

# 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 CSR0044, South of West Hallam. This site is now the subject of a housing allocation, Strategic Policy 1.9 South of West Hallam, in the amended Core Strategy Review. The HIA has been conducted in accordance with guidance from Historic England, who have kindly supported EBC throughout the creation of this HIA.

### **Methodology**

Firstly, EBC identified any heritage assets that could be impacted by development at site CSR0044: South of West Hallam. 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 CSR0044 would be limited to the village of West Hallam. A relatively small number of homes are proposed at this location, and the site's main relationship with heritage assets is with Conservation Areas that sit on the eastern site boundary.

The heritage assets assessed by EBC included:

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

In total, **11 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) – South of West Hallam**

<b>CSR Reference:</b>	CSR0044
<b>CSR Site name:</b>	South of West Hallam
<b>CSR Capacity:</b>	90 homes

#### **Site information**

CSR0044 is approximately 3.9ha in size. The site is greenfield land in its entirety and lies south of West Hallam, forming an extension to this settlement.

The site has **1 Conservation Area, 5 Listed Buildings and 5 Local List** items that could be impacted by development:

- West Hallam Conservation Area
- The Old School (Grade II)
- Church of St Wilfrid (Grade II)
- Village Hall (Grade II)
- War Memorial (Grade II)
- 71 & 73 Station Road (Grade II)
- Scargill Primary School
- Poplar Farm
- Punchbowl Public House
- 5 & 5A St Wilfrid's Road
- Stenson's Cottage

### **Heritage Asset 1: West Hallam Conservation Area**

<b>Criterion</b>	<b>Site information</b>
Name of Heritage Asset affected by allocated site	West Hallam Conservation Area (CA)
Distance from the centre of allocated site	80m from the centre of site
Contributing elements to significance of heritage asset	<ul style="list-style-type: none"><li>- The Village and St Wilfrid's Road character zone forms the larger part of the Conservation Area and is arranged along either side of the single village street.</li><li>- Plot boundaries tend to be narrow, and development is generally dense with most properties built close to the back of the pavement.</li><li>- Traffic and commercial uses contribute to a general feeling of activity.</li><li>- Churchyard, Rectory and Spinney character zone makes up the remainder of the Conservation Area</li><li>- This area is very sparsely developed, and is set away from the single village street.</li><li>- The area is dominated by mature trees which contribute to views of the village from the south</li><li>- Key views include from the south side of the churchyard where there is a panoramic view of the open countryside</li><li>- Buildings in the village are faced in either red brick or render, render has been applied to several buildings originally faced in brick, for example 23 to 29 The Village and the former Post Office.</li><li>- Vast majority of buildings in the village are roofed in plain tile. Two roofs are enlivened with bands of decorative tiles.</li><li>- The spiked finial that adorns the apex of bargeboards is a distinctive local detail.</li><li>- 4 listed buildings in the Conservation Area.</li></ul>

Criterion	Site information
	<ul style="list-style-type: none"> <li>- Several unlisted buildings also contribute to the special interest of the area.</li> <li>- Approaching the CA from the west outside Scargill Primary School along Beech Lane reveals an attractive view into the historic village with an open field to the south (on which CSR0044 is allocated). Poplars Farm provides a strong sense of an “entrance” to the Conservation Area at this point.</li> </ul>
Assessment of impact of development on significance of asset	<ul style="list-style-type: none"> <li>- Siting of new housing on development on CSR0044 which would sit adjacent to West Hallam Conservation Area could result in harm to the setting of the CA. While some level of screening would be afforded by existing properties with no designation, unsympathetic development would be visible from the CA and could cause harm to its general visual and historic character.</li> <li>- Loss of the open field to the south of Scargill Primary School may disrupt the feeling of entrance to the CA. This may also lead to obstruction of views out of the CA facing south-west.</li> <li>- Increase in noise pollution very close to the CA, however this is likely to be short term.</li> <li>- Development of CSR0044 may result in increased vehicular activity through West Hallam Conservation Area. The CA Appraisal identifies that there is an already existing perception of heavy traffic flow through the village. Due to the small number of homes proposed, the impact of this is expected to be minimal. The site is also located in a sustainable location, within good walking distance of shops and facilities in West Hallam village, encouraging non-vehicular travel to essential services.</li> </ul>
	<ul style="list-style-type: none"> <li>- Development of CSR0044 poses a risk of harm to the setting of West Hallam Conservation Area. This could be mitigated however through policy provision that requires development to be designed appropriately and sympathetically with regard to locally identified characteristics.</li> </ul>

