



making sense of heritage

Land off Worksop Road, Mastin Moor, Chesterfield

Archaeological Desk-Based Assessment



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July 2014



**Land off Worksop Road,
Mastin Moor, Chesterfield**

Archaeological Desk-Based Assessment

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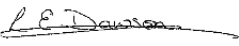



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Summary

Wessex Archaeology was commissioned by Planning and Design Group on behalf of the Chatsworth Settlement Trustees to carry out an archaeological desk-based assessment of land off Worksop Road, Mastin Moor, Chesterfield centred on National Grid Reference (NGR) 445559 375356.

This assessment has established that there is a potential for the presence of buried archaeological remains, in particular relating to 18th and 19th century coal mining activities in the western part of the Site. However, due to a lack of previous archaeological investigations, the potential and significance of any such remains could not be assessed.

The Site has been disturbed by 20th century ploughing and by 18th and 19th century coal mining activities, the remains of which are considered to be important heritage assets in themselves. Coal mining has been in operation on the Site since the late 18th century with the first railway in Derbyshire constructed at the Norbriggs quarry to transport coal to the Chesterfield Canal via the Norbriggs Cutting.

The Scheduled Monument, Grade I Listed Building and Grade I Registered Garden at Bolsover Castle may be negatively affected by the proposed development. Their topographic prominence within the landscape offers uninterrupted views to and from the Site. The proposed development will have a **Minor** impact on the setting of the castle but will be part of a cumulative effect on the historic landscape around the castle from development.

Three Grade II Listed Buildings lie within close proximity to the Site; Netherthorpe Grammar School, Norbriggs House and the Church of St Peter. It is considered that the effect of development on Norbriggs House will be **Negligible** due to the presence of extant screening and similarly at Netherthorpe Grammar School due to the distance between the Site and the asset. The effect of the proposed development on the setting of The Church of St Peter is considered to be **Moderate** due to the proximity of the building to the Site and the lack of any apparent screening between the two.

The presence, location and significance of any buried heritage assets within the Site cannot currently be confirmed on the basis of the available information. As such it is likely that additional archaeological work may be necessary. A geophysical survey of the Site is recommended in the first instance. The survey will not only aid in distinguishing the presence of any buried archaeological features but also help to determine which areas of the Site have been disturbed by coal mining operations.

Based on the results of the geophysical survey further archaeological work may be required which may take the form of a series of evaluation trenches and excavation undertaken before construction or a watching brief during construction.



In order to mitigate against the impact on the visual setting of the Scheduled Monument, Grade I Listed Building and the Registered Park at Bolsover Castle, it is recommended the designs of the proposed development be sensitive to the surrounding area and take into consideration their impact on this important national heritage asset through the use of subtle building materials and designs. It is worth noting, however, that the negative effects on the historic setting of the Castle cannot fully be mitigated against.



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Acknowledgements

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The report was researched, compiled and illustrated by Andrew Reid with additional illustrations prepared by Alix Sperr. Alexandra Grassam managed the project on behalf of Wessex Archaeology.



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Archaeological Desk-Based Assessment

1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology was commissioned by Planning and Design Group on behalf of Chatsworth Settlement Trustees to carry out an archaeological desk-based assessment of land off Worksop Road, Mastin Moor, Chesterfield centred on National Grid Reference (NGR) 445559 375356 (hereafter 'the Site', **Figure 1**).

1.1.2 This assessment is being prepared in support of the potential development of new housing and community facilities.

1.2 The Site

1.2.1 The Site is located on the southern edge of Mastin Moor, approximately 8km northeast of Chesterfield (**Figure 1**).

1.2.2 The Site comprises two irregular parcels of land south of the A619/Worksop Road, either side of the B6419. The parcel to the west of the B6419 is approximately 35.5ha in size with the parcel to the east approximately 19.2ha.

1.2.3 The western section of the Site lies at approximately 98m above Ordnance Datum (aOD) in its north-eastern corner falling quite steeply to approximately 66m aOD at "Pump House Farm" in the middle of the Site before rising again to 86m aOD in the south-western corner. The north-western corner of the parcel lies at approximately 59m aOD rising steadily to 91m aOD in the south-eastern corner.

1.2.4 The eastern section of the Site lies at approximately 116m aOD in its north-eastern corner falling steadily to 80m aOD in its south-western corner. The north-western corner lies at approximately 99m aOD rising steadily to 104m aOD at its south-eastern corner.

1.2.5 The Site is underlain by the Pennine Middle Coal Measures Formation (British Geological Survey: Sheet 100 Sheffield).

2 METHODOLOGY

2.1 Scope of document

2.1.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the historic environment and to assess the potential impact of development on the heritage assets that embody that significance.



2.1.2 The historic environment, as defined in the National Planning Policy Framework (NPPF; DCLG 2012): Annex 2, comprises:

'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

2.1.3 NPPF Annex 2 defines a heritage asset as:

'a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

2.2 Aims

2.2.1 The specific aims of this assessment are to:

- *outline the known and potential heritage assets within the Site based on a review of existing information within a Study Area extending 1km from the Site's boundary;*
- *assess the significance of known and potential heritage assets through weighted consideration of their valued components; and*
- *assess the impact of potential development or other land changes on the significance of the heritage assets and their setting.*

2.3 Study area

2.3.1 The recorded historic environment resource within a 1km Study Area around the Site was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the Site (**Figure 1**).

2.4 Sources

2.4.1 A number of publicly accessible sources of primary and synthesised information were consulted. Sources consulted comprise:

- *The Derbyshire Historic Environment Record (DHER), comprising a database of all recorded archaeological sites, find spots, and archaeological events within the county;*
- *National heritage datasets including the National Heritage List for England (NHLE), Images of England, PastScape, Viewfinder, NMR Excavation Index, and Parks and Gardens UK;*
- *Historic manuscripts, surveyed maps, and Ordnance Survey maps held at the Derbyshire County Records Office and Chatsworth Archives; and*
- *Relevant primary and secondary sources held at the Derbyshire County Records Office and in Wessex Archaeology's own library. Both published and unpublished archaeological reports relating to excavations and observations in the area around the Site were studied.*

2.4.2 A bibliography of documentary, archive, and cartographic sources consulted is included in the **References** section of this report.



2.5 Setting

- 2.5.1 In addition to the 1km Study Area, the wider visual setting of the Site was also considered for the purposes of this Study. A GIS Viewshed Analysis was carried out within a 5km radius from the Site, in order to determine a theoretical Zone of Visual Influence (ZVI). Designated heritage assets which lay within the ZVI, comprising World Heritage Sites, Scheduled Monuments, Grade I and II* Listed Buildings and Grade I and II* Registered Parks and Gardens, were identified.
- 2.5.2 Any direct and indirect impacts resulting from the proposed development upon the settings of these monuments was then assessed during the Site Visit (see below).

2.6 Viewshed analysis

- 2.6.1 Viewshed analysis is a commonly applied visibility analysis technique where the output produces a Zone of Visual Influence (ZVI) mapping the area which theoretically shares intervisibility with the Site. The ZVI provides a means of modelling where in the landscape a theoretical observer would be able to see a target point within the Site based on a digital terrain map (DTM). This is calculated using:
- *The Landform Panorama DTM, a 'bare earth' terrain model of 50m horizontal resolution provided by Landform Panorama;*
 - *A single target point height, positioned at the most topographically prominent point within the Site boundary, set to 5.46m representing the approximate height of the proposed development;*
 - *Observer heights were set to 1.6m representing the eye height of an average person.*
- 2.6.2 Since this process is based on a 'bare-earth' model which takes no account of surface forms and features (including trees, vegetation, buildings and other structures) the inclusion of a heritage asset within the theoretical ZVI should not be conflated with 'real-world' intervisibility.
- 2.6.3 The value of the theoretical ZVI is as an aid to identifying an area within which heritage assets and settings possessing views that contribute to their significance may be affected by the proposed development.

2.7 Site visit

- 2.7.1 The Site was visited on the 15th May 2014. The aim of the visit was to assess the general aspect, character, condition and setting of the Site and to identify any potential impacts not evident from secondary sources. Weather conditions were clear and sunny. A fieldwork record comprising digital photography is held in the project archive.

2.8 Assessment criteria

- 2.8.1 Assessment of the significance of a site sets out to identify how particular parts of a place and different periods in its evolution contribute to, or detract from, identified heritage values associated with the site. This approach considers the present character of the site based on the chronological sequence of events that produced it, and allows management strategies to be developed that sustain and enhance the significance of heritage assets.
- 2.8.2 Significance (for heritage policy) is defined in NPPF Annex 2 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.'

2.8.3 Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by English Heritage in the document *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (2008). Within this document significance is weighed by consideration of the potential for the asset to demonstrate the following value criteria:

- **Evidential value.** *Deriving from the potential of a place to yield evidence about past human activity.*
- **Historical value.** *Deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.*
- **Aesthetic value.** *Deriving from the ways in which people draw sensory and intellectual stimulation from a place.*
- **Communal value.** *Deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.*

2.8.4 The overall significance of heritage assets and their settings is decided in line with criteria laid out in **Table 1** below:

Table 1: Summary of Factors for Determining Significance of Heritage Assets

Significance	Factors Determining Significance
International	World Heritage Sites Assets of recognised international importance Assets that contribute to international research objectives
National	Scheduled Ancient Monuments Grade I and Grade II* Listed Buildings Grade I and Grade II* Registered Parks and Gardens Undesignated assets of the quality and importance to be designated Assets that contribute to national research agendas
Regional	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas Assets that contribute to regional research objectives
Local	Locally listed buildings Assets compromised by poor preservation and/or poor contextual associations Assets with importance to local interest groups Assets that contribute to local research objectives
Negligible	Assets with little or no archaeological/historical interest



Significance	Factors Determining Significance
Unknown	The importance of the asset has not been ascertained from available evidence

2.9 Chronology

2.9.1 Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Table 2: Chronological periods

Palaeolithic	900,000 – 9500 BC
Early Post-glacial	9500 – 8500 BC
Mesolithic	8500 – 4000 BC
Neolithic	4000 – 2200 BC
Bronze Age	2200 – 700 BC
Iron Age	700 BC – AD 43
Romano-British	AD 43 – 410
Saxon	AD 410 – 1066
Medieval	1066 – 1500
Post-medieval	1500 – 1800
19th century	1800 – 1899
Modern	1900 – present day

2.10 Best practice

2.10.1 This assessment has been carried out in accordance with the Institute for Archaeologists' *Standard and Guidance for desk based assessment* (IfA 1994, revised November 2012).

2.11 Assumptions and limitations

2.11.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

2.11.2 The records held by the DHER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

2.12 Copyright

2.12.1 This report may contain material that is non-Wessex Archaeology copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.



3 PLANNING BACKGROUND

3.1 Introduction

- 3.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.
- 3.1.2 The following section provides details of the national, regional and local planning and legislative framework governing the treatment of archaeological remains within the planning process.

3.2 National Planning Policy Framework

- 3.2.1 The National Planning Policy Framework (NPPF) was published by the Department for Communities and Local Government (DCLG) in March 2012, replacing Planning Policy Statement 5.
- 3.2.2 NPPF Section 12: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.
- 3.2.3 The aim of NPPF Section 12 is to ensure that Regional Planning Bodies and Local Planning Authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.
- 3.2.4 To summarise, government guidance provides a framework which:
- *recognises that heritage assets are an irreplaceable resource;*
 - *requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance;*
 - *takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting;*
 - *places weight on the conservation of designated heritage assets (which include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas);*
 - *requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and impact, and to make this evidence (and any archive generated) publicly accessible.*



3.3 Local Development Framework

- 3.3.1 The Site is located within the administrative boundaries of Chesterfield Borough Council. Chesterfield Borough Council adopted the “Local Plan: Core Strategy” in 2013 which includes policies relating to the historic environment.
- 3.3.2 Policies relating to heritage which are relevant to the present scheme are presented in **Appendix 2**.

