataDownload/?Mode=survey>

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MAGIC – www.magic.gov.uk

National Mapping Programme

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Lidar

Lidar data was downloaded from the Environment Agency website in February 2022 – <https://environment.data.gov.uk/DefraDataDownload/?Mode=survey>

Tile Name	Year	Resolution (m)
SK52ne	2018	1
SK52nw	2018	1
SK53se	2018	1
SK53sw	2018	1

Appendix A – Gazetteers

Gazetteer of Archaeological Assets

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 1km buffer of the study site was adopted. The following gazetteer represents all of the entries from the Nottinghamshire HER.

Abbreviations:

PrefRef: Preferred Reference

MonUID: Nottinghamshire HER monument identification reference number

MonUID	PrefRef	Name	Period
MNT6017	L6080	Bronze Age axe from Paradise, Gotham	Bronze Age
MNT6015	L6078	Roman finds from Paradise I, Gotham	Roman
MNT6020	L6083	Socketed palstave from near Paradise, Gotham	Bronze Age
MNT6019	L6082	Roman finger ring from near Paradise, Gotham	Roman
MNT8750	L8839	E medieval belt chape from Paradise I, Gotham	Early Medieval
MNT6024	L6087	Roman material from Paradise Farm, Gotham	Iron Age to Roman
MNT8751	L8840	Medieval brooch from Paradise I, Gotham	Medieval
MNT10976	L11103	Possible pits and linear features, area 4, Barton in Fabis	Unknown
MNT10974	L11101	Flint core from Barton in Fabis	Neolithic to Bronze Age
MNT12943	M696	Foot bridge, Gotham	Modern
MNT10977	L11104	Linear features, area 3, Barton in Fabis	Unknown
MNT12948	M701	Well (1)	Unknown
MNT12944	M697	Quarry, Ruddington	Unknown
MNT483	L485	Medieval and post - medieval pottery scatter, Ruddington	Medieval to Post Medieval
MNT450	L451	Linear feature, Barton in Fabis	Unknown
MNT5822	L5885	Neolithic polished stone axe, Barton in Fabis	Neolithic
MNT5200	L5258	Bank along Fairham Brook, Ruddington	Unknown
MNT693	L696	Foot bridge, Gotham - map depiction	Modern
MNT5848	L5911	An Edward III penny of the Durham mint was found by Mr R Smith. (1) Grid ref approx - not drawn on	Medieval
MNT698	L701	Well (1)	Unknown
MNT694	L697	Quarry, Ruddington - map depiction	Unknown
MNT15958	M6078	Roman building, Paradise, Gotham	Roman

MNT8919	L9010	E Med/Med bead from Gotham	Early Medieval to Medieval
MNT7273	L7341	BA Flint Dagger, Bunny	Bronze Age
MNT27358	MNT27358	Square enclsoure	
MNT572	L574	Post medieval finds from Fields Farm, Ruddington	Post Medieval to Modern
MNT12951	M705	Well, Ruddington	Unknown
MNT12946	M699	Well, Ruddington	Unknown
MNT702	L705	Well, Ruddington - map depiction	Unknown
MNT10935	L11062	Neo arrowhead from Clifton	Neolithic
MNT696	L699	Well, Ruddington - map depiction	Unknown
MNT10966	L11093	Medieval pottery from Barton in Fabis	Medieval
MNT10965	L11092	Medieval pottery from Barton in Fabis	Medieval
MNT10969	L11096	Roman sherds from Barton in Fabis	Roman
MNT10968	L11095	Roman pottery from Barton in Fabis	Roman
MNT10971	L11098	Medieval or post medieval pottery from Barton in Fabis	Medieval to Post Medieval
MNT10970	L11097	Post medieval pottery from Barton in Fabis	Medieval to Post Medieval
MNT10973	L11100	Flint blade from Barton in Fabis	Neolithic to Bronze Age
MNT10972	L11099	Neolithic polished axe from Barton in Fabis	Neolithic
MNT449	L450	Cropmark complex, Barton in Fabis	Unknown
MNT27359	MNT27359	Rectilinear enclosures	MNT27359
MNT450	L451	Linear feature, Barton in Fabis	Unknown

Gazetteer of Archaeological Events

EvUID: Nottinghamshire HER event identification reference number

EvUID	Name
ENT3485	Fieldwalking at Barton in Fabis by JSAC
ENT963	Casual finds from Fields Farm, Ruddington
ENT877	Casual finds from 'King John's Road', Ruddington
ENT1102	Casual find at Clifton
ENT1066	Well (1)
ENT3484	Fieldwalking at Barton in Fabis by JSAC
ENT2852	An Edward III penny of the Durham mint was found by Mr R Smith. (1) Grid ref approx - not drawn on
ENT2944	Field walking at Paradise, Gotham by the Webbs
ENT3489	Geophysical survey at Barton in Fabis, area 4, by GSB Prospection for JSAC
ENT2949	Fieldwalking at Paradise Farm, Gotham
ENT2945	Finds made at Gotham by Mr Webb
ENT3179	Casual find from Bunny
ENT3060	Casual find on Clifton Moor by Tim Allen

