

LAND NORTH WEST OF 1 TO 12 TWELVE HOUSES, Sowbrook Lane, Stanton By Dale, Derbyshire

Appeal Statement

July 2023

Final v0.4

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Appeal Ref: APPN1025W233319160



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SUMMARY OF PROJECT DETAILS

TJC Project Code:	E69
Project Type(s):	Appeal Statement
National Grid Reference:	SK 4636 3935 (centred)
Postcode:	LE14 3RA (nearest)
County:	Derbyshire
District/Unitary Authority:	Erewash
Parish:	Stanton-by-Dale
Elevation:	c. 50m above Ordnance Datum
Planning Reference(s):	Outline Planning Application for up to 196 dwellings with all matters reserved other than the means of access at Land North West Of 1 To 12 Twelve Houses, Sowbrook Lane, Stanton By Dale, Derbyshire (ERE/0722/0038)
Designation Status(s):	No designated heritage assets within the site.
Fieldwork/site survey by:	Dan Slatcher MCIfA
Prepared by:	Dan Slatcher MCIfA
Reviewed by	Oliver Jessop MCIfA
Date:	11.07.2023
Version:	Final v0.4

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Appendix 1: Heritage Statement

Appendix 2: Consultation Correspondence

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EXECUTIVE SUMMARY

This statement is made by Dan Slatcher BA, MA, FSA, MCIfA in respect of the refusal of an Outline Planning Application for up to 196 dwellings with all matters reserved other than the means of access at Land North West Of 1 To 12 Twelve Houses, Sowbrook Lane, Stanton By Dale, Derbyshire by Erewash Borough council (ERE/0722/0038). This statement focuses upon the following designated heritage asset referred to in the Reasons for Refusal Number 7 New Stanton Cottages (Grade II Listed Building, NHLE: 1329236).

The reason for refusal stated: *“The proposal would result in adverse changes to the setting of the Grade II listed building at New Stanton Cottages which would detract from the manner in which it is experienced, appreciated and understood. This meets the threshold of “less than substantial harm” to the designated heritage asset and as no public benefits exist which are sufficient to overcome that harm, the proposal is contrary to the requirements of the NPPF.”*

The Heritage Statement noted that there would be less than substantial harm to New Stanton Cottages, and that this would be towards the lower end of this scale. In a letter dated 11th August 2022, Erewash Borough Council's Heritage Consultant agreed with the assessment of the Heritage Statement that the proposed development will have a 'Minor Adverse effect' on the setting of the listed building. In addition, it was noted that the proposal will result in less than substantial harm to the designated heritage asset should be considered under paragraph 202 of the NPPF.

In terms of setting, the site is situated within the setting of the listed building but, given the erosion of the setting of the listed building is not considered to contribute towards its significance.

Development within the site will alter the limited available views of the listed building and result in the reduction of visible agricultural land. Despite this, the planning application is in outline form, and there is the opportunity to mitigate impacts through scale, massing, and design of development and by appropriate screening through tree and hedgerow planting and thickening.

This review of evidence has confirmed that the conclusions of the Heritage Statement are correct. This means in effect that the overall impact of the proposed development on designated heritage assets is less than substantial harm and would be at the lower end of that scale. On this basis the public benefits of the scheme should be weighed against that harm, as indicated in paragraph 202

I INTRODUCTION

BACKGROUND

I.1.1. My name is Dan Slatcher, and I am a Heritage Consultant with The JESSOP Consultancy (TJC Heritage Ltd), an independent heritage consultancy based in Sheffield. I hold a BA (Hons) in Archaeology and History (University of York) and an MA in Historical Archaeology (University of Sheffield). I am a Fellow of the Society of Antiquaries (FSA) and a Member of the Chartered Institute for Archaeologists (MCI(A)), where I am also a member of the Board of Directors. I have some 30 years post qualification experience.

I.1.2. During that time, I have had considerable experience of all periods of British archaeology and have been involved in numerous major projects including within the fields of residential, infrastructure, industrial, and commercial development. My experience is centred around establishing the significance of heritage assets, including the contribution made by setting and establishing appropriate mitigation.

I.1.3. TJC Heritage produced a Heritage Statement dated October 2022 (see **Appendix I**) to inform the planning application. I was the author of this report.

I.1.4. I confirm that the opinions expressed within this appeal statement are my true and professional opinions.

SCOPE OF STATEMENT

I.1.5. This statement focuses upon the following designated heritage asset referred to in the Reasons for Refusal Number 7:

- New Stanton Cottages (Grade II Listed Building, NHLE: 1329236)

I.1.6. The consideration of the planning balance of the proposed development will be dealt with by Mr Hawley.

I.1.7. The evidence prepared and provided within this appeal statement has been prepared with the guidance of Chartered Institute for Archaeologists and their Code of Conduct (CI(A, 2022).

2 LEGISLATION AND POLICY CONTEXT

INTRODUCTION

2.1.1. There is national legislation and guidance relation to the protection of, and development on, or near, important archaeological sites or historical buildings with planning regulations as defined under the provisions of the Town and Country Planning Act 1990. Further to this, Local Authorities are responsible for the protection of the historic environment within the planning system. The following legislation and policies are of relevance to the Site and the proposed scheme.

HISTORIC BUILDINGS AND ANCIENT MONUMENT ACT 1953

2.1.2. Historic England is enabled by the Historic Buildings and Ancient Monuments Act 1953 (as amended by the National Heritage Act 1983) to maintain a register of parks, gardens and battlefield sites which appear to Historic England to be of special historic interest. Registration in this way makes the effect of proposed development on the sites and their settings a material consideration in planning matters.

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

2.1.3. Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by Local Planning Authorities (LPAs) under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66).

2.1.4. The statutory criteria for listing are the special architectural or historic interests of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 210a, para 7, page 4):

- Grade I: buildings of exceptional interest.
- Grade II*: Particularly important buildings of more than special interest.
- Grade II: Buildings of special interest which warrant every effort being made to preserve them.

2.1.5. Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

NATIONAL PLANNING POLICY FRAMEWORK

2.1.6. Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. Paragraph 200 which the planning decision cites the development as being contrary to is detailed below.

NPPF 2021, Para 200

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

- a) Grade II listed building, or grade II registered parks or gardens, should be exceptional.*
- b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefield, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

2.1.7. Paragraph 202 which would be a more appropriate test is detailed below.

NPPF 2021, Para 202

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

2.1.8. Advice on levels of harm to heritage assets is given in Planning Practice Guidance on the Historic Environment at paragraph: 018 Reference ID: 18a-018-20190723 Revision date: 23 07 2019 (CD N3). This notes in particular that:

Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

LOCAL POLICY

2.1.9. The statutory development plan for Erewash Borough comprises the Core Strategy, adopted in 2014 (CD B1). The relevant policy comprises:

Policy 11: The Historic Environment which states that proposals and initiatives will be supported where the significance of heritage assets and their settings would be sustained or enhanced. Planning decisions will take into account the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.

REASON FOR REFUSAL

2.1.10. This appeal statement relates to the Refusal of Planning Permission, regarding application ERE/0722/0038 dated 13th October 2022. Specifically, this statement relates to Reason 7 for refusal, which states the following:

“The proposal would result in adverse changes to the setting of the Grade II listed building at New Stanton Cottages which would detract from the manner in which it is experienced, appreciated and understood. This meets the threshold of “less than substantial harm” to the designated heritage asset and as no public benefits exist which are sufficient to overcome that harm, the proposal is contrary to the requirements of the NPPF.”

2.1.11. The Officers Report to the Planning Committee of 12th October 2022 (see CD H1). at pp25-26 notes the following in respect of Heritage matters:

The County Council's Archaeologist has identified a range of shortcomings in the submitted Heritage Statement.... Whilst the comments are noted, it is not considered that these shortcomings amount to a reason for refusal.

The designated heritage asset to be considered is the Grade II Listed New Stanton Cottages, also known as Twelve Houses... The applicant's Heritage Statement concludes that the proposed development would have a “minor adverse effect” on the setting of the listed building. This Authority's heritage consultant agrees with that assessment....

The proposal would result in adverse changes to the setting of the Grade II listed building which would detract from the manner in which it is experienced, appreciated and understood. This is considered to meet the threshold of “less than substantial harm” to the designated heritage asset...

Paragraph 202 of the NPPF specifies that "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use." Such public benefits have not been identified by the applicant and are not considered to exist given the clear conflicts with national and local planning policies.

2.1.12. A supplementary Officers Report was also produced for the Planning Committee of 12th October 2022 (see CD H3). This noted the following in respect of further consultation responses:

The County Council's Archaeologist considers that the amended statement does now provide a procedurally sufficient assessment of what is on the site. This Council's heritage consultant notes that the amended statement reaches the same conclusion as the original statement, which is that harm would be caused to the setting of the listed terraced block (Twelve Houses).

CONSULTEE RESPONSE TO THE PLANNING APPLICATION

2.1.13. Advice on heritage assets other than below ground archaeology (not a reason for refusal) was provided to Erewash Borough Council by way of a letter from their consultants, Place Services at Essex County Council on the 11th August 2022 (see **Appendix 2** and CD E13). This notes the following:

The main designated heritage asset for consideration is the setting of Grade II Listed New Stanton Cottages (List Entry ID: 1329236).

The Heritage Statement, submitted with the application, outlines that the proposed development will have a 'Minor Adverse effect' on the setting of the listed building. I would agree with this assessment.....

The proposal will result in adverse changes to the setting of the Grade II listed building which detracts from the manner in which it is experienced, appreciated and understood. This less than substantial harm to the designated heritage asset should be considered under paragraph 202 of the NPPF.

3 ASSESSMENT METHODOLOGY

INTRODUCTION

3.1.1. The approach to assessing the effect on the settings of heritage assets adopted in this proof of evidence follows the approach set out in the Heritage Statement (see **Appendix I**) submitted as part of the outline application. The is provided below for reference.

Assessment of Significance

The significance of heritage assets is their value to this and future generations, and is defined in this report in relation to the following heritage interests (MHCLG, 2018a):

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

Note: NPPF terminology is adopted, rather than Conservation Principles' four heritage values, to ensure compliance with current planning policy.

In weighing these interests an assessment of overall significance is made, in reference to published guidance and assessment criteria, and in accordance with the following levels:

Heritage Significance		
International	Heritage assets of outstanding universal value which fulfil the criteria for inclusion on the UNESCO World Heritage List (section II.D of UNESCO, 2019).	1
High National	Heritage assets of exceptional interest, and of particular or national importance that fulfil the criteria for listing at a high grade (i.e. as a Scheduled Monument, or Grade I or II* Listed Building / Registered Park and Garden) (DCMS 2013 & 2018 & https://historicengland.org.uk/listing/selection-criteria/).	2
National	Heritage assets of special interest that fulfil the criteria for listing (i.e. as a Conservation Area, Grade II Listed Building / Registered Park and Garden, Registered Battlefield or Protected Wreck Site) (DCMS, 2018) & https://historicengland.org.uk/listing/selection-criteria/ .	3
Regional	Heritage assets of moderate interest that fulfil the criteria for local listing as set out by local authority guidance or Historic England's advice note on Local Listing	4

	(2016b). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda.	
Negligible	Heritage asset of limited interest that fails to fulfil the criteria for local listing or only slightly contribute to the objectives of a regional research agenda, typically due to poor preservation, survival or restricted contextual associations.	5

Assessment of Contribution

Elements of a heritage asset, including elements of their setting, may not contribute equally to its significance, reflecting the varying degree of heritage interest in its various aspects. Contribution to significance is expressed in line with the following scale:

Contribution to Significance		
High	Element is fundamental to the key heritage interest/s that define the significance of the asset, and/or of potential national heritage significance in its own right.	H
Moderate	Element makes an important contribution to the significance of the asset, comprising a secondary aspect of its heritage interest/s or an element of potential higher interest that has been affected by no more than moderate (under 50%) loss such that its contribution to significance is reduced.	M
Limited	Element makes a slight contribution to the significance of the asset, comprising a complementary aspect of its heritage interest/s or an element of potential higher interest that has been affected by substantial (over 50%) loss such that its contribution to significance is greatly reduced.	L
Neutral	Element does not contribute to the significance of the asset.	N
Negative	Element represents an unsympathetic change which detracts from the significance of the asset.	Neg
Uncertain	Sensitivity uncertain: more information required.	?

Assessment of Effect

The assessment of the effect of a proposal considers the contribution made by the affected element to the significance of a heritage assets, and the nature of any effect (both negative and positive) to that contribution. The scale of effect adopted is set out in the following table:

Effect of Proposal		
Positive	Proposals will greatly reveal or enhance the contribution the effected element makes to the significance of the heritage asset, and/or substantially contribute towards the conservation of the asset.	++
Limited Positive	Proposals will better reveal or enhance the contribution the effected element makes to the significance of the heritage asset and/or contribute towards the conservation the asset.	+
Neutral	Proposals will preserve the contribution the effected element makes to the significance of the heritage asset.	o
Limited Negative	Proposals will result in the partial loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a detrimental effect on the conservation of the asset.	-

Negative	Proposals will result in the total loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a significant detrimental effect on the conservation of the asset.	--
Uncertain	Effect uncertain: more information required.	?

