

**WILLOUGHBY 1**

# **PRE-APPLICATION HERITAGE STATEMENT**

PREPARED BY PEGASUS GROUP  
ON BEHALF OF EXAGEN DEVELOPMENTS LTD

P21-2532 | MARCH 2022

Document Management				
Version	Date	Author	Checked/approved by:	Reason for revision
2	28.03.2022	Rebecca Ward Senior Heritage Consultant	Gail Stoten Executive Heritage Director	Client comments

## Pegasus Group

Pegasus House | Querns Business Centre | Whitworth Road | Cirencester | GL7 1RT  
**T** 01285 641717 | **E** Cirencester@pegasusgroup.co.uk | **W** [www.pegasusgroup.co.uk](http://www.pegasusgroup.co.uk)

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | Dublin | East Midlands | Edinburgh | Leeds | Liverpool | London | Manchester | Newcastle | Peterborough | Solent

**DESIGN** | **ENVIRONMENT** | **PLANNING** | **ECONOMICS** | **HERITAGE**

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# 1. Introduction

- 1.1 Pegasus Group have been commissioned by Exagen Developments Ltd. to prepare a Heritage Statement to inform Pre-Application discussions regarding the proposed solar farm development at Willoughby 1, Nottinghamshire as shown on the Site Location Plan provided at Plate 1.

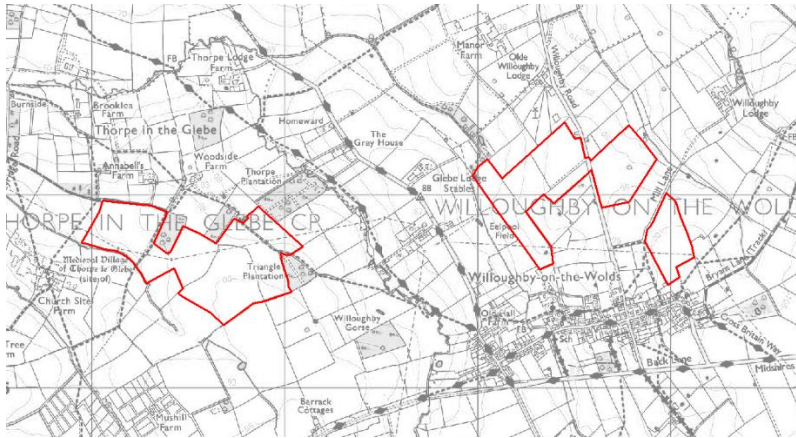


Plate 1: Site Location Plan

- 1.2 The site is approximately 69.2 ha in area and comprises three separate land parcels located to the north and north-west of Willoughby-on-the-Wolds.

- 1.3 The proposals seek the development of the site as a solar farm including the associated works, equipment and infrastructure.

- 1.4 This Heritage Statement provides information with regards to the significance of the historic environment and archaeological resource to fulfil the requirement given in paragraph 194 of the Government's National Planning Policy Framework (the NPPF<sup>1</sup>) which requires:

*"an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."*<sup>2</sup>

- 1.5 In order to inform an assessment of the acceptability of the scheme in relation to impacts to the historic environment and archaeological resource, following paragraphs 199 to 203 of the NPPF, any harm to the historic environment resulting from the proposed development is also described, including impacts to significance through changes to setting.

- 1.6 As required by paragraph 194 of the NPPF, the detail and assessment in this Report is considered to be *"proportionate to the asset's importance"*<sup>3</sup>.

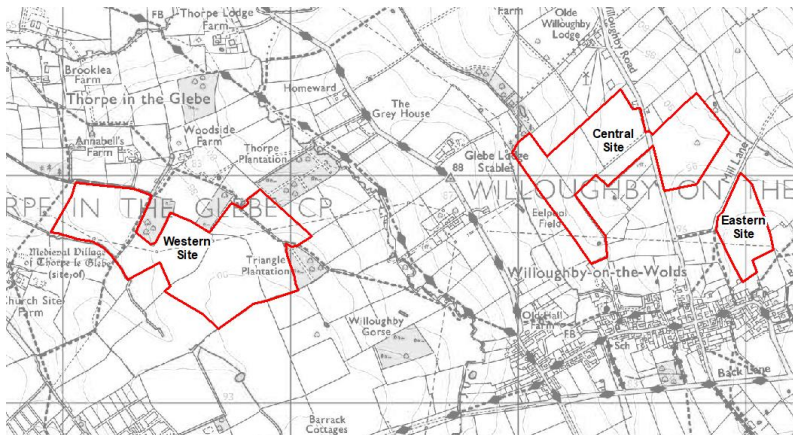
<sup>1</sup> Ministry of Housing, Communities and Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, July 2021).

<sup>2</sup> MHCLG, *NPPF*, paragraph 194.

<sup>3</sup> MHCLG, *NPPF*, paragraph 194.

## 2. Site Description and Planning History

- 2.1 As stated above, the site is approximately 69.2 ha in area and comprises three separate land parcels located to the north and north-west of Willoughby-on-the-Wolds.
- 2.2 For ease, the land parcels will be referred to as the 'eastern site', the 'central site' and the 'western site' (Plate 2).



*Plate 2: Plan showing the site areas*

- 2.3 The eastern site comprises a single agricultural field c. 6.6 ha in area (Plate 3). It is bounded by agricultural land to the north, east and west, and gardens associated with residential dwellings along Main Street to the south.



*Plate 3: View north from the southern extent of the eastern site*

- 2.4 The central site comprises part of five agricultural fields and is c. 26.9 ha in area (Plates 4-5). One land parcel lies to the east of Widmerpool Lane whilst the remaining four lie to the west of the road. The surrounds of the site predominantly comprise agricultural land with woodland to the north and a small amount of development to the west of the eastern extent of the central site.



*Plate 4: View north-east across the eastern most parcel of the central site*



*Plate 5: View north from the southern extent of the central site*

- 2.5 The western site consists of five agricultural fields and is c. 35.6 ha in area (Plates 6-7). The site is bounded by primarily agricultural land with some areas of woodland. Two PRowS cross the western site; one in the eastern extent aligned in a south-east to north-west orientation; and one in the western extent aligned in a broadly north-east to south-west orientation.



*Plate 6: View west from the eastern extent of the western site*



*Plate 7: View north-east from the south-western extent of the western site*

### **Planning History**

- 2.6 A review of the recent planning history records held online by Rushcliffe Borough Council has also indicated the following application which is relevant to the current proposals, as follows:

**15/03083/SCREIA** – Field at Grid Reference 463730 326140 Widmerpool Lane, Willoughby on the Wolds, Nottinghamshire – Request for EIA Screening opinion in respect of erection of solar PV farm of 5Mw and 8.5 ha. **This was not considered to be EIA development. 4<sup>th</sup> January 2016.**

- 2.7 The above relates to land within the central site, to the east of Widmerpool Lane.

# 3. Methodology

3.1 The aims of this Heritage Statement are to assess the significance of the heritage resource within the site, to assess any contribution that the site makes to the heritage significance of the surrounding heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant. This assessment considers the archaeological resource, built heritage and the historic landscape.

## Sources of information and study area

3.2 The following key sources have been consulted as part of this assessment:

- The National Heritage List for England for information on designated heritage assets;
- The Nottinghamshire Historic Environment Record (NHER) for information on the recorded heritage resource and previous archaeological works;
- The Leicestershire Historic Environment Record (LHER) for information on the recorded heritage resource and previous archaeological works and
- Online resources including Ordnance Survey Open Source data; geological data available from the British Geological Survey and Cranfield University's Soilscales Viewer; Google Earth satellite imagery; and LiDAR data from the Environment Agency.

3.3 For digital datasets, information was sourced for a 1km study area measured from the boundaries of the site. Information gathered is discussed within the text where it is of relevance to the potential heritage resource of the site. A gazetteer of recorded sites and findspots is included as Appendix 1 and maps illustrating the resource and study area are included as Appendix 3.

3.4 Historic cartographic sources and aerial photographs were reviewed for the site, and beyond this where professional judgement deemed necessary.

3.5 Heritage assets in the wider area were assessed as deemed appropriate (see Section 6).

## Site Visit

3.6 A site visit was undertaken a Senior Heritage Consultant from Pegasus Group on Tuesday 1<sup>st</sup> February 2022 during which the site and its surrounds were assessed. Selected heritage assets were assessed from publicly accessible areas.

3.7 The visibility on this day was clear. Surrounding vegetation was not fully in leaf at the time of the site visit and thus a clear indication as to potential intervisibility between the site and the surrounding areas could be established.

## Assessment of significance

3.8 In the NPPF, heritage significance is defined as:

*"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."*<sup>4</sup>

3.9 Historic England's *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2*<sup>5</sup> (hereafter GPA 2) gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.

3.10 In order to do this, GPA 2 also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.<sup>6</sup> These essentially cover the heritage 'interests' given in the glossary of the NPPF<sup>7</sup> and the online Planning Practice Guidance on the Historic

Environment<sup>8</sup> (hereafter 'PPG') which are **archaeological**, **architectural and artistic** and **historic**.

3.11 The PPG provides further information on the interests it identifies:

- **Archaeological interest:** "As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."
- **Architectural and artistic interest:** "These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture."
- **Historic interest:** "An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their

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<sup>4</sup> MHCLG, *NPPF*, pp. 71-72.

<sup>5</sup> Historic England, *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2* (2<sup>nd</sup> edition, Swindon, July 2015).

<sup>6</sup> English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These

heritage values are identified as being 'aesthetic', 'communal', 'historical' and 'evidential', see *idem* pp. 28-32.

<sup>7</sup> MHCLG, *NPPF*, p. 71.

<sup>8</sup> Ministry of Housing Communities and Local Government (MHCLG), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23<sup>rd</sup> July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

collective experience of a place and can symbolise wider values such as faith and cultural identity.”<sup>9</sup>

3.12 Significance results from a combination of any, some or all of the interests described above.

3.13 The most-recently issued guidance on assessing heritage significance, Historic England’s *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12*,<sup>10</sup> advises using the terminology of the NPPF and PPG, and thus it is that terminology which is used in this Report.

3.14 Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

#### Setting and significance

3.15 As defined in the NPPF:

*“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”<sup>11</sup>*

3.16 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.”<sup>12</sup>*

3.17 Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

#### Assessing change through alteration to setting

3.18 How setting might contribute to these values has been assessed within this Report with reference to *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*<sup>13</sup> (henceforth referred to as ‘GPA 3’), particularly the checklist given on page 11. This advocates the clear articulation of “what matters and why”.<sup>14</sup>

3.19 In GPA 3, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things:

<sup>9</sup> MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

<sup>10</sup> Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

<sup>11</sup> MHCLG, *NPPF*, p. 72.

<sup>12</sup> MHCLG, *NPPF*, p. 71.

<sup>13</sup> Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> edition, Swindon, December 2017).

<sup>14</sup> Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> edition, Swindon, December 2017), p. 8.

topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

3.20 Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

3.21 A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and also that factors other than visibility should also be considered, with Lindblom LJ stating at paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement)<sup>15</sup>:

*Paragraph 25 – "But – again in the particular context of visual effects – I said that if "a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one's experience of the listed building in its surrounding landscape or townscape" (paragraph 56)".*

*Paragraph 26 – "This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building's setting. Generally, of*

*course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, "the historic relationship between places". Historic England's advice in GPA3 was broadly to the same effect."*

#### Levels of significance

3.22 Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

3.23 In accordance with the levels of significance articulated in the NPPF and the PPG, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 200 of the NPPF, comprising Grade I and II\* Listed buildings, Grade I and II\* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World

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<sup>15</sup> *Catesby Estates Ltd. V. Steer* [2018] EWCA Civ 1697, para. 25 and 26.

Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 68 of the NPPF;

- **Designated heritage assets of less than the highest significance**, as identified in paragraph 200 of the NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas); and
- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as “buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets”.<sup>16</sup>

3.24 Additionally, it is of course possible that sites, buildings or areas have **no heritage significance**.

#### Assessment of harm

3.25 Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced

judgement/weighing exercise as required by the NPPF.

3.26 In order to relate to key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would “have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced”,<sup>17</sup> and
- **Less than substantial harm.** Harm of a lesser level than that defined above.

3.27 With regards to these two categories, the PPG states:

*“Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.”<sup>18</sup>*

3.28 Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle of the spectrum and upper end of the less than substantial harm scale.

3.29 With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated. As such, harm to such assets is

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<sup>16</sup> MHCLG, PPG, paragraph 039, reference ID: 18a-039-20190723.

<sup>17</sup> *Bedford Borough Council v Secretary of State for Communities and Local Government* [2013] EWHC 2847 (Admin), para. 25.

<sup>18</sup> MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

articulated as a level of harm to their overall significance, with levels such as negligible, minor, moderate and major harm identified.

- 3.30 It is also possible that development proposals will cause ***no harm or preserve*** the significance of heritage assets. A High Court Judgement of 2014 is relevant to this. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, 'preserving' means doing 'no harm'.<sup>19</sup>
- 3.31 Preservation does not mean no change; it specifically means no harm. GPA 2 states that "*Change to heritage assets is inevitable but it is only harmful when significance is damaged*".<sup>20</sup> Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.
- 3.32 As part of this, setting may be a key consideration. For an evaluation of any harm to significance through changes to setting, this assessment follows the methodology given in GPA 3, described above. Again, fundamental to the methodology set out in this document is stating "what matters and why". Of particular relevance is the checklist given on page 13 of GPA 3.

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<sup>19</sup> *R (Forge Field Society) v Sevenoaks District Council* [2014] EWHC 1895 (Admin).

<sup>20</sup> Historic England, GPA 2, p. 9.

- 3.33 It should be noted that this key document also states that:

*"Setting is not itself a heritage asset, nor a heritage designation..."*<sup>21</sup>

- 3.34 Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage values that contribute to this significance, through changes to setting.
- 3.35 With regards to changes in setting, GPA 3 states that:

*"Conserving or enhancing heritage assets by taking their settings into account need not prevent change".*<sup>22</sup>

- 3.36 Additionally, it is also important to note that, as clarified in the Court of Appeal, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused.<sup>23</sup>

#### Benefits

- 3.37 Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage values and hence the significance of the assets concerned.

<sup>21</sup> Historic England, GPA 3, p. 4.

<sup>22</sup> Historic England, GPA 3., p. 8.

<sup>23</sup> *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

3.38 As detailed further in Section 6, the NPPF (at Paragraphs 201 and 202) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.

3.39 Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 201 and 202.

3.40 The PPG provides further clarity on what is meant by the term 'public benefit', including how these may be derived from enhancement to the historic environment ('heritage benefits'), as follows:

*"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*
- securing the optimum viable use of a heritage asset in support of its long term conservation."*<sup>24</sup>

3.41 Any 'heritage benefits' arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the Decision Maker.

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<sup>24</sup> MHCLG, PPG, paragraph 020, reference ID: 18a-020-20190723.

## 4. Planning Policy Framework

4.1 This section of the Report sets out the legislation and planning policy considerations and guidance contained within both national and local planning guidance which specifically relate to the site, with a focus on those policies relating to the protection of the historic environment.

### Legislation

4.2 Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*,<sup>25</sup> which provides statutory protection for Listed Buildings and Conservation Areas.

4.3 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

*"In considering whether to grant planning permission [or permission in principle] 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."*<sup>26</sup>

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<sup>25</sup> UK Public General Acts, *Planning (Listed Buildings and Conservation Areas) Act 1990*.

<sup>26</sup> *Planning (Listed Buildings and Conservation Areas) Act 1990*, Section 66(1).

4.4 In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

*"Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."*<sup>27</sup>

4.5 A judgement in the Court of Appeal ('Mordue') has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 draft of the NPPF, the requirements of which are now given in paragraph 202 of the current, revised NPPF, see below), this is in keeping with the requirements of the 1990 Act.<sup>28</sup>

4.6 Scheduled Monuments are protected by the provisions of the *Ancient Monuments and Archaeological Areas Act 1979* which relates to nationally important archaeological sites.<sup>29</sup> Whilst works to Scheduled Monuments are subject to a high level of

<sup>27</sup> *Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others* [2014] EWCA Civ 137. para. 24.

<sup>28</sup> *Jones v Mordue* [2015] EWCA Civ 1243.

<sup>29</sup> UK Public General Acts, *Ancient Monuments and Archaeological Areas Act 1979*.

protection, it is important to note that there is no duty within the 1979 Act to have regard to the desirability of preservation of the setting of a Scheduled Monument.