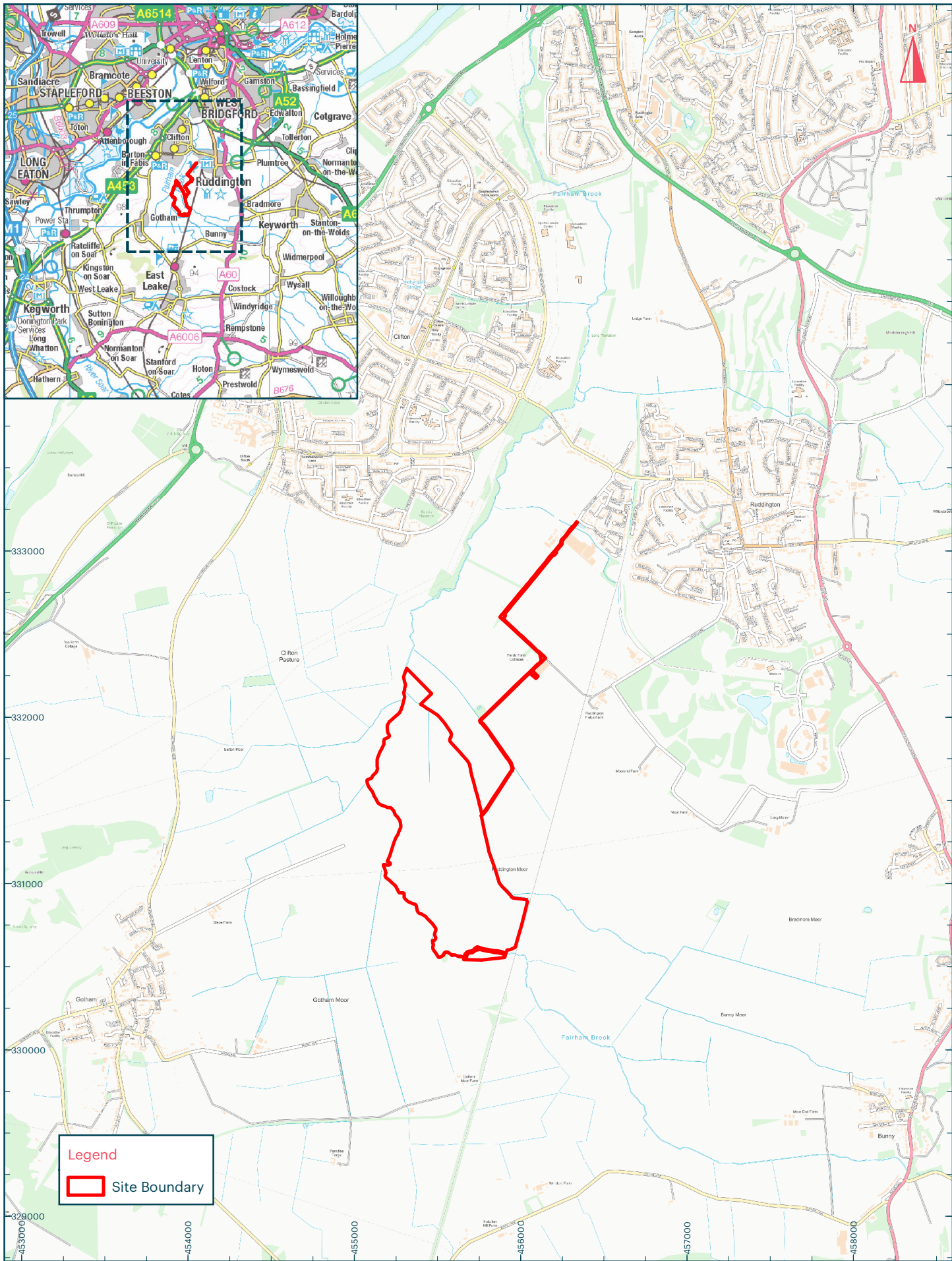
ENT3488	Geophysical survey at Barton in Fabis, area 3, by GSB Prospection for JSAC
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Gazetteer of Portable Antiquities Scheme Data