4 ASSESSMENT OF SIGNIFICANCE AND CONTRIBUTION OF SETTING

INTRODUCTION

4.1.1. Erewash Borough Council's reason for refusal outlines that they consider that a single designated heritage asset is affected by the proposed development sufficient to refuse the proposal. This is New Stanton Cottages (Grade II Listed Building, NHLE: 1329236)

4.1.2. The assessment below is based upon a heritage statement produced by TJC in 2022 and included as **Appendix I** of this document.

NEW STANTON COTTAGES

4.1.3. New Stanton Cottages (Grade II Listed Building, NHLE: 1329236) is situated immediately south of the site on the south side of Sowbrook Lane. The listed building is located immediately north of a large industrial site, and to the north is the site, sloping gently down to the Nutbrook Canal.

4.1.4. The listed building represents a terrace of twelve workers' cottages built by the Stanton Ironworks in 1848. The three- storey structure is of red brick with stone lintels. The cottages are roofed in Welsh slate, with brick gable stacks and five brick ridge stacks. The north (road frontage) elevation is of twelve symmetrical bays. There is a central round-arched through passageway. The building is Grade II listed.

4.1.5. The listed building contains evidence of, and draws archaeological interest from its construction and phasing. The possibility that remains may be preserved within and around the listed building is considered to be high and as such the buildings archaeological interest makes a moderate contribution towards the significance of the building as a designated heritage asset.

4.1.6. The designated asset represents industrial workers housing of the mid-19th century. The architectural interest of the listed building derives from its design value in terms of its expression of the domestic architecture of the 19th century and later. The historic interest derives from the symbolic value of the buildings as part of the local community. The historical interest is partly illustrative, but the terrace is associated with known persons, including its developers and to some extent its occupiers. The building's historic interest also derives from its contribution to our understanding of the development of industrial workers housing during

the 19th century and later and is therefore considered to make a moderate contribution to the significance of the building. Much of the architectural and artistic interest of the building remains and is thus considered to make a high contribution towards the building's significance.

- 4.1.7. The Stanton Ironworks, by whom New Stanton Cottages were constructed, was established as three blast furnaces by Benjamin Smith and his son Josiah in 1846 on an area of land to the east of the site, located east of Ilkeston Road, between the Nutbrook Canal to the north and Lows Lane to the south. The site expanded during the 1870s and again during the 1920s. The works continued to operate through the 20th century and finally ceased production during the first decade of the 21st. The ironworks site has now been largely or entirely cleared.
- 4.1.8. In terms of historic landscape character (see **Appendix 4, Figure**), New Stanton Cottages lies within a small area recorded as 'Settlement at New Stanton, Sowbrook Lane, Stanton by Dale' (HLC Ref: HDR6144).
- 4.1.9. Much of the area to the south and west lies within an area recorded as 'Stanton Works, Stanton-by-Dale/Ilkeston'. The HLC notes that this area *appears on the 1st edition OS map as a mixture of regular and irregular enclosure, with a few pre- 1880s works complexes as well. The area has since become gradually more industrialized* (HLC Ref: HDR1488), with an area of land northwest of the Stanton Works, defined as rough grassland/ scrub (HLC Ref: HDR6142).
- 4.1.10. To the north of the Nutbrook Canal, the fields south of Little Hallam Hill are defined as 'Small Regular Fields' (HLC Ref: HDR6137)
- 4.1.11. The site itself is recorded as 'Field north of Sowbrook Lane, Stanton by Dale' (HLC Ref: HDR6143), defined as 'Very Large Post-War Fields'.
- 4.1.12. Due to the nature of the site and the surrounding topography and screening there are currently no long views towards New Stanton Cottages considered to form an integral part of its setting.
- 4.1.13. The setting of the listed building has altered considerably over time and its association with the landscape into which it was designed considerably eroded. A comparison of modern and historic OS maps shows much development, and subsequent demolition in places locally, including in the immediate vicinity of the listed building. Alterations to the setting of the listed building include the following:

- 4.1.14. The first edition of the Ordnance Survey (OS) 1881-1885, and shown in **Appendix I** of this document as **Appendix I.3** shows a small building within the site, in parcel 30, itself within the larger parcel 12. This has been removed.
- 4.1.15. To the west of New Stanton Cottages and south of Sowbrook Lane, the OS edition of 1937-38 shows the area to south of New Stanton Cottages beginning to be developed. A 'Travelling Crane', 'Pump House', and 'Tank' are all marked on the OS. Several field boundaries had been removed and there is evidence of ground preparation in the form of hachuring on the map. Immediately to the east of New Stanton Cottages, 'Allotment Gardens' are marked, with a further similar area marked immediately east of Ilkeston Road. The OS edition of 1959 shows that electricity infrastructure had been added to the west of New Stanton Cottages by this time. The OS edition of 1967-1971 shows that further electricity infrastructure had been added to the west of New Stanton Cottages by this time. These features were marked as 'Electricity Substations'.
- 4.1.16. To the south of the listed building and south of Sowbrook Lane, the OS edition of 1937-38 shows that the area to the south of New Stanton Cottages had begun to be developed by this time, in conjunction with the area to the west. The OS edition of 1947 shows that Stanton Ironworks had been developed over fields to the south of the site. New Stanton Cottages.
- 4.1.17. The current setting of New Stanton Cottages is formed by its topographic location and position in the surrounding semi-rural landscape. The setting of the listed buildings is formed by the Stanton Precast Works and other industrial premises to the south, to the northeast by the cleared site of the Stanton Ironworks, and to the north by Sowbrook Lane and the site. Only fragments of the local landscape surrounding the designated asset are legible in terms of previous land use. More distantly, the southern elements of the settlement at Ilkeston, in particular Kirk Hallam and Little Hallam, have extended towards the site.
- 4.1.18. The changes in the landscape of the locality have altered the setting of the listed building from its mid-19th century and later state. The relationship between New Stanton Cottages and the Stanton Ironworks has been compromised by the demolition and site clearance at the latter. Overall, the contribution of setting to the significance of the listed building is **limited** and its sensitivity to further change in its setting is low.
- 4.1.19. New Stanton Cottages is of a **high level** of heritage significance. This derives from its **architectural interest**, which makes a **high contribution** to the significance of the listed

building, as an important examples of the architecture of the early Victorian period; its **historic interest**, which makes a **moderate contribution** to its significance, in relation to the historical importance of the site to the development of the local area, the reasonably well-documented history of the designated asset; its illustrative historic interest in reflecting the changing local economy, styles of living and land-use over the last 170 years, and the symbolic value of the designated asset as part of the local community.

4.1.20. The **archaeological interest** of New Stanton Cottages makes a **moderate contribution** to its significance. This is primarily in relation to the research value of the fabric of the building itself and the potential below ground remains within and adjacent to the asset to increasing our understanding of the development of the site and wider area.

4.1.21. As stated in GPA3 (HE 2017) not all aspects of setting contribute equally to the heritage significance of a given heritage asset. Setting does not form a major part of the significance of the listed building in that the ironworks which it was built to serve has been removed and little of the local landscape surrounding the designated assets is legible in terms of previous land use. The site is situated within the setting of the listed building but, given the erosion of the setting of the listed building is not considered to contribute towards its significance.

Contribution of the Site

4.1.22. There is no known historic relationship between the site and New Stanton Cottages, which remains legible on the ground and no known archaeological connection. Census information indicates that most occupants of New Stanton Cottages were in employment connected with the iron industry (see **Table at Appendix 3**), and there seems to be no strong link between New Stanton Cottages and the site.

4.1.23. The 1910 Land Valuation map (see **Appendix 1.5 of Appendix 1, Heritage Statement**) and reference book indicates that the site comprised a single land unit. The land was owned by the Earl of Stanhope and occupied by Thomas Doar. The 1911 census lists Thomas Doar as a 60-year-old farmer, living at Church Farm, Stanton-by-Dale.

4.1.24. The Historic Landscape Character seems to see the site as representing the post war landscape rather than being associated with the 19th century character of New Stanton Cottages. The site is located almost entirely behind a hedgerow when viewed from New Stanton Cottages (see Incola Landscape Photoviewpoint 2). The site slopes to the north away from New Stanton Cottages. From within the site there is little sense of, or experience of New Stanton Cottages.

4.1.25. Given the above, it is considered that the site currently makes a neutral contribution to the heritage significance of the listed building.

Impact Assessment

4.1.26. As indicated above, few aspects of the setting of New Stanton Cottages make a positive contribution to the heritage significance of the designated asset. There are few, if any key views from New Stanton Cottages looking outwards. Photography from several representative viewpoints has been included within the Appeal Statement on Landscape and Visual Matters provided to the Inquiry by Mr Hughes of Incola Landscape Planning.

4.1.27. Incola Landscape Photoviewpoint 2 shows the view looking south along Ilkeston Road towards Sowbrook Lane. New Stanton Cottages is visible in the distance. The existing hedgerow provides strong visual screening between the road and the site. This would largely remain *in situ* as part of the development proposal.

4.1.28. Incola Landscape Photoviewpoint 4 shows the view looking into the site from the junction of Ilkeston Road and Sowbrook Lane, adjacent to New Stanton Cottages. The hedgerow here provides a visual screen between the road and listed building and the site. This would largely remain *in situ* as part of the development proposal. From further to the west where the hedgerow is lower, Incola Landscape Photoviewpoint 5 indicates that the site and New Stanton Cottages are not intervisible from when looking east. Although the site and New Stanton Cottages are visible in a combined view from further east (Incola Landscape Photoviewpoint 6b), this is in the context of the steel fence at the electricity substation, which detracts from the view.

4.1.29. There are distant views of the roofs of New Stanton Cottages from places along the towpath of the Nutbrook Canal when looking across the site to the south (see Incola Landscape Photoviewpoint 8).

4.1.30. Incola Landscape Photoviewpoint 14 shows the view looking south from the site towards Sowbrook Lane, while Incola Landscape Photoviewpoint 15 shows the view looking southeast. There are glimpsed views of New Stanton Cottages, although the intervening hedgerow provides considerable screening.

4.1.31. Where visible, the site does not lie in a key view. As discussed above, the setting of New Stanton Cottages is already impacted and eroded by development in the area. Development within the site will alter this view and result in the reduction of visible agricultural land. Despite

this, as the planning application is currently in outline form , it is considered that there is the opportunity to mitigate this impact through scale, massing and design of development and by appropriate screening through tree and hedgerow planting and thickening.

5 CONCLUSION

5.1.1. Relevant information from the planning application, including the Decision Notice, the Officers Reports, Consultation advice, and the Heritage Statement has been reviewed.

5.1.2. In addition, consideration has been given to the advice on levels of harm to heritage assets given in Planning Practice Guidance on the Historic Environment at paragraph: 018 Reference ID: 18a-018-20190723 Revision date: 23 07 2019 as detailed below.

For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

5.1.3. The conclusions of the Heritage Statement with respect to New Stanton Cottages were as follows:

The proposed development would have no impacts on the fabric of any designated assets, either listed buildings or conservation areas.

In regard to New Stanton Cottages (Grade II listed building) the legibility of the historic setting of the nearby listed building has been compromised somewhat by post war development. The contribution of setting to the significance of the listed building is limited and as such, the sensitivity of the listed building to further change in its setting is low. The proposed development is considered to result in a minor adverse level of effect on heritage significance and setting. The harm would be less than substantial in nature and towards the lower end of this scale.

5.1.4. The committee report (at page 25) notes the following:

The proposal would result in adverse changes to the setting of the Grade II listed building which would detract from the manner in which it is experienced, appreciated and understood. This is considered to meet the threshold of "less than substantial harm" to the designated heritage asset.

5.1.5. This review has confirmed that the conclusions of the Heritage Statement are correct. This means in effect that the overall impact of the proposed development on designated heritage

assets is considered to be less than substantial harm and would be at the lower end of that scale. On this basis the public benefits of the scheme should be weighed against that harm, as indicated in paragraph 202 of NPPF. .

6 BIBLIOGRAPHY AND REFERENCES

GUIDANCE CONSULTED

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APPENDIX I:

HERITAGE STATEMENT

The JESSOP Consultancy
Sheffield + Lichfield + Oxford

LAND AT ILKESTON ROAD, STANTON-BY-DALE, Derbyshire



Heritage Statement

October 2022
Final 3.0

Document No: TJC2021.153
Planning No: ERE/0722/0038
OASIS No: thejesso1-506108



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SUMMARY OF PROJECT DETAILS

TJC Project Code:	E69
OASIS ID:	thejesso I-506108
Project Type(s):	Heritage Statement
National Grid Reference:	SK 4636 3935 (centred)
Postcode:	DE7 4QX (nearest)
County:	Derbyshire
District/Unitary Authority:	Erewash
Parish:	Stanton-by-Dale
Elevation:	c. 50m above Ordnance Datum
Planning Reference(s):	ERE/0722/0038
Designation Status(s):	Non-designated New Stanton Cottages, Grade II listed building (NHLE: 1329236) Stanton-by-Dale Conservation Area
Fieldwork/site survey by:	Dan Slatcher MCIFA
Prepared by:	Dan Slatcher MCIFA
Reviewed by	Jennifer Oliver MCIFA
Date:	05.10.2022
Version:	Final (v3.0)

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The staff of the local record office and Derbyshire Historic Environment Record are thanked for providing background information to the site.