- 4.7 In addition to the statutory obligations set out within the Planning (Listed Buildings and Conservations Area) Act 1990, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.<sup>30</sup>

### **National Planning Policy Guidance**

#### The National Planning Policy Framework (July 2021)

- 4.8 National policy and guidance is set out in the Government's National Planning Policy Framework (NPPF) published in July 2021. This replaced and updated the previous NPPF 2019. The NPPF needs to be read as a whole and is intended to promote the concept of delivering sustainable development.
- 4.9 The NPPF sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The NPPF continues to recognise that the planning system is plan-led and that therefore Local Plans,

incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

- 4.10 The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the NPPF. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.
- 4.11 The purpose of the planning system is to contribute to the achievement of sustainable development and the NPPF sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the NPPF. The presumption is set out in full at

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<sup>30</sup> UK Public General Acts, *Planning and Compulsory Purchase Act 2004*, Section 38(6).

paragraph 11 of the NPPF and reads as follows:

*"Plans and decisions should apply a presumption in favour of sustainable development.*

*For plan-making this means that:*

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;*
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:*
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

*For decision-taking this means:*

- a. approving development proposals that accord with an up-to-date development plan without delay; or*
- b. where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
  - i. the application policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*<sup>31</sup>

4.12 However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

*"The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 180) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in*

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<sup>31</sup> MHCLG, NPPF, para. 11.

*footnote 68); and areas at risk of flooding or coastal change.”<sup>32</sup> (our emphasis)*

4.13 The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

4.14 Heritage Assets are defined in the NPPF 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).”<sup>33</sup>*

4.15 The NPPF goes on to define a Designated Heritage Asset as a:

*“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.”<sup>34</sup> (our emphasis)*

4.16 As set out above, significance is also defined as:

*“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value*

*described within each site’s Statement of Outstanding Universal Value forms part of its significance.”<sup>35</sup>*

4.17 Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 195 that:

*“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”<sup>36</sup>*

4.18 Paragraph 197 goes on to state that:

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

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

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<sup>32</sup> MHCLG, *NPPF*, para. 11, fn.7.

<sup>33</sup> MHCLG, *NPPF*, p. 67.

<sup>34</sup> MHCLG, *NPPF*, p. 66.

<sup>35</sup> MHCLG, *NPPF*, pp. 71-72.

<sup>36</sup> MHCLG, *NPPF*, para. 195.

- c. *the desirability of new development making a positive contribution to local character and distinctiveness.*<sup>37</sup>

4.19 With regard to the impact of proposals on the significance of a heritage asset, paragraphs 199 and 200 are relevant and read as follows:

*"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."*<sup>38</sup>

*"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a. *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b. *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*<sup>39</sup>

4.20 Section b) of paragraph 200, which describes assets of the

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<sup>37</sup> MHCLG, *NPPF*, para. 197.

<sup>38</sup> MHCLG, *NPPF*, para. 199.

highest significance, also includes footnote 68 of the *NPPF*, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

4.21 In the context of the above, it should be noted that paragraph 201 reads as follows:

*"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a. *the nature of the heritage asset prevents all reasonable uses of the site; and*
- b. *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c. *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d. *the harm or loss is outweighed by the benefit of bringing the site back into use.*<sup>40</sup>

4.22 Paragraph 202 goes on to state:

<sup>39</sup> MHCLG, *NPPF*, para. 200.

<sup>40</sup> MHCLG, *NPPF*, para. 201.

*"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."*<sup>41</sup>

- 4.23 With regards to non-designated heritage assets, paragraph 203 of NPPF states that:

*"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*<sup>42</sup>

- 4.24 Footnote 68 of the NPPF clarifies that non-designated assets of archaeological interest which are demonstrably of equivalent significance to a Scheduled Monument will be subject to the policies for designated heritage assets.
- 4.25 Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable

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<sup>41</sup> MHCLG, *NPPF*, para. 202.

<sup>42</sup> MHCLG, *NPPF*, para. 203.

use of sites and achieving public benefits are also key material considerations for application proposals.

#### National Planning Practice Guidance

- 4.26 The then Department for Communities and Local Government (now the Ministry for Housing, Communities and Local Government (MHCLG)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.
- 4.27 This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.
- 4.28 The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of 'significance' in decision taking is important and states:
- "Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals."*<sup>43</sup>
- 4.29 In terms of assessment of substantial harm, the PPG confirms

<sup>43</sup> MHCLG, *PPG*, paragraph 007, reference ID: 18a-007-20190723.

that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

*"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.*

*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 inappropriate additions to historic buildings which harm their 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."*<sup>44</sup> (our emphasis)

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<sup>44</sup> MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

## Local Planning Policy

- 4.30 Planning applications within Willoughby-on-the-Wolds are currently considered against the policy and guidance set out within the Rushcliffe Local Plan Part 1: Core Strategy (adopted December 2014) and the Rushcliffe Local Plan Part 2: Land and Planning Policies (adopted October 2019).
- 4.31 The Local Plan Part 1 contains the following relevant policy:

### *"Policy 11: Historic Environment*

*1. Proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can make to the delivery of wider social, cultural, economic and environmental objectives.*

*2. The elements of Rushcliffe's historic environment which contribute towards the unique identity of areas and help create a sense of place will be conserved and, where possible, enhanced with further detail set out in later Local Development Documents. Elements of particular importance include:*

*a) industrial and commercial heritage such as the textile heritage and the Grantham Canal;*

*b) Registered Parks and Gardens including the grounds of Flintham Hall, Holme Pierrepont Hall, Kingston Hall and Stanford Hall; and*

*c) prominent listed buildings.*

*3. A variety of approaches will be used to assist in the protection and enjoyment of the historic environment including:*

*a) the use of appraisals and management plans of existing and potential conservation areas;*

*b) considering the use of Article 4 directions;*

*c) working with partners, owners and developers to identify ways to manage and make better use of historic assets;*

*d) considering improvements to the public realm and the setting of heritage assets within it;*

*e) ensuring that information about the significance of the historic environment is publicly available. Where there is to be a loss in whole or in part to the significance of an identified historic asset then evidence should first be recorded in order to fully understand its importance; and*

*f) considering the need for the preparation of local evidence or plans. 4. Particular attention will be given to heritage assets at risk of harm or loss of significance, or where a number of heritage assets have significance as a group or give context to a wider area."*

4.32 The Local Plan Part 2 contains the following relevant policies:

*"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.”*

**"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.”*

**Local Plan Policies with regards to the NPPF and the 1990 Act**

4.33 With regard to Local Plan policies, paragraph 219 of NPPF states that:

*“...existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).”<sup>45</sup>*

4.34 The policy contained within the Local Plan is considered to reflect the guidance within the NPPF.

**Emerging Policy**

4.35 In July 2020, Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils carried out a public consultation on the Greater Nottingham Strategic Plan Growth Options document. At the time of writing this assessment, no draft policies were available.

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<sup>45</sup> MHCLG, NPPF, p. 219.

# 5. The Historic Environment

- 5.1 This section provides a review of the recorded heritage resource within the site and its vicinity in order to identify any extant heritage assets within the site and to assess the potential for below-ground archaeological remains.
- 5.2 Designated heritage assets are referenced using their seven-digit NHLE number, NHER 'event' numbers have the prefix ENT and NHER 'monument' numbers have the prefix MNT or are referenced with the 'PrefRef' numbers and LHER 'event' numbers have the prefix ELE and LHER 'monument numbers' have the prefix MLE.
- 5.3 A gazetteer of relevant heritage data is included as Appendix 1. Designated heritage assets and HER records are illustrated on Figures 1-4 in Appendix 3.

## Previous Archaeological Works

- 5.4 No previous archaeological works have been undertaken within the entire site. Previous archaeological works in the wider surrounds of the site comprise visual assessments, building surveys, dendrochronology surveys, metal detecting, watching briefs and excavation.
- 5.5 The results of these works are discussed below, where relevant to the potential archaeological resource of the site.

## Topography and Geology

- 5.6 The topography of the eastern site lies relatively level at approximately 100m aOD, dropping to approximately 95m aOD in the northern extent.
- 5.7 The topography of the central site varies from approximately 80m aOD in the western extent to approximately 95m aOD in the eastern extent.
- 5.8 The topography of the western site varies between 80-85m aOD.
- 5.9 The solid geology of the entire site is mapped as Scunthorpe Mudstone Formation comprising mudstone formed between 209.5 and 190.8 million years ago during the Triassic and Jurassic periods.
- 5.10 The superficial geology of the eastern site is mapped as Oadby Member Diamicton formed between 480 and 423 thousand years ago during the Quaternary period. A band of Oadby Member (lias rich) Diamicton extends into the northern extent of the eastern site.
- 5.11 The superficial geology of the central site is mapped as a mixture of Oadby Member Diamicton, Oadby Member (lias rich) Diamicton, Head and Alluvium all formed during the Quaternary period.
- 5.12 The superficial geology of the western site is mapped as a

mixture of Oadby Member Diamicton, Oadby Member (trias rich) Diamicton, Head and Glaciofluvial deposits all formed during the Quaternary period.

### **Archaeological Baseline**

#### Prehistoric (pre-43 AD)

- 5.13 No prehistoric finds or features have been identified within or in the immediate vicinity of the site. Prehistoric activity in the wider surrounds of the entire site is characterised by residual findspots comprising flint flakes of Palaeolithic date located c. 680m north of the western site (MNT299, L299, ENT658), a Neolithic stone axe recorded c. 425m north of the central site (MNT5814, L5877, ENT3052) and a Bronze Age barbed and tanged arrowhead recorded c. 570m west of the western site (MNT275, L275, ENT635).

#### Romano-British (AD 43 - 410)

- 5.14 No Romano-British finds or features have been identified within or in the immediate vicinity of the entire site.
- 5.15 The site of *Vernemetum* Roman town lies c. 870m south-east of the eastern site (MLE1163). This site has predominantly been characterised as a town through the sheer number of artefacts spanning the entire Roman period and sources which indicate that mosaic pavements and foundations had been recorded in this area during ploughing. During an excavation in the 1960s, structures associated with coins and pottery of 3<sup>rd</sup>-century date, ditches and artefact scatters were recorded (MNT7869, L7940,

ENT174, MNT7871, L7942, MNT9032-3, L9124-5, ENT1004, 565). There is no evidence to suggest that the land within the site was the focus for Roman activity

- 5.16 During road widening of the Foss Way and a rescue dig in 1951 c. 1km south-east of the eastern site, a stretch of Roman road was identified which ran in an east to west orientation and was approximately 8m in width (MNT15722, M5402, MNT5343, L5402). The Roman road surface was subsequently identified during salvage recording c. 960m south-east of the eastern site in 1963 (MNT9127-32, L9220-25, ENT659, 177-8, 989). The road was flanked by two ditches and was aligned with the Fosse Way. A number of narrow linear features were also recorded which may have represented rectangular buildings most likely associated with *Vernemetum*. An oven was also recorded during the works.

- 5.17 Findspots of Roman date in the wider area include pottery from the churchyard c. 225m south of the central site (MNT11126, L11253, ENT3516), silver and copper alloy coins c. 760m north of the central site (MNT5341, L5400, ENT663), a single coin c. 700m south-west of the central site (MNT5342, L5401, ENT2631) and a single coin c. 905m south-west of the western site (MLE7810).

#### Early medieval (410 AD – 1066) and Medieval (1066 – 1539)

- 5.18 An Anglo-Saxon inhumation cemetery was identified c. 940m south-east of the eastern site (MNT12722, M371, MNT371, L371, ENT177-8, MNT9124-6, L9217-9, ENT727, 656, 659). A

total of 121 burials were identified and four potential horse burials along with a vast assortment of burials goods were recorded in advance of the construction of the road. This area has been designated as a Scheduled Monument. Early medieval finds have been recovered in the vicinity comprising a ring and a *sceatta* (MNT7407, L7475, ENT3213, MNT7293, L7361, ENT3199).

- 5.19 The eastern and central sites were historically located in the parish of Willoughby on the Wolds and most likely formed part of the agricultural hinterland to this settlement during the medieval period (MNT12676, M305). Ridge and furrow earthworks were recorded within the eastern site on the HER (MNT306, L306). At the time of the site visit it was clear that no ridge and furrows earthworks were extant within the eastern site, although they remained in the field to the west of the site, orientated in a broadly east to west alignment. Any below-ground remains of furrows within the eastern site would not be considered to be of sufficient interest to be heritage assets.
- 5.20 The western site was historically located in the parish of Thorpe in the Glebe and most likely formed part of the agricultural hinterland to this former settlement during the medieval period (MNT12668, M291, MNT9113, L9206, ENT650). The remains of the deserted medieval settlement at Thorpe in the Glebe lie to the west of the western site and comprise the remains of a church, building platforms, enclosures, a bank, hollow way and ridge and furrow earthworks (MNT291-2, L291-2, MNT12669, M292, MNT10045, L10145). These remains have been

designated as a Scheduled Monument and are assessed in greater detail in Section 6 below.

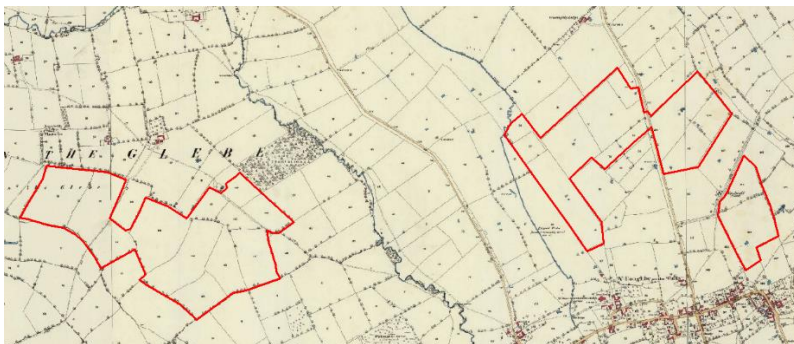
- 5.21 Ridge and furrow of likely medieval to post-medieval date associated earthworks are widely known in the study area. Areas of ridge and furrow have been mapped by the HER and are depicted on Figure 3.
- 5.22 The Church of St Mary and All Saints lies c. 210m south of the central site (MNT322, L322, MNT7867, L938, MNT8824, L8913, MNT12686, M322). Inhumations of medieval date were buried within the associated churchyard (MNT11129, L11256, MNT11502, L11629) and well as finds of medieval date (MNT11127, L11254).
- 5.23 A number of buildings and structures in the wider study area originated during the medieval period, including farmhouses, windmills, sawmills and moats. A variety of finds have also been recorded of medieval date within the study area. These are listed in the table in Appendix 1 and are depicted on Figure 3.

#### Post-medieval (1540 – 1800) and Modern (1801 – present)

- 5.24 The site of a battlefield supposedly lies c. 220m west of the central site (MNT12662, M282, MNT282, L282, ENT717, 816, 824). In July 1648 a force of Royalist cavaliers from Pontefract took Lincoln, released prisoners from the jail and then withdrew in the direction of Grantham. Colonel Rossiter subsequently raised a force and caught up with the Royalists where they made a stand '*in a large bean field at Willoughby*'. Approximately 1000 people were on either side, although very few people were killed.

It resulted in a Parliamentary victory. The exact location of the battlefield is unclear, although it is considered that the Royalists had time to pick suitable ground and it may have been in this area. The extent of the battlefield has not been designated as a Registered Battlefield. There is nothing specific to suggest that the sites have potential for related remains.

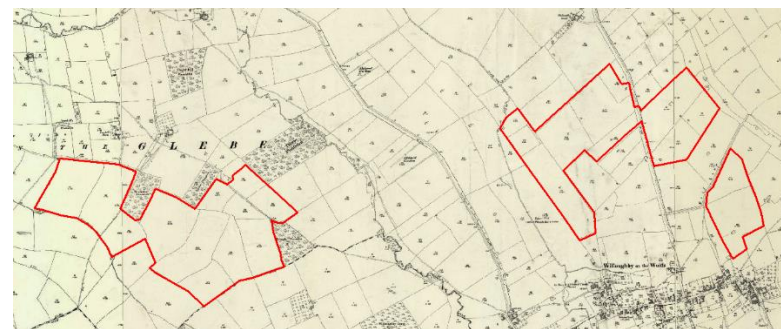
- 5.25 The entire site is depicted on the Ordnance Survey Map of 1884 (Plate 8). The eastern site comprised two land parcels, separated by a tree-lined field boundary, and included a pond. The central site comprised part of 11 land parcels and included two ponds in the eastern extent. The western site comprised 12 land parcels. The PRoWs within the site had been established by this point.