Criterion	Site information
Potential opportunities for enhancement	<ul style="list-style-type: none"> <li>- Desk-based review of the Conservation Area Appraisal and look to update any heritage at risk, although there is none presently.</li> <li>- Development of CSR0044 is expected to result in enhanced public realm and pedestrian access around the site. This could be expanded to improve general access to the CA.</li> </ul>
Potential mitigation measures for identified harm	<ul style="list-style-type: none"> <li>- Policy wording for the allocation should be used to ensure development, particularly towards the eastern side, is designed in way that preserves the layout of the adjoining CA and is sympathetic to its setting. This may involve identifying a suitable buffer to the CA by utilising a more gentle, lower density that softens the visual impact, and helps to preserve entrance to the Conservation Area.</li> <li>- Policy wording should also ensure the layout preserves views to the south of CSR0011 to some degree, potentially through giving direction to the siting of new development at the location.</li> </ul>

**Heritage Asset 2: Church of St Wilfrid**

<b>Criterion</b>	<b>Site information</b>
Name of Heritage Asset affected by allocated site	Church of St Wilfrid (Grade II)
Distance from the centre of allocated site	330m from the centre of site
Contributing elements to significance of heritage asset	<ul style="list-style-type: none"><li>- Parish church dating to the 14th and 15th centuries, with restoration work carried out in the 19th century.</li><li>- Built of coursed squared gritstone with gritstone dressings.</li><li>- Welsh slate roof with decorative ridge tiles</li><li>- Moulded stone coped gables and parapets</li><li>- Comprises west tower, aisled nave, chancel and north porch.</li></ul>
Assessment of impact of development on significance of asset	<ul style="list-style-type: none"><li>- Development of CSR0044 is unlikely to lead to any loss or degradation of the above elements that contribute to the significance of the heritage asset due to the distance between the site and the heritage asset, and the screening provided by existing housing development and a line of mature trees.</li></ul>
Is impact justified and capable of mitigation?	<ul style="list-style-type: none"><li>- No tangible impact, therefore, no requirement for mitigation.</li></ul>
Potential opportunities for enhancement	<ul style="list-style-type: none"><li>- No opportunities of enhancement arise as a direct result of CSR0044's development.</li></ul>
Potential mitigation measures for identified harm	<ul style="list-style-type: none"><li>- No mitigation measures required to protect the setting of the heritage asset.</li></ul>

### **Heritage Asset 3: The Old School**

<b>Criterion</b>	<b>Site information</b>
Name of Heritage Asset affected by allocated site	The Old School (Grade II)
Distance from the centre of allocated site	200m from the centre of site
Contributing elements to significance of heritage asset	<ul style="list-style-type: none"><li>- School, now two cottages built in 1832.</li><li>- Red brick with gritstone dressings. Plain tile roof, stone coped gables with moulded kneelers.</li><li>- Brick ridge stack and truncated gable stack</li><li>- Full height gabled porch in the centre has a Tudor arched doorway with square hoodmould</li><li>- The windows have decorative geometrical patterned leading.</li></ul>
Assessment of impact of development on significance of asset	<ul style="list-style-type: none"><li>- While development of CSR0044 will generate a modes number of new vehicles on the roads around the development, the asset is set back from the main road, and negative impacts are not expected.</li><li>- There is extremely limited intervisibility between the site and this asset, however a short-term increase in noise pollution is expected. This would not require mitigation.</li></ul>
Is impact justified and capable of mitigation?	<ul style="list-style-type: none"><li>- There is no anticipated impact, therefore no mitigation is required.</li></ul>
Potential opportunities for enhancement	<ul style="list-style-type: none"><li>- No opportunities of enhancement arise as a direct result of CSR0044's development.</li></ul>
Potential mitigation measures for identified harm	<ul style="list-style-type: none"><li>- There is no anticipated impact, therefore no mitigation is required.</li></ul>