4 BASELINE RESOURCE

4.1 Introduction

- 4.1.1 The following section provides a brief summary of the archaeological and historical development of the Site and the Study Area, compiled from sources listed above. The aim is to establish the known and potential resource which could be affected by the development.
- 4.1.2 All heritage assets identified are listed in **Appendix 1**. The DHER and National Heritage List entries are listed by number within the text and given a **WA** prefix for ease of reference. An overall illustration of the identified heritage assets is provided in **Figure 1**.

4.2 Previous studies

- 4.2.1 There have been no previous archaeological assessments undertaken within the Site. The DHER records three archaeological investigations within the Study Area; a historic building report on Pear Tree Cottage (RCHME 1991), a desk-based assessment of land at Hague Lane, Staveley (ARCUS 2005) and a programme of field-walking that resulted in the collection of a small assemblage of artefacts (John Samuels Archaeological Consultants 1997).

4.3 Statutory and local heritage designations

- 4.3.1 The designated heritage assets are illustrated in **Figure 1**.

Site

- 4.3.2 There are no designated heritage assets within the Site itself.

Study Area

- 4.3.3 There is one Grade II* Listed Building Beightonfields Priory (**WA 14**) and five Grade II Listed Buildings (**WA 9, 18 & 26-28**) within the Study Area.
- 4.3.4 The nearest Conservation Area, the Staveley Conservation Area, is located approximately 400m to the west of the Site (Chesterfield District Council 2010).

4.4 Archaeological and historical context

- 4.4.1 The following section provides a brief summary of the archaeological and historical development of the Site and the Study Area, compiled from the sources listed above. The potential for as yet unrecorded archaeological remains to be encountered within the Site is informed by the consideration of the known heritage assets recorded within the 1km Study Area surrounding the Site, in conjunction with the geology and topography of the area.

- 4.4.2 The archaeological records obtained from DHER and other sources are illustrated in **Figure 1** and listed in **Appendix 1**.

Prehistoric, Romano-British, Anglo-Saxon and medieval

- 4.4.3 Evidence from the prehistoric period is sparse within the Study Area, however, a Bronze Age flint scraper/knife (**WA 1**) was found within the western section of the Site. The accuracy of this location is uncertain as the scraper was found on a “Mastin Moor footpath” in the 19th century. The only other prehistoric feature within the Study Area is a mound (**WA 2**) located approximately 865m east of the Site. The mound is c.4m high, 15m in diameter at its base with a flat top 6m in diameter. Its position on the boundary between Clowne and Barlborough parishes suggests it was used when the parish boundary was established, and as such, may be of considerable age (Creswell Heritage Trust 1992).
- 4.4.4 A scatter of artefacts (**WA 3**) was uncovered during fieldwalking on land identified for open cast coal mining, approximately 600m south-east of the Site, which included an unabraded sherd of Romano-British greyware. The condition of the sherd could indicate the truncation of an archaeological feature from ploughing; however, given the spoil derived from the construction of the M1 Motorway was apparently spread over adjacent fields, the source of the material must be treated with caution (John Samuels Archaeological Consultants 1997).
- 4.4.5 There are no records from the DHER from the Anglo-Saxon period. The place name “Staveley”, from the Old English “stæf” and “lēah” meaning “Stave-wood clearing” (University of Nottingham 2014), is noted in the Domesday Book as being a quite large village with 29 households in 1089 indicating its origins pre-dated the Domesday survey.
- 4.4.6 Recorded activity within the Study Area increases during the medieval period. Woodthorpe Hall (**WA 6**), located approximately 60m east of the Site, is a medieval hall built c.1400 by William Rodes of Thorpe. The hall and its estate was sold to the Bess of Hardwick and later bequeathed to the future Duke of Newcastle who dismantled most of the old hall which appeared to have stood around a courtyard (Craven & Stanley 1984, 79). The great hall was retained and divided to make a suitable farmhouse in the 18th or early 19th century.
- 4.4.7 The 1842 tithe map (**Figure 2**) records several fields as “Spital Flat” (**WA 32**) within the north-west corner of the Site. The word “spital” originates from the Middle English word “spitel” meaning a place of quarantine for lepers or an institution sheltering the poor or infirm (University of Michigan 2001).
- 4.4.8 Approximately 980m north of the Site is the purported site of a medieval hospital, St Luke the Evangelist, now occupied by a Grade II* Listed 17th century country house (**WA 14**). The location of the hospital is based on the strength of a 1335 reference to a hospital “atte Briggesende of Beghton” (Clay 1909, 337). However, more recent investigations have suggested the surviving structure and rural location are atypical for a leper house with the 1335 description noting the hospital situated at the end of a bridge (McGuire 2001). As the closest watercourse some 150m away and only comprising a small stream, it is unlikely not to have required a bridge large enough to warrant a place name (ibid.). The farm building locally thought to have been the medieval hospital building is likely to have been a late-medieval farm building.
- 4.4.9 The site of a medieval bridge (**WA 5**) is recorded approximately 470m west of the Site which was replaced by the current bridge in 1928. Its proximity to the “Spital Flats” fields

coupled with the original reference to the medieval hospital being close to a bridge does offer a tantalising, if particularly tentative, possibility the hospital may be located close to the Site. However, McGuire (2001) believes the medieval reference is to a hospital near the crossing of the Rother at Beighton.

- 4.4.10 The western boundary of Clowne parish forms a “panhandle” around the site of a former 18th century house (**WA 8**), approximately 940m east of the Site, which suggests the location of a medieval manorial estate of c.110ha with a hall at the centre (Cresswell Heritage Trust 1992).
- 4.4.11 Further medieval finds within the Study Area include a carved stone head (**WA 4**), probably of 14th century origin found in the garden of Huggester Farm approximately 945m north north-east of the Site, and three sherds of medieval pottery (**WA 3**) found approximately 600m south-east of the Site. The “Crofts” (**WA 33**) field names within the Site suggest their origins in the medieval period serving dwellings adjacent to the road.

Post-medieval, 19th century and modern

- 4.4.12 There is an increase in features and sites recorded within the Study Area during the post-medieval period, some of which are buildings constructed on the sites of earlier features. These include the Grade II* Listed Beightonfields Priory (**WA 14**), approximately 980m north of the Site, a small 17th century and later country house with associated farm buildings, which includes a Grade II Listed 17th century and later Barn (**WA 18**) to the south of the priory farmhouse. A now demolished 18th century house (**WA 8**) known locally as “Romeley House” may have been built on the site of an earlier medieval house is recorded approximately 940m east of the Site.
- 4.4.13 Located approximately 780m west of the Site is the site of the Grade II Listed Netherthorpe Grammar School, Staveley (**WA 9**). The exact date of foundation of the school is unknown, however, it was cited in the will of Francis Rodes in 1586 who gave the endowment “of the new erected Grammar Scolle” (Havefield 1907, 266-7). The school use has changed over time including between 1848 and 1865 when it was used as a cobbler’s shop, however, the old school building remains substantially the same (Godfrey 1940, 38-40; Court 1948, 40).
- 4.4.14 The site of a chapel built c.1632 was located approximately 60m west of the Site. The site is currently occupied by the Grade II Listed Church of St Peter (**WA 26**) which was constructed in 1849 by the Duke of Devonshire. The chapel’s bell, dated 1636, is hanging in the current church’s west bellcote.
- 4.4.15 A 16th century timber-framed building (**WA 15**) is located approximately 600m north-east of the Site. “Pear Tree Cottage” was described as being in a ruinous state with its earliest features possibly dating to the mid-late 16th century later encased in stone in the 1600s. The building was converted into a cottage in the late 18th or early 19th century and detailing on two cross beams indicates the building was originally for domestic use. However, an RCHME report suggests the surviving building was part of a larger complex, or being used for specialist purpose, before its conversion (RCHME 1991).
- 4.4.16 A 17th century two-storey house (**WA 11**), approximately 910m west of the Site, was unoccupied and in need of repair in 1978, although it now appears to have been restored. Additionally, a formerly listed, two-storey 17th century house (**WA 10**), now demolished, was located approximately 925m west of the Site.

- 4.4.17 The route of the Chesterfield to Worksop Turnpike Road (**WA 7**), now the A619, runs through the Study Area along the northern edge of both parcels of the Site. Authorised in 1739 with the primary objective of improving the route from the lead mining districts in the High Peak to the port of Bawtry, the turnpike is one of the earliest examples in Derbyshire (Hopkinson 1971, 18-19). The “Toll Bar” and associated building is visible on an 1854 “Plan of Land at Norbriggs” (not reproduced) immediately adjacent to Norbriggs House (**WA 28**).
- 4.4.18 Other sites recorded within the Study Area from the post-medieval period are a set of Almshouses (**WA 17**), approximately 90m south of the Site, built in 1632 by Peter Frecheville to house eight poor men and women (Bagshaw 1846, 669); and an earthen mound (**WA 12**) thought to be a prospect mound for the landscaping of “Romeley Wood”.
- 4.4.19 A significant proportion of the post-medieval, 19th century and modern features relate to industrial activities centred around coal mining.
- 4.4.20 The Chesterfield Canal (**WA 15**) is located approximately 770m north-west of the Site. Construction began in 1771 and it was fully opened for navigation in 1777 (Roffey 1989). The canal was constructed to provide an outlet to the Trent and Humber for north Derbyshire minerals and manufactured goods (Fowkes 2000, 17). Some 170m west of the Site is the Norbriggs Cutting (**WA 12**) which is still visible, albeit dried up, and overgrown with vegetation (**Plate 1**).
- 4.4.21 A coal mine was established in c.1777, which later became the Norbriggs Coal Quarry (**WA 19**). Borehole records within the area indicate coal deposits within 4 feet (1.2m) of the surface (British Geological Survey: Borehole Scan SK47SW27). The quarry is thought to have consisted of several bell pits or bell mines and a later drift mine to follow a coal seam which likely replaced the bell pits after they became depleted (Davenport 2012). Taking advantage of the improved transport connections provided by the Norbriggs Cutting (**WA 12**), the owners of the quarry constructed a horse-drawn tramway in 1789 to take the coal to the canal (ibid.). Tramways up to the 1790s were usually made of wood with the “L”-shaped rails later reinforced with iron (ibid.).
- 4.4.22 This tramway is the earliest known “raile way” in Derbyshire and was described as being a “Newcastle Raile Way” likely similar to those in use at the Newcastle and Durham coal fields (Chesterfield Canal Partnership 2008). An embankment of the tramway was still visible in 2000 (Fowkes 2000, 22).
- 4.4.23 The first cartographic evidence for the Study Area comes from the 1780 Enclosure Plan (**Figure 2**) which covers a small section of the eastern section of the Site. The accompanying award assigning ownership of this portion of former common land to “The Rector of Staveley” with a small section owned by “John Limb”. Although the map only shows a small portion of the Site it leads to the conclusion that most of the land within the Site had either already been enclosed or was part of a different estate, possibly associated with Woodthorpe Hall (**WA 6**) due to the notation of “Woodthorpe Demesne” on the 1841 tithe map (**Figure 2**).
- 4.4.24 Evidence from the 1829-1835 “No1 Mineral Plan” (not reproduced), shows the line of the deep level coal seam at Norbriggs Colliery and a shaft with one building labelled as “Norbriggs Engine”, which indicate the colliery is active at this time. The 1840 “A mineral plan of the manor of Staveley” (1840; not reproduced) labels the workings at Norbriggs as an “old Engine Pit” on the edge of the “Top Hard coal measure”. In contrast to “Engine Pit”, written in proper case, the word “old” is written in lower case which may suggest the

workings had only recently stopped at Norbriggs, potentially during the drafting of the 1840 mineral map.