PAS ID	Name	Period
DENO-1B14FE	Seal Matrix	Medieval

Gazetteer of Cambridge University Collection of Air Photos

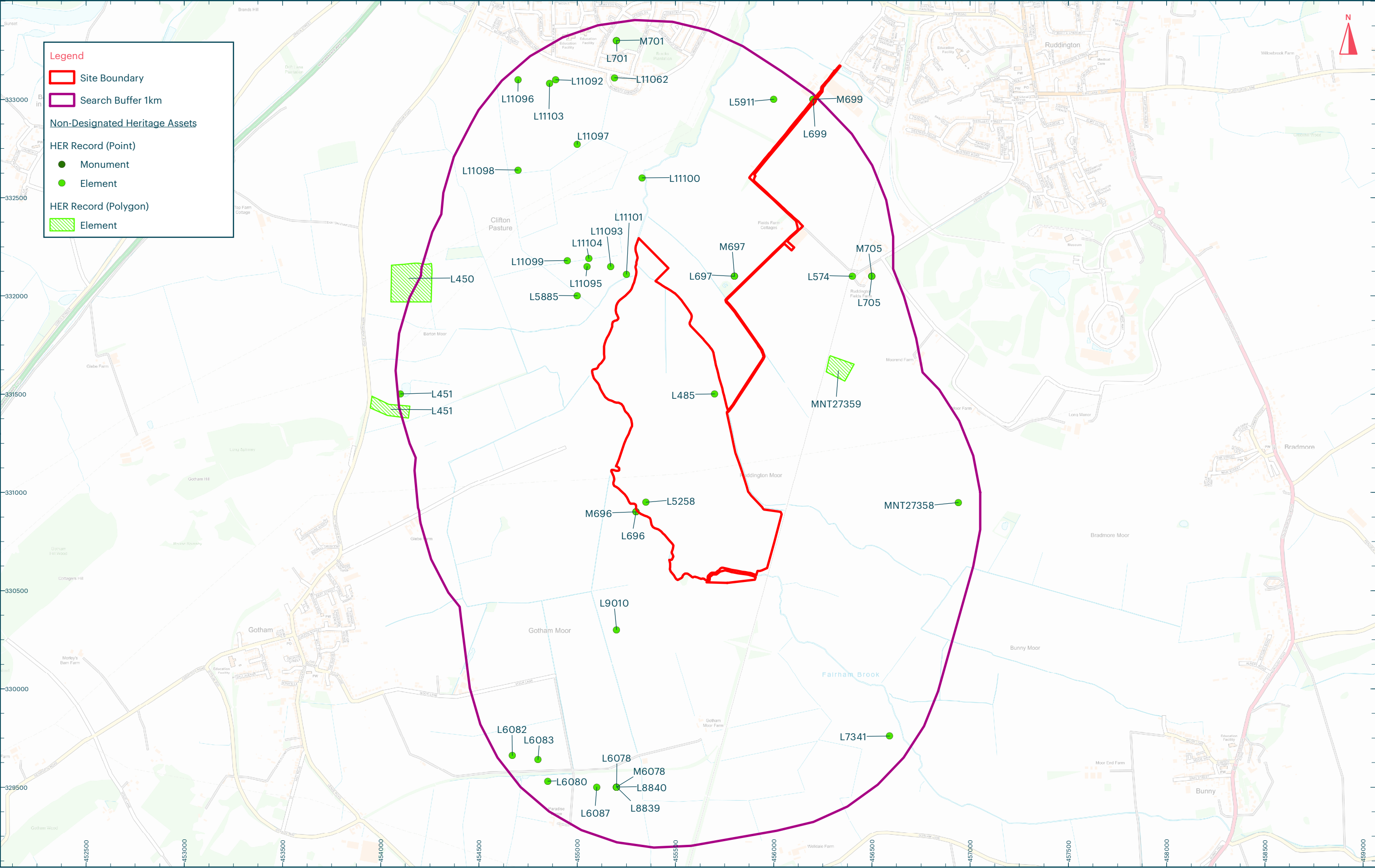
Photo Reference	Oblique or Vertical	Date	Subject	Easting	Northing
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RC8GO067	Vertical	31/05/1984	Nottinghamshire	454703	330973
RC8GO086	Vertical	31/05/1984	Nottinghamshire	456121	329765
RC8GO087	Vertical	31/05/1984	Nottinghamshire	456121	330623
RC8GO088	Vertical	31/05/1984	Nottinghamshire	456105	331538
RC8GO089	Vertical	31/05/1984	Nottinghamshire	456105	332466
RC8kiAY002	Vertical	15/09/1987	Trent Valley	456449	332640
RC8kiAY003	Vertical	15/09/1987	Trent Valley	455777	332301
RC8kiAY004	Vertical	15/09/1987	Trent Valley	455149	331975
RC8kiAY005	Vertical	15/09/1987	Trent Valley	454584	331736
ZknET125	Vertical	05/08/1995	Rivers Trent & Soar	Not provided	Not provided



Title:
Figure 1: Site Location
Address:
Fair Oaks Energy Park

Scale at A4: 1:30,000
0 1,000m

orion.