#### **Heritage Asset 4: Village Hall**

<b>Criterion</b>	<b>Site information</b>
Name of Heritage Asset affected by allocated site	Village Hall (Grade II)
Distance from the centre of allocated site	300m from the centre of site
Contributing elements to significance of heritage asset	<ul style="list-style-type: none"><li>- School, now village hall. Dated 1852 and built by the Scargill Trust.</li><li>- Red brick with blue brick diaper work and gritstone dressings.</li><li>- Plain and fishscale tile roofs.</li><li>- Stone coped gables.</li><li>- Diamond plan lateral brick stacks, one with external chimney breast, two stacks in the pitch of the roof.</li><li>- Flush stone quoins.</li><li>- Tudor arched doorway with chamfered surround and panelled door. Stone plaque above and coped parapet.</li></ul>
Assessment of impact of development on significance of asset	<ul style="list-style-type: none"><li>- Development of CSR0044 would generate a modest number of new vehicles around the development. There is the risk that vehicles will use roads directly past this asset. There is a risk of damage or negative visual impact. The relatively small number of homes proposed CSR0044 will mean these impacts will be negligible.</li></ul>
Is impact justified and capable of mitigation?	<ul style="list-style-type: none"><li>- The impact is both justified and capable of mitigation.</li></ul>
Potential opportunities for enhancement	<ul style="list-style-type: none"><li>- No opportunities for enhancement arise as a direct result of CSR0044S's development.</li></ul>
Potential mitigation measures for identified harm	<ul style="list-style-type: none"><li>- To mitigate the potential impacts as a result of increased traffic, policy wording will be created to ensure traffic is diverted away from the CA</li></ul>

### **Heritage Asset 5: War Memorial**

<b>Criterion</b>	<b>Site information</b>
Name of Heritage Asset affected by allocated site	War Memorial (Grade II)
Distance from the centre of allocated site	340m from the centre of site
Contributing elements to significance of heritage asset	<ul style="list-style-type: none"><li>- War memorial. c1920. Sandstone ashlar and white marble.</li><li>- Three steps up to stone base in the form of a tall chest tomb.</li><li>- Three white marble panels inscribed with the names of those who died.</li><li>- Cut away corners at the top, and between the panels, incised decorative foliage motifs.</li></ul>
Assessment of impact of development on significance of asset	<ul style="list-style-type: none"><li>- Development of SCSR0044 would generate a modest number of new vehicles on the roads around the development. There is the risk that vehicles will route through West Hallam directly past the village cross. This could cause a negative visual impact on the asset and there is a risk that the asset becomes damaged as a result of increased vehicular usage. The Conservation Appraisal identified that there is a pre-existing noticeable level of traffic through the village, and therefore this impact, alongside the fact that a small number of homes are proposed, is considered to be negligible.</li></ul>
Is impact justified and capable of mitigation?	<ul style="list-style-type: none"><li>- There is no anticipated impact, therefore no mitigation is required.</li></ul>
Potential opportunities for enhancement	<ul style="list-style-type: none"><li>- No opportunities for enhancement arise as a direct result of CSR0044s development.</li></ul>
Potential mitigation measures for identified harm	<ul style="list-style-type: none"><li>- There is no anticipated impact, therefore no mitigation is required.</li></ul>

