

EREWASH BOROUGH COUNCIL

HERITAGE IMPACT ASSESSMENT (HIA)

APRIL 2025

Erewash Borough Council – Local Plan review (draft Site Allocations)

Erewash Borough Council (EBC) have produced a Heritage Impact Assessment (HIA) for site CSR0011, West of Sandiacre. The HIA has been conducted in accordance with guidance from Historic England, who have kindly supported EBC throughout the creation of this HIA. This site is now the subject of a housing allocation, Strategic Policy 1.7 West of Sandiacre, in the amended Core Strategy Review.

Methodology

Firstly, EBC identified any heritage assets that could be impacted by development at site CSR0011: West of Sandiacre. The scope of the exercise was determined through site visits and desktop research, establishing how far away from the development the impact would be felt.

Following site exercises and desktop research, it was determined that the impacts of development at site CSR0011 would be limited to some of the heritage assets within the village of Sandiacre. The site's key relationship with heritage assets is mainly with Conservation Areas that sit on the eastern site boundary. The scope of the site's wider impacts on heritage assets were also determined by the potential impact of increased traffic moving through Sandiacre village centre.

The heritage assets assessed by EBC included:

- Conservation Areas
- Listed buildings; and
- Local Buildings of Interest

In total, **9 assets** were assessed. These assets are listed below.

As part of the assessment, we identified all contributing elements to the significance of the heritage asset. We then assessed the impact of development on the significance of the heritage asset. This was completed using a combination of aerial photography, site visits and desktop research on the heritage asset itself.

Using this information, it was considered whether any impact as a result of development on the heritage asset was justified and capable of mitigation.

Potential enhancement methods were then considered, along with outlining any mitigation required to protect the heritage asset should development occur.

Heritage Impact Assessment (HIA) – West of Sandiacre

CSR Reference:	CSR0011
CSR Address:	West of Sandiacre
CSR Capacity:	180 homes

Site information

CSR0011 is approximately 4.8ha in size. The site is greenfield land in its entirety and forms an extension to the Long Eaton urban area via Sandiacre.

The site has **2 Conservation Areas, 6 Listed Buildings and 1 Local List Items** that could be impacted by development:

- Sandiacre Cloud Side Conservation Area
- Sandiacre Canal Side Conservation Area
- Church of St Giles (Grade I)
- Village Lock-Up and Pound (Grade II)
- 25 Town Street (Grade II)
- Offices to Springfield Mill Factory with attached Walls and Lavatory Blocks (Grade II)
- Spring Mill, Factory and Chimney (Grade II)
- Canal Bridge (Grade II)
- Ladycross School

Heritage Asset 1: Sandiacre Cloud Side Conservation Area

Criterion	Site information
Name of Heritage Asset affected by the allocated site	Cloud Side Conservation Area
Distance from the centre of allocated site	Approx 245m from the centre of the site
Contributing elements to significance of heritage asset	<ul style="list-style-type: none">- Two small and uniform character groups – Church Street and Lawrence Street – interspersed with freestanding buildings of architectural and historic interest.- Church Street houses a small group of post-medieval buildings in residential use. The buildings are of uniform age (preceding 1885 and include a lace maker's cottage.- Church Street displays low-density development with buildings positioned behind shallow forecourts. Soft landscaping makes a substantial contribution.- Buildings are aligned with the east-west pattern rather than following the organic street pattern.- The render is uniform and plain tile is used for roofs.- Lawrence Street is formed of a group of mid-Victorian buildings in residential use. Building density is high with shallow forecourts to the north side.- Buildings are simple gabled and linear, with a diversity of walling materials, including red brick and render. There is also diversity of roofing materials, including slate and concrete tile.- The Erewash floodplain preserves a large part of the parish's ridge-and-furrow field system. This and the open nature also contributes to understanding of Sandiacre as an agricultural settlement in a countryside setting. This agricultural land offers key views towards Church of St Giles and is an area of good visual amenity.- Farm buildings (Church Farm which includes Cloudside Cottage) make a positive contribution to the view of the Church of St Giles. These buildings are red brick, whitewashed beneath steeply pitched roofs.