*Plate 8: Extract from the Ordnance Survey Map of 1884*

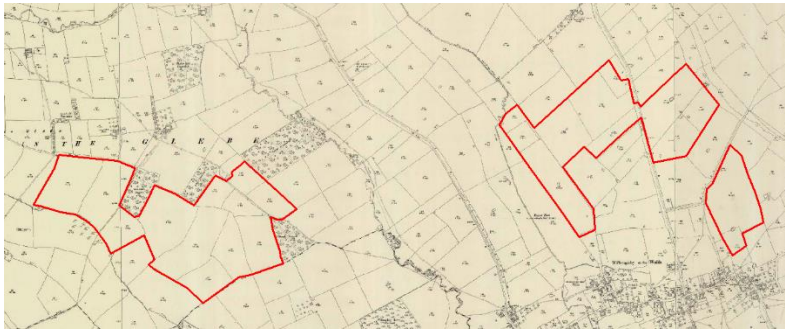
- 5.26 A windmill was depicted to the west of the eastern side, on the opposite side of Mill Lane on this mapping (MNT12713, MNT362, ENT718). This had been demolished and was no longer depicted on later mapping.

- 5.27 No major changes are depicted within the entire site on the Ordnance Survey Map of 1900 (Plate 9). The windmill previously depicted to the west of the eastern site appeared to have been demolished. Woodland plantations were established to the north and east of the western site.



*Plate 9: Extract from the Ordnance Survey Map of 1900*

- 5.28 The entire site is depicted on the Ordnance Survey Map of 1921 (Plate 10). The field boundaries of the eastern site had been altered although still comprised two separate land parcels and included a pond. No major changes had occurred within the central or western sites.



*Plate 10: Extract from the Ordnance Survey Map of 1921*

- 5.29 During the latter half of the 20<sup>th</sup> century, the field boundaries within the site were amalgamated in order to create larger parcels (Plate 11).



*Plate 11: Modern aerial photograph of the entire site*

#### *The wider area*

- 5.30 A number of buildings and structures were constructed in the wider study area during the post-medieval and modern periods, predominantly focussed at Willoughby in the Wolds to the south. These are listed in the table in Appendix 1 and depicted on Figure 3.

#### **Statement of Archaeological Potential and Significance**

- 5.31 There is scarce activity of prehistoric date within the study area, which is limited to residual finds. There is no evidence to suggest that prehistoric activity was focussed within the site and therefore the archaeological potential for significant remains of prehistoric date within the entire site is considered to be low.
- 5.32 Roman activity within the study area is predominantly focussed over c. 900m south-east of the eastern site where the Roman road and town have been identified. No Romano-British finds or features have been identified within or in the immediate vicinity of the entire site. There is no evidence to suggest that the site was a focus for Roman activity and the potential for significant archaeological remains within the entire site is considered to be low.
- 5.33 An Anglo-Saxon cemetery was recorded c. 945m south-east of the eastern site and residual early medieval finds were recorded in the vicinity. The potential for contemporary significant archaeological remains within the site is considered to be low.
- 5.34 Ridge and furrow earthworks were previously identified within

the eastern site, although these have since been removed by ploughing. Any below-ground remains of furrows within the site are not considered to be of sufficient heritage interest to be heritage assets. The medieval settlement at Thorpe in the Glebe has been designated as a Scheduled Monument in the field to the south-west of the western site. It appears as if settlement activity was focussed c. 220m west of the western site, although associated features could extend into the western extent of the western site itself. On this basis, the potential for medieval settlement features in the western extent of the western site is considered to be moderate. This could be investigated by a geophysical survey in the first instance. The potential for significant archaeological remains of medieval date within the eastern and central sites, and the remainder of the western site, is considered to be low. If areas of medieval settlement are present within the site, these may form a constraint to development in terms of significance and cost of mitigation.

- 5.35 The site of the Willoughby Battlefield has been recorded in the wider study area, although there is nothing specific to suggest the sites have potential for related remains.
- 5.36 Numerous post-medieval and modern buildings and structures have been recorded in the vicinity of the site, predominantly focussed to the south of the eastern and central sites at Willoughby on the Wolds. The land within the sites has historically been utilised as agricultural land since the 19<sup>th</sup> century. The potential for significant post-medieval or modern remains within the site is considered to be low.

### **Designated Heritage Assets**

- 5.37 No designated heritage assets lie within the site.
- 5.38 Thorpe in the Glebe medieval settlement, including church site and open field system Scheduled Monument has been identified located in the field immediately west of the western site (1017743).
- 5.39 The Grade I Listed Church of St Mary and All Saints lies c. 210m south of the central site in the village of Willoughby on the Wolds (1242526). A further five Grade II Listed Buildings are located within the settlement at Willoughby on the Wolds, focused on Main Street.
- 5.40 The Grade II Listed Church Site Farmhouse lies c. 280m west of the western site (1242421) and is surrounded by the aforementioned Thorpe in the Glebe medieval settlement Scheduled Monument.
- 5.41 The Grade II Listed Annabells Farm lies c. 145m north of the western site (1376504) and is associated with a Grade II Listed Tomb c. 20m north-east of the asset (1376505).
- 5.42 The Grade II Listed Thorpe Lodge Farm lies c. 680m north of the western site (1242417).
- 5.43 The Scheduled Monument Saxon cemetery south-west of Broughton Lodge lies c. 945m south-east of the eastern site (1003668).
- 5.44 Designated heritage assets in the vicinity of the site are

considered in further detail in the Setting Assessment Section below.

## 6. Setting Assessment

- 6.1 Step 1 of the methodology recommended by the Historic England guidance GPA 3 (see Methodology above) is to identify which heritage assets might be affected by a proposed development.
- 6.2 Development proposals may adversely impact heritage assets where they remove a feature that contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting that contributes to its significance, such as interrupting a key relationship or a designed view.
- 6.3 Consideration was made as to whether any of the heritage assets present within or beyond the study area include the site as part of their setting, and therefore may potentially be affected by the proposed development.

### Step 1

- 6.4 Assets in the vicinity identified for further assessment on the basis of distance and intervisibility comprise:
- Thorpe in the Glebe medieval settlement, including church site and open field system Scheduled Monument located in the field immediately west of the western site (1017743);
  - The Grade I Listed Church of St Mary and All Saints c. 210m south of the central site (1242526);
  - The Grade II Listed Church Site Farmhouse c. 280m

west of the western site (1242421); and

- The Grade II Listed Annabells Farm c. 145m north of the western site (1376504).

- 6.5 Five Grade II Listed Buildings lie to the south of the eastern site, within the settlement of Willoughby on the Wolds and comprise Linden Lea Shop adjoining number 97, The Haven, Outbuildings to rear of no. 70, The Haven, High Elm Farmhouse and adjoining wall and Baxter Farmhouse. There are no clear views from within the site towards these assets and vice versa. The most important element of the setting of these assets are the settlement within which they are located, their associated garden plots and the farm complex where they are situated (where relevant to the farmhouses). The land within the site is not considered to contribute to their significance and they have not been taken forward for further assessment.
- 6.6 Assets located within the wider study area have been excluded from further assessment on the basis of distance, and/or a lack of intervisibility and/or an absence of historical functional associations.

## Step 2

### Thorpe in the Glebe medieval settlement

- 6.7 The north-western extent of the Thorpe in the Glebe medieval settlement, including church site and open field system Scheduled Monument lies in the field immediately west of the western site (1017743). The asset was added to the National List on 17<sup>th</sup> January 1969. The List Entry is included in Appendix 2.
- 6.8 The monument includes the earthwork and buried remains of the medieval settlement, which is located on a ridge running south-east to north-west, with the ground falling to the north and south (Plate 12). Thorpe in the Glebe was first documented in the Domesday Book of 1086 and was owned by the King and Roger de Busli. The land underwent a number of ownership changes during the end of the 11<sup>th</sup> century and into the 13<sup>th</sup> century. By the middle of the 17<sup>th</sup> century all that remained of the village was a single house and the church.



*Plate 12: View north from within the Scheduled Monument across the earthworks*

- 6.9 The village was formerly laid out along a main street, orientated north-west to south-east and evidenced as a broad gully, with enclosures or tofts along both sides. Each enclosure contains at least one raised platform for a building or croft. The church was documented to have been in ruins by 1790 and no built form remains. To the north and south of the main village earthworks are well-preserved remains of the open field system.
- 6.10 Church Site Farm has been excluded from the Scheduling. The wider surrounds of the asset comprise agricultural land, including the land within the site to the east.

- 6.11 Due to the proximity of the asset and the site, there is intervisibility between the two (Plates 13-14). Earthworks which are part of the Scheduled Monument are discernible from within the western extent of the western site and reciprocal views are anticipated.



*Plate 13: View east from within the Scheduled Monument towards the land within the site, beyond the existing field boundary*



*Plate 14: View west from within the western extent of the site towards the Scheduled Monument (earthworks visible)*

- 6.12 The earthworks associated with the Scheduled Monument are best appreciated from their immediate vicinity, including the PRowS which cross them.
- 6.13 The medieval settlement remains at Thorpe in the Glebe principally derive their significance from the archaeological and historic interest of the upstanding remains as well as the below-ground remains of the asset which will retain information relating to the occupation of the site.
- 6.14 As well as this, setting also contributes to the heritage significance of the asset. The elements of the setting of the

settlement, former church site and open field system that primarily contribute to its significance comprise the following:

- The location of the settlement on a prominent ridge;
- The Grade II Listed Church Site Farm which was constructed within the settlement, although is excluded from the Scheduling; and
- Parts of the surrounding agricultural land as elements of the agricultural landscape which formed a rural setting to the asset.

6.15 The land within the site is considered to make a minor contribution to the heritage significance of the Scheduled Monument.

6.16 A suitable setback of open space in the western extent of the western site is recommended in order to respect the setting of the Scheduled Monument, and maintain an open agricultural character to its vicinity.

#### Church of St Mary and All Saints

6.17 The Grade I Listed Church of St Mary and All Saints lies c. 210m south of the central site (1242526). The asset was added to the National List on 13<sup>th</sup> October 1966. The List Entry is included in Appendix 2.

6.18 The church originated during the 13<sup>th</sup> century, with subsequent alterations in the 14<sup>th</sup> and 15<sup>th</sup> centuries, the repair of the chapel in 1781 and the repair and enlargement of the church in 1829 (Plate 15). The chancel was rebuilt in 1891 and the church was restored and the porch constructed in 1908, with the chapel

subsequently restored in 1984. The church was constructed out of dressed, coursed rubble and some ashlar with a lead roof. The broad spire was constructed during the early 14<sup>th</sup> century.



*Plate 15: The Grade II Listed Church of St Mary and All Saints*

6.19 The church is located within an associated churchyard located to the north of the settlement of Willoughby on the Wolds. The asset is bounded by residential development to the north, east and south, and agricultural land to the west.

- 6.20 There are no clear ground-level views from the churchyard in the direction of the sites due to the presence of intervening vegetation, agricultural land and built form (Plate 16).



*Plate 16: View east from the churchyard in the direction of the eastern site (no visibility)*

- 6.21 Due to the topography of the site and the wider landscape, there is intervisibility between the land within the eastern, central and western sites towards the spire of the Church of St Mary and All Saints (Plates 17-19).



*Plate 17: View west from the eastern site towards the church spire*



*Plate 18: View south from the central site towards the church spire*



*Plate 19: View south-east from the eastern extent of the western site*

- 6.22 The church is best appreciated from its associated churchyard and in views west from a PRow in its vicinity, which is where the architectural and historic interest of the church can best be understood and appreciated.
- 6.23 The heritage significance of the Church of St Mary and All Saints is primarily derived from its built form which has architectural, artistic and historic interest as an example of a medieval church with later alterations.
- 6.24 The setting of the asset also contributes to its significance, although to a lesser degree than that derived from its physical

fabric. The principal elements of the setting which contribute to its heritage significance comprise:

- The location and position of the asset within a defined churchyard and the experience and appreciation of the asset from this location;
- The relationship between the asset and the wider settlement of Willoughby on the Wolds, and the experience and appreciation of the asset from the wider settlement where possible; and
- The agricultural land in the immediate vicinity where the church can be appreciated from.

6.25 Due to the proximity of the southern extent of the central site and the church there are clearer views towards the asset than the other sites. Views from this location may be considered to contribute to the heritage significance of the asset, although this contribution is considered to be very minor. A setback of panels in the southern extent of the central site is recommended to respect the setting of the asset.

6.26 Views from within the eastern and western sites towards the asset are not considered to contribute to the heritage significance of the asset.

#### Church Site Farmhouse

6.27 The Grade II Listed Church Site Farmhouse lies c. 280m west of the western site (1242421). The asset was added to the National List on 12<sup>th</sup> October 1987 with the following description:

*"Farmhouse. Early C17 with early and mid C18 brick patching and C19 alterations. Originally timber framed, coursed rubble, red brick, blue brick, and some ashlar. Slate roof. 2 red brick gable stacks. Raised eaves band. Remains of a few ashlar quoins. 2 storeys plus garret, 4 bays. Doorway with part glazed door, overlight, reeded surround and hood. Either side are single tripartite casements under red brick segmental arches. Above are 2 similar smaller casements and arches with single similar central 2 light casement. The left gable wall re-built in red brick with some blue brick chequering. Set on a plinth. First floor-raised brick and dentil band, with similar band under the garret opening. The right gable wall being rubble to the ground floor and brick to the first floor. Similar rear wing. Interior. Chamfered and other beams. Remains of a few posts with curved braces. Attic with stud partition. Interior not inspected at this time. It is possible that the stone from the church has been re-used in this building."*

6.28 A fully copy of the List Entry is included in Appendix 2.

- 6.29 Church Site Farm includes outbuildings located to the south of the asset and the wider surrounds comprise agricultural land (Plate 20).



*Plate 20: The Grade II Listed Church Site Farmhouse*

- 6.30 It has not been possible to ascertain whether there is a historical functional association between the land within the site and Church Site Farmhouse based solely on online research. This will require further research as part of the Heritage Statement accompanying a planning application.
- 6.31 The asset is best appreciated from its associated farmstead from where the main elevation of the farmhouse can be experienced and its architectural interest understood.

- 6.32 There is intervisibility between the land within the western extent of the western site and the asset, although the visibility of the site from the asset will be beyond intervening agricultural land and filtered by mature vegetation along field boundaries (Plate 21).



*Plate 21: View from within the site to Church Site Farmhouse*

- 6.33 There are also views across the site from the PRoW in the western extent towards the upper storeys of Church Site Farmhouse.
- 6.34 The heritage significance of the asset is principally derived from its built form which has architectural artistic and historic interest as an example of a farmstead constructed during the early 17<sup>th</sup>

century. Setting also contributes to the heritage significance of the asset, but to a lesser degree than its fabric. The elements of the setting of Church Site Farmhouse that make the greatest contribution to its heritage significance comprise the following:

- Its associated garden plot;
- Historic farm buildings located within the farmyard;
- Historically associated rural land in the immediate vicinity;
- The Thorpe in the Glebe medieval settlement which surrounds the asset; and
- Views towards the main elevation of the farmhouse.

6.35 Intervening agricultural land between the land within the western site and the farmhouse will remain unchanged. A setback of panels from the PRoW which crosses the western extent of the site to retain views towards the asset is recommended.

#### Annabells Farm

6.36 The Grade II Listed Annabells Farm c. 145m north of the western site (1376504). The asset was added to the National List on 15<sup>th</sup> September 1998 with the following description:

*"Farmhouse. c1805 with minor C20 alterations. Red brick with Swithland slate roof and two brick gable stacks. Dentilated brick eaves. 2 storey. Main south front has central doorway with moulded wooden door surround, 6 panel door and overlight. Either side single 4x4 pane glazing bar sash windows. Above 2 similar sashes all with brick heads. To left a lean-to*

*privy addition with Swithland and pantile roof and a single plank door. West gable wall has lean-to with a plank door to right and 2-light sliding sash to left. Rear north front has slightly off centre doorway with plank door under segmental brick arch. To right a three light sliding sash with glazing bars. To right 2 C20 casement windows. Above two 3-light sliding sashes have brick segmental arches. East gable front has inserted doorway and casement windows. Above in gable a small 3-light window. INTERIOR: retains original room arrangement, except for the former dairy rear right which has been converted to store rooms. Ground floor rooms has original spine beams with roll moulding. Front room left has 1920's wooden fire surround with Art Nouveau tiles, cupboard to left with re-used C18 raised and fielded panel doors. Kitchen has original re-sited fire surround and range with original cupboards to left. Central original staircase. Original panel doors and plank doors throughout. An unusually well preserved example of a small late Georgian farmhouse in the local vernacular style."*

6.37 A fully copy of the List Entry is included in Appendix 2.

6.38 A Grade II Listed Tomb lies c. 20m north-east of the farmhouse for Thomas Annabell who constructed the farmhouse and chose to be buried on the farm which he established in 1852. Outbuildings lie to the east of the site and paddocks to the west. The wider surrounds comprise agricultural land and some woodland.