Title:
Figure 2: HER Monuments data

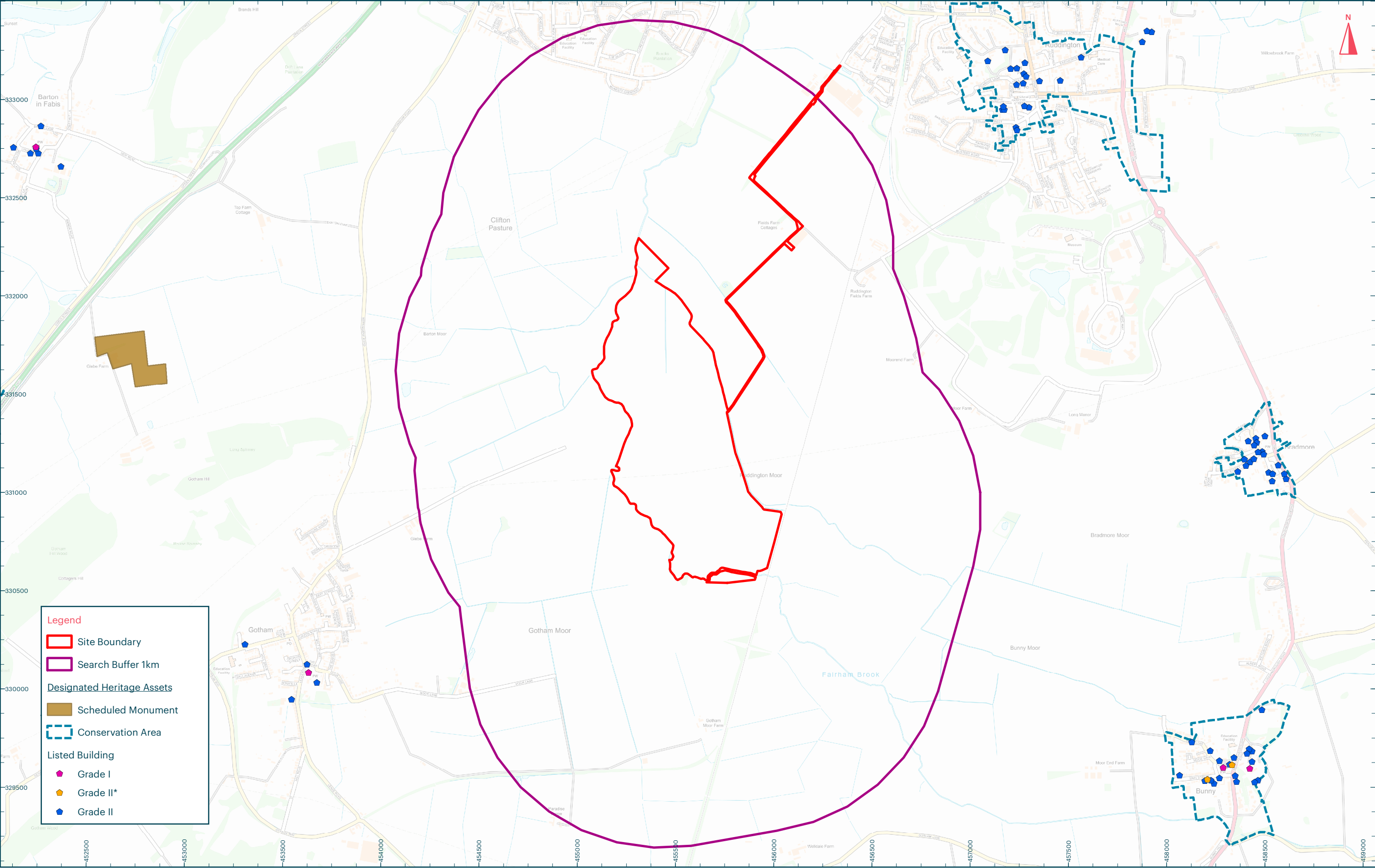
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Fair Oaks Energy Park

Scale at A3: 1:17,500

0 500m







Title:
Figure 4: Designated Heritage Assets

Address:
Fair Oaks Energy Park


Scale at A3: 1:17,500

0 500m





Legend

 Approximate Site Location



Title:
Figure 5: 1646 Blaeu Map
Address:
Fair Oaks Energy Park

Not to Scale:
Illustrative Only





Title:
Figure 6: 1767 Ruddington Enclosure Map
Address:
Fair Oaks Energy Park

Scale at A4: 1:10,000
0 300m

orion.



Title:
Figure 7: 1794 Cary Map
Address:
Fair Oaks Energy Park

Scale at A4: 1:50,000



orion.