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Appendix 1: Historic mapping and illustrations

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Appendix 3: Gazetteer of Heritage Assets

Appendix 4: Listed Building Description

EXECUTIVE SUMMARY

This report presents the results of a heritage statement for land at Ilkeston Road, Stanton-by-Dale, Derbyshire, centred on National Grid Reference SK 4636 3935. It has been prepared to assess the potential impacts, if any, arising from proposed development of the site for residential use.

The site is located some 3.75km north-west of junction 25 of the M1 motorway, on the west side of Ilkeston Road, and some 980m to the north of the village of Stanton-by-Dale. The site, comprises a single parcel of land containing a fishing pond in its north-western part, is roughly square in shape, and slopes very gently down towards the Nutbrook Canal, which forms the watercourse to its north.

There are no recorded remains of prehistoric or Roman date in the wider area, and there is very little evidence for pre-medieval activity. During the medieval period the site and surrounding area is likely to have been used for grazing. There is some evidence of potential medieval ridge and furrow to the south of the site noted through a review of LiDAR data. A small area of potential ridge and furrow was also noted in the western corner of the site.

Historic mapping indicates that the site has remained as fields since at least the 19th century and there is no evidence for settlement activity here with the exception of a possible row of cottages depicted on the 1885 OS map on the southern boundary of the site. The Stanhope Arm of the Nutbrook Canal survives as a pond in the south-west corner of the site.

Remains of coal mining activity, in the form of a group of bell pits have been recorded adjacent to the site. A previous investigation of the site noted a spread of coal dust and shale was visible within the easement interpreted as potentially the result of mining activity, with a possibility that coal was removed by barge on the canal. It was concluded likely that some of the earthworks in the field are associated with mining activity and may delineate a pit boundary. It is anticipated that there is moderate potential for archaeological remains of low-moderate heritage significance within the site although the extent of previous disturbance resulting from the striping of the site for as part of the works for the Derwent Valley Aqueduct to Strelley Reservoir Pipeline is not fully understood. The proposed development may impact upon below ground remains if present. Any surviving below ground remains are not considered likely to be of sufficient significance to require preservation in situ.

The proposed development would have no impacts on the fabric of any designated assets, either Listed Buildings or the Stanton-by-Dale Conservation Areas. Legibility of the historic setting of the nearby listed building at New Stanton Cottages, located immediately south of the site, has been compromised somewhat by post-war development. The contribution of setting to the significance of the listed building is limited and as such, the sensitivity of the listed building to further change in their setting is low. The proposed development is considered to result in a minor adverse level of effect on heritage significance and setting. Any harm would be less than substantial in nature and towards the lower end of this scale.

I INTRODUCTION

BACKGROUND

This report presents the results of a heritage statement for land at Ilkeston Road, Stanton-by-Dale, Derbyshire, centred on National Grid Reference SK 4636 3935 (**Figure 1**). It has been prepared to assess the potential impacts, if any, arising from proposed development of the site for residential use.

AIMS AND STANDARDS

In accordance with the requirements of Policy 11 of the Erewash Borough Council Core Strategy adopted 2014, and National Planning Policy Framework para. 194 (MHCLG 2021), this document describes the archaeological and historical context of the site, analyses its heritage significance and its contribution to the significance of other heritage assets and provides an assessment of the impact of the proposed development.

The assessment is undertaken in consultation with Historic England guidance (2015, 2017 and 2019); Chartered Institute for Archaeologists standards and guidance (2020); and in reference to relevant legislation and planning policy set out in **Section 3**.

SCOPE AND LIMITATIONS

The scope of this report included desk-based research; a site inspection and walk-over survey.

The desk-based research and assessment of setting considered archaeological records and designated heritage assets within a **1km study area** of the site held by the Derbyshire Historic Environment Record (reference number: CDRI 1843) and the National Heritage List for England (NHLE). Other sources of information consulted are identified in **Section 2**. This was to provide sufficient background information to place the site within its context and to identify heritage assets that may possess settings which could be affected by proposal.

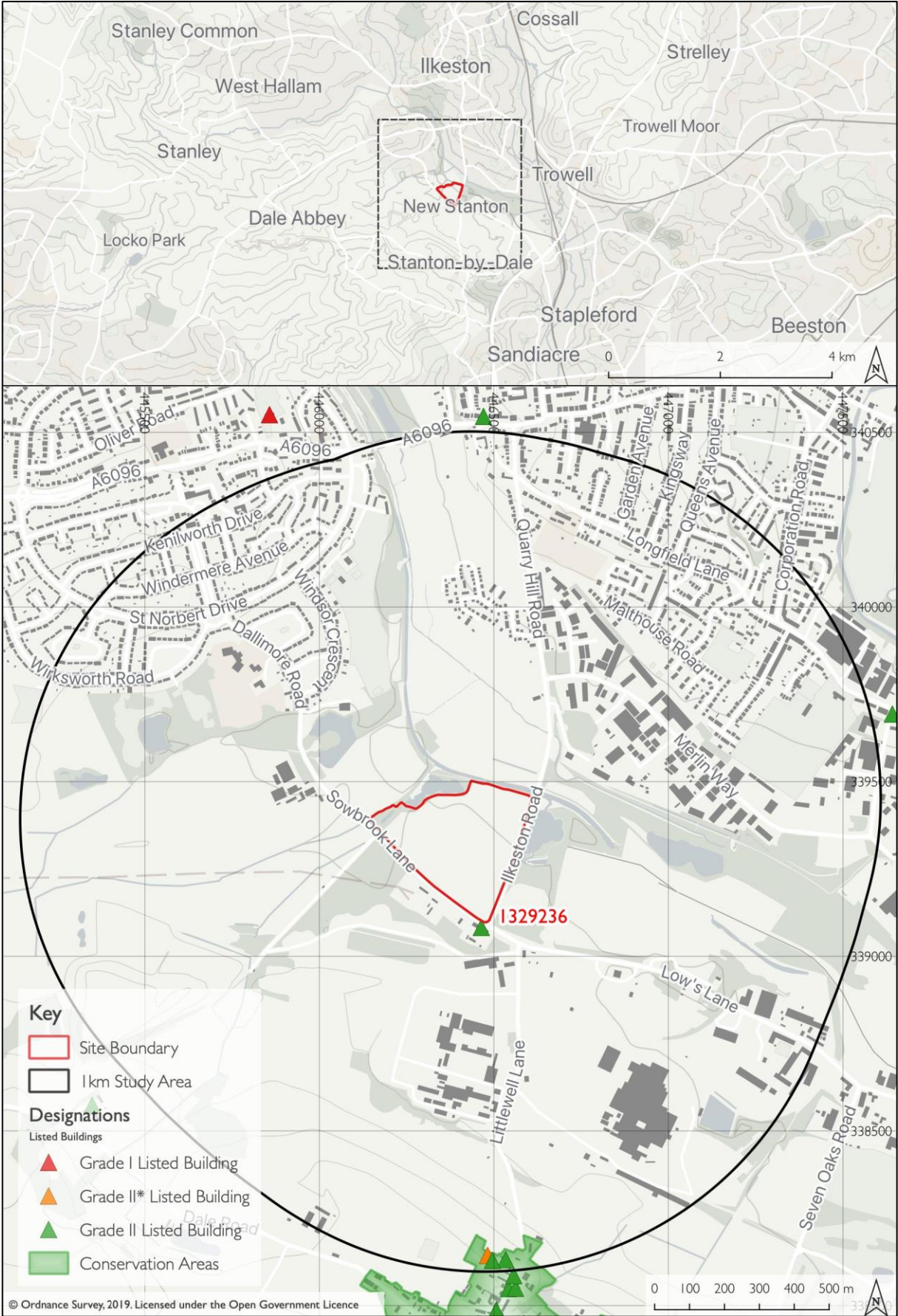


Figure I: Site location plan and designated assets

2 METHODOLOGY

DESK-BASED RESEARCH

A review of the previous archaeological archives and documentary sources has been undertaken to identify gaps in knowledge, and to ensure that the historic character of the site and study area is understood. The sources consulted are listed in **Section 10** of this report, and include:

- The Derbyshire Record Office;
- The Derbyshire Historic Environment Record (HER);
- The National Heritage List for England;
- The Portable Antiquities Scheme (PAS);
- Documentary sources, including publications and relevant grey literature reports and surveys where available;
- Geological Mapping;
- Historic mapping including relevant Ordnance Survey Maps;
- Historic and modern aerial photographs available *inter alia* through Britain from Above and Google Earth; and
- Online sources and relevant publications held by The JESSOP Consultancy.

SITE APPRAISAL

The site was inspected in October 2021 by Dan Slatcher MCIfA in order to appraise the setting of heritage assets within the study area, identify the presence, extent and character of known and possible archaeological remains, and to consider factors in the former use and management of the site that may have affected the survival of buried archaeological remains. The scope is based on a Level 1 (visual record) landscape record (HE, 2017b).

ASSESSMENT

This report provides a discussion of the results of the preceding stages of desk-based research and survey; an assessment of the significance (including a description of their setting) of heritage assets identified at the site and those within the wider area identified to be sensitive to change at the site; an assessment of impact; and recommendations.

This assessment has been undertaken in accordance with the following process and definitions.

Assessment of Significance

The significance of heritage assets is their value to this and future generations, and is defined in this report in relation to the following heritage interests (MHCLG, 2021):

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

Note: NPPF terminology is adopted, rather than Conservation Principles' four heritage values, to ensure compliance with current planning policy.

In weighing these interests an assessment of overall significance is made, in reference to published guidance and assessment criteria, and in accordance with the following levels:

Heritage Significance		
Very High	Heritage assets of exceptional interest, and of particular or national importance that fulfil the criteria for designation at a high grade (i.e. as a Scheduled Monument, Grade I or II* Listed Building / Registered Park and Garden or National Parks where cultural heritage is a defined special quality) (DCMS 2013, 2018 & https://historicengland.org.uk/listing/selection-criteria/) and/or which fulfil the criteria for inclusion on the UNESCO World Heritage List (section II.D of UNESCO, 2019).	1
High	Heritage assets of special interest that fulfil the criteria for designation (i.e. as a Conservation Area, Grade II Listed Building / Registered Park and Garden, Registered Battlefield or Protected Wreck Site) (DCMS, 2018 & https://historicengland.org.uk/listing/selection-criteria/ .)	2
Moderate	Heritage assets of moderate interest that fulfil the criteria for local listing as set out by local authority guidance or Historic England's advice note on Local Listing (2016b). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda.	3
Low	Heritage asset of limited interest that fails to fulfil the criteria for local listing or only slightly contribute to the objectives of a regional research agenda, typically due to poor preservation, survival or restricted contextual associations.	4

Assessment of Contribution

Elements of a heritage asset, including elements of their setting, may not contribute equally to its significance, reflecting the varying degree of heritage interest in its various aspects. Contribution to significance is expressed in line with the following scale:

Contribution to Significance		
High	Aspect is fundamental to the key heritage interest/s that define the significance of the asset.	H
Moderate	Aspect makes an important contribution to the significance of the asset, comprising a secondary aspect of its heritage interest/s or an aspect of potential higher interest that has been affected by no more than moderate (under 50%) loss such that its contribution to significance is reduced.	M
Limited	Aspect makes a slight contribution to the significance of the asset, comprising a complementary aspect of its heritage interest/s or an aspect of potential higher interest that has been affected by substantial (over 50%) loss such that its contribution to significance is greatly reduced.	L
Neutral	Aspect does not contribute to the significance of the asset.	N
Negative	Aspect represents an unsympathetic change which detracts from the significance of the asset.	Neg
Uncertain	Sensitivity uncertain: more information required.	?

Assessment of Effect

The assessment of the effect of a proposal considers the contribution made by the affected element to the significance of a heritage assets, and the nature of any effect (both negative and positive) to that contribution. The scale of effect adopted is set out in the following table:

Effect of Proposal		
Positive	Proposals will greatly reveal or enhance the contribution the effected element makes to the significance of the heritage asset, and/or substantially contribute towards the conservation of the asset.	++
Limited Positive	Proposals will better reveal or enhance the contribution the effected element makes to the significance of the heritage asset and/or contribute towards the conservation the asset.	+
Neutral	Proposals will preserve the contribution the effected element makes to the significance of the heritage asset.	o
Limited Negative	Proposals will result in the partial loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a detrimental effect on the conservation of the asset.	-
Negative	Proposals will result in the total loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a significant detrimental effect on the conservation of the asset.	--
Uncertain	Effect uncertain: more information required.	?

3 PLANNING CONTEXT

INTRODUCTION

Change arising to the historic environment from the planning process is managed through legislation, planning policy and practice guidance, and Historic England advice to ensure affected heritage assets are conserved in a manner appropriate to their significance.

KEY LEGISLATION FOR THE PROTECTION OF THE HISTORIC ENVIRONMENT

Historic Buildings and Ancient Monuments Act 1953 makes the effect of proposals on registered parks, gardens, and battlefields a material consideration in planning decisions.