6.39 It has not been possible to ascertain whether there is a historical functional association between the land within the site and Annabells Farmhouse based solely on online research. This will require further research as part of the Heritage Statement

accompanying a planning application.

- 6.40 The asset is best appreciated from its associated farmstead and from where the main façade of the Listed Building can be experienced and its architectural interest understood.
- 6.41 There is glimpsed visibility between the land within the western extent of the western site and the asset, which includes intervening agricultural land and mature vegetation along field boundaries (Plate 22). Views south from the asset in the direction of the site are anticipated to be glimpsed.



*Plate 22: Glimpsed view north from the northern boundary of the western extent of the western site towards the asset*

- 6.42 There are also glimpsed views towards the upper storey of the asset from the PRow which crosses the western extent of the western site (Plates 23-24).



*Plate 23: View north from the PRow which crosses the western extent of the western site towards Annabells Farm*



*Plate 24: Zoomed in version of Plate 23*

- 6.43 The heritage significance of the asset is primarily derived from its built form, which has architectural, artistic and historic interest as an example of an early 19<sup>th</sup>-century farmhouse with 20<sup>th</sup>-century alterations. Annabells Farmhouse also has group value with the Grade II Listed Tomb to the north-east. Setting

also contributes to the heritage significance of the asset, but to a lesser degree than its fabric. The elements of the asset's setting that makes the greatest contribution to its heritage significance comprise:

- Its associated garden plot;
- Historic farm buildings located within the farmyard;
- Historically associated rural land in the immediate vicinity; and
- Clear views towards the main façade of the asset which allow its architectural and historic interest to be understood.

- 6.44 Intervening agricultural land between the site and the asset will remain unchanged. The strengthening of the vegetation along the northern boundary of the western extent of the western site and a setback of panels in this area is recommended. It is also recommended to set panels back from the P<sub>RoW</sub> in the western extent of the site in order to preserve views towards the asset.

# 7. Conclusions

7.1 This Heritage Statement is to support a pre-application consultation for the Willoughby 1 site. The purpose of this report is to identify any heritage assets that may be affected by the development proposals and to identify where there is the potential for heritage impacts and ultimately, harm.

7.2 The assessment has considered the setting of the following designated heritage assets in detail:

- Thorpe in the Glebe medieval settlement, including church site and open field system Scheduled Monument;
- The Grade I Listed Church of St Mary and All Saints;
- The Grade II Listed Church Site Farmhouse; and
- The Grade II Listed Annabells Farm.

7.3 Mitigation measures recommended in order to lessen the impact on the above designated heritage assets comprise the following:

- A setback of open space to create open space/retain agricultural land in the vicinity of the Scheduled Monument in the western extent of the western site;
- A setback of panels in the southern extent of the central site in the vicinity of the Church of St Mary;

- A setback and strengthening of vegetation planting along the northern boundary of the western extent of the western site in the vicinity of Annabells Farm, and the setback of panels from the PRow to allow views towards the asset to be retained; and
- A setback of panels from the PRow within the western extent of the western site to allow views towards Church Site Farmhouse to be retained.

7.4 With regards to archaeology and based on current evidence, there is a low potential for significant archaeological remains of prehistoric, Roman, post-medieval and modern date within the site.

7.5 There may be potential for medieval remains associated with the deserted settlement of Thorpe in the Glebe to extend into the western extent of the western site which would warrant further investigation in the form of a geophysical survey in the first instance. If areas of medieval settlement are present within the site, these may form a constraint to development in terms of significance and cost of mitigation.

# Sources

## Legislation and Policy Guidance

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Historic England, *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2* (2nd edition, Swindon, July 2015).

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UK Public General Acts, *Planning and Compulsory Purchase Act 2004*.

## Court and Appeal Decisions

Catesby Estates Ltd. V. Steer [2018] EWCA Civ 1697.

Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin).

R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061.

Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137.

Jones v Mordue [2015] EWCA Civ 1243.

### **Cartographic Sources**

1884      Ordnance Survey Map

1900      Ordnance Survey Map

1921      Ordnance Survey Map

# Appendix 1: Gazetteer of Heritage Data

## Heritage Data

### Nottinghamshire HER Event Data

EvUID	Record Type	Name
ENT649	EVS	Field observation at Thorpe in the Glebe by English Heritage 1998
ENT1004	EVS	Casual find, Willoughby on the Wolds pre 1963
ENT1092	EVS	Casual find at Widmerpool pre 1988
ENT174	EVT	Excavation at Cross Hill, Broughton Lodge, Willoughby on the Wolds 1947-48
ENT175	EVT	Excavation at Cross Hill, Broughton Lodge 2 1949
ENT177	EVT	Excavation at Broughton Lodge, Willoughby on the Wolds - Area 1 1964
ENT178	EVT	Excavation at Broughton Lodge, Willoughby on the Wolds - Area 2 1964-66
ENT2631	EVS	Casual find in Willoughby on the Wolds parish 1931?
ENT3052	EVS	Casual find in Widmerpool parish pre 1990?
ENT3199	EVS	Metal detecting, Willoughby on the Wolds 1993
ENT3213	EVS	Metal detector use, Willoughby on the Wolds 1999
ENT3273	EVT	Watching Brief during topsoil stripping, Willoughby-on-the-Wolds, by TPAT 1998
ENT3293	EVT	Excavation at Willoughby on the Wolds church by John Samuels 1993
ENT3338	EVS	Casual find at Church of St Mary and All Saints, Willoughby on the Wolds 1829
ENT3516	EVT	Watching brief at Willoughby-on-the-Wolds Church by Margaret Henry 1992
ENT635	EVS	Casual find at Thorpe in the Glebe by Mrs KM Kettle pre 1960
ENT643	EVS	Field observation at Thorpe in the Glebe by Samuels 1987
ENT644	EVS	Field Observation at Thorpe in the Glebe for AM7 1967
ENT648	EVS	Casual finds at Thorpe in the Glebe pre 1998
ENT650	EVS	Field Survey at Thorpe in the Glebe by Cameron and O'Brien 1978
ENT651	EVS	Field Observation at Thorpe in the Glebe for AM7, 1967
ENT656	EVT	Salvage Recording at Broughton Lodge, Willoughby on the Wolds by Barley 1963
ENT658	EVT	Non-archaeological excavation at Thorpe in the Glebe by Turton 1947-48
ENT659	EVT	Excavation at Broughton Lodge, Willoughby on the Wolds - Area 4 1968
ENT663	EVS	Casual finds in Willoughby on the Wolds parish pre 1910

ENT717	EVP	Historical report: TTS 1902 - The Spring Excursion 1902
ENT718	EVS	Field Observation in Willoughby on the Wolds parish by Seaman 1975
ENT727	EVT	Excavation at Broughton Lodge, Willoughby on the Wolds - Area 3 1966
ENT816	EVS	Field observation at Willoughby on the Wolds by Colquhoun, 1975
ENT824	EVP	Historical report: TTS 1913 - The Fight at Willoughby Field. 1913
ENT961	EVS	Field observation at Willoughby on the Wolds by Seaman 1975
ENT965	EVT	Ransacking of Cross Hill mound, Willoughby on the Wolds 1832
ENT988	EVT	Excavation at Broughton Lodge, Willoughby on the Wolds - Area 5 1968
ENT989	EVT	Excavation at Broughton Lodge, Willoughby on the Wolds - Area 6 1968
ENT990	EVT	Excavation at Broughton Lodge, Willoughby on the Wolds - Area 7 1968
ENT4206	EVS	Building Survey of outbuilding west of 70 Main Street, Willoughby on the Wolds 2005
ENT3057	EVS	Casual find at Thorpe in the Glebe parish pre 1990
ENT653	EVS	Field Observation in Thorpe in the Glebe parish by Colquhoun 1969
ENT4514	EVS	Church Site Farm, Thorpe-in-the-Glebe - Dendro Report 1988

#### Nottinghamshire HER Monument Data

MonUID	PrefRef	Record Type	Name	MonType	Period
MNT12709	M350	MON	Windpump, Willoughby on the Wolds	WIND PUMP	Modern
MNT12710	M357	MON	Windpump, Willoughby on the Wolds	WIND PUMP	Modern
MNT12711	M358	MON	Windmill, Willoughby on the Wolds	WINDMILL	Modern
MNT12720	M369	MON	Road from Willoughby on the Wolds to Wysall	ROAD	Post Medieval
MNT348	L348	ELE	Hollow and trackways, Widmerpool	TRACKWAY; HOLLOW	Unknown
MNT350	L350	ELE	Windpump, Willoughby on the Wolds	STRUCTURE	Modern
MNT355	L355	ELE	Water courses, Willoughby on the Wolds	WATERCOURSE	Unknown
MNT356	L356	ELE	Stream course, Widmerpool	WATERCOURSE	Unknown
MNT357	L357	ELE	Windpump, Willoughby on the Wolds	STRUCTURE	Modern
MNT358	L358	ELE	Map depiction of Windmill, Willoughby on the Wolds	MAP DEPICTION	Modern
MNT359	L359	ELE	Stream course, Willoughby on the Wolds	WATERCOURSE	Unknown
MNT369	L369	ELE	Map depiction of Road from Willoughby on the Wolds to Wysall	MAP DEPICTION	Post Medieval
MNT5341	L5400	ELE	Roman Coins, Widmerpool	FINDSPOT	Roman

MNT5814	L5877	ELE	Stone axe, Widmerpool	FINDSPOT	Neolithic
MNT10075	L10176	ELE	Ridge and Furrow at Willoughby on the Wolds	RIDGE AND FURROW; HOLLOW WAY	Unknown
MNT10829	L10955	ELE	Willoughby Manor - fragment	BUILDING	Post Medieval
MNT11126	L11253	ELE	Roman pottery from Willoughby-on-the-Wolds churchyard	ARTEFACT SCATTER	Roman
MNT11127	L11254	ELE	Medieval finds from Willoughby-on-the-Wolds churchyard	ARTEFACT SCATTER	Medieval
MNT11128	L11255	ELE	Post medieval and modern finds from Willoughby-on-the-Wolds churchyard	ARTEFACT SCATTER	Post Medieval to Modern
MNT11129	L11256	ELE	Burials in Willoughby-on-the-Wolds churchyard	ARTEFACT SCATTER	Medieval to Modern
MNT11502	L11629	ELE	Human bones from Church of St Mary and All Saints, Willoughby on the Wolds	ARTEFACT SCATTER	Medieval to Modern
MNT12676	M305	MON	Shrunken Village of Willoughby on the Wolds	SHRUNKEN VILLAGE	Medieval
MNT12693	M332	MON	Windmill, Willoughby on the Wolds	WINDMILL?	Medieval to Post Medieval
MNT12713	M362	MON	Windmill, Willoughby on the Wolds	WINDMILL	Post Medieval to Modern
MNT12714	M363	MON	Saw pit, Willoughby on the Wolds	SAW PIT	Modern
MNT12716	M365	MON	Cross, Willoughby on the Wolds	CROSS	Medieval to Modern
MNT12721	M370	MON	Gallows at Cross Hill; Broughton Lodge, Willoughby on the Wolds	GALLOWS?	Medieval
MNT12722	M371	MON	Anglo-Saxon Cemetery, Broughton Lodge, Willoughby on the Wolds	INHUMATION CEMETERY	Early Medieval
MNT15722	M5402	MON	Roman Road, Willoughby on the Wolds	ROAD?	Roman
MNT305	L305	ELE	Earthworks N of Church Lane, Willoughby on the Wolds	BUILDING PLATFORM; POND; BANK (EARTHWORK)	Medieval
MNT306	L306	ELE	Earthworks at Field Farm, Willoughby on the Wolds	BUILDING PLATFORM; BANK (EARTHWORK)	Medieval
MNT322	L322	ELE	Church of St Mary and All Saints, Willoughby on the Wolds - C13 phase	ARCADE; CHANCEL; NAVE; SPIRE; CHAPEL	Medieval
MNT332	L332	ELE	Mound, Willoughby on the Wolds	ROUND MOUND	Unknown
MNT361	L361	ELE	Battle at Willoughby Field (?), Willoughby on the Wolds	DOCUMENTARY REFERENCE	Post Medieval

MNT362	L362	ELE	Round mound, Willoughby on the Wolds	ROUND MOUND	Post Medieval
MNT363	L363	ELE	Map depiction of Saw pit, Willoughby on the Wolds	MAP DEPICTION	Modern
MNT364	L364	ELE	Map depiction of Pinfold, Willoughby on the Wolds	MAP DEPICTION	Post Medieval to Modern
MNT365	L365	ELE	Cross, Willoughby on the Wolds	CROSS; CROSS SHAFT; CROSS BASE	Medieval
MNT370	L370	ELE	Mound at Cross Hill; Broughton Lodge, Willoughby on the Wolds	ROUND MOUND	Unknown
MNT371	L371	ELE	Early Medieval inhumations, Broughton Lodge, Willoughby on the Wolds - AREAS 1 - 2	INHUMATION	Early Medieval
MNT5343	L5402	ELE	Road surface, Willoughby on the Wolds	FEATURE; COBBLED SURFACE	Roman
MNT7293	L7361	ELE	E Med sceatta, Willoughby on the Wolds	FINDSPOT	Early Medieval
MNT7407	L7475	ELE	E Med ring, Willoughby on the Wolds	FINDSPOT	Early Medieval
MNT7867	L7938	ELE	Church of St Mary and All Saints, Willoughby on the Wolds -floor tiles	FLOOR	Medieval
MNT7869	L7940	ELE	Roman finds and ditch from Cross Hill; Broughton Lodge, Willoughby on the Wolds	DITCH; ARTEFACT SCATTER	Roman
MNT7870	L7941	ELE	C15-C16 ring from Cross Hill; Broughton Lodge, Willoughby on the Wolds	FINDSPOT	Medieval to Post Medieval
MNT7871	L7942	ELE	Roman structures, Broughton Lodge, Willoughby on the Wolds - AREA 3	BUILDING	Roman
MNT8824	L8913	ELE	Church of St Mary and All Saints, Willoughby on the Wolds - C15 phase	CLERESTORY; ROOF	Medieval
MNT9032	L9124	ELE	Roman pottery, Willoughby on the Wolds	ARTEFACT SCATTER	Roman
MNT9033	L9125	ELE	Roman ditches, Willoughby on the Wolds	DITCH; ARTEFACT SCATTER	Roman
MNT9120	L9213	ELE	Inhumations at Cross Hill; Broughton Lodge, Willoughby on the Wolds	INHUMATION	Unknown
MNT9121	L9214	ELE	Post hole at Cross Hill; Broughton Lodge, Willoughby on the Wolds	POST HOLE	Medieval
MNT9122	L9215	ELE	Cobbled surface, Cross Hill; Broughton Lodge, Willoughby on the Wolds	FEATURE; COBBLED SURFACE	Unknown
MNT9123	L9216	ELE	Finds scatter, Cross Hill; Broughton Lodge, Willoughby on the Wolds	ARTEFACT SCATTER	Medieval to Post Medieval