- 4.4.25 The 1841 Staveley Tithe Map (**Figure 2**) indicates all the land within the Site was owned by the Duke of Devonshire, hence the fields are named rather than the usual numbering system. The map shows at least two buildings in the area of the Norbriggs Coal Quarry suggesting work here may have still been ongoing and the buildings are extant. Additionally, the “Gin Field” field names (**WA 35**) may bear some reference to the pump engine.
- 4.4.26 A trackway is visible heading in the direction of the Norbriggs Cutting which may be along the same line as the early “raile way”, although it is certainly along the same line as the current access track to Pump House Farm. No other reference is made to any colliery or quarry workings on this map around the Norbriggs site. The 1854 “Plan of Norbriggs” (not reproduced) indicates the route of the railway may still have been in use up to this time and is shown running up to what seems like a wharf on a section of the Norbriggs Cutting adjacent to a shovel factory (**WA 20**), first visible on the 1841 Tithe Map (**Figure 2**). The Dudley & Son spade, shovel & steel fork manufacturers (Andrews 2011) is apparently demolished sometime before the 1920s.
- 4.4.27 Coal mining continued within the Study Area throughout the 19th century with the former Seymour Colliery (**WA 21**) located approximately 350m south of the Site. The area was surveyed in 1837 for a proposed colliery which included a proposed railway link to the north to connect with the proposed Midland Railway running west to east through Staveley. The main shaft was located within the pit complex with a second shaft to the northeast within the western half of the Site (ibid.). The colliery’s first shaft was sunk in 1855 with production beginning in 1858 (Bridgewater 2001).
- 4.4.28 A second shaft is located within the western half of the Site. The first edition 1887 OS map (**Figure 3**) notes a “Pumping Engine”, an “Old Shaft” and “Norbriggs Cottages” (**WA 19**). Located on the site of the former Norbriggs Coal Quarry the shaft may relate to the former drift mining workings mentioned above. The pumping engine was used to remove water out of the pit and was referred to as a “Nodding Donkey”, a common name for a beam type pump (Davenport 2012). The cottages now form the current farmhouse, albeit much altered.
- 4.4.29 The shaft at Norbriggs (**WA 19**) was linked to the main Seymour Colliery (**WA 21**) by a surface tramway or “tub track” which is visible on the first edition OS map (**Figure 3**), which took the coal slack from the main pit to the pump engine to feed its boiler (Edwards n.d., 14). Over 100 houses were constructed in four parallel terrace rows for the colliery workforce and their families, in addition to a row of three houses for the colliery officials, known as “Gaffers Row” (**WA 21**) (ibid).
- 4.4.30 Two railway lines are present within the Study Area. The Clowne Branch of the Midland Railway (**WA 23**) is located approximately 390m south south-east of the Site was in operation by the 1880s and included a branch to Seymour Colliery (**WA 21**). Later, in 1898, the Lancashire, Derbyshire and East Coast Railway’s Langwith to Beighton branch line (**WA 24**) was opened, approximately 925m north-east of the Site.
- 4.4.31 The “Lime Yard” (**WA 30**) and “Kiln House” (**WA 31**) field names visible on the 1841 tithe map (**Figure 2**) indicate lime processing of some kind may have been undertaken within the southern section of the Site. Similarly, the “Windmill Hill” field names (**WA 32**) to the south of the eastern section of the Site are indicative of a windmill being present

somewhere within this vicinity, although no date for its lifespan has been uncovered. An additional building (**WA 29**) is also visible on the 1841 tithe map close to the Lime Yard fields

- 4.4.32 Aside from those relating to industry or infrastructure, other features located within the Study Area include two other Grade II Listed Buildings: the mid-19th century “Norbriggs House” (**WA 28**) and the 19th century walls surrounding the burial ground at Beighton Fields Priory (**WA 27**), approximately 980m north of the Site.
- 4.4.33 The site of a former Primitive Methodist Chapel (**WA 25**) is located immediately adjacent to the northern edge of the eastern section of the Site which is visible on the 1880s and later OS maps (**Figure 3**). The HER is unclear as to the current status of the building. Photographs of the rear of a property along the Worksop Road, taken from Bolsover Road during the site visit, seem to confirm an earlier origin for this building than the rest of its façade suggests (**Plate 2**). The former chapel has since been converted into a residential property.
- 4.4.34 Earthworks consisting of three “causeway-like” banks located within Romeley Wood (**WA 22**), approximately 990m south-east of the Site, are thought to be related to 19th century landscaping (John Samuels Archaeological Unit 1997). It had been previously suggested these could indicate the site of a mill, possibly the former Woodthorpe Mill destroyed during the construction of the M1, or that mining operations may have been undertaken during the 18th century within the woods (Creswell Heritage Trust 1992).
- 4.4.35 Cartographic evidence indicates little has changed since the 1841 tithe map save for the removal of field boundaries, a process which had begun by the 1920s (**Figure 3**) and continued throughout the 20th century until the current form of the Site is achieved in the 1970s and 1980s.
- 4.4.36 Two features are recorded by the DHER within the Study Area from the modern period. An oval enclosure cropmark (**WA 36**) which is now thought to be a running track associated with Netherthorpe school, is located approximately 730m west of the Site. The Mastin Moor District Hospital (**WA 37**), located immediately adjacent to the eastern edge of the Site, is first visible on the 1920s OS map (**Figure 3**) where it is noted as specialising in “infectious diseases”. The hospital is now listed as a nursing home.

Undated

- 4.4.37 There are three features recorded within the Study Area which are noted as undated. Earthworks (**WA 40**) within the immediate vicinity of the present buildings at Beightonfields Priory, approximately 875m north of the Site, likely represent former fish ponds, or previous quarrying activities. An earthwork or cropmark feature (**WA 38**) identified from aerial photographs approximately 910m north north-west of the Site is thought to indicate an earlier course of the River Doe Lea with no evidence of earthworks seen on the ground during a walkover survey. A parchmark (**WA 39**) of unknown origin was identified from an aerial photograph in 1971 approximately 400m north north-west of the Site.

4.5 Historic Landscape Character

- 4.5.1 The Historic Landscape Character (HLC) of the Site is held by the DHER. The present character of the western portion of the Site is described as being within an area of very large post-war fields with a historic character of active open cast coal mine 1912-2002.

Previous characters are recorded as small irregular fields and fossilized strip fields 1300-1882 preceded by open fields from 1066.

4.5.2 The present character of the eastern section of the Site is recorded as very large post war fields 1896-2002, with a historic character of small irregular fields 1300-1882.

4.5.3 The HLC provides a broad characterisation of the landscape and within the western section of the Site does not record extractive activities before 1912. However, as already noted within section 4.4, mining operations within the Site and its immediate environs have been recorded since the later stages of the 17th century. It is worth noting that most of the mining operations within the Site took up little space on the surface with much of the mining taking place deep underground. This fact probably accounts for the historic characterisation attributed to being enclosed land for agriculture rather than extractive activities before 1912.

4.6 Setting

4.6.1 The Site visit aimed to identify any designated heritage assets within the wider context of the Site which might be considered potential sensitive receptors to the proposed development, by comparing the theoretical ZVI produced by the Viewshed Analysis (**Figure 4**) to the actual views available of the landscape surrounding the Site (see **Section 2.5**).

4.6.2 Other aspects of the landscape were also considered in order to attempt to establish whether the Site constituted or contributed to the setting of any monuments within the theoretical ZVI, in accordance with *The Setting of Heritage Assets – English Heritage Guidance* (English Heritage 2011). The above guidance states that, “*Setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset*”.

4.6.3 Full Site access was not available due to areas of private ownership and as such the Site visit was carried out within the bounds of public footpaths, roads and rights of way.

4.6.4 The Site has a prominent location within the local landscape particularly at its northern end where the topography is at its highest and holds commanding views over the surrounding landscape (**Plate 3**). It comprises several large fields, the majority of which were under tall crop during the Site visit (**Plate 4**).

4.6.5 The height of the crop made identification of any discrete archaeological features on the ground surface difficult, although with the land having been used for arable agriculture and subject to modern farming techniques, it is highly likely any such features have been damaged if not destroyed. This is almost certainly true of the early “raile way” mentioned in paragraph 4.4.17 of which an embankment was visible in 2000 (Fowkes 2000, 22), but could not be identified during the site visit.

4.6.6 No evidence of the former pump engine buildings remains (**WA 19**), aside from the place name Pump House Farm and the former Norbriggs cottages, which make up the present farmhouse, which are almost entirely undiscernible from the outside (**Plate 5**). An indication of the former importance of this place, however does, remain in the form of several lanterns/lamps along the main access route into the farm which are likely Victorian in date (**Plate 6**). Additionally, there was no evidence of any earthworks, or other archaeological remains on the surface, of the former tub-line running from the Pumping Engine to the main pit at the Seymour Colliery (**WA 21**).



- 4.6.7 The closest designated heritage asset to the Site is the Grade II Listed Norbriggs House (**WA 28**) approximately 60m to the west of the Site, with the Grade II Listed “Church of St Peter” (**WA 26**) approximately 65m to the south of the Site. As **Plate 7** shows the Site is visible from Norbriggs House, however, due to Site access restrictions it was not possible to confirm intervisibility between the Site and the house. The trees present within the grounds of the house and across the road between the house and the Site seems to provide quite effective screening between the two, although this may not be complete. St Peter’s Church is now privately owned so it was not possible to gain access to the rear of the property, although as it backs directly onto the Site both will share intervisibility. Additionally, the Grade II Listed Netherthorpe Grammar School (**WA 9**), approximately 780m west of the Site is also shares intervisibility with the Site (**Plate 8**).
- 4.6.8 The Scheduled Monument, Grade I Listed Building and Grade II* Registered Park around Bolsover Castle are located approximately 4.3km to the south-east of the Site. At various locations around the Site, including on Bolsover Road between the two sections and on the northern edge of the eastern section on Worksop Road, Bolsover Castle was visible (**Plate 9 & 10**) with intervisibility between the Castle and the Site also confirmed (**Plate 11**). The topographic prominence of both the castle and the Site means that no screening by plants, hedgerows or trees, pre-existing or proposed, breaks the intervisibility between them.
- 4.6.9 The Grade II* Listed Beightonfields Priory (**WA 14**) (**Plate 12**) is now private property and thus the rear of the building which faces the Site was not accessible. However, from the highest point of the Site on Worksop Road. The Priory was not visible due to the topography of the area and a small amount of screening provided by hedgerows (**Plate 13**).
- 4.6.10 The undesignated heritage asset Woodthorpe Hall (**WA 6**) is located immediately to the east of the western section of the Site and approximately 400m south of the eastern section of the Site. The Hall is screened from the Site on the western side by mature trees with the northern side, looking towards the eastern section of the Site, open and sharing intervisibility (**Plate 14**).
- 4.6.11 Additionally, the undesignated heritage asset Jubilee Chapel (**WA 25**), located immediately to the north of the eastern section of the Site also shares intervisibility with both sections of the Site with only a small wooden fence providing any screening between them (**Plate 15**).
- 4.6.12 The Site visit identified no intervisibility between the Site and the remaining designated heritage assets within the 5km ZVI Study Area.