Criterion	Site information
	<ul style="list-style-type: none"> - Cloud Side Local Nature Reserve has been included in the CA in its entirety. This sits west of the site, and is in the northern section of the CA. This includes the Stoney Clouds escarpment, which is a prominent landscape feature, and is prominent in views from the Erewash floodplain. - High quality woodland around this asset also makes a positive contribution to its setting, and have influenced the decision to designate as a Conservation Area. - 2 Listed buildings within the Conservation Area.
Assessment of impact of development on significance of asset	<ul style="list-style-type: none"> - Due to the distance between the site and built heritage assets, potential impacts on this asset are primarily concerned with Stoney Clouds located in the north of the Conservation Area. - CSR0011 does not propose to build on any part of Stoney Clouds, however the site boundaries extend up to the edge of the CA. Development of new housing adjacent to Stoney Clouds would pose a risk to the visual and environmental amenity and setting of the area. Development of CSR0011 may detract from the open countryside and rural character identified around Stoney Clouds, as well as leading to increased noise pollution. The presence of existing residential development with no special character which abuts Stoney Clouds is considered to not contribute to its setting in any meaningful way. Any increase in noise pollution would also be considered negligible, given the proximity of the M1 to the site and associated current noise levels. - A dense area of woodland (part of Stoney Clouds) exists between the site and the edge of the Conservation Area. Any impacts to this area would need to be avoided. Where harm can be avoided to the edge of the CA, this woodland area would screen development of CSR0011 from west of Stoney Clouds, maintaining the visual amenity of the open space. Views from the Stoney Clouds escarpment would not be affected in any way,

Criterion	Site information
	<p>ensuring that a key feature of this area and its setting is preserved.</p> <ul style="list-style-type: none"> - Development of CSR0011 could lead to increased traffic being routed through the CA, however this is not considered to have any significant impact on the CA. Due to the location that access to the site would be taken, it is unlikely that development of 180 homes on this site would lead to routing of traffic through the Cloud Side CA.
Is impact justified and capable of mitigation?	<ul style="list-style-type: none"> - With respect to the northern western area of the CA which includes Stoney Clouds, a suitable green buffer would ensure that harm to the edge of the Local Nature Reserve included in the Cloud Side Conservation Area would be avoided.
Potential opportunities for enhancement	<ul style="list-style-type: none"> - No opportunities for enhancement arise as a direct result of CSR0011s development
Potential mitigation measures for identified harm	<ul style="list-style-type: none"> - Policy wording for creation of a green buffer between the eastern boundary of CSR0011 and the Conservation Area. This would reduce noise levels, reduce harm to woodland and maintain physical separation between new development and the historic CA. - Policy wording to ensure an appropriate and sympathetic development layout is achieved between the site and the CA.

Heritage Asset 2: Sandiacre Canal Side Conservation Area

Criterion	Site information
Name of Heritage Asset affected by allocated site	Canal Side Conservation Area
Distance from the centre of allocated site	900m from centre of site
Contributing elements to significance of heritage asset	<ul style="list-style-type: none"> - 3 listed buildings - Two broad character zones may be defined with individual character groups; - West of the canal including Pear Tree Yard and Derby Road - East of the canal including Springfield Mill and Grasmere Street – rectilinear grid of streets, and uniform use of redbrick for walling and slate for roofs. - Springfield Mill is now in residential use, however illustrates an important aspect of local economic history - At Grasmere Street window openings are tall with squared lintels, some timber sash survives. - The Erewash canal provides physical unity to the diverse character groups, and the canal bridge features distinctive Art Deco railings and four gas lamps.
Assessment of impact of development on significance of asset	<ul style="list-style-type: none"> - It is anticipated that new residents would engage with vehicular travel towards and in the Canal Side CA, to access services here. Increased vehicular activity in the CA may be to the detriment of its character and the assets in it. - The Conservation Appraisal identifies that an existing high level of traffic, including heavy goods traffic makes a negative contribution to parts of the CA. When coupled with the relatively small number of homes proposed, development of CSR-0011 is considered to be a negligible potential negative impact.
Is impact justified and capable of mitigation?	<ul style="list-style-type: none"> - There is no tangible impact therefore no mitigation is required.
Potential opportunities for enhancement	<ul style="list-style-type: none"> - No opportunities for enhancement arise as a direct result of CSR0011s development
Potential mitigation measures for identified harm	<ul style="list-style-type: none"> - There is no tangible impact therefore no mitigation is required.