MNT9124	L9217	ELE	Early Medieval inhumation, Broughton Lodge, Willoughby on the Wolds - AREA 3	INHUMATION	Early Medieval
MNT9125	L9218	ELE	Early Medieval inhumations, Broughton Lodge, Willoughby on the Wolds - AREA 4	INHUMATION	Early Medieval
MNT9126	L9219	ELE	Early Medieval inhumations, Broughton Lodge, Willoughby on the Wolds	INHUMATION	Early Medieval
MNT9127	L9220	ELE	Road surface, Broughton Lodge, Willoughby on the Wolds	DITCH; FEATURE; COBBLED SURFACE	Roman
MNT9128	L9221	ELE	Road surface, Broughton Lodge, Willoughby on the Wolds - AREA 1	DITCH; FEATURE; COBBLED SURFACE	Roman
MNT9129	L9222	ELE	Road surface, Broughton Lodge, Willoughby on the Wolds - AREA 2	FEATURE; COBBLED SURFACE	Roman
MNT9130	L9223	ELE	Road surface, Broughton Lodge, Willoughby on the Wolds - AREA 6	FEATURE; COBBLED SURFACE	Roman
MNT9131	L9224	ELE	Roman structures, Broughton Lodge, Willoughby on the Wolds - AREA 4	BUILDING; DITCH; FEATURE; COBBLED SURFACE	Roman
MNT9132	L9225	ELE	Roman features, Broughton Lodge, Willoughby on the Wolds - Area 1	COLUMN; OVEN; ARTEFACT SCATTER	Roman
MNT19578	M11672	BLD	4 COTTAGES ADJOINING MANOR HOUSE - DEMOLISHED	HOUSE	Post Medieval to Modern
MNT23491	M15775	BLD	117 MAIN STREET - DEMOLISHED	HOUSE	Modern
MNT24535	M16827	BLD	THE NOOK	HOUSE	Modern
MNT10077	L10178	ELE	Bank at Willoughby on the Wolds	TERRACED GROUND; BANK (EARTHWORK)	Unknown
MNT10079	L10180	ELE	Ridge and Furrow with trackway at Willoughby on the Wolds	RIDGE AND FURROW; TRACKWAY	Unknown
MNT10080	L10181	ELE	Toft and Croft Boundaries at Willoughby on the Wolds	CROFT; RIDGE AND FURROW; TOFT	Unknown
MNT10947	L11074	ELE	P Med Coin from Widmerpool	FINDSPOT	Post Medieval
MNT12662	M282	MON	Willoughby Field; Eelpool Field, Willoughby on the Wolds	BATTLEFIELD	Post Medieval
MNT12712	M360	MON	Eelpool, Willoughby on the Wolds	FISHPOND?	Unknown
MNT12717	M366	MON	Smithy, Willoughby on the Wolds	BLACKSMITHS WORKSHOP	Post Medieval to Modern
MNT282	L282	ELE	Willoughby Field / Eelpool Field, Willoughby on the Wolds	DOCUMENTARY REFERENCE	Post Medieval

MNT299	L299	ELE	Palaeolithic flint flakes, Thorpe in the Glebe	FINDSPOT	Palaeolithic
MNT300	L300	ELE	Iron working hearths, Thorpe in the Glebe	HEARTH	Unknown
MNT304	L304	ELE	Ridge and furrow and platforms, Willoughby on the Wolds	RIDGE AND FURROW; BUILDING PLATFORM; TERRACED GROUND	Medieval
MNT307	L307	ELE	Crofts and ridge and furrow, Willoughby on the Wolds	CROFT; LYNCHET; BUILDING PLATFORM; BANK (EARTHWORK)	Medieval
MNT360	L360	ELE	Eelpool, Willoughby on the Wolds	POND	Unknown
MNT366	L366	ELE	Map depiction of Smithy, Willoughby on the Wolds	MAP DEPICTION	Post Medieval to Modern
MNT5342	L5401	ELE	Roman Coin, Willoughby on the Wolds	FINDSPOT	Iron Age to Roman
MNT10045	L10145	ELE	Ridge and Furrow at Thorpe in the Glebe	RIDGE AND FURROW; POND; PLOUGH HEADLAND	Unknown
MNT12669	M292	MON	Church, Thorpe in the Glebe	CHURCH	Medieval to Modern
MNT275	L275	ELE	Bronze Age barbed and tanged arrowhead, Thorpe in the Glebe	FINDSPOT	Bronze Age
MNT291	L291	ELE	Earthworks at Thorpe in the Glebe	RIDGE AND FURROW; HOLLOW WAY; BUILDING PLATFORM; ENCLOSURE; BANK (EARTHWORK)	Medieval
MNT292	L292	ELE	Church remains, Thorpe in the Glebe	BUILDING PLATFORM; ENCLOSURE	Medieval
MNT320	L320	ELE	Quarries, Thorpe in the Glebe	HOLLOW	Unknown
MNT354	L354	ELE	Water courses, Wysall / Thorpe in the Glebe	WATERCOURSE	Unknown
MNT5819	L5882	ELE	Roman fibula, Thorpe in the Glebe	FINDSPOT	Roman
MNT9113	L9206	ELE	Documentary references to Thorpe in the Glebe	DOCUMENTARY REFERENCE	Medieval
MNT9114	L9207	ELE	Human bones, Thorpe in the Glebe	ARTEFACT SCATTER	Medieval to Modern
MNT12707	M348	MON	Quarry, Widmerpool	QUARRY?	Unknown
MNT25250	M17569	BLD	Outbuildings to rear of No. 70, The Haven	BARN; CART SHED; STABLE	Post Medieval to Modern

MNT12676	M305	MON	Shrunken Village of Willoughby on the Wolds	SHRUNKEN VILLAGE	Medieval
MNT306	L306	ELE	Earthworks at Field Farm, Willoughby on the Wolds	BUILDING PLATFORM; BANK (EARTHWORK)	Medieval
MNT10076	L10177	ELE	Pond Hollow at Willoughby on the Wolds	POND	Unknown
MNT10081	L10182	ELE	Field System Earthworks at Willoughby on the Wolds	RIDGE AND FURROW; TRACKWAY; BOUNDARY; HOLLOW; TERRACED GROUND; BANK (EARTHWORK)	Unknown
MNT10078	L10179	ELE	Earthworks at Willoughby on the Wolds	RIDGE AND FURROW; BUILDING PLATFORM; MOUND; TERRACED GROUND; BANK (EARTHWORK)	Unknown
MNT23588	M15872	BLD	153 MAIN STREET	HOUSE	Modern
MNT23589	M15873	BLD	99 MAIN STREET	HOUSE	Modern
MNT24696	M16989	BLD	BARN TO REAR OF 86 MAIN STREET	HOUSE	Modern
MNT23839	M16126	BLD	51 & 53 MAIN STREET	HOUSE	Modern
MNT23627	M15911	BLD	COTTAGE ADJOINING APRIL COTTAGE	HOUSE	Modern
MNT23590	M15874	BLD	130 MAIN STREET	HOUSE	Modern
MNT23628	M15912	BLD	112 MAIN STREET	HOUSE	Modern
MNT23591	M15875	BLD	SECOND HOUSE SOUTH OF THE HALL	HOUSE	Modern
MNT24544	M16836	BLD	1-6 NEW ROW	HOUSE	Modern
MNT23492	M15776	BLD	COTTAGE OPPOSITE ST. MARY AND ALL SAINTS' CHURCH	HOUSE	Modern
MNT23545	M15829	BLD	PRIVET HOUSE	HOUSE	Modern
MNT18751	M10581	BLD	Old Manor House, Willoughby-on-the-Wolds	MANOR HOUSE	Post Medieval to Modern
MNT12686	M322	BLD	Church of St Mary and All Saints, Willoughby on the Wolds	CHURCH	Medieval to Modern
MNT18668	M10495	BLD	THE HAVEN	HOUSE	Post Medieval to Modern
MNT18667	M10494	BLD	HIGH ELM FARMHOUSE AND ADJOINING WALL	FARMHOUSE	Modern
MNT18669	M10496	BLD	BAXTER FARMHOUSE	FARMHOUSE	Post Medieval to Modern

MNT18670	M10497	BLD	NO 95 LINDEN LEA & NO 97 WITH ADJOINING SHOP	SHOP; HOUSE	Post Medieval to Modern
MNT12715	M364	BLD	Pinfold, Willoughby on the Wolds	POUND; PINFOLD (LOCAL)	Post Medieval to Modern
MNT304	L304	ELE	Ridge and furrow and platforms, Willoughby on the Wolds	RIDGE AND FURROW; BUILDING PLATFORM; TERRACED GROUND	Medieval
MNT307	L307	ELE	Crofts and ridge and furrow, Willoughby on the Wolds	CROFT; LYNCHET; BUILDING PLATFORM; BANK (EARTHWORK)	Medieval
MNT12712	M360	MON	Eelpool, Willoughby on the Wolds	FISHPOND?	Unknown
MNT10077	L10178	ELE	Bank at Willoughby on the Wolds	TERRACED GROUND; BANK (EARTHWORK)	Unknown
MNT10080	L10181	ELE	Toft and Croft Boundaries at Willoughby on the Wolds	CROFT; RIDGE AND FURROW; TOFT	Unknown
MNT23626	M15910	BLD	ROW OF COTTAGES ON BACK LANE	HOUSE	Modern
MNT24395	M16684	BLD	WESTHORPE HOUSE	HOUSE	Modern
MNT24509	M16800	BLD	HOME FARMHOUSE AND ADJOINING STABLE	HOUSE	Modern
MNT24344	M16633	BLD	OLD HALL FARMHOUSE	HOUSE	Modern
MNT18645	M10472	BLD	THORPE LODGE FARMHOUSE	FARMHOUSE	Modern
MNT25478	M17802	BLD	Annabell's Farm	FARMHOUSE	Modern
MNT25479	M17803	BLD	Tomb 20m NE of Annabell's Farm	TOMB	Modern
MNT12684	M320	MON	Quarries, Thorpe in the Glebe	QUARRY	Unknown
MNT294	L294	ELE	Moat, Thorpe in the Glebe	MOAT	Medieval
MNT12668	M291	MON	Thorpe in the Glebe Deserted Medieval Village	DESERTED SETTLEMENT	Medieval
MNT10043	L10143	ELE	Mounds and hollows at Thorpe in the Glebe	RIDGE AND FURROW; HOLLOW; MOUND; POND	Unknown
MNT10044	L10144	ELE	Pond hollow at Thorpe in the Glebe	HOLLOW; POND	Unknown
MNT18646	M10473	BLD	CHURCH SITE FARMHOUSE	FARMHOUSE	Medieval to Modern

### Leicestershire HER Event Data

EvUID	Record Type	Name
ELE9527	EVS	2006 building survey, Mushill Farm, Wymeswold

### Leicestershire HER Monument Data

MonUID	Record Type	Name	MonTypes
MLE7810	FS	Roman coin from north-west of Cripwell Farm, Wymeswold	FINDSPOT
MLE1152	MON	Linear earthwork north east of Dungehill Farm, Wymeswold	BANK (EARTHWORK)
MLE1163	MON	Vernemetum Roman town, Wymeswold	TOWN
MLE21487	MON	Roads east of Wymeswold, Wide Lane and East Road, Wymeswold	ROAD
MLE22261	BLD	Mushill Farm, East Road, Wymeswold	FARMSTEAD; BARN; FARMHOUSE

### Historic England Data

#### Historic England Listed Buildings

List Entry	Name	Grade	Easting	Northing
1031893	OUTBUILDINGS TO REAR OF NO. 70, THE HAVEN	II	463909.305	325414.9635
1242417	THORPE LODGE FARMHOUSE	II	461666	326594.3608
1242421	CHURCH SITE FARMHOUSE	II	460767	325537.3608
1242477	HIGH ELM FARMHOUSE AND ADJOINING WALL	II	464104	325383.3608
1242478	LINDEN LEA, SHOP ADJOINING NUMBER 97	II	463852	325364.3608
1242526	CHURCH OF ST MARY AND ALL SAINTS	I	463385.13	325418.6226
1242532	BAXTER FARMHOUSE	II	464098	325349.3608
1259991	THE HAVEN	II	463928	325412.3608
1376504	ANNABELLS FARM	II	461312	326076.3608
1376505	TOMB 20 METRES NORTH EAST OF ANNABELLS FARMHOUSE	II	461329	326099.3608

Historic England Scheduled Monuments

List Entry	Name	Easting	Northing
1003668	Saxon cemetery SW of Broughton Lodge	464864.9458	325086.3209
1017743	Thorpe in the Glebe medieval settlement, including church site and open field system	460748.7828	325637.1105

## Appendix 2: Designation Descriptions



# Thorpe in the Glebe medieval settlement, including church site and open field system

Listed on the National Heritage List for England.

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## Official list entry

Heritage Category: **Scheduled Monument**

List Entry Number: **1017743**

Date first listed: **17-Jan-1969**

Date of most recent amendment: **23-Feb-1998**

## Location

The building or site itself may lie within the boundary of more than one authority.

County: **Nottinghamshire**

District: **Rushcliffe (District Authority)**

Parish: **Thorpe in the Glebe**

National Grid Reference: **SK 60774 25598**

## Reasons for Designation

Medieval rural settlements in England were marked by great regional diversity in form, size and type, and the protection of their archaeological remains needs to take these differences into account. To do this, England has been divided into three broad Provinces on the basis of each area's distinctive mixture of nucleated and dispersed settlements. These can be further divided into sub-Provinces and local regions, possessing characteristics which have

gradually evolved during the last 1500 years or more. This monument lies in the Trent sub-Province of the Central Province, where the broad Trent valley swings in a great arc across midland England. Underlain by heavy clays, it is given variety by superficial glacial and alluvial deposits. Although treated as a single sub-Province, it has many subtle variations. Generally, it is characterised by a great number of villages and hamlets which cluster thickly along scarp-foot and scarp-tail zones, locations suitable for exploiting the contrasting terrains. Throughout the sub-Province there are very low and extremely low densities of dispersed farmsteads, some of which are ancient, but most of which are 18th-century and later movement of farms out of earlier villages.

Medieval villages were organised agricultural communities, sited at the centre of a parish or township, that shared resources such as arable land, meadow and woodland. Village plans varied enormously, but when they survive as earthworks their most distinguishing features include roads and minor tracks, platforms on which stood houses and other buildings such as barns, enclosed crofts and small enclosed paddocks. They frequently include the parish church within their boundaries, and as part of the manorial system most villages include one or more manorial centres which may also survive as visible remains as well as below ground deposits. In the central province of England, villages were the most distinctive aspect of medieval life, and their archaeological remains are one of the most important sources of understanding about rural life in the five or more centuries following the Norman Conquest. Medieval villages were supported by a communal system of agriculture based on large, unenclosed open arable fields. These large fields were subdivided into strips (known as lands) which were allocated to individual tenants. The cultivation of these strips with heavy ploughs pulled by oxen-teams produced long, wide ridges and the resultant 'ridge and furrow', where it survives is the most obvious physical indication of the open field system. Individual strips or lands were laid out in groups known as furlongs defined by terminal headlands at the plough turning points and lateral grass baulks. Furlongs were in turn grouped into large open fields. Well preserved ridge and furrow, especially in its original context adjacent to village earthworks, is both an important source of information about medieval agrarian life and a distinctive contribution to the character of the historic landscape. It is usually now covered by the hedges or walls of subsequent field enclosure. The earthwork remains of the deserted medieval settlement of Thorpe in the Glebe are particularly well preserved and retain significant archaeological deposits. The earthworks and archaeological survey evidence provide a clear picture of the village layout and how it fitted within the wider agricultural landscape. The extensive historical documentation provides evidence of the status of the settlement, how it was administered and ultimately clues to its desertion. Taken as a whole, the deserted settlement of Thorpe in the Glebe will add greatly to our knowledge and understanding of the development of medieval settlement in the area.