5 SUMMARY OF HERITAGE ASSETS

5.1 Introduction

- 5.1.1 The planning policies listed in **Section 3** aim to promote development proposals that will preserve, conserve and, where possible and appropriate, enhance the historic environment, and that will seek to avoid or mitigate against harm.
- 5.1.2 In line with national and local planning policies, development proposals which have the potential to affect designated and non-designated heritage assets and their settings will be



permitted only where it can be demonstrated, along with sufficient evidence, that the asset would be conserved and, where appropriate, enhanced.

- 5.1.3 A description of the significance of heritage assets directly affected by the proposed development, based on the current level of available information, is presented below in line with current planning policy (NPPF Ch.12 Para.128).

5.2 Known heritage assets

Designated heritage assets

- 5.2.1 No designated heritage assets are located within the Site.
- 5.2.2 There is one Grade II* Listed Building, Beightonfields Priory (**WA 14**), and five Grade II Listed Buildings (**WA 9, 18 & 26-28**) within the Study Area.

Undesignated heritage assets

- 5.2.3 There are three undesignated heritage assets located within the Site (**WA 1, 19, & 29**). In addition to this the assessment has identified field names which may indicate previous activities within the Site (**WA 30-34**).
- 5.2.4 There are a further 26 undesignated heritage assets (**WA 2-8, 10-13, 15-17, 20-25 & 36-40**) within the Study Area.

5.3 Potential buried archaeological remains

- 5.3.1 Based on the evidence presented within the baseline resource (**Section 4**) there is considered to be the potential for as yet unknown buried archaeological remains within the Site relating to the following periods:
- *Prehistoric*
 - *Medieval*
 - *Post-medieval*
 - *19th century*

- 5.3.2 This is summarised in **Table 4; Section 5.6** below.

5.4 Heritage assets within the theoretical ZVI

Designated heritage assets

- 5.4.1 There are four Scheduled Monuments, eleven Grade II* Listed Buildings, one Grade I Registered Garden and one Grade II* Registered Park within the theoretical ZVI. The Scheduled Monument, Grade I Listed Building and Grade I Registered Park at Bolsover Castle have been identified as potentially sensitive receptors to the proposed development which is discussed in the impact section below.
- 5.4.2 Three Grade II Listed Buildings (**WA 9, 27 & 29**) were scoped into the assessment due to their proximity to the Site. The remaining two buildings are considered to be potentially affected by the proposed development which is discussed in the impact section below.
- 5.4.3 All other designated heritage assets have been scoped out of the assessment due to a lack of intervisibility with the Site.



Undesignated heritage assets

- 5.4.4 Two undesignated heritage assets, Woodthorpe Hall (**WA 6**) and Jubilee Chapel (**WA 25**) have been scoped into the assessment due to their proximity to the Site. These assets are considered to be potentially affected by the proposed development which is discussed in the impact section below.



Table 3: Comparison of theoretical ZVI to views from the Site

View	Assets (as indicated on theoretical ZVI)	Description of the view and screening (if applicable)	Predicted changes (without mitigation)	Visual impact	Sensitivity	Mitigation
West of the Site	Grade II Listed Norbriggs House	Site visible to the east of the site. Substantial extant screening with some areas of intervisibility	The proposed development will be visible from the house	Low	Medium	Provision of screening around the proposed development with mature trees will mitigate the visual impact on the building
West of the Site	Grade II Listed Netherthorpe Grammar School	Site visible to the east of the school with some extant screening	The proposed development will be visible from the School	Low	Medium	Provision of screening around the proposed development should ensure the Site is not visible from the School.
South of the Site	Grade II Listed Church of St Peter	Site clearly visible, and immediately adjacent to, the chapel. Little extant screening.	The proximity of the church to the Site will mean a significant change to its setting in terms of visibility with the proposed development.	High	Medium	Boundary planting to include a buffer between the edge of the Site and the Church alongside the provision of screening might somewhat mitigate against the visual impact of the proposed development and its effects on the setting.
South-east of the Site	Scheduled Monument, Grade I Listed Building & Grade I Registered Garden at Bolsover Castle	Unobstructed views from the Site to the south-east with similar views shared from the Castle to the Site.	The proposed development will add to the cumulative alteration of the historic setting of Bolsover castle, and although only removing a small part of the rural landscape, will have a minor negative effect. The distance between the Site and the castle does reduce the significance of these effects.	Moderate	High	Sensitive building design and subtle building materials will help to reduce the negative effect on the Castle's setting, however this cannot fully be mitigated against due to the prominence of the castle and the location of the Site within its historic setting.
East and	Undesignated	Site clearly visible to the north of the hall with no	The Site is immediately adjacent to	High	Low	Provision of screening



View	Assets (as indicated on theoretical ZVI)	Description of the view and screening (if applicable)	Predicted changes (without mitigation)	Visual impact	Sensitivity	Mitigation
south of the Site	Woodthorpe Hall	extant screening. Site visible to the north-west and the west with partial extant screening interrupting clear intervisibility.	the hall so will be visible and is likely to have other impacts on its setting			between the Site and the asset.
North of the Site	Undesignated Jubilee Chapel	Site clearly visible to the south, south-east and south-west of the chapel. Little extant screening.	The proposed development will be visible from the chapel which is almost directly adjacent to the Site.	High	Low	Provision of screening between the Site and the asset.

View – Direction of observation from within the Site or its surroundings

Assets (as indicated on theoretical ZVI) – individual assets or groups of assets which should theoretically be encompassed within the view

Description of the view and screening – description of what is encompassed within the view and whether any screening elements are observed

Predicted changes (without mitigation) – description of the changes the development will introduce to the setting of the designated assets

Visual impact – assessment if there will be an impact upon the setting of the asset

Sensitivity – assessment of the level of sensitivity of the setting of the asset to predicted impacts. It can be low/medium/high

Mitigation – assessment of the need for mitigation. N/A – mitigation is not necessary (lack of impact)



5.5 Assessment of survival and previous impacts

- 5.5.1 This study has identified that the Site has essentially remained as agricultural land since the 18th century as indicated by historic mapping. The most obvious cause of disturbance within the Site will have been caused by the 18th century and later mining/quarrying activities.
- 5.5.2 The drift, deep shaft and bell pit mining of coal deposits, often very close to the surface will almost certainly have caused significant disturbance to any earlier remains in the areas worked. However, these mine workings are themselves considered heritage assets, enhanced by the presence of an early railway system moving coal from the Site to the Norbriggs cutting at the end of the 18th century. The Site visit was unable to determine whether any remains associated with the early mining activities on the Site were still extant due the presence of long crops. However, as the land appears to have been worked for a considerable period of time by modern farming machinery many more subtle features, former bell pits, railway embankments etc. are likely to have been heavily disturbed.
- 5.5.3 The former workers cottages now forming “Pump House Farm” appear to have been significantly altered and the former pump engine itself has been removed with the building seemingly demolished. Several lamps of probable Victorian origin do remain on the entrance trackway.
- 5.5.4 Overall it is difficult to give an assessment of the survival of assets on the Site due to the lack of accurate information on the extent of the 18th century mining works. It is, however, safe to assume, based on the type of mining activities undertaken, that there will be areas undisturbed by mining within the Site. It is also difficult to assess the survival of the mining remains due to the lack of access and visibility of the ground due to crops. However, as has already been stated, the use of modern farming techniques, namely mechanical ploughing, features which may have remained visible on the surface on the ground are likely to have been damaged if not destroyed.
- 5.5.5 It is worth noting that although remains above ground may have been disturbed by ploughing this type of damage will usually only affect remains below the surface to a depth of approximately 0.75m. As such, any remains which are deeper than this should be preserved, as long as they haven’t been disturbed by the mining process.

5.6 Summary

- 5.6.1 The following table (**Table 4**) presents a summary of the known and potential heritage assets within the Site and Study Area.
- 5.6.2 The risk of encountering heritage assets has been given a rating, calculated using professional judgement based on the various datasets assessed during the course of the study.
- 5.6.3 A survival rating has been determined following a review of previous impacts identified within the site, based on a site visit, cartographic sources and other relevant site information (e.g. HER event records).



Table 4: Summary of Heritage Assets

Risk	Period and Description		Significance	Value	Survival
High	Post-medieval	<p>The area around the current Pump House Farm, and likely beyond, has been used for mining operations since the late 17th century. The introduction of the first railway within the county is certainly significant within the region. As the Site was part of the agricultural hinterland of Staveley there is a likelihood of encountering remains of farming activities.</p> <p>Any evidence of the early railway to the Norbriggs cutting would be of value to regional research objectives</p> <p>Any other evidence of 17th century mining operations, or other post-medieval activity, uncovered would be of value to local research objectives.</p>	Local with any evidence of the railway upgraded to Regional	Evidential	Unknown but likely Moderate to Poor
	19 th Century	<p>Mining operations continued throughout the 19th century around Pump House Farm. A beam engine was located here for the removal of water from the shafts. These were associated with the nearby Seymour Colliery with the tub-line used to keep the engine stocked with fuel all located within the Site.</p> <p>Most of the Site continued to be used for agriculture during the 19th century and as such agricultural remains from this time are likely to be encountered.</p> <p>Any evidence would be of value to local research objectives.</p>	Local	Evidential	Unknown but likely Moderate to Poor
Low	Romano-British	<p>The only evidence from the Romano-British period within the Study Area was a single sherd of greyware recovered during fieldwalking close to the M1 Motorway. Given the paucity of evidence it is considered that encountering more substantial remains from this period within the Site is low. This conclusion has the caveat that such remains are difficult to predict or exclude from any undisturbed green field site.</p> <p>Any evidence uncovered would be of value to regional research objectives</p>	Regional	Evidential	Unknown



Risk	Period and Description		Significance	Value	Survival
Low	Medieval	Despite tenuous links to the site of a medieval hospital, the location of the Site to the village of Staveley places it firmly within its agricultural hinterland. Any remains or features encountered are likely to represent agricultural practices e.g. ridge and furrow cultivation. Any evidence uncovered would be of value to local research objectives.	Local	Evidential	Unknown
	Anglo-Saxon	The village of Staveley was likely founded during the Anglo-Saxon period given its presence in the Domesday Book; however, no additional evidence from this period has been uncovered within the Study Area. This conclusion has the caveat that such remains are difficult to predict or exclude from any undisturbed green field site. Any evidence uncovered would be of value to regional research objectives.	Regional	Evidential	Unknown
Unknown	Prehistoric	Although a Bronze Age flint scraper has been recovered from within the Site the nature of prehistoric remains leaves the risk of encountering further examples as unknown. This find is further complicated by the location data given for this record as it was found on a "Mastin Moor footpath" in the 19 th century and is unlikely to be accurate. Certainly the presence of the scraper increases the likelihood of encountering similar remains, but by the same token it could be an isolated find brought in from another location with soil or other material or washed in through water action. Any evidence uncovered would be of value to regional research objectives.	Regional	Evidential	Unknown

6 IMPACTS

6.1 Introduction

6.1.1 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that "...heritage assets are an irreplaceable resource..." (NPPF para. 126). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric

or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

6.2 Proposed development

6.2.1 The proposed development will comprise the construction of new housing and community facilities. Although the specific design detailing the construction methods is not yet known, the construction works will include some or all of the following ground disturbance and excavations associated with the scheme:

- *Topsoil stripping and likely ground level reduction;*
- *Excavation of foundations and service trenches;*
- *Groundworks associated with creating roads etc.*

6.3 Statement of impact

Designated heritage assets

6.3.1 Several designated heritage assets have been identified as being potential sensitive receptors to the proposed development.