Ancient Monuments and Archaeological Areas Act 1979 which affords protection to Scheduled Monuments and Areas of Archaeological Interest.

Planning (Listed Buildings and Conservation Areas) Act 1990 which provides planning controls for works affecting Listed Buildings and Conservation Areas.

LOCAL PLANNING POLICY

The statutory development plan for the Erewash Borough comprises the Core Strategy (adopted 2014). The relevant policy comprises:

Policy 11: The Historic Environment which states that proposals and initiatives will be supported where the significance of heritage assets and their settings would be sustained or enhanced. Planning decisions will take into account the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.

NATIONAL PLANNING POLICY

The Government's planning policies for England are set out in the National Planning Policy Framework (NPPF, 2021). In relation to designated heritage assets (such as listed buildings, scheduled monuments, and conservation areas) NPPF recommends great weight is to be given to their conservation (para. 199), that proposals causing substantial harm should be refused consent unless the harm can be adequately justified (para. 200), and that less than substantial harm is weighed against the public benefits of the proposal (para. 202). For non-designated heritage assets, NPPF recommends that the effect of the proposal is considered in determining a proposal, giving a balanced judgement in regard to the scale of harm and the significance of the asset (para. 203).

4 SITE DESCRIPTION

LOCATION

The site is located some 3.75 km northwest of junction 25 of the M1 motorway, and some 3.45 km southwest of Ilkeston Railway Station, on the west side of Ilkeston Road, and some 980m to the north of the village of Stanton-by-Dale. The site, which comprises a single parcel of land containing a fishing pond in its north-western part, is roughly square in shape (**Figure 1**) and slopes very gently down towards the Nutbrook Canal, which forms the watercourse to its north.

GEOLOGY

The bedrock underlying the northern part of the site comprises the Pennine Lower Coal Measures Formation, while under the southern part of the site the bedrock comprises sandstone of the Wingfield Flags formation. In the north-western part of the site, in the location of the ponds, the coal measures are overlain by alluvium. No further superficial deposits are recorded across the remainder of the site ([BGS 2021](#)).

PLANNING HISTORY

No current or recent planning applications have been made within the site. The land has been identified as potentially suitable within the Erewash Strategic Housing Land Availability Assessment (SHLAA, 2019) for residential development.

DESIGNATION

The site is undesignated and there are no designated heritage assets within the site. The following Grade II Listed Building is located within the vicinity of the site:

- New Stanton Cottages (NHLE: 1329236)

5 UNDERSTANDING THE SITE – ARCHAEOLOGY AND HISTORY

INTRODUCTION

The following baseline has been prepared in reference to sources outlined in **Section 2** and figures showing the sites of heritage assets, referred to within the text by **HA** numbers, are reproduced as **Figure 2**. A full gazetteer of sites is included in **Appendix 3**.

PREHISTORIC AND ROMAN (PRE 410AD)

There is little recorded evidence for prehistoric activity in within the wider area and none within the study area.

During the Roman period a major Roman Road, Rykneild Street ran north from Wall near Lichfield through the fort at Littlechester, on the edge of Derby to the west and beyond. To the south a further road ran south-east from Littlechester towards Ratcliffe on Soar. To the east a Roman fort was located at Broxtowe. There is, however, little recorded evidence for Roman activity within the wider area and none within the study area.

MEDIEVAL (410 TO 1540 AD)

There is no recorded evidence for Anglo-Saxon activity in the area, although there is written evidence that the area formed part of an Anglo-Saxon period estate and prior to the Norman conquest the area appears to have been held by Ulf Fenman (Williams & Martin 1992: 753). Stanton-by-Dale is recorded in the Domesday Book of 1086. At this time Ilkeston, West Hallam and Stanton-by-Dale formed an estate, held by Mauger from Gilbert de Ghent.

An Augustinian Priory, now generally known as Dale Abbey was initially established at Dale, some 1.8km to the west of the site, c. 1160 by monks from Calke Abbey. They later withdrew and after several further attempts at establishing the site, nine canons from Newsham Abbey were successful c. 1200. Dale became an independent abbey, with 25 canons in 1345. The abbey was dissolved in 1538 (**HER number MDR 5446**).

A medieval park at Stanton, located to the southwest of the village, is recorded via the Dale Cartulary. Timber was sold for charcoal burning from at least the early 13th century and it appears that the land may have been emparked to protect the assets of Dale Abbey. No references to the park have been found that post-date the dissolution. Its site may be marked by a stretch of unimproved land and woodland that runs alongside and to the south of Dale Road (**HAI**).

A further medieval park, Kirk Hallam Park, located some 500m to the west of the site at its nearest point, is first recorded in documents during the 1230s when Richard, son of Peter of Sandiacre, gave the canons of Dale a plot in his park of Kirk Hallam. The canons later acquired several acres of arable land there, and they were subsequently given most of the park except the oaks and hazels. A 17th century map of Dale Lordship indicates that the park was largely located within the western part of the parish close to Dale Abbey itself (**HA2**).

The village of Stanton-by-Dale located some 980m south of the site was clearly established during the medieval period. The Parish Church of St. Michael & All Angels contains fabric dating from the early 14th, and 15th centuries and was heavily restored during the 19th century. The church is a listed building, listed at Grade II* (**NHLE: 1206037**). Fragments of incised grave slabs dating to the 12th or 13th century have been incorporated into the aisle wall (Erewash 2011), suggesting an earlier origin for the church.

The Conservation Area Appraisal (Erewash 2011) notes that *'the medieval village comprised land to either side of Stanhope Street as well as land to the north sides of Dale Road and Main Street. In each case, the land was laid out in a series of narrow and regular plots with a common rear boundary. The village cross is medieval, although the cross top is dated 1632.'*

Medieval ridge and furrow earthworks have been identified in the area to the northeast of Stanton-by-Dale and southeast of the site from aerial photography (**HA3**). Later mapping, in particular early editions of the six-inch to the mile Ordnance Survey (OS) mapping of the area, indicate that the medieval common arable fields around Stanton-by-Dale extended at least as far north as Sowbrook Lane, while the medieval common arable fields of Kirk Hallam extended as far south as the Sow Brook. It appears that during the medieval period the site and surrounding area was agricultural in nature, with the site itself probably located within medieval common grazing land.

There are no recorded medieval remains in the area around the site, or within it and no evidence for medieval settlement activity within or around the site.

POST MEDIEVAL AND MODERN (1540 AD TO PRESENT)

The wider area and the site itself appear to have continued as common grazing land into the post medieval period.

A group of bell pits or shafts, tightly packed and located in the field immediately northwest of the site, is visible on aerial photographs. The bell pits are located by the road in the south-west corner of the field (**HA4**). There are no coal pits shown in this location or in the immediate vicinity of the site on early maps, although there are numerous features marked either as 'Old Coal Pit' to the

north and west of the site, as well as the Dale Abbey Colliery, on the first edition six-inch to the mile OS map of 1884 (not illustrated).

Sowbrook Farm, located some 200m west of the site, comprises a farmstead pre-dating c. 1840. The farmhouse is rendered beneath a gabled roof and the front elevation features three tall window openings. The farmstead is unlikely to date to before c. 1700 (HA5).

The Nutbrook Canal, located immediately north of the site, was built as a branch of the Erewash Canal following an Act of Parliament of 1793. The Stanton section was ready first, with the first tolls being taken in November 1794. The remainder of the canal was completed in 1796. The canal the canal rose some 84 feet through thirteen locks, and carried almost entirely coal, iron and limestone (HA6) Ilkeston Road crossed the canal via Stanton Bridge near the north-eastern corner of the site. A small branch or side cut of the canal leads from the main cut south along the north-western boundary of the site (HA7).

An ironworks at Dale, located some 1.5km southwest of the site, seems to have been in operation by the end of 1798. An associated iron railway had been laid down to the Nutbrook Canal, apparently ending alongside the side-cut near Sow Brook and at the north-western boundary of the site. The ironworks was short lived and was apparently demolished in 1806. The probable line of the railway is shown on the Stanton-by-Dale Tithe Map of 1844, and although affected by ironstone and other workings, remains partly visible on the first edition six-inch to the mile OS map of 1884 (HA8).

Sanderson's Map of Mansfield and Twenty Miles round of 1835 (**Appendix I.1**), probably the earliest detailed map of the area, shows Sowbrook Lane and Ilkeston Road to the south and east of the site respectively. Sowbrook Farm is shown to the west of the site. The Nutbrook Canal is shown to the north of the site, with a small spur to its west. The site itself is shown as being divided into four fields.

The Stanton Tithe Map of 1844 (**Appendix I.2**) shows the site divided into five fields, with a further small subdivision, in an approximately similar disposition to that of Sanderson's map of nine years previously, but with a subdivision in the western part of the site which contained two dwellings. The site was owned by Earl Stanhope, who was the Lord of the Manor. The agricultural fields were occupied by James Meakin, while an area of plantation woodland in the north of the site was in hand, and the two cottages were occupied by Henry Barber and Samuel Barber Senior. The map and award indicate that the spur leading south from the Nutbrook Canal was disused by this time.

The Stanton Ironworks was established as three blast furnaces by Benjamin Smith and his son Josiah in 1846 on an area of land to the east of the site, located east of Ilkeston Road, between the

Nutbrook Canal to the north and Lows Lane to the south (**HA9**). The company operated independently for three years before financial difficulties caused a series of takeovers. The site expanded during the 1870s and again during the 1920s. The works continued to operate through the 20th century and finally ceased production during the first decade of the 21st (Thomson et al 2008: 2-3).

New Stanton Cottages, a terrace of twelve workers' cottages located immediately south of the site on the south side of Sowbrook Lane, were built by the Stanton Ironworks in 1848 (**Appendix 2.7**). The structures are listed at Grade II (NHLE: 1329236, **HA10**).

The first edition Ordnance Survey Twenty-Five inch to the mile map of 1881 (**Appendix 1.3**), shows a similar disposition to that of the tithe map of some 37 years previously. The village of Stanton-by-Dale is shown some 980m to the south of the site, laid out mostly along Stanhope Street. The northern part of the site is shown as being marshy and several irregularly shaped ponds have been excavated into the wetter part of the site. The cottages in the south-western part of the site are shown. The site boundaries are shown as containing a number of mature trees.

The OS edition of 1900 (**Appendix 1.4**) indicates that the cottages and the surrounding boundary within the site had been removed. The ponds within the site were marked as 'fish ponds' and a further pond had been excavated in the north-eastern part of the site. Significant field boundary removal had taken place.

The 1910 Land Valuation map (**Appendix 1.5**) and reference book indicates that the site comprised a single land unit. The land was owned by the Earl of Stanhope and occupied by Thomas Doar. The 1911 census lists Thomas Doar as a 60-year-old farmer, living at Church Farm, Stanton-by-Dale.

Later Ordnance Survey mapping shows that a similar disposition in the wider area to that of the edition of 1900 lasted for a number of years. An aerial photograph taken in 1925 shows the Stanton Iron Works, with the site in the background. At this time the site is shown as being in agricultural use. There is a line of telegraph or electricity poles running roughly north to south across the eastern part of the site (Britain from Above EPW012568). During the late 1930s, when a Spun Iron plant was developed to the south of New Stanton Cottages. The disposition at the site itself did not change until after the Second World War. The pond in the eastern part of the site had been filled in according to the OS edition of 1959 (**Appendix 1.6**), and the marshy area at the north of the site is no longer shown as such. It is unclear from the mapping evidence whether these changes within the site were relatively minor in nature, or whether they represent a more fundamental campaign of bulk earth moving and site preparation.

Later OS mapping indicates that there has been much settlement expansion since the end of the Second World War. The settlement at Kirk Hallam and the industrial estate at Quarryhill to the north and the now largely cleared and partially reused Stanton Ironworks to the east and south now partially surround the site.

To the south of the site Stanton-by-Dale Conservation Area was designated in 1978 and extended in 1983, with further subsequent amendments to the Conservation Area boundary.

Aerial photography indicates that the site has been used for arable agricultural purposes since at least the 1980s, according to Google Earth, and has more recently been under grass.

PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

Within the 1km study area there has been a total of five previous investigations, of which four intersect or are situated within the site. These comprise investigations undertaken as part of the Derwent Valley Aqueduct to Strelley Reservoir Pipeline, including:

- EDR3019 – A Geophysical Survey undertaken by GSB Prospection in 1998. This survey was undertaken along approximately 8km of the proposed 10km pipeline corridor and identified several areas of enhanced magnetic susceptibility of which some may have been of archaeological interest. **Note:** The report was requested but only a summary could be provided by the HER.
- EDR3020 Fieldwalking Survey, Derwent Valley Aqueduct to Strelley Reservoir Link Main, by TPAU, in 1998. Fieldwalking was undertaken on a total of thirteen fields situated along the proposed pipeline between the Derwent Valley Aqueduct and Strelley Reservoir. Based on the results, recommendations for further field investigations were proposed for several specific sites, including the site which was identified for further investigation through targeted excavations.
- EDR3028 Earthwork survey – Derwent Valley Aqueduct to Strelley Reservoir Pipeline by TPA in 1999 – Earthworks identified during the walkover survey informing the Archaeological desk-based assessment for the Derwent Valley Aqueduct to Strelley Reservoir Pipeline were surveyed using a Ground Total Station. **Note:** The report was requested but only a summary could be provided by the HER.
- EDR3021 Excavation and Watching Brief – Derwent Valley Aqueduct to Strelley Reservoir Pipeline 1999 (report dating to 2012). The site, identified as Target Area 2: Field 0013 New Stanton was striped and had been run over by machines and vehicles by the time it had been viewed by the archaeologist. No features were visible within the easement and the cut had avoided earthworks further to the south. A spread of coal dust and shale was visible within the easement interpreted as potentially the result of mining activity, with a possibility

that coal was removed by barge on the canal. It was concluded likely that some of the earthworks in the field are associated with mining activity and may delineate a pit boundary.