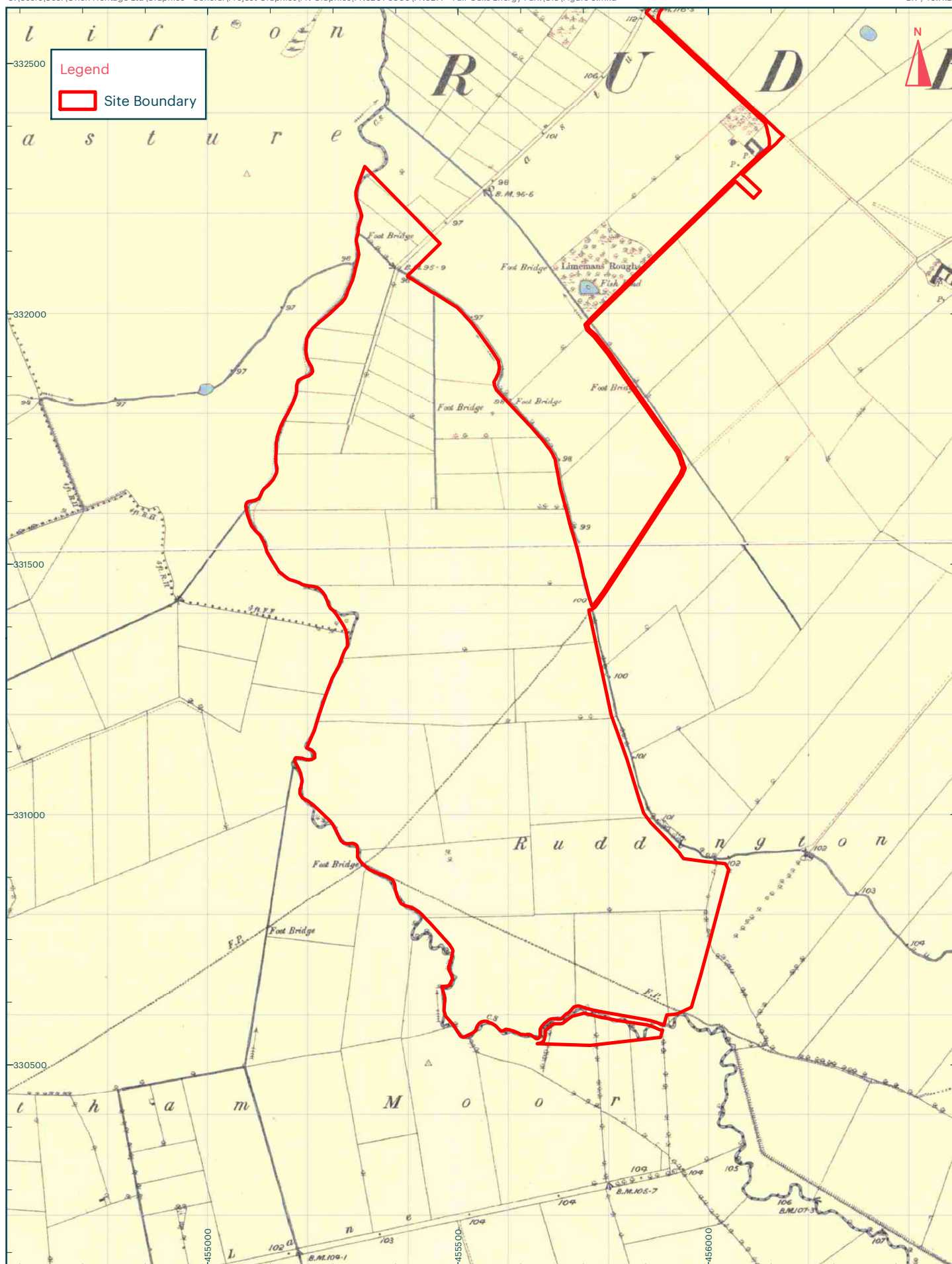


Title:
Figure 8: 1831 Greenwood Map
Address:
Fair Oaks Energy Park

Scale at A4: 1:40,000

0 1,000m

orion.