6.3.2 The highest rated heritage asset identified as being a potential receptor is the Scheduled Monument, Grade I Listed Building and Grade I Registered Garden at Bolsover Castle. The topographic prominence of this collection of designated heritage assets places the Site firmly within the vistas of surrounding landscape offered from the Castle. The Site would most certainly have been within the historic setting of the Castle forming a rural landscape dotted with small villages and towns from the medieval period onwards. The landscape has undergone a significant amount of change, mostly from the 19th century into the 20th century, with the motorway and distribution warehouses along it the most prominent of these. The construction of new housing estates and the extensions of villages and towns have also added to the alteration of the landscape.

6.3.3 Taking the Site in isolation as having an effect on the setting of the Castle the distance between the two locations and the size of the proposed development area decreases the significance of the effect. However, taking the cumulative effects of other developments and infrastructure programmes over the past 50 years, the significance of the impact on the setting of the Castle increases. It is considered from this study that the effect of the proposed development will have a Minor Adverse effect on the setting of the Castle. It is important to note that as further developments within the surrounding area occur, the significance of these cumulative effects will increase.

6.3.4 The Grade II Listed Building “Norbriggs House” (**WA 28**) has been scoped into this assessment due to its proximity to the Site, located immediately to the west. The Site would have formed a large part of the historic landscape of the house with the colliery workings at “Pump House Farm” (**WA 19**) likely clearly visible from the house. Within the past 50 years the immediate setting of the house has been altered with the construction of residential housing and institutional buildings removing a significant portion of the rural character of the surrounding area. Extant screening presently obstructs intervisibility between the Site and the house, although some visibility is likely between the two. The effect on the visual setting of the house will, in this case be minor due to the screening

and can be further reduced by providing complete screening between the house and the Site. Additional effects on the setting of the house will come in the form of increase traffic and noise both from the construction and the increase in residents within the local area. It is considered this will have a negligible effect on the setting of the house as it is already located adjacent to a main road and historically would have been part of a busy environment on account of its location close to coal mining activities.

- 6.3.5 A similar situation is present for the Grade II Listed Building “Church of St Peter” (**WA 26**) which backs onto the Site along its southern edge. The visual setting of the building will be significantly affected by the proposed development as it does not appear to have any screening between it and the Site. The provision of screening would decrease the visual impact of the development on the building. It is considered the proposed development will have a moderate adverse effect on the setting of the Site primarily due to how close the development will encroach on the immediate environs of the building. The church has, however, already been encroached upon by residential development and converted to residential use, significantly altering its setting and character. The adverse effect on the setting of the church could be reduced by providing screening and/or a buffer of undeveloped land between the Site and the building.
- 6.3.6 The Site visit identified no intervisibility between the Site and the remaining designated heritage assets within the 5km ZVI Study Area.

Undesignated Heritage Assets

- 6.3.7 Two undesignated heritage assets, Woodthorpe Hall (**WA 16**) and Jubilee Chapel (**WA 25**) have been scoped into this assessment due to their proximity to the Site. In both cases the assets are immediately adjacent to the Site and share clear intervisibility with the areas of proposed development. The setting of these assets will be negatively affected by the proposed development. However, as both assets have been heavily altered since their construction the significance of this effect is significantly reduced.

Archaeological potential

- 6.3.8 The construction of the proposed development has the potential to result in the damage to or loss of any buried archaeological features, particularly relating to late post-medieval and early 19th century mining activities. There is also a potential for disturbing remains relating to medieval, post-medieval and 19th century agricultural practices and potentially remains relating to lime processing. This would in turn result in a total or partial loss of significance of these heritage assets. This adverse effect would be permanent and irreversible in nature.

Historic Landscape Character

- 6.3.9 It is considered that the HLC of the Site reflects post-medieval enclosure which may leave traces of previous medieval and/or post-medieval agricultural field systems with later episodes of extraction during the 18th to 20th centuries that may have left traces of the coal mining activities. Any further change to the Site has the potential to have an adverse effect on the HLC of the Site. However, the HLC is still quite common across the country meaning the adverse effect on the HLC would be negligible



7 CONCLUSIONS

7.1 General

- 7.1.1 This assessment has established that there is an archaeological interest within the western side of the Site. This is defined as the potential for the presence of buried archaeological remains, in particular relating 18th and 19th century coal mining activities. However, due to a lack of previous archaeological investigations, the potential and significance of any such archaeological remains could not be accurately assessed on the basis of the available evidence.
- 7.1.2 The Site has been disturbed by 20th century ploughing and by 18th and 19th century coal mining activities, the remains of which are considered to be important heritage assets in themselves. Coal mining has been in operation on the Site since the late 18th century with the first recorded railway in Derbyshire constructed at the Northriggs quarry to transport coal to the Chesterfield Canal via the Northriggs Cutting. Mining continued into the 19th century within the Site and included the construction of a Pump Engine to remove water from deep shaft mines. This pump engine was in place during the early part of the 19th century and as cartographic evidence has shown these buildings remained to form the pumping station associated with the Seymour Colliery, the main site of which is to the south of the Site. It is at present unclear as to whether the original pumping engine was retained and used by the Seymour Colliery.
- 7.1.3 This assessment has established that the Scheduled Monument, Grade I Listed Building and Grade I Registered Garden at Bolsover Castle are considered to be negatively affected by the proposed development. Their topographic prominence within the landscape offers uninterrupted views across to the Site with this view reciprocated from the castle back. The proposed development will itself have **Minor** impact on the setting of the castle but more importantly will form part of an ever increasing cumulative effect of development on the historic landscape around the castle.
- 7.1.4 This assessment has also established three Grade II Listed Buildings within close proximity to the Site, Netherthorpe Grammar School, Norbriggs House and The Church of St Peter will all be negatively affected by the proposed development. It is considered that the negative effect on Norbriggs House will be **Negligible** due to the presence of extant screening and similarly at Netherthorpe Grammar School due to the distance between the Site and the asset.
- 7.1.5 The effect of the proposed development on the setting of The Church of St Peter is considered to be **Moderate** due to the proximity of the building to the Site and the lack of any apparent screening between the two.

7.2 Mitigation

- 7.2.1 There is a potential for archaeological remains to survive across the entire Site, though it is hard to quantify given a lack of previous work. A geophysical survey of the Site is recommended in the first instance. The survey will not only aid in distinguishing the presence of any buried archaeological features but also help to determine which areas of the Site have been disturbed by coal mining operations.



- 7.2.2 Based on the results of the geophysical survey further archaeological work may be required. This may take the form of a series of evaluation trenches or a programme of strip, map and record to be undertaken before the construction process begins or a watching brief during the excavation works during early stages of construction.
- 7.2.3 In order to mitigate against the impact on the visual setting of the Scheduled Monument, Grade I Listed Building and the Registered Park at Bolsover Castle it is recommended the designs of the proposed development be sensitive to the surrounding area and take into consideration their impact on this important national heritage asset through the use of subtle building materials and designs. It is worth noting, however, that the negative effects on the historic setting of the Castle cannot fully be mitigated against.
- 7.2.4 It is recommended that consideration be given to screening in the form of trees and/or other appropriate visual buffering between the Site and the three Grade II Listed Buildings indicated as being sensitive receptors to the development which will mitigate against the negative effects of the new development.
- 7.2.5 The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.



8 REFERENCES

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8.2 Historic Environment Records

Derbyshire Historic Environment Record (DHER)
Chatsworth Archive

8.3 Cartographic and Documentary Sources

British Geological Survey Sheet 100 – Sheffield
British Geological Survey Borehole Scans
Staveley Enclosure Plan 1780 – Q/RI92 (Derbyshire County Archive)
Staveley Tithe Map 1841 – D4996/6/61 (Derbyshire County Archive)
Plan of Land at Norbriggs in the Parish of Staveley 1854 – 570S (Chatsworth Archive)
Mineral Plan: The Workings in the Coal and Ironstone in the Manor of Staveley in the County of Derby belonging to the Duke of Devonshire 1840 – 236 (Chatsworth Archive)
Ordnance Survey 6" Map 1882
Ordnance Survey 25" Map 1889



Ordnance Survey 25" Map 1923

Ordnance Survey Map 1:10000 1956-1957

8.4 Online resources

<http://ads.ahds.ac.uk>

<http://domesdaymap.co.uk/>

<http://www.heritagegateway.org.uk>

<http://list.english-heritage.org.uk/>

<http://www.magic.gov.uk>

<http://www.old-maps.co.uk/index.html>

<http://www.pastscape.org.uk/>



9 APPENDICES

9.1 Appendix 1: Gazetteer of Information summarised from the DHER and other sources

WA No	NHLE/HER No	Name	Description	Designation	Period	Easting	Northing
1	MDR6 191	Bronze Age scraper, Mastin Moor, Staveley	A Bronze Age flint scraper was found at this location		Bronze Age	445190	375190
2	MDR6 196	Mound, northern edge of Romeley Wood, Clowne	Mound, variously interpreted as a prehistoric mound or as a prospect mound		Prehistoric	446950	375720
3	MDR1 0018	Artefact scatter, west of Romeley Wood, Clowne	Pottery sherds recovered during fieldwalking in 1997 included one Romano-British sherd and three of medieval date		Romano-British	446723	375265
4	MDR6 133	Medieval stone head, Huggester Farm, Staveley	A medieval carved stone head, probably dating to the late 14th century, was found at this location		Medieval	444740	376200
5	MDR6 132	Medieval bridge (site of), Worksop Road, Staveley	The site of a medieval bridge; now occupied by the 1928 construction.		Medieval	444502	375021
6	MDR6 230	Woodthorpe Hall, Staveley	The remains of a medieval hall, Woodthorpe Hall, first documented in the 13th century. Now part of 18th or early 19th-century farmhouse		Medieval	445696	374929
7	MDR1 1650	Chesterfield to Worksop (via Brimington) Turnpike Road	One of the earliest turnpike roads in Derbyshire, authorised in 1739		Post-medieval	446451	375994
8	MDR6 199	Romeley House (site of), Clowne	Site of an 18th-century house, now demolished		Post-medieval	447070	375529
9	10883 22/MD R6207	Netherthorpe Grammar School, Staveley	16th/17th century grammar school building, with large early 20th century extensions designed by George Henry Widdows	Grade II Listed Building	Post-medieval	444159	374669
10	MDR6 232	17th century house (site of), Netherthorpe, Staveley	Approximate site of a two-storeyed 17th century house of coursed stone rubble, formerly listed but now demolished		Post-medieval	444119	374629