LIDAR

A review of LiDAR data made available by the Environment Agency and the Department for Environment Food & Rural Affairs indicates that the southern portion of the site appears to have been levelled, with the exception of four faint ridges which can be seen aligned in a north-east to south-west alignment (**Figure 3**). Evidence of medieval ridge and furrow can be seen to the south beyond the site boundary with a small pocket extending into the western corner of the site (**Figure 3**). Through the centre of the site is a cutting which partially relates to a field boundary as depicted on the 1885 OS Map (**Appendix I.3**). This field boundary is depicted on earlier the Stanton Tithe map of 1844, but varies slightly to that seen on the later OS Mapping. To the north of this cutting the ground is more uneven, a circular depression marking the position of a tree. The Derwent Valley Aqueduct to Strelley Reservoir pipeline can be seen intersecting the site across its north-western extent.

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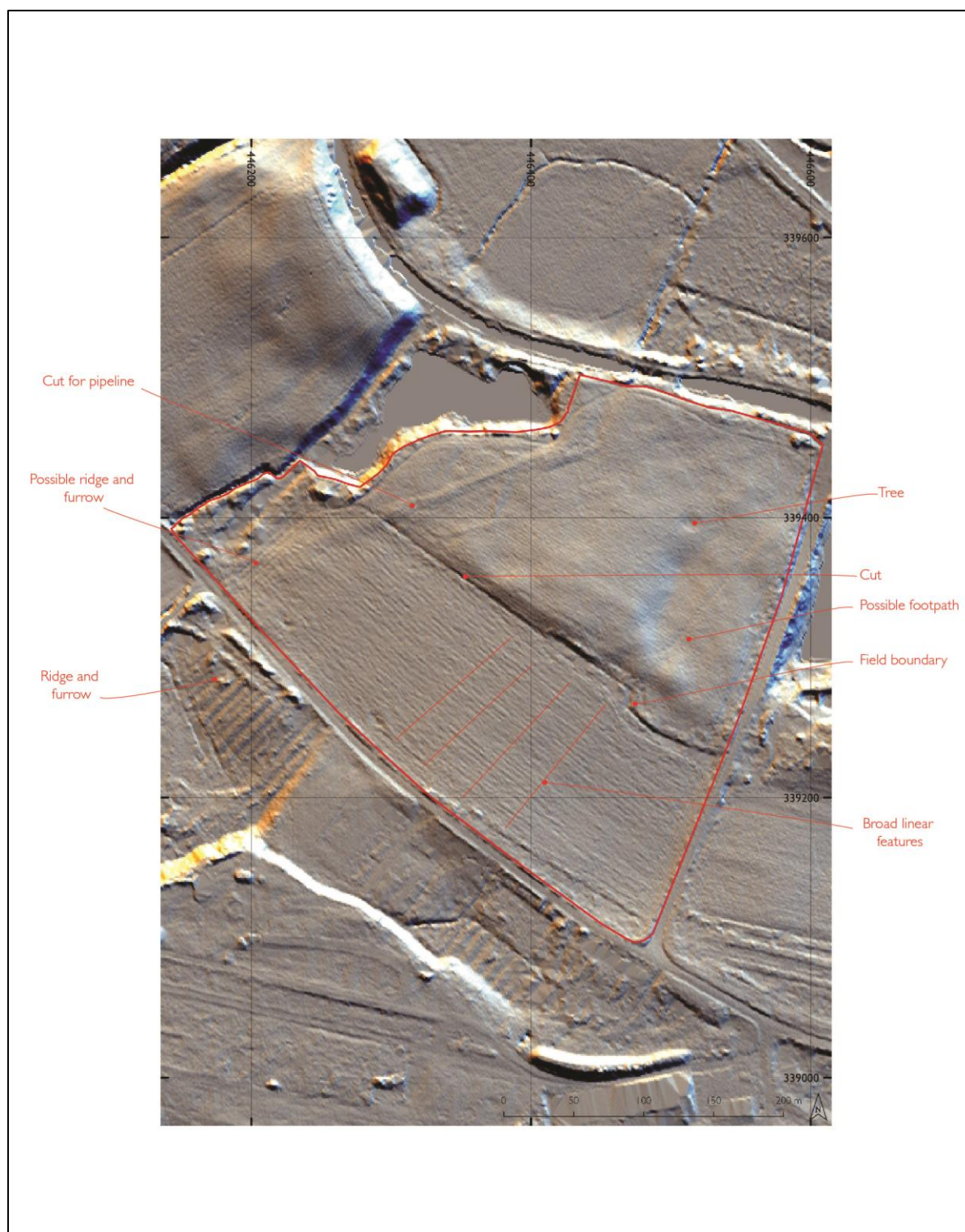


Figure 3: LiDAR data

Environment Agency 1m DTM 2020

6 UNDERSTANDING THE SITE – LANDSCAPE APPRAISAL

LANDSCAPE CHARACTER

The development of the area is described in the Historic Background section, above. The site has largely retained its semi-rural character, although much of the surrounding area has been developed. There has been much settlement expansion at Kirk Hallam, and development of the industrial estate at Quarryhill to the north of the site. The now largely cleared and partially reused Stanton Ironworks to the east and south partially surround the site.

Immediately south of the site is the mid 19th century New Stanton Cottages, a group of twelve terraced workers' cottages located on the south side of Sowbrook Lane. The structures are listed at Grade II (NHLE: 1329236, HA10).

Further to the south of the site, Stanton-by-Dale is a Conservation Area and the village retains much of its historic character. Around the village, to the west, south and east, there is considerable survival of earlier landscape characters and the heritage interest inherent in the form and appearance of the village has substantially been retained.

SITE APPRAISAL

The site (**Figure 1, Appendices 2.1 to 2.7**) slopes very gently down towards the Nutbrook Canal and the Sow Brook, which forms the watercourses to its north.

The site is bounded to the north by a hedgerow and the Nutbrook Canal, which remains water filled in this location. There is a former canal lock against the site boundary, although this is in poor condition, with the lock gates removed.

To the east and south the site is bounded by hedgerows. To the north-west the site contains a fishing pond surrounded by trees and vegetation and the site is bounded by the side-cut at the north-western boundary of the site.

Site access is via an open entrance at the south-western corner of the site, off Sowbrook Lane. The site has been under overgrown grass which had recently been cut at the time of the site visit. A number of stumps of very young trees or bushes remained in the ground at the time of the site visit.

The site is separated from the settlement at Stanton-by-Dale by the concrete works to the south. The Stanton-by-Dale Conservation Area is not intervisible with the site.

7 UNDERSTANDING THE SITE – SIGNIFICANCE

INTRODUCTION

The following heritage assets have been identified as potentially sensitive to change within the site:

- Below Ground Archaeological remains
- Those designated assets, including the Listed Building and Stanton-by-Dale Conservation Area described in **Section 5**, above

The following statement of significance follows the methodology and terminology set out in **Section 2**.

BELOW GROUND ARCHAEOLOGY

There are no recorded remains of prehistoric or Roman date in the wider area, and there is very little evidence for pre-medieval activity. During the medieval period the site and surrounding area is likely to have been used for grazing. There is some evidence of potential medieval ridge and furrow to the south of the site.

Historic mapping indicates that the site has remained as fields since at least the 19th century and there is no evidence for settlement activity here with the exception of a possible row of cottages depicted on the 1885 OS map on the southern boundary of the site (**Appendix 1.3**). The Stanhope Arm of the Nutbrook Canal survives as a pond in the south-west corner of the site.

Remains of coal mining activity, in the form of a group of bell pits have been recorded adjacent to the site. Given that the bedrock underlying the northern part of the site comprises the Pennine Lower Coal Measures Formation, similar remains being located within the site cannot be ruled out. A previous investigation of the site noted a spread of coal dust and shale was visible within the easement interpreted as potentially the result of mining activity, with a possibility that coal was removed by barge on the canal. It was concluded likely that some of the earthworks in the field are associated with mining activity and may delineate a pit boundary.

The Nutbrook Canal (**Appendix 2.3**) survives as a water filled feature immediately to the north of the site and the side-cut at the north-western boundary of the site also survives. Ilkeston Road crosses the canal via the stone-built Stanton Bridge near the north-eastern corner of the site (**Appendix 2.3**). Outside the site and to the north-west, it is likely that remains of the railway associated with the ironworks at Dale survive.

Any surviving remains within the site are likely to represent fragments of medieval or more likely later activity. The likelihood of encountering archaeological remains relating to the canal branch arm is high, whilst the potential for encountering other archaeological remains is considered low-moderate. It should be noted however that the extent of previous investigation and disturbance is not fully understood. Any surviving remains are likely to be low-moderate significance at most. The overall potential for encountering archaeological remains at the site is considered to be moderate.

Significance

Although surviving remains within the site are likely to represent a fragment of medieval or later activity, they may comprise further evidence for the extent of medieval or later fields, and/ or coal mining activity. On this basis any archaeological remains within the site are considered to have the potential to be of **low-moderate heritage significance** in their capacity to contribute towards our knowledge of the age, form and function of early activity in the area.

LISTED BUILDING

New Stanton Cottages (NHLE: 1329236)

Description

New Stanton Cottages (**Appendix 2.6**) represents a terrace of twelve workers' cottages built by the Stanton Ironworks in 1848. The three- storey structure is of red brick with stone lintels. The cottages are roofed in Welsh slate, with brick gable stacks and five brick ridge stacks. The north (road frontage) elevation is of twelve symmetrical bays. There is a central round-arched through passageway. The building is Grade II listed.

Archaeological interest:

The fabric of the listed building contains evidence of its construction and phasing. The possibility that remains may be preserved within and around the listed building is considered to be high and as such the buildings archaeological interest makes a moderate contribution towards the significance of the building.

Architectural and Artistic interest, with Historic Interest:

The designated asset represents industrial workers housing of the mid-19th century. The architectural interest of the listed building derives from its design value in terms of its expression of the domestic architecture of the 19th century and later. The historic interest derives from the symbolic value of the buildings as part of the local community. The historical interest is partly illustrative, but the terrace is associated with known persons, including its developers and to some extent its occupiers. The building's historic interest is therefore considered to make a moderate

contribution to the significance of the building significance. Much of the architectural and artistic interest of the building remains and is thus considered to make a high contribution towards the building's significance.

Physical Surroundings and Experience

The setting of the listed building has altered considerably over time. A comparison of modern and historic OS maps shows much development, and subsequent demolition in places locally, including in the immediate vicinity of the listed building. The setting of the listed buildings now comprises this more modern development, in particular immediately to the south of the asset. The setting of the listed buildings is formed by the concrete works to the south and to the north by Sowbrook Lane and the site. Only fragments of the local landscape surrounding the designated asset are legible in terms of previous land use.

Overall, the contribution of setting to the significance of the listed building is **limited** and its sensitivity to further change in its setting is low.

Summary of Significance

The listed building is considered to be of a **high level** of heritage significance, deriving from:

- * Its **architectural interest**, which makes a **high contribution** to the significance of the listed building, as an important examples of the architecture of the early Victorian period.
- * Its **historic interest**, which makes a **moderate contribution** to its significance, in relation to the historical importance of the site to the development of the local area, the reasonably well-documented history of the designated asset; its illustrative historic interest in reflecting the changing local economy, styles of living and land-use over the last 170 years, and the symbolic value of the designated asset as part of the local community.
- * Its **archaeological interest**, which makes a **moderate contribution** to its significance primarily in relation to the research value of the fabric of the building itself and the potential below ground remains within and adjacent to the asset to increasing our understanding of the development of the site and wider area.

Setting does not form a major part of the significance of the listed building in that the ironworks which it was built to serve has been removed and little of the local landscape surrounding the designated assets is legible in terms of previous land use. The site is situated within the setting of the listed building but is not considered to contribute towards its significance.

STANTON-BY-DALE CONSERVATION AREA

Description

The Stanton-by-Dale Conservation Area, located some 980m to the south of the site illustrates historic layout and fabric of the medieval and later village of Stanton-by-Dale.

Archaeological interest:

The fabric of the historic buildings within the Conservation Area, whether designated or not contain evidence of their construction and in the case of the Parish Church of St. Michael & All Angels in particular, phasing. The possibility that buried archaeological remains may be preserved within and around the Conservation Area is considered to be high. As such the intrinsic archaeological interest of the Conservation Area is considered to make a moderate contribution to the significance of the Conservation Area.