Heritage Asset 3: Church of St Giles

Criterion	Site information
Name of Heritage Asset affected by allocated site	Church of St Giles (Grade I)
Distance from the centre of allocated site	Approx 600m
Contributing elements to significance of heritage asset	<ul style="list-style-type: none"> - 11th to 15th century. The chancel was erected in c1342. The church was restored in 1855 and again in 1866. - Consists simply of a nave, a large chancel and a tower surmounted by a low spire at the west end - Coursed rubble with quoins to nave and lower part of tower with coursed squared stone to clerestory, ashlar elsewhere. - Steeply pitched slate roofs; with moulded stone coped gables, topped by ridge crosses, to chancel. - The 13th century spire is a key feature of the skyline that is visible for some distance across the surrounding floodplain. - This asset is situated prominently at the south end of Stoney Clouds escarpment. - Farm buildings (Church Farm) on the Erewash floodplain make a positive contribution to the view of the Church of St Giles.
Assessment of impact of development on significance of asset	<ul style="list-style-type: none"> - Development of CSR0011 is unlikely to lead to any loss of the above elements that contribute to the significance of the heritage asset due to the distance between the site and the heritage asset. - The heritage asset however would largely be screened by existing residential development south of the site. Viewing the site from a standing position on the would be unlikely to provide a view of the church spire, however there is a footway bridge that crosses the M1, that would provide a view. Due to existing development to the south, CSR0011 is not considered a risk to the quality of this view. - The Erewash floodplain would remain open, retaining key views towards the spire from this location.
Is impact justified and capable of mitigation?	<ul style="list-style-type: none"> - There is extremely limited intervisibility between CSR0011 and this heritage asset. No mitigation is required.

Criterion	Site information
Potential opportunities for enhancement	<ul style="list-style-type: none"> - No opportunities of enhancement arise as a direct result of CSR0011s development.
Potential mitigation measures for identified harm	<ul style="list-style-type: none"> - No mitigation measures required to protect the setting of the heritage asset.

Heritage asset 4: Village Lock up and Pound

Criterion	Site information
Name of Heritage Asset affected by allocated site	Village Lock Up and Pound (Grade II) / Lock Up and Pinfold (Ancient Monument)
Distance from the centre of allocated site	650m
Contributing elements to significance of heritage asset	<ul style="list-style-type: none"> - c1660, rebuilt in late C18. - Sandstone ashlar with sandstone dressings and pyramidal plain tile roof, plus eaves band. - Small square lock-up building about 12 feet high with plank door to west face and two small windows to south face, one above the other. - Attached to south side is a tall ashlar wall with rounded copings which curves round to east forming a pound. - Over the door is a plaque inscribed 'Erected as a village lock-up and pound for the imprisonment of stray animals about the year '1660 AD'. - This is also an Ancient Monument.
Assessment of impact of development on significance of asset	<ul style="list-style-type: none"> - Development of CSR0011 would generate a modest number of new vehicles on roads around the development. There is the risk that vehicles would use route onto Town Street via Church Street

Criterion	Site information
	to access services and shops in Sandiacre and directly pass the asset. There is a risk of negative visual impact, and damage to the asset. The relatively small number of homes proposed means these impacts are considered negligible.
Is impact justified and capable of mitigation?	- There is no tangible impact therefore no mitigation is required.
Potential opportunities for enhancement	- No opportunities of enhancement arise as a direct result of CSR0011's development.
Potential mitigation measures for identified harm	- No mitigation measures required to protect the setting of the heritage asset.

Heritage Asset 5: 25 Town Street

Criterion	Site information
Name of Heritage Asset affected by allocated site	25 Town Street (Grade II)
Distance from the centre of allocated site	1km
Contributing elements to significance of heritage asset	<ul style="list-style-type: none"> - Early 19th Century - Red brick with painted stone dressings - Plain tile roof with brick gable stacks - Either gable wall has a segment headed horizontal sliding sash garret window
Assessment of impact of development on significance of asset	- Development of CSR0011 would generate a modest number of new vehicles on roads around the development. There is the risk that vehicles would use route onto Town Street via Church Street to access services and shops in Sandiacre and directly pass the asset. There is a risk of negative visual impact, and damage to

Criterion	Site information
	the asset. The relatively small number of homes proposed means these impacts are considered negligible.
Is impact justified and capable of mitigation?	- No impact therefore no requirement for mitigation.
Potential opportunities for enhancement	- No opportunities for enhancement as a direct result of CS0011s development
Potential mitigation measures for identified harm	- No impact therefore no requirement for mitigation.

Heritage Asset 6: Offices to Springfield Mill Factory with attached Walls and Lavatory Blocks

Criterion	Site information
Name of Heritage Asset affected by allocated site	Offices to Springfield Mill Factory with attached Walls and Lavatory Blocks (Grade II)
Distance from the centre of allocated site	1.1km
Contributing elements to significance of heritage asset	<ul style="list-style-type: none"> - Factory offices with attached wall and lavatory blocks. - Built in 1888 for Terah Hooley by architect A Sheldon. - Offices are of red brick with red and yellow terracotta and stone dressings. - Brick plinth with blue brick copings and carved stone first floor band with central inscription 'T HOOLEY LIMITED' - Continuous terracotta hood mouldings to all windows and terracotta roundels above ground floor windows.