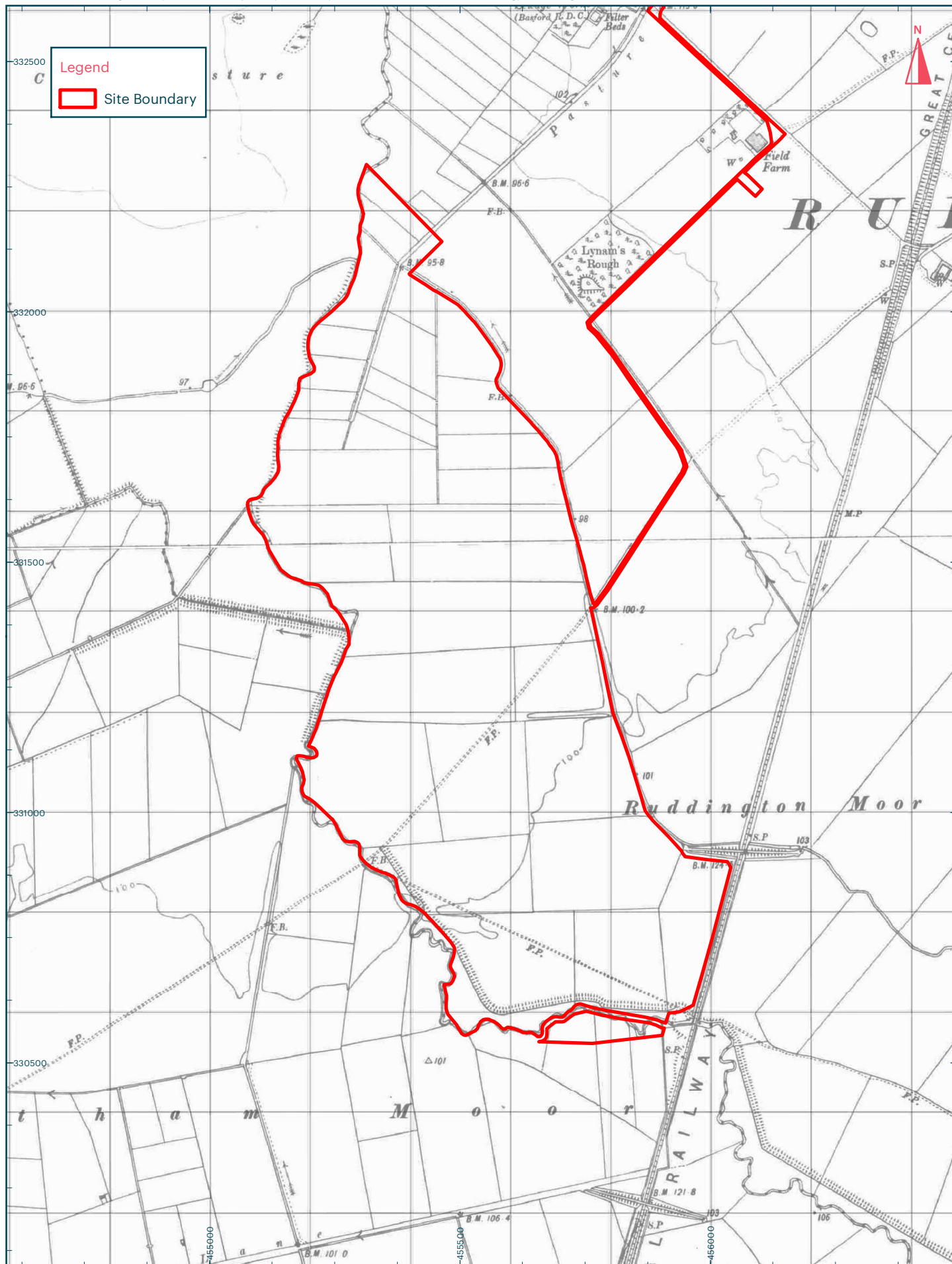


Title:
Figure 9: 1883 Ordnance Survey Map
Address:
Fair Oaks Energy Park

Scale at A4: 1:10,000



orion.