Architectural and Artistic interest, with Historic Interest:

The Conservation Area represents a village dating from the medieval period and later. Chiswick House presumably being one of the oldest buildings in the area. The architectural interest of the Conservation Area derives from its design value in terms of its expression of the architecture of religion and domestic dwellings of the medieval period and later. The historical interest of the Conservation Area is largely illustrative, but it is noted that the parish church is associated with known persons, including at least some of its incumbents. Further historic interest derives from the symbolic value of the buildings and land divisions in particular as part of the local community. Much of the architectural and artistic interest of the Conservation Area remains and is thus considered to make a high contribution to the significance of the Conservation Area.

Physical Surroundings and Experience

The setting of the Conservation Area has altered considerably over time. A comparison of modern and historic OS maps shows some development within and much development around the village.

In terms of views the Conservation Area appraisal (Erewash 2011) notes the following *'When the village is approached from Littlewell Lane, one is afforded a dramatic glimpse across open fields toward the parish church at the top of the slope.*

The footpath that provides access to the cricket ground and No Man's Lane also offers a panoramic view of properties to the south side of Dale Road and glimpses of properties on Pepper Lane.

Stanhope Street is densely developed and Dale Road occupies a sunken position. As a result, there are few opportunities for views out of the village. Conversely, Quarry Hill is sparsely developed and occupies an elevated position. This affords glimpses of the open countryside.

Despite its acreage, the former Stanton Ironworks is not visible from within the village. A panoramic view of the site can be afforded from the field adjacent to the churchyard.'

The site is not visible from the Conservation Area and is difficult to see from any public viewpoints to its south. Overall, the contribution of setting to the significance of the Conservation Area is moderate, although the setting of the conservation area does not extend far to its north and in that direction is considered to be limited. The sensitivity to further change in its setting is very low. There appears to be no evidence for historical associations between the listed buildings and the site.

Summary of Significance

The Conservation Area is considered to be of a **high level** of heritage significance, deriving from:

- * Its **architectural interest**, which makes a **high contribution** to the significance of the Conservation Area, as an important example of a village of the medieval period and later.
- * Its **historic interest**, which makes a **moderate contribution** to its significance, in relation to the reasonably well-documented history of the parish church in particular; and the illustrative historic interest of the historic buildings in reflecting the changing local economy, styles of living and land-use over the past centuries, and the symbolic value of the Conservation Area as part of the local community.
- * Its **archaeological interest**, in particular that of the church, which makes a **moderate contribution** to its significance primarily in relation to the research value of the fabric of the historic buildings and the potential below ground remains within and adjacent to the Conservation Area to increasing our understanding of the development of the village.

Setting does not form a major part of the significance of the Conservation Area in that there has been considerable industrial development, in particular to the north of the village. The site is not considered to make a contribution towards the significance of the designated asset.

8 IMPACT ASSESSMENT

PROPOSED DEVELOPMENT

The proposed development comprises a number residential dwellings, with areas of public open space along its north-western boundary and within the north-eastern corner of the site.

Potential Effects Arising from the Proposal

The principal attributes of the scheme which have the potential to affect heritage assets include:

1. **Groundworks** – Groundworks associated with the construction of the access, drainage, and foundations for the proposed development.
2. **Scale** – An increase in scale, and therefore prominence, of development at the site.
3. **Appearance** – Change in the appearance of development at the site in relation to evident land use, architectural design, and materials.

ARCHAEOLOGICAL REMAINS

Groundworks – The proposal will result in groundworks deriving from the excavations for new footings, services, and surfaces. This has the potential to impact buried archaeological remains.

Impacts on any associated below ground archaeology are likely to derive from excavation and bulk earthmoving. Any surviving below ground archaeology is likely to be wholly or partially destroyed by the proposed works, resulting in a **negative effect** to their significance. To limit the impact of the development upon the canal branch arm situated in the western corner of the site, this area will form a green space, ensuring the integrity and connection of the canal branch is maintained as it currently stands.

DESIGNATED ASSETS

Scale - An increase in scale, and therefore prominence, of development at the site, may have an adverse effect on the settings of designated assets.

Appearance - Change in the appearance of development at the site in relation to evident land use, architectural design, and materials, may have an adverse effect on the settings of designated assets.

New Stanton Cottages, located immediately south of the site, a listed building (NHLE: 1329236), was built in 1848 by the ironworks company. The setting of the designated asset includes the site of the former ironworks. Located to the north-east and south of the designated asset. In addition, the setting of New Stanton Cottages includes the site, which would have formed agricultural fields on their construction, and continues to do so today.

The proposed development may be visible at points along Sowbrook Lane and there may be combination views of the proposed development and the listed building from Sowbrook Lane. To limit the potential for these views the existing hedge which borders the site and Sowbrook Lane is proposed for retention.

The proposed development would have no impacts on the fabric of the listed building. Careful design of the proposed development, in terms of scale, massing and materials, would result in the proposed structures appearing at scale with the designated asset. On this basis the proposed development would result in a **minor adverse effect** to the significance of the listed building.

The Stanton-by-Dale Conservation Area is located some 980m south of the site. The Conservation Area comprises the historic built development of the village and is located to the south of the concrete works, which must be passed when travelling from the Conservation Area to the site. In addition, the Conservation Area appraisal (Erewash 2011: paragraph 8.9) notes that *despite its acreage the former Stanton Ironworks is not visible from within the village*. It is noted that this statement also applies to the site.

The proposed development would have no impacts on the fabric of the Conservation Area, and no change in terms of its setting. The proposed development is considered to result in to result in a **neutral effect** on its heritage significance.

9 DISCUSSION

The proposed development at the site may lead to harm to below ground archaeology, representing a heritage asset likely to be of at most low-moderate heritage significance. Any surviving below ground remains would not be of sufficient significance to require preservation *in situ*. To limit the impact of the development upon the remaining canal branch situated in the western corner of the site, this area will form a green space, ensuring the integrity and connection of the canal branch is maintained as it currently stands.

The proposed development would have no impacts on the fabric of any designated assets, either listed buildings or conservation areas.

In regards to New Stanton Cottages (Grade II listed building) the legibility of the historic setting of the nearby listed building has been compromised somewhat by post war development. The contribution of setting to the significance of the listed building is limited and as such, the sensitivity of the listed building to further change in its setting is low. The proposed development is considered to result in a minor adverse level of effect on heritage significance and setting. The harm would be less than substantial in nature and towards the lower end of this scale.

No impacts are anticipated in relation to the Stanton-by-Dale Conservation Area as a result of the proposals.

Overall it is considered that the scheme is in compliance with relevant policies from the Erewash Plan.

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IR 30/8/193 *Tithe map and apportionment of Stanton-by-Dale 1844*

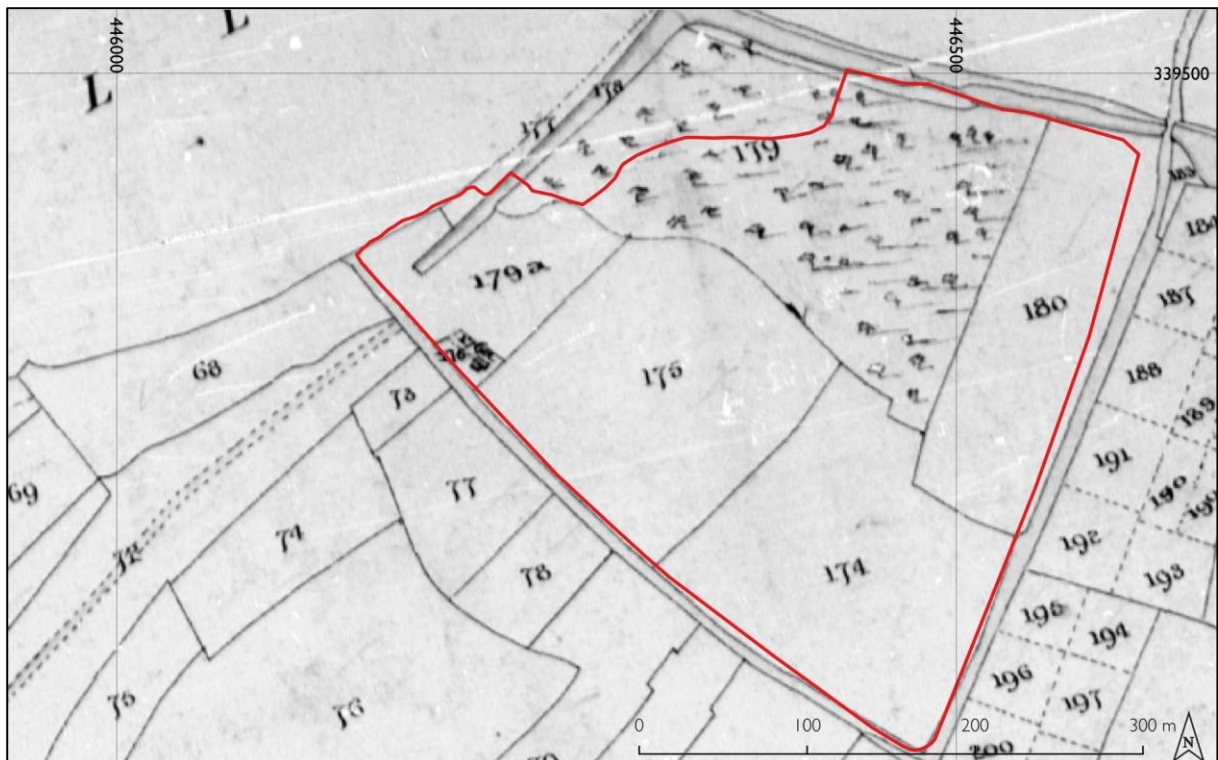
IR 29/8/125 *Tithe map and apportionment of Kirk Hallam 1848*

APPENDIX I:

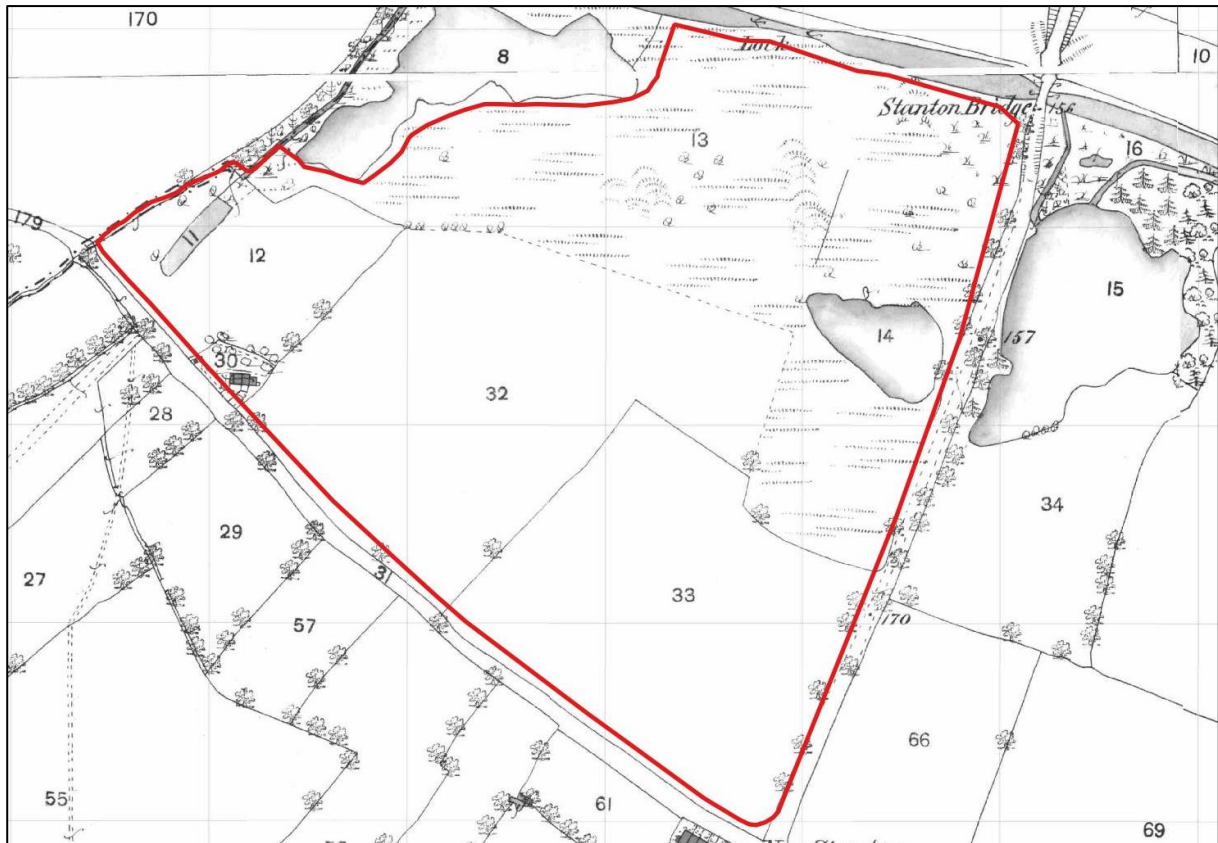
HISTORIC MAPPING AND ILLUSTRATIONS



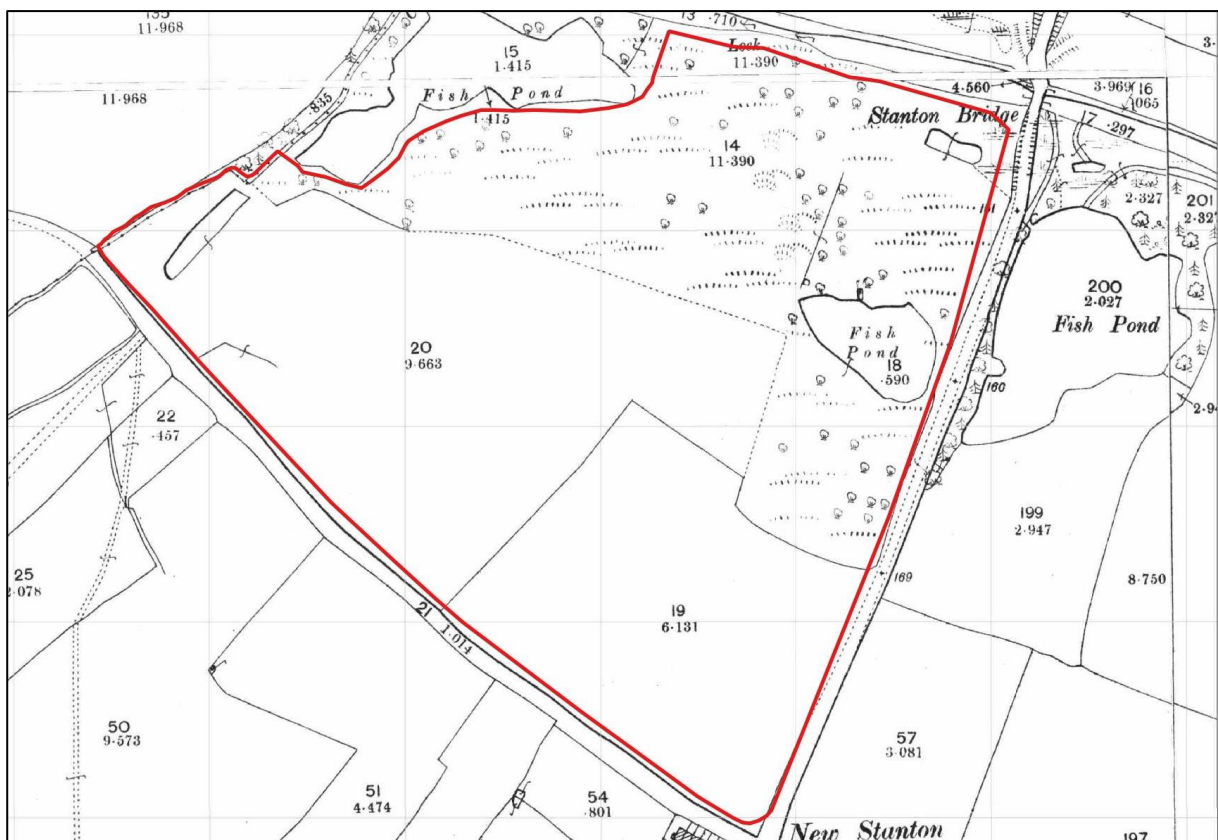
Appendix I.1: Sanderson's Map of Mansfield and Twenty Miles round of 1835



Appendix I.2: Stanton Tithe Map of 1844



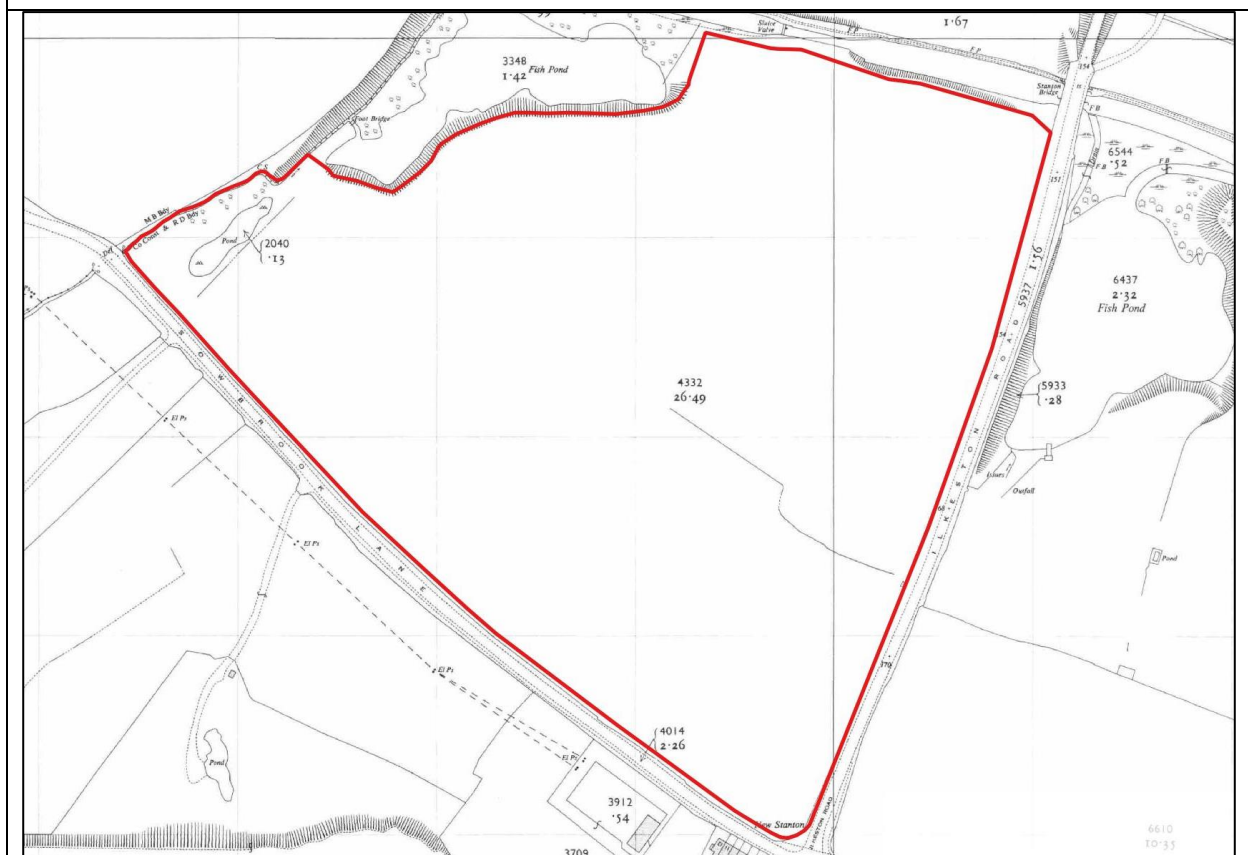
Appendix I.3: 1885 OS Map



Appendix I.4: 1900 OS Map



Appendix I.5: 1910 Land Valuation Map



Appendix I.6: 1959 OS Map

APPENDIX 2:

PHOTOGRAPHY

Appendix 2.1:
View from eastern
side of site looking
west



Appendix 2.2:
View of western
side of site looking
east



Appendix 2.3:
View of Nutbrook
Canal looking north-
east



Appendix 2.4:

View from Stanton
Bridge looking west
along Nutbrook
Canal



Appendix 2.5:

View along Ilkeston
Road looking north



Appendix 2.3:

View along
Sowbrook Lane
looking East and
Showing New
Stanton Cottages
(Grade II Listed
Building NHLE:
1329236)



Appendix 2.7:
View of New
Stanton Cottages (Grade II Listed
Building NHLE:
1329236)



APPENDIX 3:

GAZETTEER OF HERITAGE ASSE

ILKESTON ROAD, STANTON-BY-DALE, Derbyshire

Final3.0 Heritage Statement - Report TJC2021.153

HA	Period	Name	Type	HER ref	NGR	
1	Medieval	Stanton Park, Stanton by Dale	PARK	MDR13040	445709	338253
2	Medieval	Kirk Hallam Park, Dale Abbey	PARK	MDR13041	444589	339351
3	Medieval	Ridge and furrow, north of Stanton-by-Dale	RIDGE AND FURROW	MDR22806	446768	338269
4	Post-medieval	Bell pits, Sowbrook Lane, Ilkeston	BELL PIT	MDR5555	446167	339516
5	Post-medieval	Sowbrook Farm, Sowbrook Lane, Kirk Hallam	FARMSTEAD	MDR13697	445928	339466
6	Post-medieval	Nutbrook Canal, Shipley to Stanton by Dale, Amber Valley and Erewash	CANAL	MDR8231	445784	341154
7	Post-medieval	Stanhope Arm, Nutbrook Canal, Stanton-by-Dale	CANAL	MDR5549	446261	339463
8	Post-medieval	Early 19 th century tramway (route of), Stanton by Dale	TRAMWAY	MDR11579	445799	338938
9	Post-medieval	Stanton Iron Works - the 'Old Works'	BLAST FURNACE; IRON WORKS; FOUNDRY	MDR5550	447518	338818
10	Post-medieval	New Stanton Cottages, Stanton-by-Dale	TERRACE	MDR5547	446457	339074

APPENDIX 4:

LISTED BUILDING DESCRIPTION

NEW STANTON COTTAGES

DETAILS

Grade: II

List Entry Number: 1329236

Date first listed: 06-Nov-1986

LOCATION

County: Derbyshire

District: Erewash (District Authority)

Parish: Stanton by Dale

National Grid Reference: SK 6464 39082

DETAILS

Terrace of twelve workers' cottages built by the Stanton Ironworks. 1848. Red brick with stone lintels. Welsh slate roof with brick gable stacks and five brick ridge stacks. Three storeys. North elevation of twelve symmetrical bays. Central round-arched through passageway. to the left a window, two doors, two windows, two doors, two windows, two doors and a window. Six bays to right form a mirror image. The windows have wooden cross windows, except the extreme left hand window, which has a C20 casement. Stone lintels of concave profile. The doorways have segmental arches and C20 half-glazed doors. Twelve C19 casement windows above under lintels with concave profile. Twelve smaller casement windows above again beneath the eaves.

APPENDIX 2:

CONSULTATION CORRESPONDENCE



FAO: Planning Department,
Erewash Borough Council

Ref: ERE/0722/0038
Date: 11/08/2022

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: Land North West Of 1 To 12 Sowbrook Lane, Stanton By Dale, Derbyshire

The application is for an outline Application for up to 196 dwellings with all matters reserved other than the means of access.

The main designated heritage asset for consideration is the setting of Grade II Listed New Stanton Cottages (List Entry ID: 1329236).

The Heritage Statement, submitted with the application, outlines that the proposed development will have a '*Minor Adverse effect*' on the setting of the listed building. I would agree with this assessment. New Stanton Cottages were constructed in an agrarian and tranquil setting which has remained the case. The proposed development would result in a considerable urbanisation of the immediate environs and across the principal outlook from these buildings. The development will also result in environmental changes such as noise and bustle which detracts from the existing situation of tranquillity and isolation.

The proposal will result in adverse changes to the setting of the Grade II listed building which detracts from the manner in which it is experienced, appreciated and understood. This less than substantial harm to the designated heritage asset should be considered under paragraph 202 of the NPPF.

The proposal will also have an impact on the setting and experience of the Nutbrook Canal and bridge on Ilkeston Road. The rural situation will be urbanised by the development. Mitigation, in terms of siting development appropriately can reduce this harm. The harm to this non-designated heritage asset should be considered under paragraph 203 of the NPPF.

Yours sincerely

Tim Murphy IHBC MCIfA
Historic Environment Manager
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter



From: Reuben Thorpe (Place) Reuben.Thorpe@derbyshire.gov.uk
Subject: Application ERE/0722/0038 Archaeology
Date: 15 August 2022 at 13:37
To: Planning planning@erewash.gov.uk
Cc: James Grundy James.Grundy@erewash.gov.uk

RT

APPLICATION: ERE/0722/0038
LOCATION: Land North West Of 1 To 12 Sowbrook Lane Stanton By Dale Derbyshire
DEVELOPMENT: Outline Application for up to 196 dwellings with all matters reserved other than the means of access.

Dear James.

Thank you for consulting on this application.

The proposed development area lies adjacent to an extant part of the Nutbrook Canal, MDR 8231, which opened in 1796, and at this part of the site incorporated a lock. The PDA also lies over a southern extension, the Stanhope Arm, of the Nutbrook Canal which appears to have gone out of use by 1885 but is recorded on earlier maps of 1835 and 1844. The PDA also overlies part of the projected routeway of an early 19th century Tram way which linked Dale Abbey Ironworks to the Stanhope Arm of the Nutbrook Canal MDR11579.

Recourse to publicly accessible LiDAR mapping data suggests the presence of medieval rig and furrow in the centre of the PDA just to the north of possible plot markers or possibly "lands" between medieval fields. To the north of this lies a hedgerow which is recorded on the Sandersons map of 1835 and is thus old enough to possibly class as important. In addition to this an archaeological watching brief and field survey was undertaken in 1999 in advance of public utilities works, with reports publicly accessible within the HER.