## Details

The monument includes the earthwork and buried remains of the medieval settlement of Thorpe in the Glebe. The monument is situated on a ridge running south east to north west approximately 80m above sea level with the ground falling away to the north and south. The earthworks surround Church Site Farm which is a Listed Grade II building. Thorpe in the Glebe is first documented in the Domesday Book of 1086 where it is recorded that 'Torp' was in the ownership of the King and Roger de Busli. The total value of the land was given as four shillings. The largest part of the village, which was owned by the King, was a berewick (settlement which was physically separate from the village where the lord lived but was still governed as part of the manorial estate) of Upper Broughton. Towards the end of the 11th century the King granted his part of the land to Hugh de Avranches, Earl of Chester and it remained part of the Honour of Chester until the early 13th century, when a break in the male lineage resulted in the land being assigned to Hugh de Aubigny, Earl of Arundel. Roger de Busli granted his portion of the land to his knight Roger de Luvetot and it remained within his family until the middle of the 13th century. William de Luvetot, the third generation of the family in England, was the founder of Worksop Priory in 1120 and as a direct result of his grants to the priory Thorpe became a parish. In 1291 the church was valued at six pounds, thirteen shillings and four pennies. By 1310, and for the first time in its history, Thorpe had one major landowner and a single manor under the Mowbray, later Dukes of Norfolk. Tax returns of 1333/4 show the village was small and the parish not very wealthy. The Darley family, who were by this time the tenant lords of the manor, were the main tax payers within the village, contributing 38% of the total. It was around this time that the village became known as Thorpe in the Clottes or Glebe. Clottes and glebe both mean 'clods' which is probably a reference to the poor boulder clay soils of the parish. In 1349 the Black Death took its toll on what was already a small village with 40% of the population falling victim. John de Darley died

between 1348 and 1352 and after his death the manor was once again split into two. Half went to his daughter Margaret and the other half to a Nicholas Darley. Margaret married Robert Armstrong and by 1400 there were two major estates, the Armstrongs and the Darleys, the latter of which were resident at Thorpe Manor. In 1442 a decision to enclose and convert the Armstrong's land to sheep rearing was taken. The land was rented to a husbandmen William Repton at a rent of forty-six shillings and eight pennies. The remaining land was converted to enclosure in 1491 and by the early 16th century the Armstrong family became directly involved as flock masters and ceased to lease out Thorpe. On the evidence of timbers dated to 1535 it is possible that Church Site Farm was built by the Armstrong family at this time. At neither stage of enclosure is there mention of depopulation, which would suggest that the village was already deserted; certainly by the middle of the 17th century all that remained of the village was a single house and the church. The monument survives as a series of earthworks and buried remains. The village is laid out along a main street with enclosures or tofts along both sides. The street, aligned north west to south east, is evident as a broad gully measuring between 10m and 20m wide and can be traced for 430m. The line of the street is now marked by a hedgerow. A sunken track at the back of the enclosures defines the northern edge of the settlement. This runs almost parallel to the main street and would have provided a back lane for access to both the enclosures and the fields to the north. Behind some of the enclosures on the southern side of the main street is another sunken track. From the west this track runs eastwards for approximately 50m before it is truncated by a trackway running north to south. At its northern end this trackway links with the main street and, although it is now truncated, appears to have originally extended north of the main street to the back lane. From the main street the trackway runs south for 110m before turning east for approximately 50m. Here it is once again truncated by a north to south aligned trackway which runs from the main street south to the stream which marks the southern boundary of the monument. Another track running east to west is evident just west of Church Site Farm and, although it is not visible within the farm complex, it re-emerges in the south east corner of the monument. A total of 23 enclosures line both sides of the main street and are defined by banks which survive up to 1m in height. The size of the enclosures vary from approximately 20m by 30m to 40m by 40m but the form and layout of the internal features are very similar in the majority of cases, particularly in those north of the main street. Each enclosure contains at least one raised platform for a building or croft and a sunken yard which, taken as a whole, represents a small homestead. Eleven enclosures are evident on the north side of the main street, the largest of which is situated at the eastern end. This enclosure is separated from the road by a bank which also shelters the west and east sides. Within the enclosure are two rectangular platforms, the largest measuring approximately 30m by 18m adjacent to the west bank of the enclosure and the smaller one approximately 10m by 20m adjacent to the east bank. Between these is a sunken yard which opens on to the back lane. The smallest enclosure, towards the west end of the street, measures only 20m by 30m and contains two small platforms. Both platforms are less than 10m wide, the western one is approximately 12m long and the eastern one about 17m long. In general, the platforms stand 0.5m above the floor level of the yard and the enclosing banks 0.5m above the platforms. The fourth enclosure in from the eastern end of the monument is unusual in form. A single, central platform measuring 12m by 16m is associated with two sunken yards, one to the west opening northwards and the other to the east opening on to the main village street to the south. North of this enclosure is a bank 65m long running east to west. The bank stands to a height of 1.5m above the level of the sunken road. At its western end the bank joins another bank running north to south. This bank forms the eastern boundary of another enclosure but extends beyond the enclosure to the south, crossing the main street until it terminates at a deep pond. In effect this blocks the main village street and implies that either one end of the village had gone out of use by the time the bank was constructed or that the main route through the village was diverted, perhaps to one of the back lanes. To the south of the main street the layout of the enclosures is less regular and the internal features more varied in form and size. The westernmost enclosure measures approximately 30m by 16m with small platforms to the east and west and a sunken yard opening on to the main street. To the south of this enclosure is a large platform measuring 30m by 35m which reaches the sunken track to the south. A narrow gully partly separates this from the next enclosure to the east where a pond and a slight, oval depression are situated. These are believed to be post-medieval in date. The next enclosure to the east measures approximately 90m in length and 45m wide and is bounded on all sides by sunken tracks. This is divided into two long, narrow enclosures with a shared sunken yard to the north where two small rectangular platforms front on to the main street. Another square platform 15m by 15m is located in the south east corner. East of the north to south trackway is another long narrow enclosure with a sunken area at the northern end and another larger hollow at the southern end. The northern hollow may be the result of post-medieval quarrying but the southern hollow appears to be part of the original enclosure and may represent a pond. To the east of this enclosure is a large sunken area measuring approximately 40m by 25m which has in each of its four corners a rectangular platform. The two platforms to the north front onto the main village street; the two to the south are

served by another sunken track which runs east to west. This track begins in the south west corner of the enclosure and runs eastwards for approximately 65m before it is truncated by the boundary fence of Church Site Farm. About half way along its length another track joins it running south for approximately 48m before turning east for another 20m where it is again truncated by the boundary fence of the farm. To the east of the boundary fence another platform is defined by a low bank but its internal characteristics are difficult to determine. Approximately 75m north of this enclosure and abutting the main village street is a large raised enclosure which stands about 1.5m above the street level. In the centre of this enclosure is a clearly defined rectangular platform which stands about 0.5m higher still. This is the site of the parish church and churchyard which was still in use in 1730, but is shown in a sketch to have been in ruins by 1790. Human bone has been recovered from the southern banks of the churchyard enclosure. To the east of Church Site Farm and south of the main street are three more enclosures. These have been degraded slightly by modern land use but appear in form to be similar to those north of the main street with two platforms either side of a sunken yard. To the north and south of the main village earthworks are the well preserved remains of part of the open field system. Modern fences and metalled surfaces are excluded from the scheduling, although the ground beneath these features is included. The modern Church Site Farm and its yards and buildings is totally excluded from the scheduling.

MAP EXTRACT The site of the monument is shown on the attached map extract.

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **29917**

Legacy System: **RSM**

## Sources

### Books and journals

Page, W, *The Victoria History of the County of Nottinghamshire*, (1910), 253-265

Throsby, J, *Thorotons History of Nottinghamshire*, (1797), 73-76

Cameron, A, O'Brien, C, 'Transactions of the Thoroton Society' in *Deserted Medieval Village Of Thorpe In The Glebe*, Nottinghamshire, (1981), 56-67

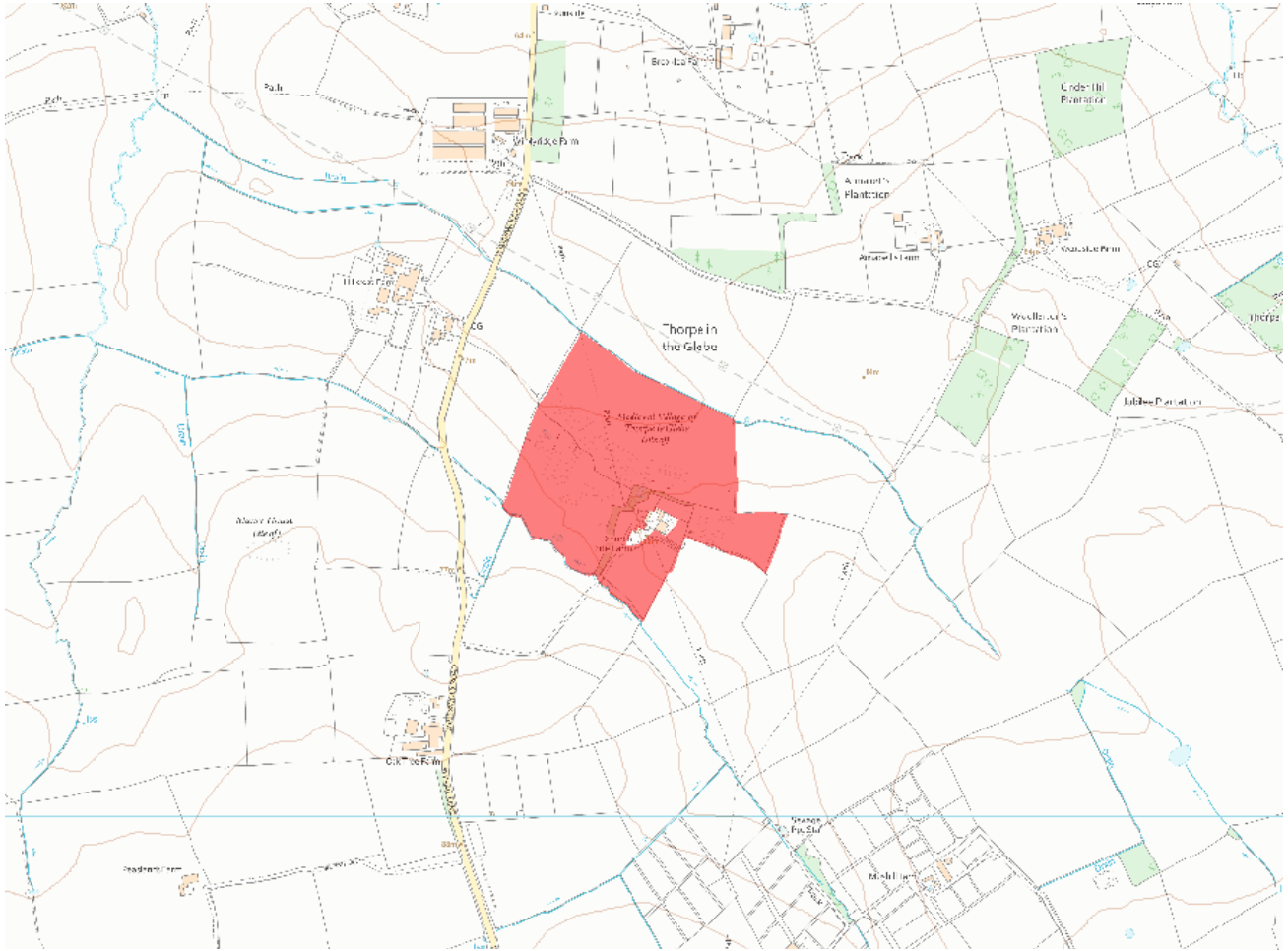
Cameron, A, O'Brien, C, 'Transactions of the Thoroton Society' in *Deserted Medieval Village Of Thorpe In The Glebe*, Nottinghamshire, (1981), 56-67

### Other

Information from Occupier-Mr Scott, (1997)

## Legal

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Digital, Culture, Media and Sport.



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# CHURCH OF ST MARY AND ALL SAINTS

Listed on the National Heritage List for England.

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## Official list entry

Heritage Category: **Listed Building**

Grade: **I**

List Entry Number: **1242526**

Date first listed: **13-Oct-1966**

Statutory Address 1: **CHURCH OF ST MARY AND ALL SAINTS, CHURCH LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address: **CHURCH OF ST MARY AND ALL SAINTS, CHURCH LANE**

The building or site itself may lie within the boundary of more than one authority.

County: **Nottinghamshire**

District: **Rushcliffe (District Authority)**

Parish: **Willoughby on the Wolds**

National Grid Reference: **SK 63385 25418**

# Details

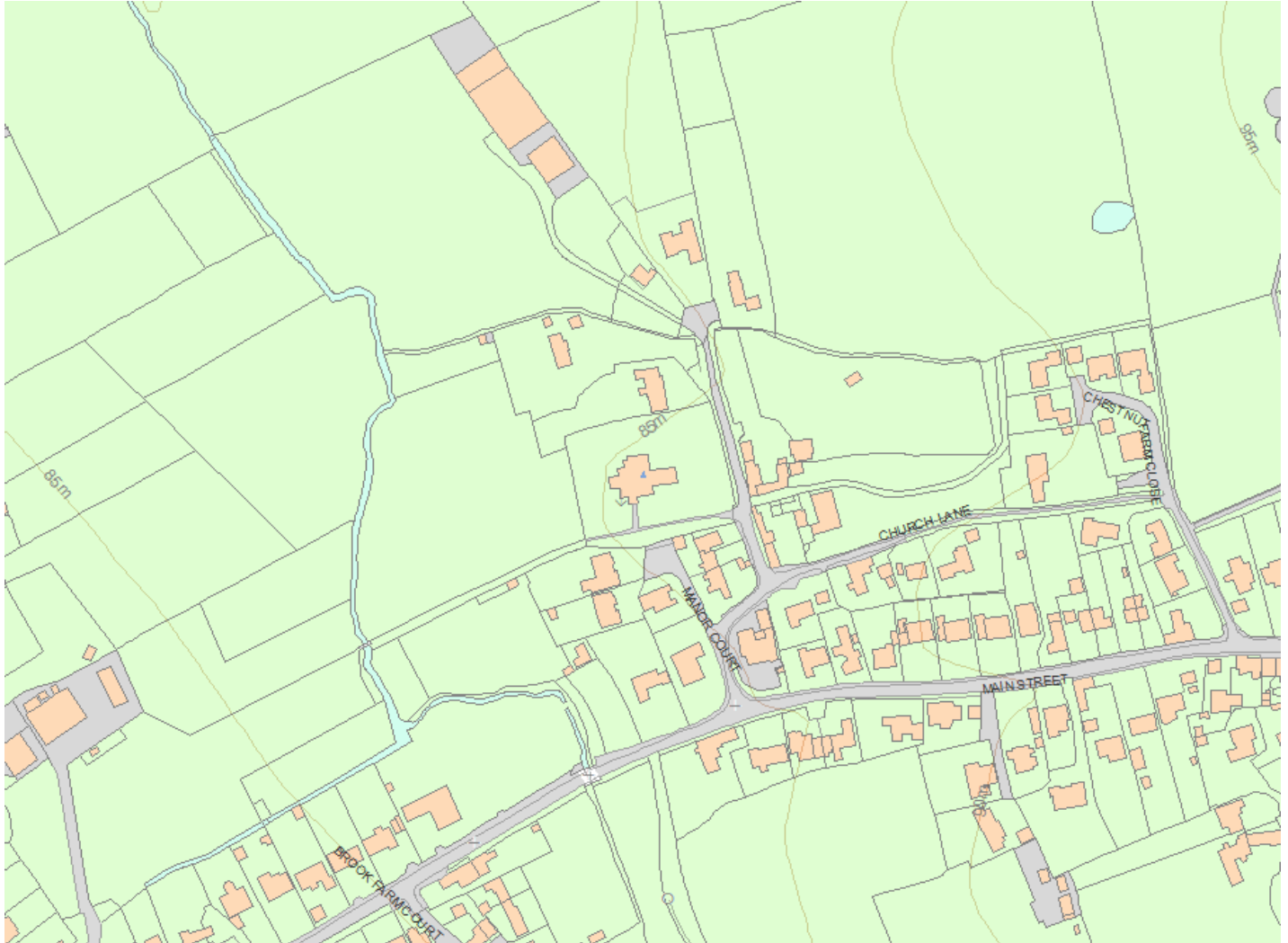
WILLOUGHBY CHURCH LANE SK 62 NW ON THE WOLDS (west side) 6/145 Church of St. Mary 13.10.66 and All Saints I Parish church. C13, C14, C15, chapel repaired 1781, repaired and enlarged 1829, chancel rebuilt 1891, restored and porch built 1908, chapel restored 1984. Dressed coursed rubble, some ashlar. Lead roofs with coped gables, parapets to nave and chancel. Single ridge crosses to east chancel and porch, single stack to west end of north aisle. Buttressed. Tower with spire, nave, aisles, north chantry chapel, south porch and chancel. C13 tower of dressed coursed rubble with ashlar quoins and of 2 stages. The early C14 broach spire with 2 tiers of 4 lucarnes. Set on a low chamfered plinth. The west side has a single arched window and the south side a single rectangular light with single clock face over. The 4 arched bell chamber openings each have 2 pointed arched lights. The west wall of the north aisle has a single arched restored C14 window with cusped tracery and hood mould. In the north wall is a single arched 2 light early C14 window with Y tracery, to the left is a chamfered arched doorway. Further left is the C13 angle buttressed chapel set on a plinth. In the west wall is a single blind quatrefoil. There is a band which continues to form a sill band on the north side where there are 2 restored C14 windows each with 2 arched and cusped lights under a flat arch. The east wall has a single restored C14 window with 3 cinquefoil arched lights under a flat arch, the central light has a single transom with single blind trefoil arch under. To the left is the east wall of the aisle which is on a shallow plinth and has a single C15 arched 3 light window with cusped panel tracery and hood mould. The C15 clerestorey has 4 arched C15 windows each with 3 cinquefoil arched lights, hood mould and label stops. The north wall of the chancel is set on a shallow plinth in parts and has a single early C14 arched 2 light window with Y tracery and remains of a continuous sill band. The east end has a single C19 arched 5 light window with cusped tracery, hood mould and label stops. The south chancel with band extending over the narrow plinth has 2 C19 arched 3 light windows with cusped panel tracery, hood mould and label stops. The south aisle is set on a plinth and has in the east wall a single arched 3 light early C14 window with intersecting tracery. The south wall has 2 arched 2 light early C14 windows with Y tracery. To the left is the gabled 1908 porch set on a plinth. Double chamfered arched entrance, the inner chamfer supported on C19 octagonal responds, with hood mould and label stops, over is a single trefoil arched niche. Each side wall has a single trefoil arched light. Inner double chamfered arched doorway with hood mould and remains of label stops. To the left is a single similar 2 light window. In the west wall is a single arched 3 light C15 window with cusped panel tracery, hood mould and humna head label stops. The clerestory corresponds to the north. Interior. 4 bay early C13 nave arcades with circular columns, keeled responds, octagonal moulded capitals to all but the 2 east columns of the south arcade, which are circular. The capital of the single central pier on the south side is decorated with crude foliate and the capital of the east respond of this side has some C19 nailhead and remains of crude foliate carving. Double chamfered arches, hood moulds to nave sides with remains of 2 label stops. Double chamfered tower arch, the inner chamfer supported on keeled responds with moulded capitals. C19 double chamfered chancel arch, the inner chamfer supported on octagonal responds. C19 rood screen. 2 bay north aisle/chapel arcade with moulded arches and single central circular moulded column. The east most bays partly occupied by panel with 2 blind trefoil arches. The west wall of the chapel decorated with 3 bay C13 blind arcading with moulded arches and jambs, no capitals. Over is a single rectangular recess. The north wall has an aumbry and single moulded rectangular niche, with further small recess. The south wall with ogee arched piscina. Flanking the jambs of the east window here is some decorative moulding. Nave with evidence of former roof on west wall. Nave roof C15 with moulded and carved beams and decorative bosses. North aisle with single rectangular niche under the east window. Remains of wall painting to south aisle, south wall, and to the north and east walls of the nave. There is a "C16 oak chest with iron hinges and 2 chairs with C16 carving. OCTagonal ashlar C14 font with blind trefoil arched panels decorating the bowl. Remaining furniture C19. Single William IV hatchment. In the tower are 2 boards with biblical texts and a single board detailing bequests. Between north aisle and north chapel are a few medieval tiles. In the floor of the north aisle is a small oval brass to Collonell Michael Stanhope, 1648, this decorated with a skull and crossbone and hour glass and angel's wings. There is a further floor slab decorated with an incised cross. The north chapel dedicated to St. Nicholas contains several good monuments. There are 2 c.1300 effigies of ladies in wimples, one with head on a pillow, the other with head supported by angels. The effigy of Sir Richard de Willoughby, 1325, of a recumbant cross legged knight with his wife next, both with feet on lions and heads on pillows. That to Sir Richard de Willoughby Judge, 1362, is of a recumbant figure in pleated dress. The sides of the alabaster tomb being decorated with blind shields. The alabaster tomb of his son Sir Richard de Willoughby, 1369, is of a recumbant knight with head resting on a visor and feet on a dog. The front of the tomb is decorated with raised decorated shields. The alabaster tomb of Sir Hugh de Willoughby and his second wife Margaret Freville, 1448, depicts 2 recumbant figures in prayer, he a knight with feet resting on a lion and head on a visor. She with feet resting on a dog and head on a pillow supported by angels. The tomb decorated at the head end with a representation of the Holy Trinity and at the feet end with the Virgin and Child. The sides are decorated with figures of angels holding shields, set into trefoil arched panels with decorative carved spandrels. His sword, now fragmented, is displayed in a case attached to the north wall. There is an incised floor slab to Isabel Foljmebe, 1417, first wife of Sir Hugh and a much restored-floor slab of a priest, probably Hugh Willoughby, Rector of Willoughby 1320-29.