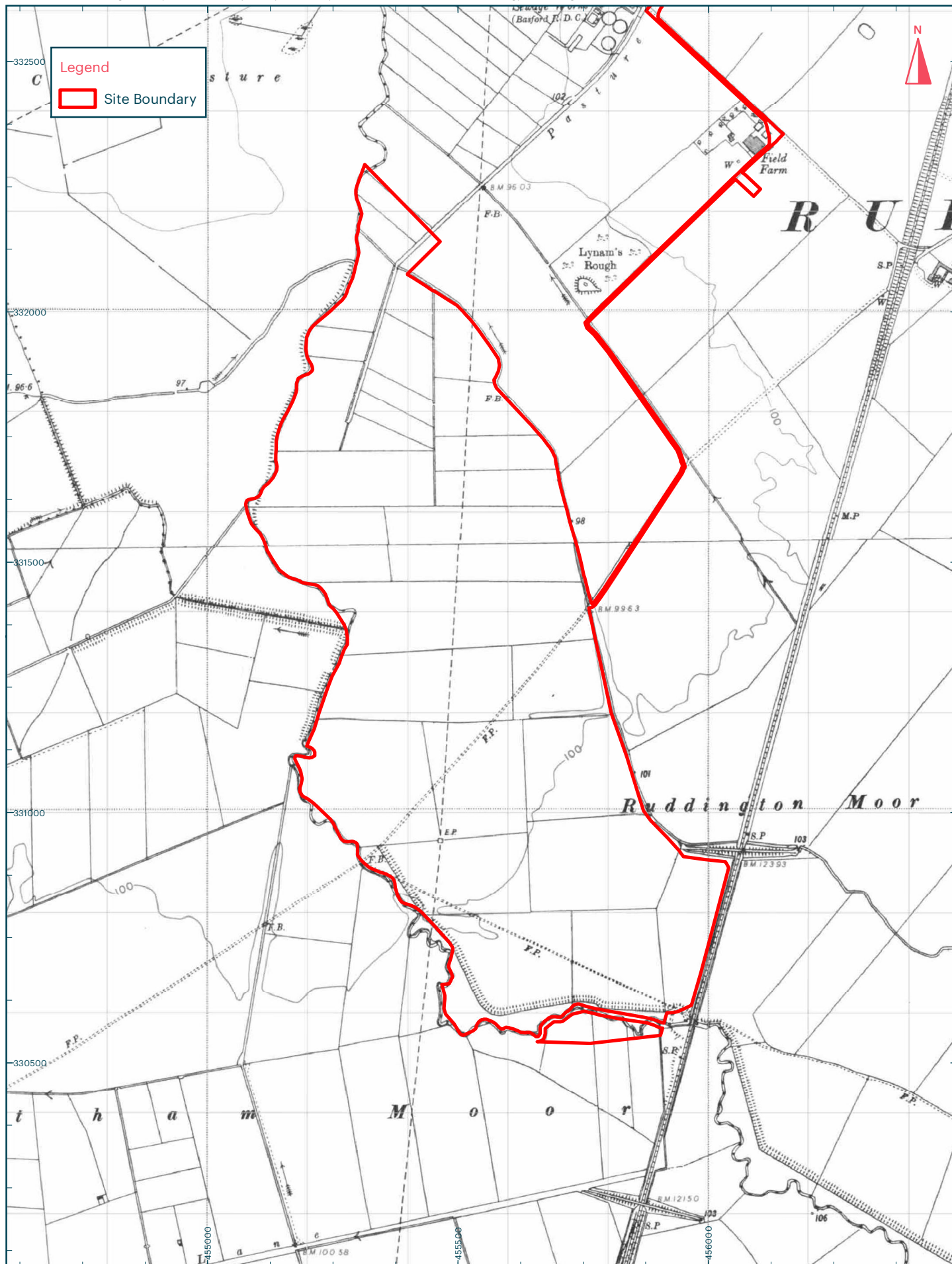


Title:
Figure 10: 1913-22 Ordnance Survey Map
Address:
Fair Oaks Energy Park

Scale at A4: 1:10,000



orion.

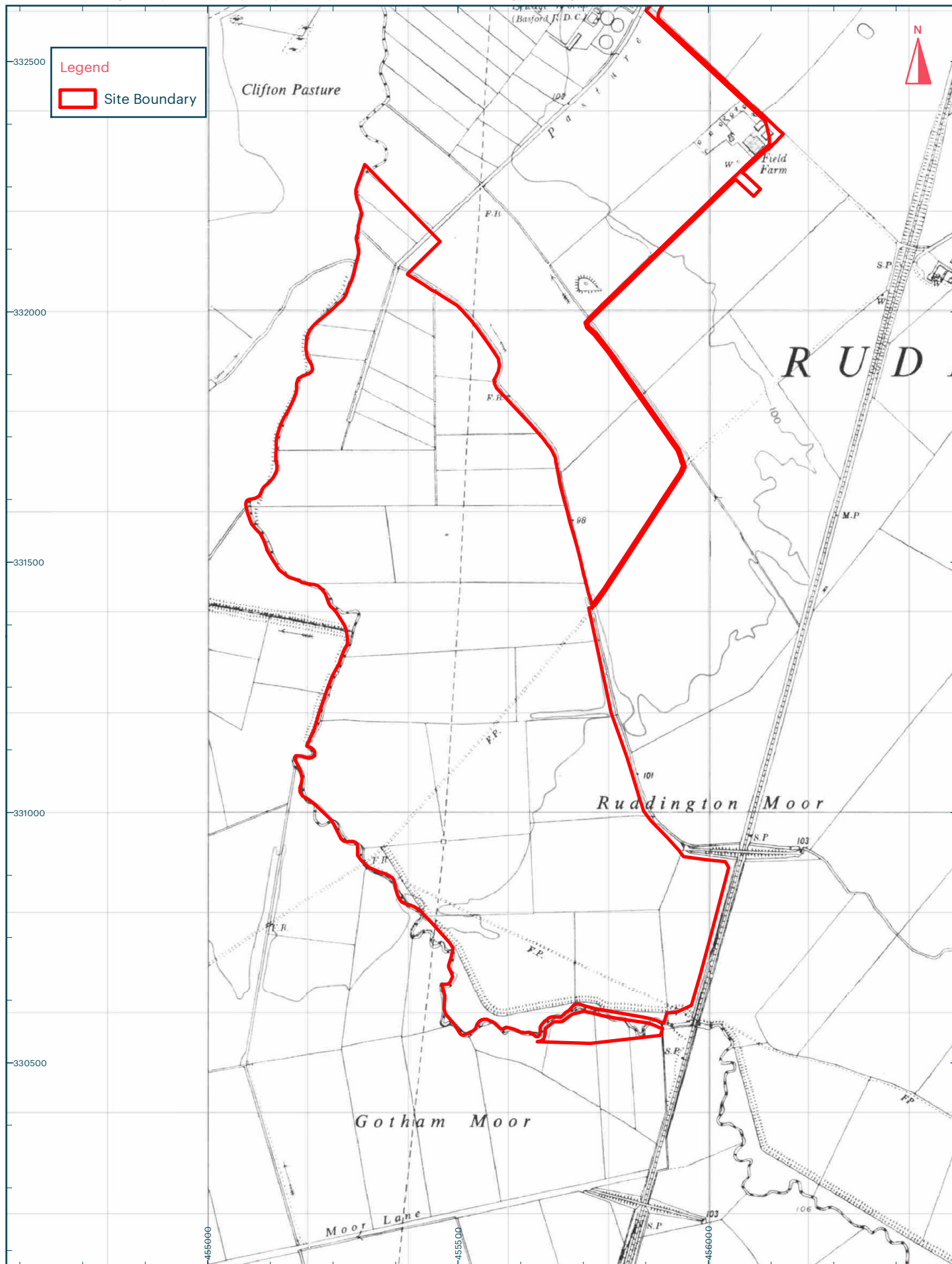


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Figure 11: 1950 Ordnance Survey Map
Address:
Fair Oaks Energy Park

Scale at A4: 1:10,000



orion.