WA No	NHLE/HER No	Name	Description	Designation	Period	Easting	Northing
11	MDR6 231	No. 11, Netherthorpe, Staveley	Two storey, 17th century house of coursed stone rubble		Post-medieval	444134	374639
12	MDR6 134	Norbriggs Cutting, Chesterfield Canal	Late 18th century canal branch		Post-medieval	444802	375620
13	MDR6 197	Mound within Romeley Wood, Clowne	Mound within woodland, possibly one of two post-medieval prospect mounds		Post-medieval	446884	375475
14	10522 27/MD R6165	Beightonfields Priory, Beighton Fields, Barlborough	Small 17th century and later country house with associated farm buildings, said to be on the site of a medieval hospital, although this is now disputed	Grade II* Listed Building	Post-medieval	445618	376755
15	MDR8 653	Pear Tree Cottage (site of), Pinnock, Barlborough	16th century timber-framed building later encased in stone. It is described as derelict and roofless in 1991		Post-medieval	446324	376277
16	MDR6 152	Chesterfield Canal	Route of the late 18th-century canal through Derbyshire		Post-medieval	443208	377063
17	MDR1 3452	Almshouses (site of), Woodthorpe, Staveley	Site of almshouses built in 1632 by Peter Frecheville		Post-medieval	445133	374529
18	11089 63	Barn To South Of Priory Farmhouse	Outbuilding. Probably 17th, 19th and 19th century	Grade II Listed Building	Post-medieval	445638	376747
19	N/A	Nobriggs Coal Quarry, Seymour Colliery Pump Engine and Cottages	The location of a 18th century coal quarry which included the first recorded use of a railway in Derbyshire. A pump engine for the larger quarry to the south is constructed in the 19th century		Post-medieval	445306	374972
20	N/A	Shovel Works	Dudley & Son spade, shovel and steel fork manufacturers. Buildings visible on the 1841 tithe map which have been destroyed by the 1920s		19th century	444938	375121
21	MDR1 1082	Seymour Colliery (site of), Staveley	Site of colliery and associated housing		19th century	445221	374010
22	MDR6 198	Earthworks within Romeley Wood, Clowne	Features may be related to garden landscaping in the 19th century		19th century	446835	375061
23	MDR1 0205	Clowne branch of Midland Railway (route of)	Railway branch line in operation by the 1880s; now dismantled		19th century	448060	374951



WA No	NHLE/HER No	Name	Description	Designation	Period	Easting	Northing
24	MDR1 0133	LD & EC Railway, Beighton branch line (route of)	Lancashire, Derbyshire & East Coast Railway's Langwith to Beighton branch opened in 1898, closed to regular passenger traffic in 1939; now completely abandoned		19th century	448273	376146
25	MDR1 3449	Jubilee Chapel (Primitive Methodist), Mastin Moor, Staveley	Former Primitive Methodist chapel		19th century	445521	375679
26	13293 65/MD R6248	Church of St Peter/Former Chapel, Woodthorpe, Staveley	A Grade II listed chapel built in 1849 by the Duke of Devonshire, on or near the site of an earlier chapel which was in existence in 1632	Grade II Listed Building	19th century	445119	374556
27	11090 02	Walls Enclosing Burial Ground At Beighton Fields Priory	Walls enclosing former burial ground of the Bowdon family. In its present form mostly C19 and C20	Grade II Listed Building	19th century	445594	376720
28	12050 97	Norbriggs House	Circa 1850. Red brick house	Grade II Listed Building	19th century	444877	375157
29	N/A	Buildings visible on Tithe Map	Buildings visible on the 1841 tithe map which have been demolished by the 1950s		19th century	445444	374807
30	N/A	Lime Yard	Field name visible on 1841 tithe map		19th century	445539	374913
31	N/A	Kiln House Field	Field name visible on 1841 tithe map		19th century	445136	374732
32	N/A	Windmill Hill	Three field names visible on 1841 tithe map		19th century	445158	375177
33	N/A	Crofts	Field name visible on 1841 tithe map		19th century	445426	375339
34	N/A	Spital Flatts	Six field names visible on 1841 tithe map		19th century	445843	375702
35	N/A	Gin Field	Three field names visible on 1841 tithe map		19th century	445950	375356
36	MDR6 233	Oval enclosure, Netherthorpe School	An oval enclosure cropmark that is now thought to be a running track associated with the school.		Modern	444295	374800
37	N/A	Mastin Moor District Hospital	Hospital buildings, noted as being for infectious diseases, first visible on the 1920s OS map not noted as a nursing home		Modern	446054	375695
38	MDR6 138	Earthwork/cropmark features, Norbriggs, Staveley	Features seen on an aerial photograph probably indicate an earlier course of the River Doe Lea		Undated	444426	375925



WA No	NHLE/HER No	Name	Description	Designation	Period	Easting	Northing
39	MDR6 139	Cropmark west of Mastin Moor, Staveley	Parchmark identified on an aerial photograph of 1971		Undated	444694	375499
40	MDR6 159	Earthworks, Priory Farm, Barlborough	Earthworks of unknown date, some possibly being former fishponds, others of uncertain significance, possibly the result of quarrying		Undated	445708	376712

9.2 Appendix 2: Designated Heritage Assets within the Theoretical ZVI

List Entry	Name	Type	Easting	Northing
1004601	Tramway embankment	Scheduled Monument	443728	379378
1007053	Medieval town defences, 183m south east of church of St Mary and St Lawrence, and 335m north east of Bolsover Castle	Scheduled Monument	447511	370439
1011756	Standing cross	Scheduled Monument	447615	377275
1012496	Bolsover Castle: eleventh century motte and bailey castle, twelfth century tower keep castle and seventeenth century country house.	Scheduled Monument	447084	370643
1039862	Village Cross	Grade II* Listed Building	447616	377278
1045851	The Parish Church Of St Peter And St Paul	Grade I Listed Building	443203	379784
1052227	Beightonfields Priory	Grade II* Listed Building	445592	376749
1054045	Church Of St Mary And St Lawrence	Grade II* Listed Building	447442	370306
1054857	Renishaw Hall	Grade I Listed Building	443802	378607
1108976	Bolsover Castle	Grade I Listed Building	447012	370692
1205056	The Hagge	Grade II* Listed Building	441194	376542
1334670	Church Of St John The Baptist	Grade II* Listed Building	443354	374869
1335076	Stable Court At Renishaw Hall	Grade II* Listed Building	443650	378626
1335412	Church Of St James	Grade II* Listed Building	447696	377188
1335416	Barlborough Old Hall	Grade II* Listed Building	447645	377296
1367442	The Cundy House	Grade II* Listed Building	447123	370917
1370038	The Rectory	Grade II* Listed Building	443249	379707
1088322	Netherthorpe Grammar School, Staveley	Grade II Listed Building	444159	374669
1329365	Church of St Peter/Former Chapel, Woodthorpe, Staveley	Grade II Listed Building	445119	374556
1205097	Norbriggs House	Grade II Listed Building	444877	375157



List Entry	Name	Type	Easting	Northing
1372089	Park Hall	Grade II* Listed Building	446264	378794
1000674	Bolsover Castle	Grade I Registered Garden	447095	370644
1000683	Renishaw Hall	Grade II* Registered Park	443692	378363
MDR6230	Woodthorpe Hall, Staveley	Undesignated Heritage Asset	445696	374929
MDR13449	Jubilee Chapel (Primitive Methodist), Mastin Moor, Staveley	Undesignated Heritage Asset	445521	375679

9.3 Appendix 2: National and Local Historic Environment Policies

National planning policy

Policy Ref.	Title	Scope
n/a	Ancient Monuments and Archaeological Areas Act 1979 (as amended)	Scheduled Monuments and Archaeological Areas of Importance (AAIs or their equivalent) are afforded statutory protection and the consent of SoS (DCMS), as advised by English Heritage (EH), is required for any works.
n/a	Planning (Listed Buildings and Conservation Areas) Act 1990	Works affecting Listed Buildings and Conservation Areas are subject to additional planning controls administered by Local Planning Authorities (LPAs). EH are a statutory consultee in works affecting Grade I or II* Listed Buildings.
NPPF	Conserving and enhancing the historic environment. Para. 128	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
NPPF	Conserving and enhancing the historic environment. Para. 129	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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation



Policy Ref.	Title	Scope
		and any aspect of the proposal.
NPPF	Conserving and enhancing the historic environment. Para. 132	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. The more important the asset, the greater the weight should be.
NPPF	Conserving and enhancing the historic environment. Para. 135	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 affect directly or indirectly 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.
NPPF	Conserving and enhancing the historic environment. Para. 137	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably
NPPF	Conserving and enhancing the historic environment. Para. 139	Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
NPPF	Conserving and enhancing the historic environment. Para. 141	Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible
n/a	Hedgerow Regulations 1997 (amended 2002)	Under the Hedgerow Regulations 1997, as amended by The Hedgerows (England) (Amendment) Regulations 2002, hedgerows are deemed to be historically Important if they are over 30 years old and if: A hedgerow incorporating, or associated with, an archaeological feature or site which is: a) Included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979; or b) Recorded at the relevant date in a Sites and Monuments Record c) A hedgerow that forms an integral part of a pre-1845 field system, or a pre-1870 enclosure field system



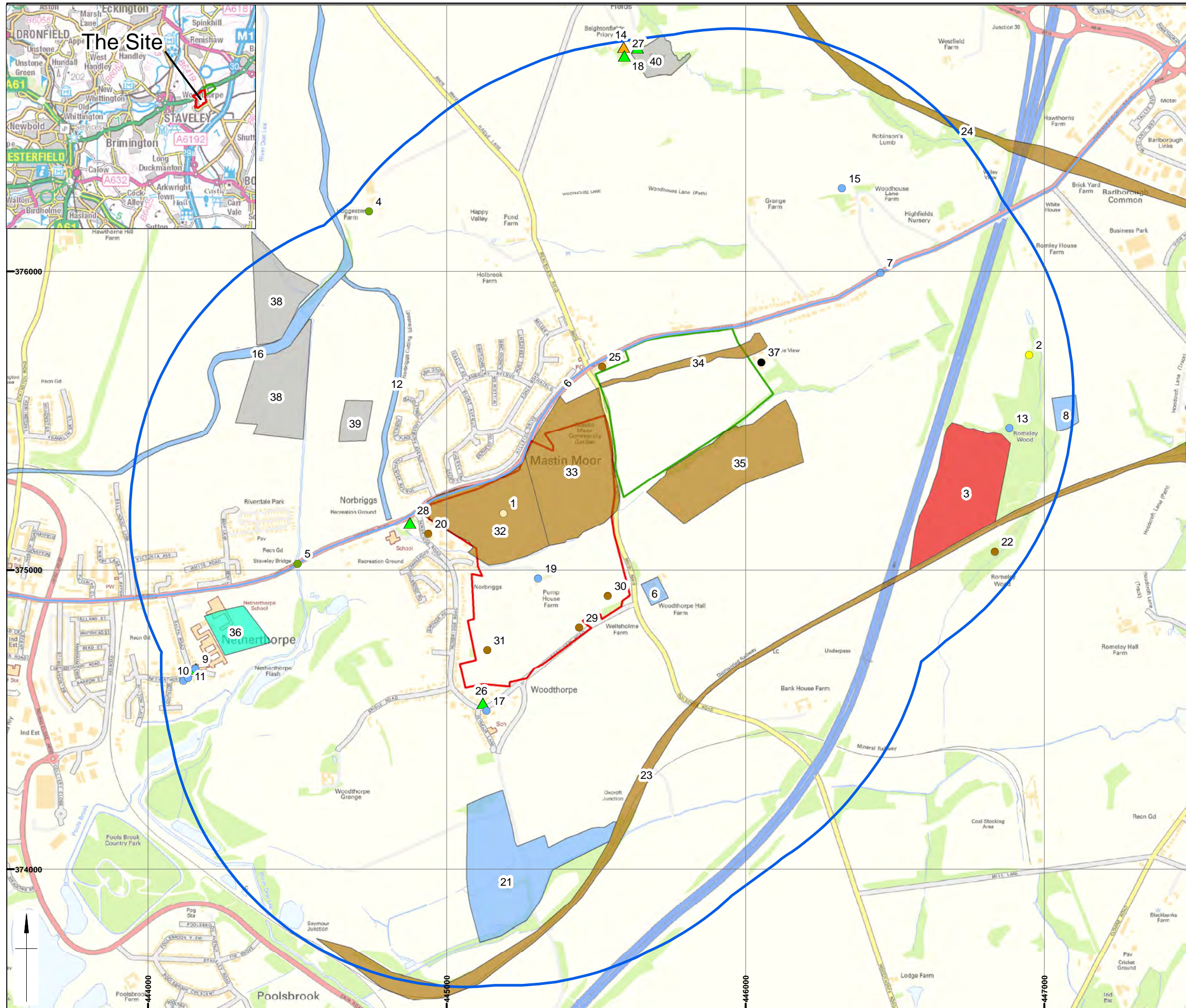
Policy Ref.	Title	Scope
		In practice hedgerows are deemed Important under the above regulations if they can be demonstrated to exist on the appropriate pre-1845 parish tithe or enclosure map.