Listing NGR: SK6338625413

## Legacy

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## Map

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# CHURCH SITE FARMHOUSE

Listed on the National Heritage List for England.

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## Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1242421**

Date first listed: **12-Oct-1987**

Statutory Address 1: **CHURCH SITE FARMHOUSE, WYMESWOLD ROAD**

**This List entry helps identify the building designated at this address for its special architectural or historic interest.**

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address: **CHURCH SITE FARMHOUSE, WYMESWOLD ROAD**

**The building or site itself may lie within the boundary of more than one authority.**

County: **Nottinghamshire**

District: **Rushcliffe (District Authority)**

Parish: **Thorpe in the Glebe**

National Grid Reference: **SK 60767 25537**

# Details

THORPE IN THE GLEBE WYMESWOLD ROAD SK 62 NW (east side) 6/114 Church Site Farm- house 13.10.66 - II Farmhouse. Early C17 with early and mid C18 brick patching and C19 alterations. Originally timber framed, coursed rubble, red brick, blue brick, and some ashlar. Slate roof. 2 red brick gable stacks. Raised eaves band. Remains of a few ashlar quoins. 2 storeys plus garret, 4 bays. Doorway with part glazed door, overlight, reeded surround and hood. Either side are single tripartite casements under red brick segmental arches. Above are 2 similar smaller casements and arches with single similar central 2 light casement. The left gable wall re-built in red brick with some blue brick chequering. Set on a plinth. First floor-raised brick and dentil band, with similar band under the garret opening. The right gable wall being rubble to the ground floor and brick to the first floor. Similar rear wing. Interior. Chamfered and other beams. Remains of a few posts with curved braces. Attic with stud partition. Interior not inspected at this time. It is possible that the stone from the church has been re-used in this building.

Listing NGR: SK6076725537

## Legacy

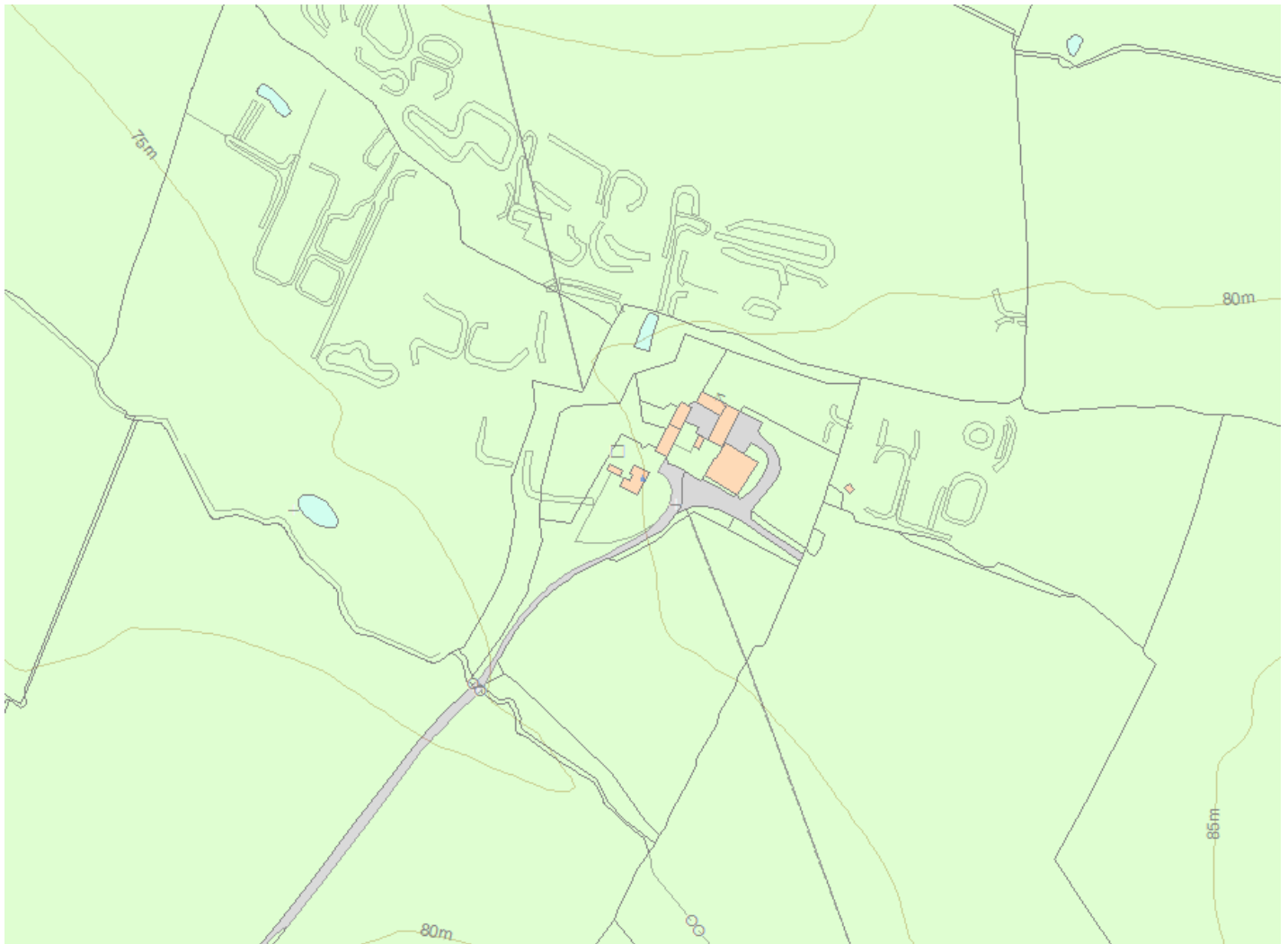
The contents of this record have been generated from a legacy data system.

Legacy System number: **441811**

Legacy System: **LBS**

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



# Map

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End of official list entry

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# ANNABELLS FARM

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## Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1376504**

Date first listed: **15-Sep-1998**

Statutory Address 1: **ANNABELLS FARM**

**This List entry helps identify the building designated at this address for its special architectural or historic interest.**

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address: **ANNABELLS FARM**

**The building or site itself may lie within the boundary of more than one authority.**

County: **Nottinghamshire**

District: **Rushcliffe (District Authority)**

Parish: **Thorpe in the Glebe**

National Grid Reference: **SK 61312 26076**

# Details

SK 62 NW THORPE IN THE GLEBE

1511/6/10007 Annabell's Farm

II

Farmhouse. c1805 with minor C20 alterations. Red brick with Swithland slate roof and two brick gable stacks. Dentilated brick eaves. 2 storey. Main south front has central doorway with moulded wooden door surround, 6 panel door and overlight. Either side single 4x4 pane glazing bar sash windows. Above 2 similar sashes all with brick heads. To left a lean-to privy addition with Swithland and pantile roof and a single plank door. West gable wall has lean-to with a plank door to right and 2-light sliding sash to left. Rear north front has slightly off centre doorway with plank door under segmental brick arch. To right a three light sliding sash with glazing bars. To right 2 C20 casement windows. Above two 3-light sliding sashes have brick segmental arches. East gable front has inserted doorway and casement windows. Above in gable a small 3-light window. INTERIOR: retains original room arrangement, except for the former dairy rear right which has been converted to store rooms. Ground floor rooms has original spine beams with roll moulding. Front room left has 1920's wooden fire surround with Art Nouveau tiles, cupboard to left with re-used C18 raised and fielded panel doors. Kitchen has original re-sited fire surround and range with original cupboards to left. Central original staircase. Original panel doors and plank doors throughout. An unusually well preserved example of a small late Georgian farmhouse in the local vernacular style.

Listing NGR: SK6131226076

## Legacy

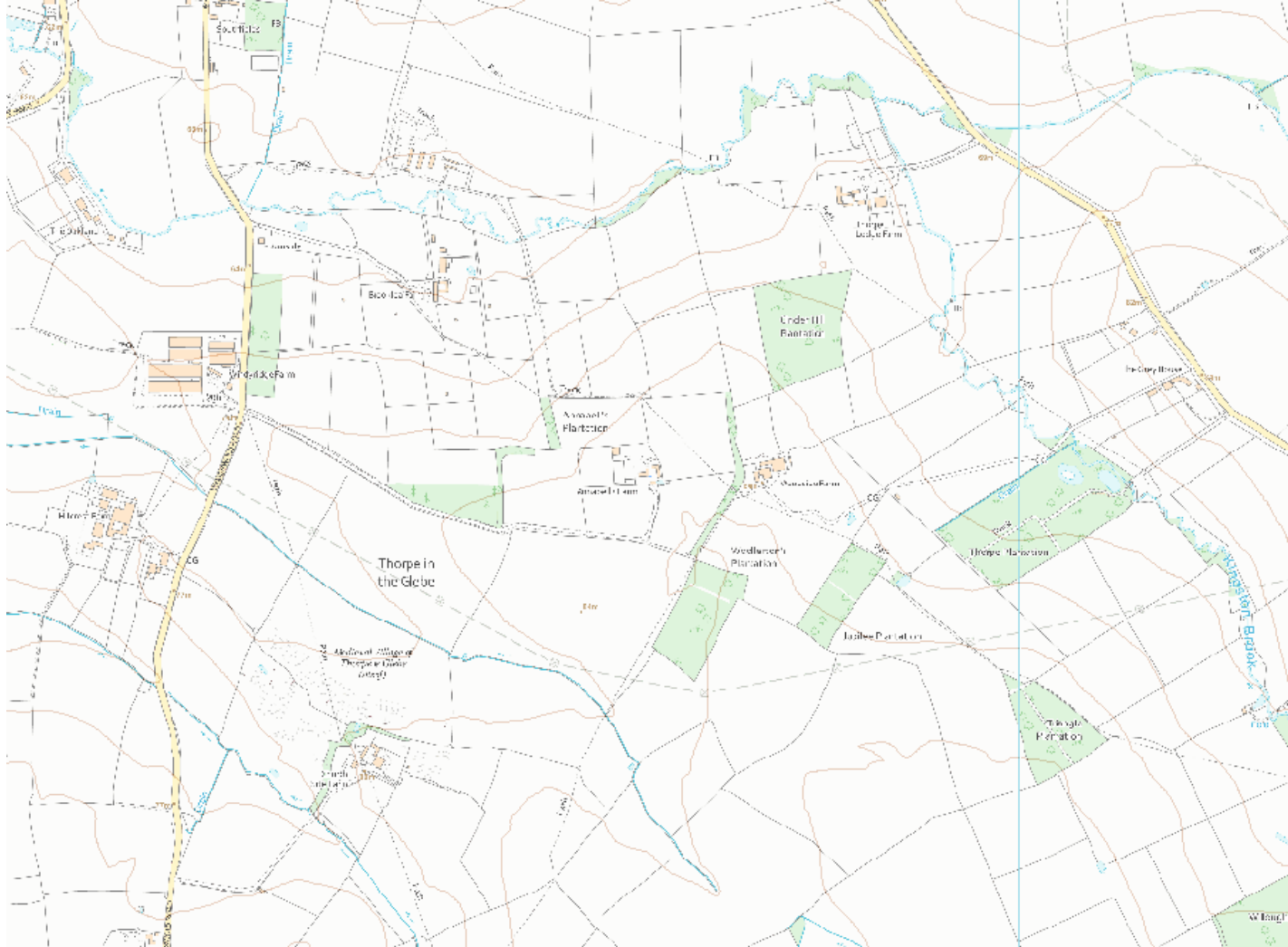
The contents of this record have been generated from a legacy data system.