The accompanying Heritage Statement as submitted should be revised and updated to take into consideration the impacts to these non-designated heritage assets, the archaeological remains of the buildings intimated on the Sandersons map and apparent on the 1844 tithe map. The incorporation of the results of previous archaeological work within the PDA at least in summary form with suitable references would also pay dividends.

Please reconsult me when the Heritage Statement has been updated.

I hope that this is helpful

Best regards

Reuben

Reuben Thorpe, MCI(A), FSA | **Development Control Archaeologist** |
Conservation Heritage and Design Service | Place | Derbyshire County Council |
Visit us at www.derbyshire.gov.uk | Follow us on [Twitter](#) | Find us on [Facebook](#)
Tel 07795 290039

Please note that I work half time and am in the office on alternating weeks, Monday – Wednesday and Monday/Tuesday.

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APPENDIX 3:

CENSUS INFORMATION

TABLE – CENSUS INFORMATION FOR NEW STANTON COTTAGES 1871-1901

Census Date	Address	Head of Household	Occupation of Head
1871	1 New Stanton	Derbyshire, J	Waiter Bricklayer
	2 New Stanton	Thompson, J	Labourer
	3 New Stanton	Stafford, J	Labourer
	4 New Stanton	Slater, L	Labourer
	5 New Stanton	Authers, T	Labourer
	6 New Stanton	Frost, W	Labourer
	7 New Stanton	Winfield, E	Labourer
	8 New Stanton	Fisher, T	Farmer
	9 New Stanton	Williamson, G	Fitter
	10 New Stanton	Bradley, R	Labourer
	11 New Stanton	Cooper, T	Grocer
	12 New Stanton	Russon, L	Miner
		n.b. 1871 census house numbers are not given individually	
1881	1 New Stanton	Robinson, E	Gamekeeper
	2 New Stanton	Matchett, W	Furnace Labourer
	3 New Stanton	Thompson, J	Engine Fitter
	4 New Stanton	Slater, J	Engine Fitter
	5 New Stanton	Stafford, J	Iron Miner
	6 New Stanton	Cross, E	Engine Fitter
	7 New Stanton	Stokes, J	Blacksmith Iron Works
	8 New Stanton	Sallis, T	Engine Driver
	9 New Stanton	Bush, J	Furnace Man
	10 New Stanton	Oliver, J	Pipe Moulder
	11 New Stanton	Ankers, T	Furnace Man
	12 New Stanton	Derbyshire, J	Bricklayer Iron Works
	13 New Stanton	Slater, L	Pipe Moulder, Iron Works
	14 New Stanton	Barber, S	Agricultural Labourer
		n.b. 1881 Census has 14 Properties in New Stanton - possibly includes those shown within the site on the OS of 1881-1885	
1891	1 New Stanton	Robinson, E	Gamekeeper
	2 New Stanton	Matchett, W	Furnace Fitter
	3 New Stanton	Thompson, J	General Fitter at Iron Works
	4 New Stanton	Bush, J	Furnace Labourer Iron Works
	5 New Stanton	Stafford, J	Stationary Engine Stoker

	6 New Stanton	White, W	General Labourer Iron Works
	7 New Stanton	Matchett, G	Furnace Keeper
	8 New Stanton	Ankers, T	Furnace Keeper
	9 New Stanton	Slater, L	Moulder at Foundry
	10 New Stanton	Edwards, A	Furnace Labourer
	11 New Stanton	Barker, J	Furnace Labourer
	12 New Stanton	Hall, J	Furnace Keeper
1901	1 New Stanton	Barker, G	General Labourer at Cast Iron Foundry
	2 New Stanton	Matchett, G	Furnace Keeper at Iron Works
	3 New Stanton	Thompson, J	Engine Fitter at Iron Works
	4 New Stanton	Hardy, A	Groom Domestic
	5 New Stanton	Whetton, F	Furnaceman Fitter at Iron Works
	6 New Stanton	White, W	Furnaceman Fitter at Iron Works
	7 New Stanton	Chatters, C	General Labourer at Iron Works
	8 New Stanton	Ankers, T	General Labourer at Iron Works
	9 New Stanton	Cooper, J	Furnace Filler at Iron Works
	10 New Stanton	Phips, J	General Labourer at Iron Works
	11 New Stanton	Barber, J	Watchman at Iron Works Port
	12 New Stanton	Hall, J	Furnace Labourer Iron Pig Lifter

APPENDIX 4:

HISTORIC LANDSCAPE CHARACTER INFORMATION

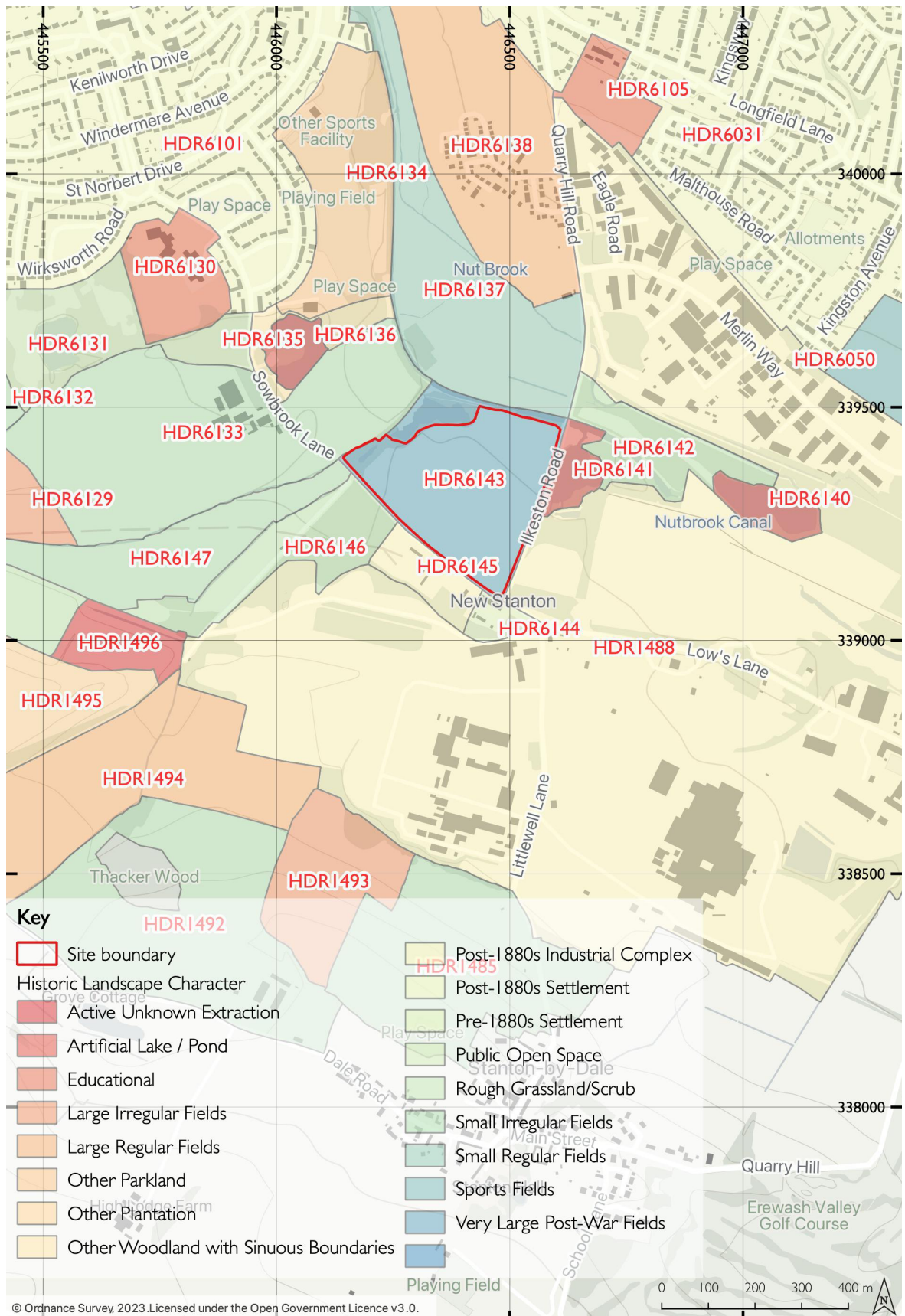


TABLE – HISTORIC LANDSCAPE CHARACTERISATION DATA

HLCUID	Broad Type Code	HLC Code	Type	Broad Type	HLC Type	Name	Year from	Year to
HDR6143	FIE	FIE13		Fields and Enclosed Land	Very Large Post-War Fields	Field north of Sowbrook Lane, Stanton by Dale	1912	2002
HDR6145	IND	IND01		Industrial	Post-1880s Industrial Complex	Sub station, Sowbrook Lane, Stanton by Dale	1912	2002
HDR6137	FIE	FIE08		Fields and Enclosed Land	Small Regular Fields	Fields south of Little Hallam Hill, Ilkeston	1650	1882
HDR1488	IND	IND01		Industrial	Post-1880s Industrial Complex	Stanton Works, Stanton-by-Dale/Ilkeston	1875	2010
HDR6142	UNE	UNE03		Unenclosed / Unimproved Land	Rough Grassland/Scrub	Land northwest of Stanton Works, Stanton by Dale	1912	2002
HDR6141	WVF	WVF01		Water and Valley Floor	Artificial Lake / Pond	Pond near Stanton Works, Stanton by Dale	1540	1882
HDR6144	SET	SET01		Settlement	Pre-1880s Settlement	Settlement at New Stanton, Sowbrook Lane, Stanton by Dale	1540	1882
HDR6140	WVF	WVF01		Water and Valley Floor	Artificial Lake / Pond	Pond near Stanton Works, Stanton by Dale	1540	1882
HDR6105	CAM	CAM02		Civic and Commercial	Educational	Hallam Fields Junior School, Quarry Hill Road, Ilkeston	1912	2002

HDR6138	FIE	FIE09	Fields and Enclosed Land	Large Regular Fields	Fields west of Quarry Hill Road, Little Hallam, Ilkeston	1650	1882
HDR1485	FIE	FIE10	Fields and Enclosed Land	Small Irregular Fields	Fields north of Stanton-by-Dale	1300	1882
HDR6050	OPR	OPR03	Ornamental, Parkland and Recreational	Sports Fields	Ilkeston Rugby Club, Hallam Fields, Ilkeston	1875	2002
HDR6031	SET	SET02	Settlement	Post-1880s Settlement	Ilkeston	1875	2012
HDR6146	UNE	UNE03	Unenclosed / Unimproved Land	Rough Grassland/Scrub	Land southwest of Sowbrook Lane, Stanton by Dale	1912	2002
HDR6147	FIE	FIE10	Fields and Enclosed Land	Small Irregular Fields	Fields south of Sowbrook Farm, Stanton by Dale	1912	2002
HDR6133	FIE	FIE10	Fields and Enclosed Land	Small Irregular Fields	Fields near Sowbrook Farm, Sowbrook Lane, Ilkeston	1300	1882
HDR6130	CAM	CAM02	Civic and Commercial	Educational	Dallimore Primary School, Dallimore Road, Kirk Hallam, Ilkeston	1912	2002
HDR1496	EXT	EXT20	Extractive	Active Unknown Extraction	Open cast mining, Stanton by Dale	1971	2010
HDR6131	OPR	OPR07	Ornamental, Parkland and Recreational	Public Open Space	Pioneer Meadows and allotment gardens, Wirksworth Road, Kirk Hallam, Ilkeston	1875	2002
HDR6136	WDL	WDL07	Woodland	Other Woodland with Sinuous Boundaries	Woodland off Sowbrook Lane, Kirk Hallam, Ilkeston	1066	1882

HDR6135	WVF	WVF01	Water and Valley Floor	Artificial Lake / Pond	Pond, Sowbrook Lane, Kirk Hallam, Ilkeston	1540	1882
HDR1494	FIE	FIE09	Fields and Enclosed Land	Large Regular Fields	Fields northeast of Grove Farm, Dale Road, Stanton by Dale	1950	1972
HDR1492	FIE	FIE10	Fields and Enclosed Land	Small Irregular Fields	Fields around Thacker Wood, north of Dale Road, Stanton by Dale	1999	2010
HDR6132	FIE	FIE10	Fields and Enclosed Land	Small Irregular Fields	Fields south of Kirk Hallam, Ilkeston	1912	2002
HDR6129	FIE	FIE11	Fields and Enclosed Land	Large Irregular Fields	Fields near Bassett Farm, Dale Abbey	1875	2002
HDR1493	FIE	FIE11	Fields and Enclosed Land	Large Irregular Fields	Field north of Dale Road, Stanton by Dale	1875	1972
HDR6134	OPR	OPR04	Ornamental, Parkland and Recreational	Other Parkland	Playing fields, off Windsor Crescent, Kirk Hallam, Ilkeston	1912	2002
HDR6101	SET	SET02	Settlement	Post-1880s Settlement	Kirk Hallam, Ilkeston	1875	2012
HDR1495	WDL	WDL11	Woodland	Other Plantation	Spoil heap plantation north of Grove Farm, Dale Road, Stanton by Dale	1990	2010