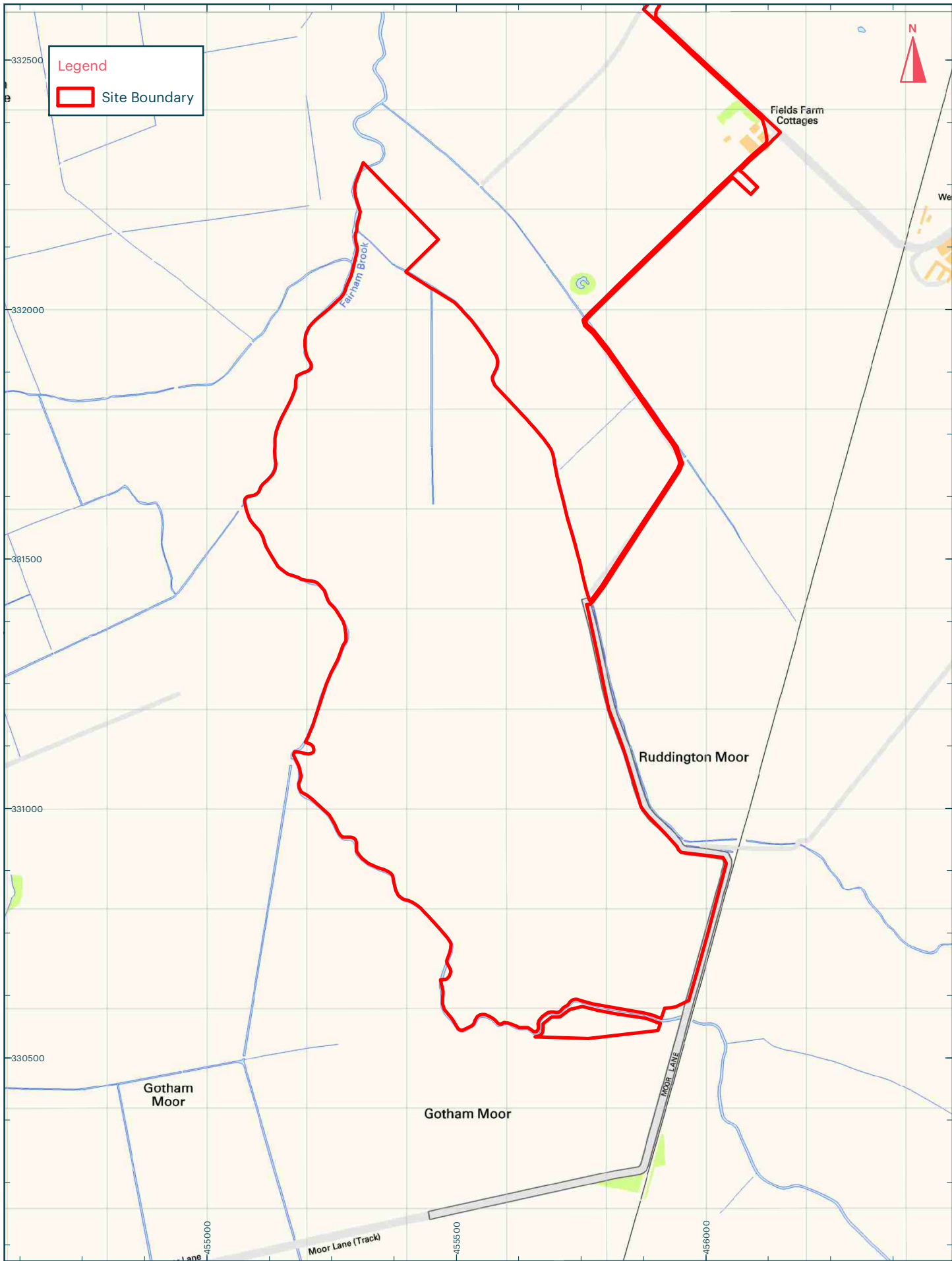


Title:
Figure 12: 1970 Ordnance Survey Map
Address:
Fair Oaks Energy Park

Scale at A4: 1:10,000



orion.



Title:
Figure 13: 2001 Ordnance Survey Map
Address:
Fair Oaks Energy Park

Scale at A4: 1:10,000
0 300m





Title:
Figure 14: 2022 Ordnance Survey Map
Address:
Fair Oaks Energy Park

Scale at A4: 1:10,000
0 300m

orion.



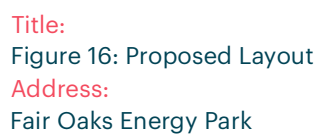
Title:
Figure 15: 2022 Google Earth Image

Address:
Fair Oaks Energy Park

Scale at A4: 1:12,500

0 400m

orion.



0 400m