Local Planning Policy: Local Plan: Core Strategy

Policy Ref.	Title	Scope
CS19	Historic Environment	<p>The council will protect the historic environment and heritage assets throughout the borough and seek to enhance them wherever possible. All new development must preserve or enhance the local character and distinctiveness of the area in which it would be situated.</p> <p>The council will do this through:</p> <ul style="list-style-type: none">a) A presumption against development that would unacceptably detract from views of St Mary's Church (The Crooked Spire) by virtue of its height, location bulk or design;b) The protection of Designated Heritage Assets and their settings including Conservation Areas, Listed Buildings, Scheduled Monuments and Registered Parks and Gardens;c) The use of Conservation Areas Appraisals and associated Management Plans to ensure the preservation or enhancement of the individual character of each of the borough's conservation areas;d) The identification and, where appropriate, protection of important archaeological sites and historic environment features;e) The identification and, where appropriate, protection of non-designated heritage assets of local significance, compiled and referred to as The Local List;f) Enhancing the character and setting of Queens Park, Chesterfield Market Place, the Hipper River Valley, Chesterfield Canal and locally important Historic Parks and Gardens. <p>The council has a presumption in favour of retaining heritage assets on The Local List. Development that involves substantial harm or loss of a non-designated heritage asset will not be acceptable unless it can be demonstrated that:</p>



Policy Ref.	Title	Scope
		<ul style="list-style-type: none">i. The asset is structurally unsound and poses a safety riskii. It is unviable to repair or maintain the assetiii. Alternative uses have been fully explorediv. It would have wider social, economic or environmental benefits as part of a masterplanned regeneration scheme. <p>Where a proposal that involves unavoidable harm or loss of a heritage asset on The Local List meets the criteria above, the council will seek a replacement development of similar quality, where possible retaining the features of the heritage asset.</p> <p>Where the council is satisfied that the loss of the heritage asset (both designated and non-designated) is considered to be justified, the council will require the developer to have the asset surveyed and recorded by a suitably qualified professional prior to the development commencing, and the records made publically available.</p>



- Site**
- Masterplan Area
 - Additional Study Area
 - Study Area
- Listed Buildings**
- ▲ Grade II*
 - ▲ Grade II
- Period**
- Bronze Age
 - Prehistoric
 - Romano-British
 - Medieval
 - Post-medieval
 - 19th Century
 - Modern
 - Undated

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Date:	19/05/14
Revision Number:	v.02
Scale:	1:13,000 at A3
Illustrator:	AR
Path:	S:\PROJECTS\104080
(Mastin Moor, Chesterfield)\GIS\Figs\MXD	

Site location, Study Area and known heritage resources (based on DHER and other sources)