Legacy System number: **470506**

Legacy System: **LBS**

## Legal

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## Map

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End of official list entry

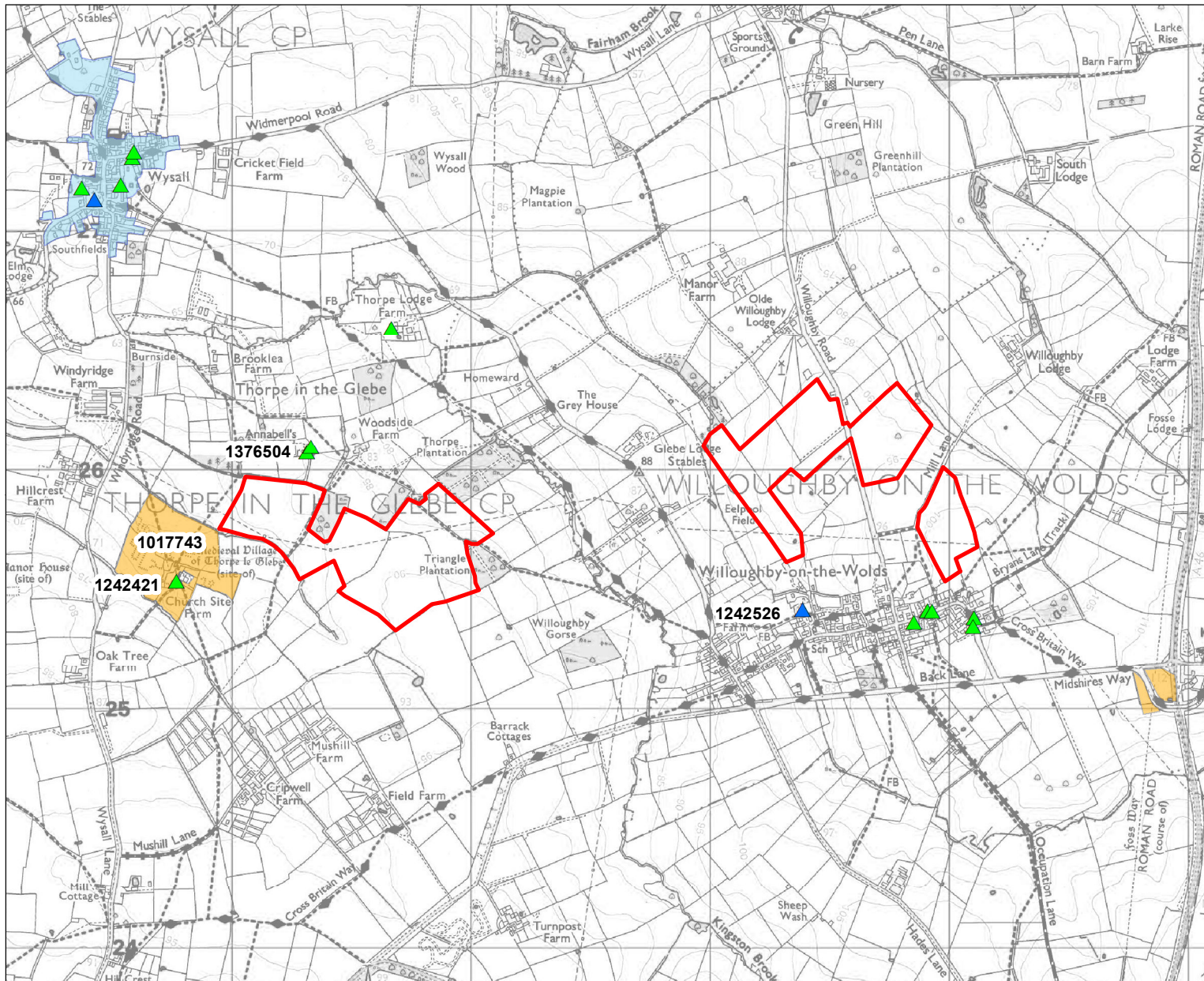
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# Appendix 3: Figures



## KEY

- Site
- ▲ Grade I Listed Building
- ▲ Grade II\* Listed Building
- ▲ Grade II Listed Building
- Scheduled Monument
- Wysall Conservation Area

Revisions:  
First Issue- 18/02/2022 RW

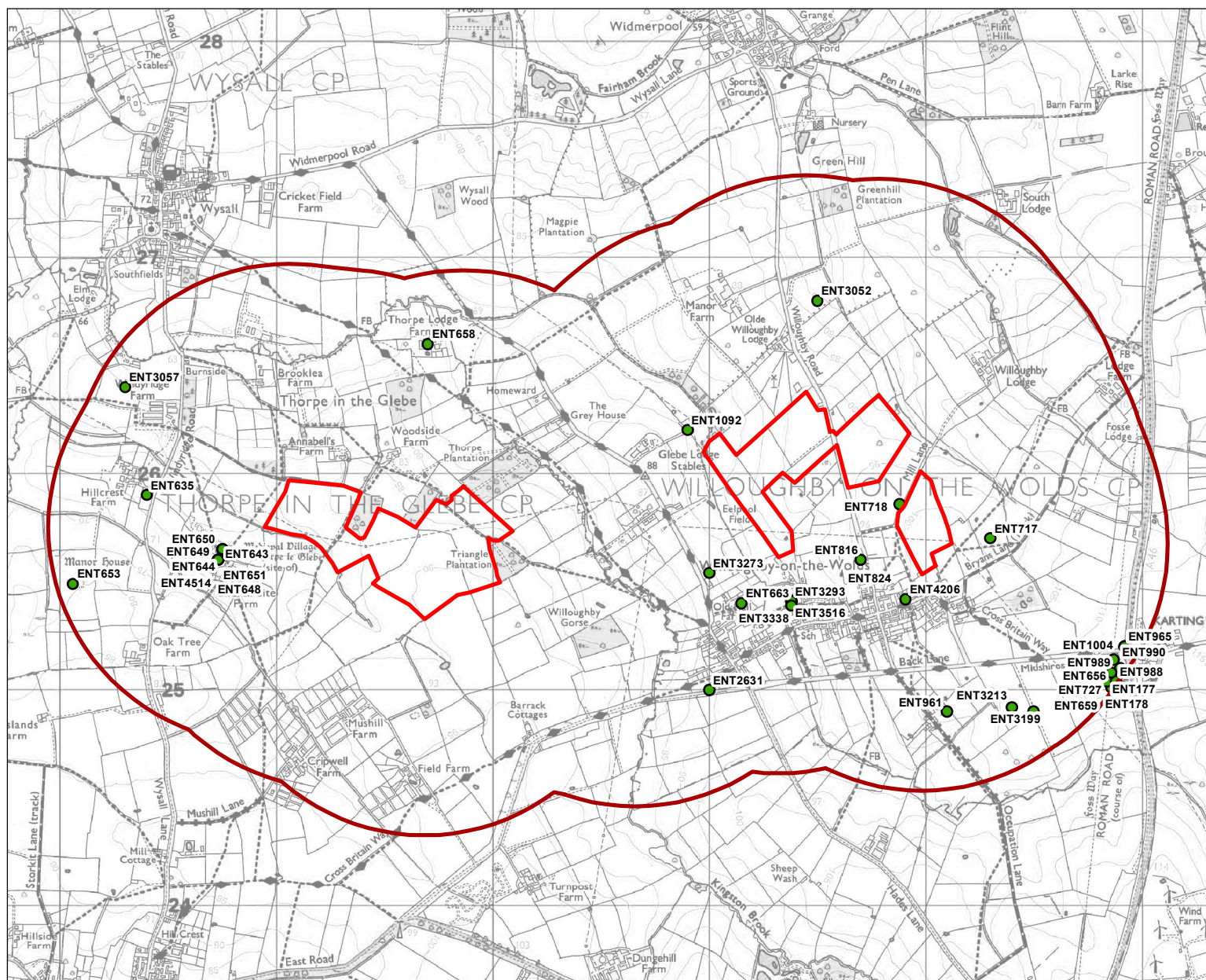
## Figure 1: Designated Heritage Assets

### Willoughby 1

Client: Exagen Developments Ltd  
 DRWG No: P21-2532 Sheet No: - REV: -  
 Drawn by: RW Approved by: GST  
 Date: 18/02/2022  
 Scale: 1:25,000 @ A3

0 1 km





## KEY

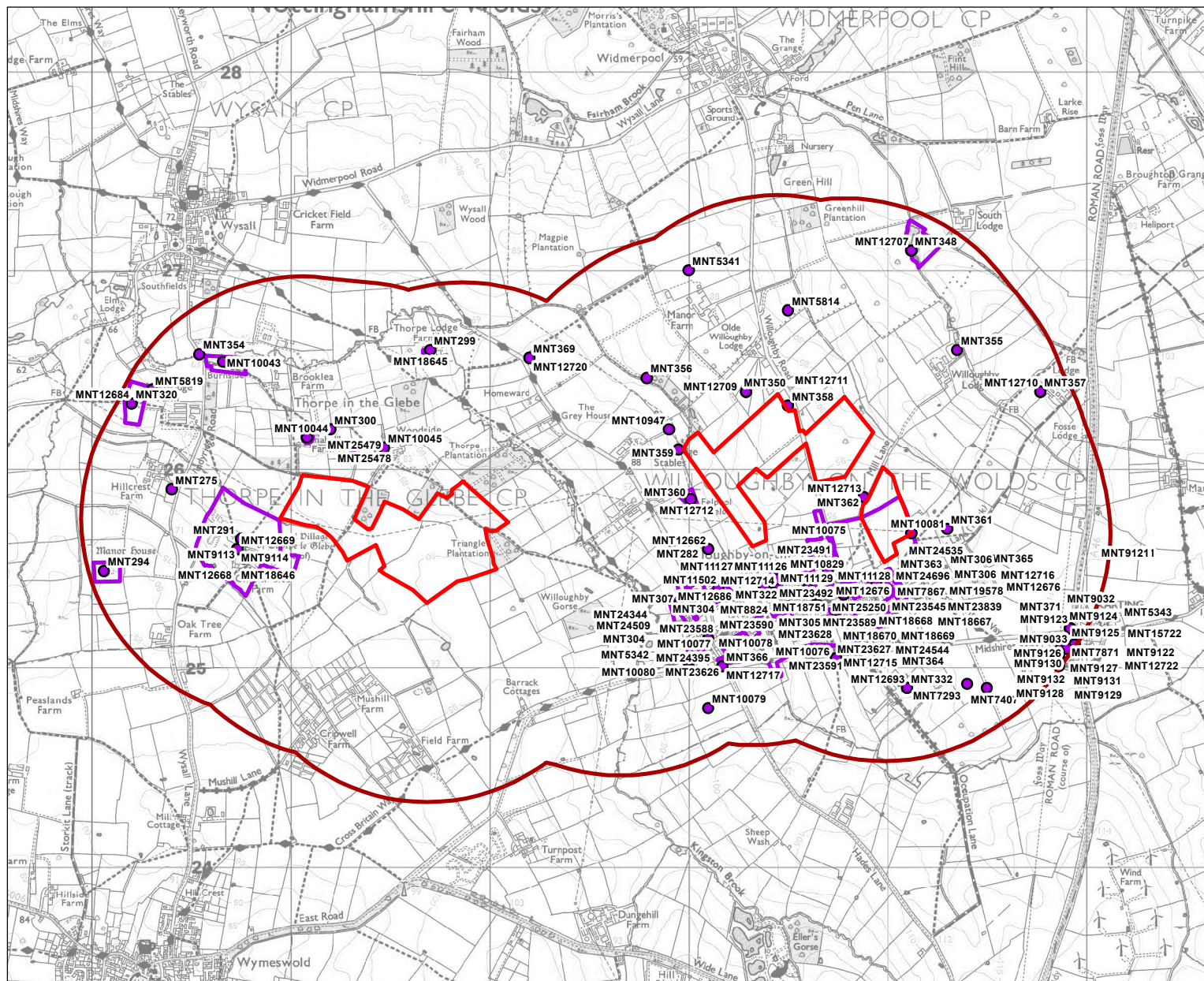
- Site
- Study Area
- HER Event Point
- HER Event Polygon

Revisions:  
First Issue- 18/02/2022 RW

## Figure 2: Nottinghamshire HER Event Data

### Willoughby 1

Client: Exagen Developments Ltd  
 DRWG No: P21-2532 Sheet No: - REV: -  
 Drawn by: RW Approved by: GST  
 Date: 18/02/2022  
 Scale: 1:27,500 @ A3



## KEY

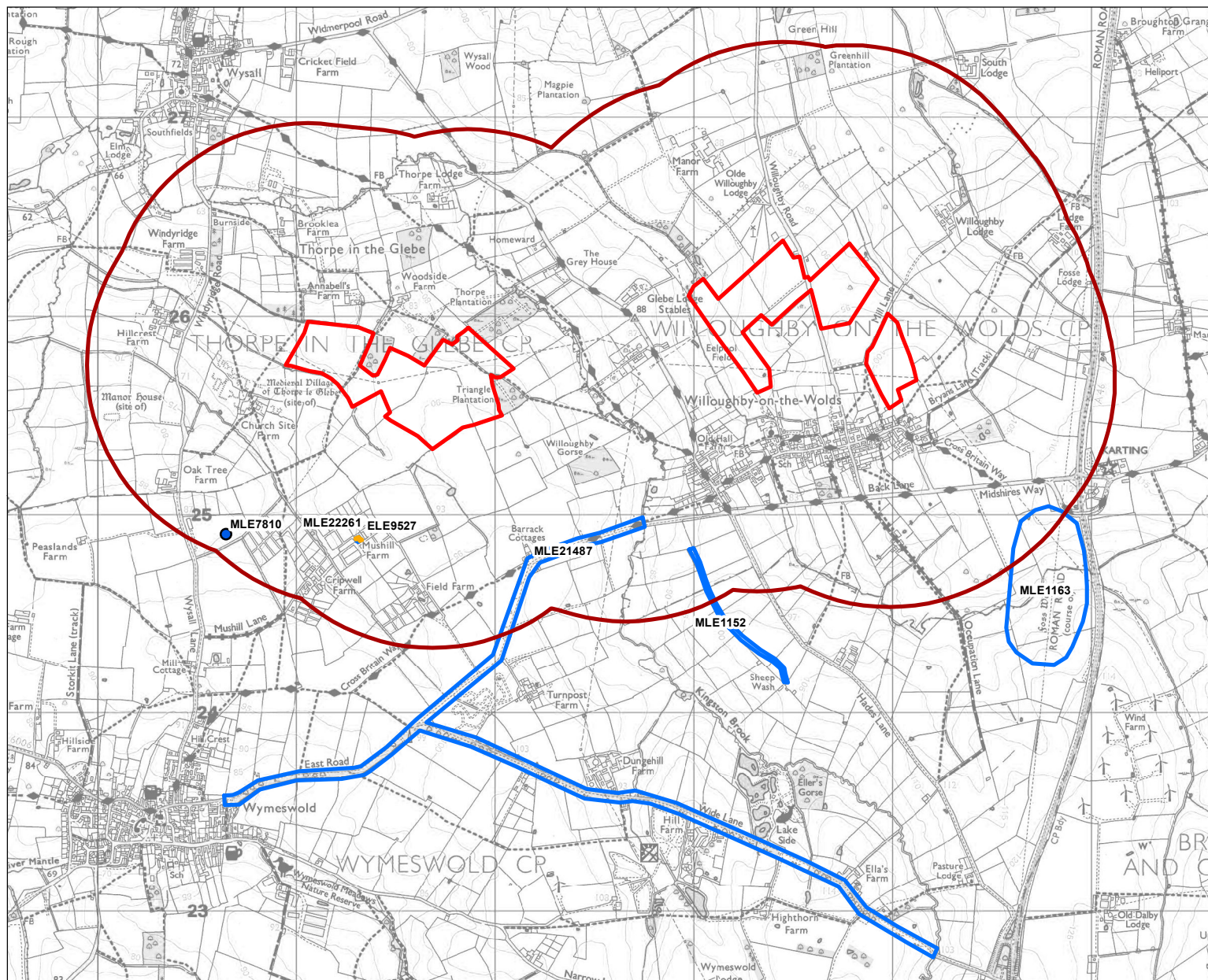
- Site
- Study Area
- HER Monument Point
- HER Monument Polygon

Revisions:  
First Issue- 18/02/2022 RW

## Figure 3: Nottinghamshire HER Monument Data

### Willoughby 1

Client: Exagen Developments Ltd  
 DRWG No: P21-2532 Sheet No: - REV: -  
 Drawn by: RW Approved by: GST  
 Date: 18/02/2022  
 Scale: 1:30,000 @ A3



## KEY

- Site
- Study Area
- HER Event Polygon
- HER Monument Point
- HER Monument Polygon

Revisions:  
First Issue- 21/02/2022 RW

## Figure 4: Leicestershire HER Data

### Willoughby 1

Client: Exagen Developments Ltd  
 DRWG No: P21-2532 Sheet No: - REV: -  
 Drawn by: RW Approved by: GST  
 Date: 21/02/2022  
 Scale: 1:30,000 @ A3

0 1.25 km





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