Criterion	Site information
	<ul style="list-style-type: none"> - Slate roof with stone coped gables on moulded stone kneelers and brick gable stacks, plus an elaborately moulded and corbelled eaves cornice in terracotta, with small central gable.
Assessment of impact of development on significance of asset	<ul style="list-style-type: none"> - Development of CSR0011 would generate a modest number of new vehicles on roads around the development which would potentially route through Sandiacre village centre. This asset is situated over the other side of the canal, and any negative visual impact is considered to be negligible.
Is impact justified and capable of mitigation?	<ul style="list-style-type: none"> - No impact therefore no requirement for mitigation.
Potential opportunities for enhancement	<ul style="list-style-type: none"> - No opportunities for enhancement as a direct result of CS0011s development
Potential mitigation measures for identified harm	<ul style="list-style-type: none"> - No impact therefore no requirement for mitigation.

Heritage Asset 7: Spring Mill, Factory and Chimney

Criterion	Site information
Name of Heritage Asset affected by allocated site	Springfield Mill and Factory and Chimney (Grade II)
Distance from the centre of allocated site	1.1km
Contributing elements to significance of heritage asset	<ul style="list-style-type: none"> - Lace factory and attached chimney built in 1888 with minor later alterations. - Built for Terah Hooley, a wealthy local industrialist, by architect John Sheldon of Long Eaton. - Red and yellow brick with red, yellow and blue brick and stone dressings. - Hipped slate roofs, partly replaced in corrugated asbestos with red and yellow corbelled and dentilled eaves cornice. - Four storeys and 41 bays, with five central bays pedimented and built of contrasting yellow brick instead of the red brick used elsewhere. - All bays have full height stepped pilaster buttresses between with shaped iron tie heads on each to each floor - The two buttresses to either side of the five central bays have stone capitals. - Ground floor windows have segment heads with three courses of yellow brick below one course of blue brick, rounded jambs and small pane iron windows with small opening casements.
Assessment of impact of development on significance of asset	<ul style="list-style-type: none"> - Development of CSR0011 would generate a modest number of new vehicles on roads around the development which would potentially route through Sandiacre village centre. This asset is situated over the other side of the canal, and any negative visual impacts are considered to be negligible.
Is impact justified and capable of mitigation?	<ul style="list-style-type: none"> - No impact therefore no requirement for mitigation.

Criterion	Site information
Potential opportunities for enhancement	- No opportunities for enhancement as a direct result of CS0011s development

Heritage Asset 8: Canal Bridge

Criterion	Site information
Name of Heritage Asset affected by allocated site	Canal Bridge at SK 481 367 (Grade II)
Distance from the centre of allocated site	1km
Contributing elements to significance of heritage asset	<ul style="list-style-type: none"> - Canal bridge built In 1779 - Single span bridge with stone walls to either end and cast iron arch between. - Cast iron section is made up of a grid of bolted beams, formerly with wooden decking, now with tarmac and has slightly canted beams to either side which continue downwards in a curve against the stone walls, also with iron handrails to either side. - Pairs of curving stone walls which finish in plain columns. Each wall has a plain band at base of the parapets.
Assessment of impact of development on significance of asset	- Development of CSR0011 would generate a modest number of new vehicles on roads around the development which would potentially route through Sandiacre. This asset is situated 100m from Town Street, and therefore no impacts are expected.
Is impact justified and capable of mitigation?	- No impact therefore no requirement for mitigation.
Potential opportunities for enhancement	- No opportunities for enhancement as a direct result of CS0011s development
Potential mitigation measures for identified harm	- No impact therefore no requirement for mitigation.

Heritage Asset 9: Ladycross School

Criterion	Site information
Name of Heritage Asset affected by allocated site	Ladycross School
Distance from the centre of allocated site	1km
Contributing elements to significance of heritage asset	<ul style="list-style-type: none">- School, built in 1907.- Designed in the Arts & Crafts style by George Widdows, who is considered to be a nationally important architect.- Built of red brick beneath a plain tile roof.- Plan form was originally of the 'marching corridor' type. The front elevation is single storey, with a taller central gable. This is flanked by large brick chimney stacks.- Design is similar to Highfields School, Long Eaton, a grade II listed building.
Assessment of impact of development on significance of asset	<ul style="list-style-type: none">- Development of CSR0011 would generate a modest number of new vehicles on roads around the development which would potentially route through Sandiacre. This asset is situated along minor roads and traffic would not be expected to route through here.- There is no intervisibility between CSR0011 and this asset.
Is impact justified and capable of mitigation?	<ul style="list-style-type: none">- No impact therefore no requirement for mitigation.
Potential opportunities for enhancement	<ul style="list-style-type: none">- No opportunities for enhancement as a direct result of CS0011s development
Potential mitigation measures for identified harm	<ul style="list-style-type: none">- No impact therefore no requirement for mitigation.