Figure 1



Staveley Enclosure Plan 1780



Staveley Tithe Map 1841

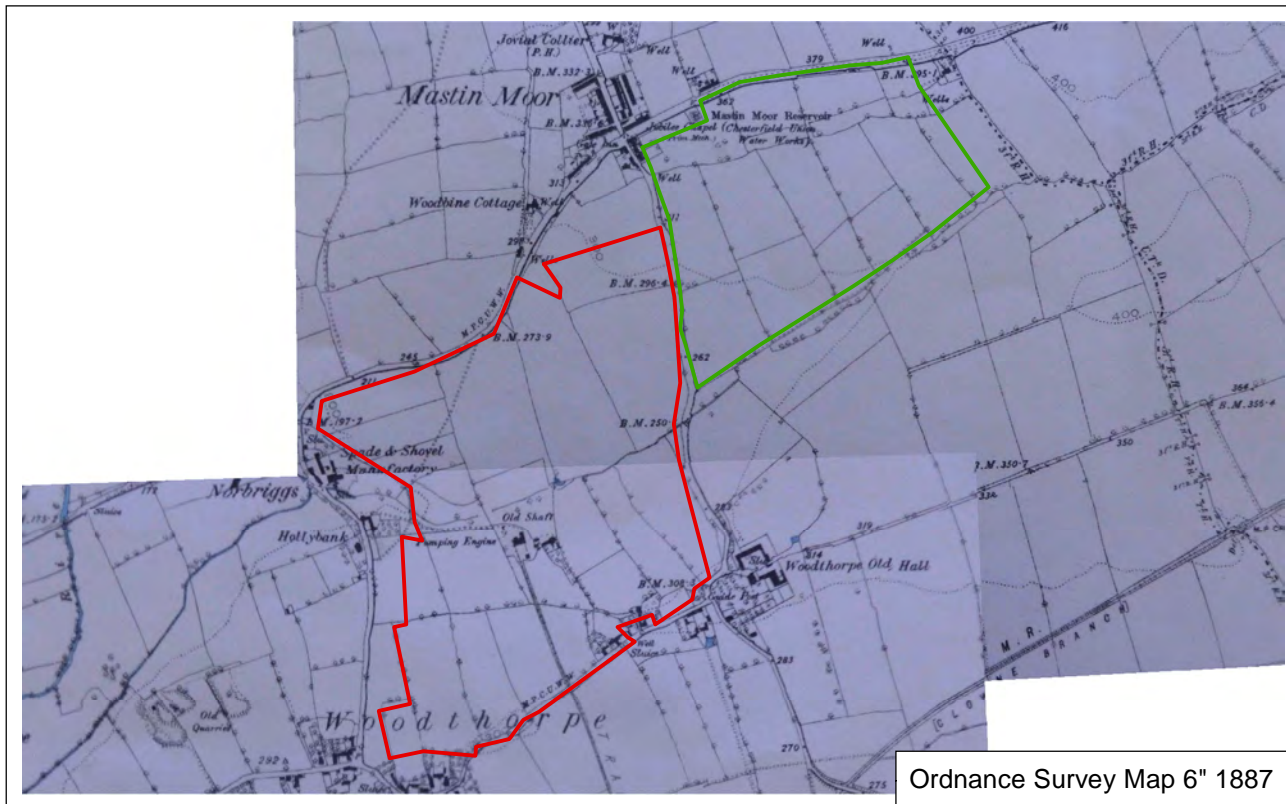


 Masterplan Area

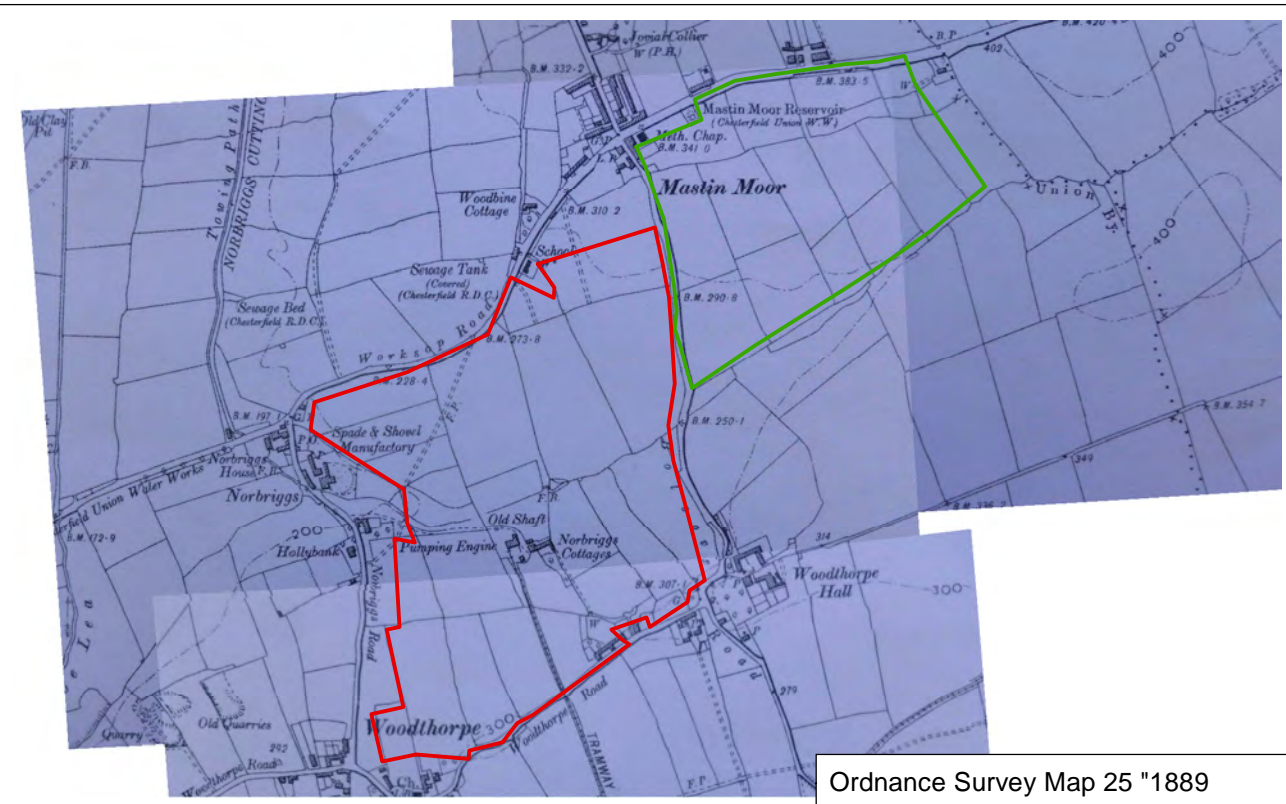
 Additional Area

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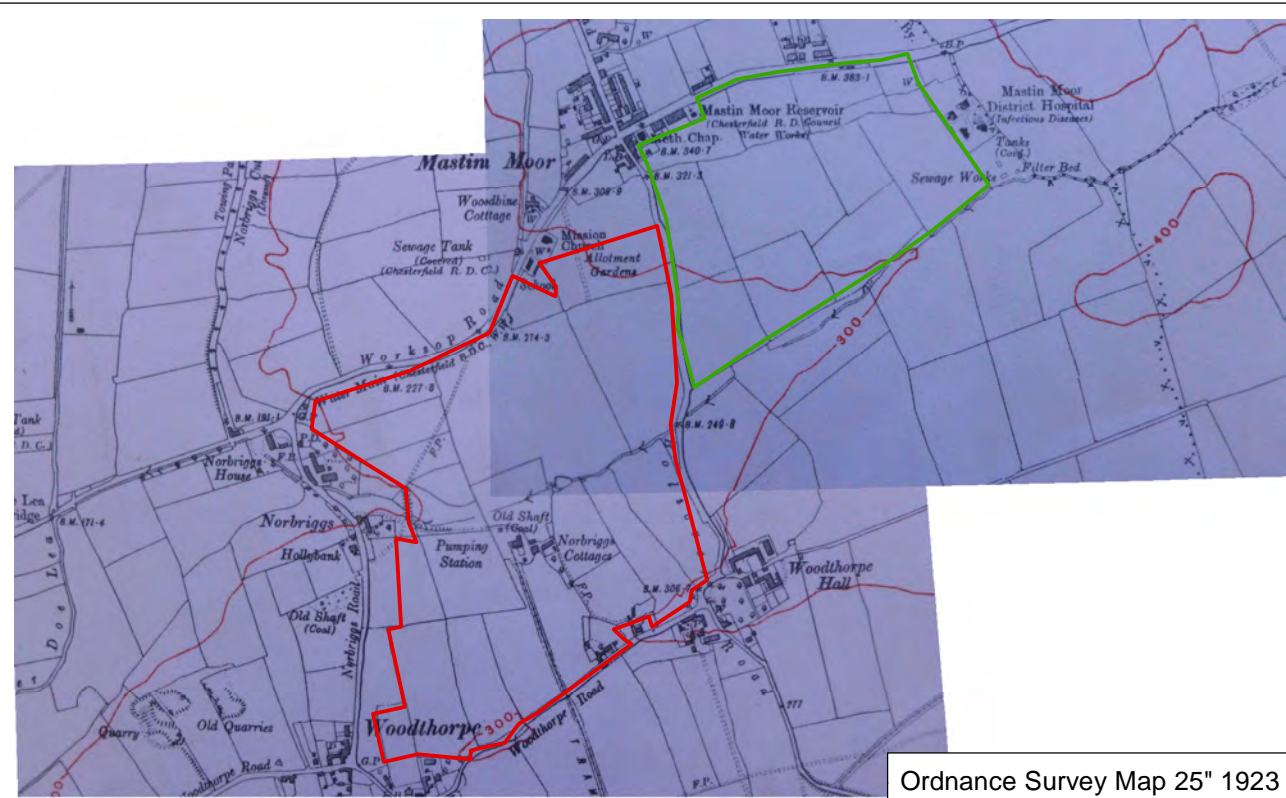
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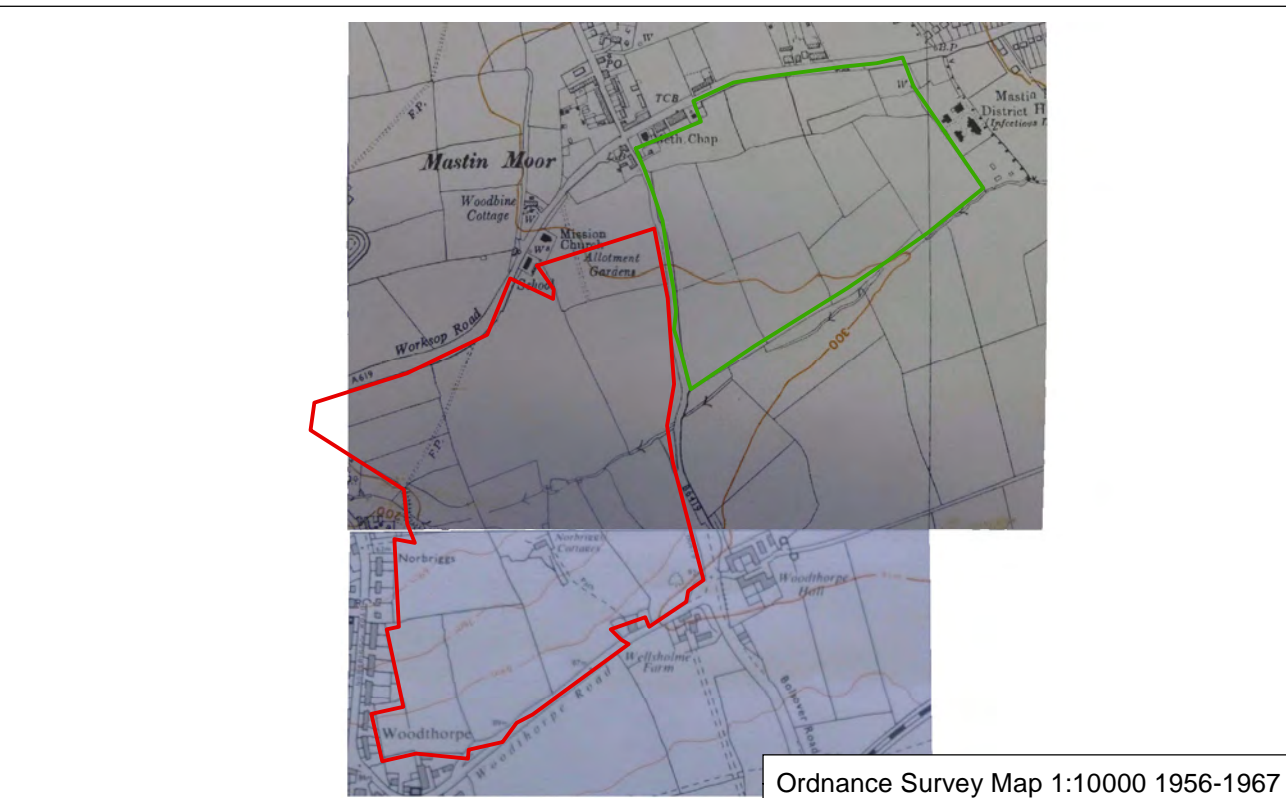
Ordnance Survey Map 6" 1887



Ordnance Survey Map 25" 1889



Ordnance Survey Map 25" 1923



Ordnance Survey Map 1:10000 1956-1967

Site

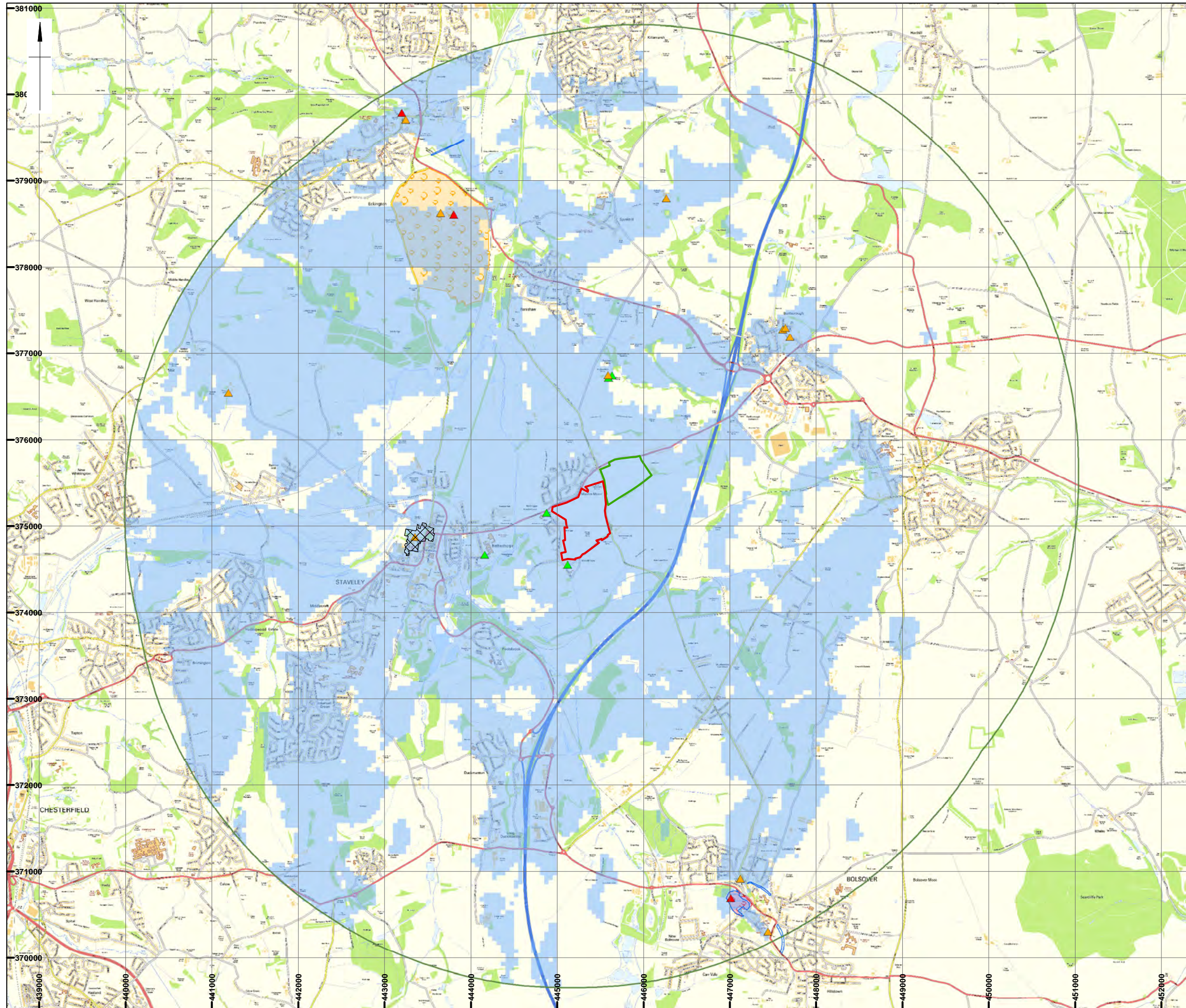
 Masterplan Area

 Additional Study Area




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Site

- Masterplan Area
- Additional Area
- 5km buffer
- Scheduled monuments

Listed buildings

- ▲ Grade I
- ▲ Grade II*
- ▲ Grade II

Registered parks and gardens

- Grade I
- Grade II*
- Grade II
- Conservation Area

Potential visibility

- Visible

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Theoretical ZVI and Designated Heritage Assets

Figure 4



Plate 1: View of the Norbriggs Cutting from the North



Plate 2: View of Jubilee Chapel from the south-west


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Plate 3: View of the western section of the Site from the north-east



Plate 4: Example of crop on fields within the Site


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Plate 5: View of Pump House Farm



Plate 6: Lamposts on the trackway to the former Norbriggs Colliery and Pump Engine


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Plate 7: View of the Grade II Listed Norbriggs House towards the Site from the west


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Plate 8: Intervisibility of Netherthorpe Grammar School and Site


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Plate 9: Views from the Site towards the Scheduled Monument, Grade I Listed Building and Grade II* Registered Park at Bolsover Castle from the north-north-west


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Plate 10: View of the Scheduled Monument, Grade I Listed Building and Grade II* Registered Park at Bolsover Castle from the eastern section of the Site


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Plate 11: View towards the Site from Bolsover Castle from the south south-east



Plate 12: View of the Grade II* Listed Building Beightonfields Priory


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Plate 13: View towards the Grade II* Listed Building Beightonfields Priory from the Site, from the south



Plate 14: View towards Woodthorpe Hall from the Site, from the north



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Plate 15: View of Jubilee Chapel from Site, from the south

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