**Heritage Asset 6: Ye Olde Cinder House**

<b>Criterion</b>	<b>Site information</b>
Name of Heritage Asset affected by allocated site	Cinder cottage/Ye Olde Cinder House (Grade II)
Distance from the centre of allocated site	500m from the centre of site
Contributing elements to significance of heritage asset	<ul style="list-style-type: none"><li>- Pair of estate cottages built 1833.</li><li>- Brick faced in cinder or clinker.</li><li>- Stone dressings.</li><li>- C20 cement tile roof.</li><li>- Rock faced stone quoins.</li></ul>
Assessment of impact of development on significance of asset	<ul style="list-style-type: none"><li>- Development of CSR0044 would generate a modest number of new vehicles on the roads around the development. An increased number of vehicles travelling along Station Road may pose a risk to this asset. There is a risk of negative visual impact on the asset, and a risk of damage. Due to the small number of homes proposed by CSR0044, the increase in vehicular activity would be negligible, and we do not consider these impacts in need of mitigation.</li></ul>
Is impact justified and capable of mitigation?	<ul style="list-style-type: none"><li>- There is no anticipated impact, therefore no mitigation is required.</li></ul>
Potential opportunities for enhancement	<ul style="list-style-type: none"><li>- No opportunities of enhancement arise as a direct result of CSR0044s development.</li></ul>
Potential mitigation measures for identified harm	<ul style="list-style-type: none"><li>- There is no anticipated impact, therefore no mitigation is required.</li></ul>

### **Heritage Asset 7: Scargill Primary School**

<b>Criterion</b>	<b>Site information</b>
Name of Heritage Asset affected by allocated site	Scargill Primary School
Distance from the centre of allocated site	100m from the centre of site
Contributing elements to significance of heritage asset	<ul style="list-style-type: none"><li>- School, built in 1921. Designed by George Widdows - considered to be a nationally important architect. His works are generally considered to have special architectural interest.</li><li>- Built of brown brick beneath a hipped plain tile roof.</li><li>- Plan form was originally "T" shaped, with a linear range to the front and a hall to the rear.</li><li>- Front elevation is single storey, with a two-storey central bay.</li></ul>
Assessment of impact of development on significance of asset	<ul style="list-style-type: none"><li>- Development of CSR0044 would result in new housing development directly facing this asset. This is not expected to have any significant impacts on the setting of this asset.</li></ul>
Is impact justified and capable of mitigation?	<ul style="list-style-type: none"><li>- The impact is both justified and capable of mitigation.</li></ul>
Potential opportunities for enhancement	<ul style="list-style-type: none"><li>- Improvements to pedestrian access along Beech Lane, and around the asset, which is currently in use as a primary school.</li></ul>
Potential mitigation measures for identified harm	<ul style="list-style-type: none"><li>- Policy wording to ensure development is of an appropriate density and layout is sympathetic to local characteristics.</li></ul>

**Heritage Asset 8: Poplar Farm**

<b>Criterion</b>	<b>Site information</b>
Name of Heritage Asset affected by allocated site	Poplar Farm
Distance from the centre of allocated site	150m from the centre of site
Contributing elements to significance of heritage asset	<ul style="list-style-type: none"><li>- Farmstead, comprising a farmhouse and associated farm buildings, built in the eighteenth century for the Hunloke estate.</li><li>- Farmhouse is faced in roughcast render beneath an "M" shaped plain tile roof.</li><li>- Front elevation is of two storeys. There is a central entrance door.</li><li>- Farmhouse is set back from the street behind a brick boundary wall.</li><li>- There are contemporary farm buildings to the west, in residential use.</li><li>- Buildings that predate the reign of Queen Victoria are considered to have qualities of age that justify their inclusion on the Local List.</li><li>- Provides a strong sense of an "entrance" to West Hallam Conservation Area.</li></ul>
Assessment of impact of development on significance of asset	<ul style="list-style-type: none"><li>- Development of SCSR0044 would generate a modest number of new vehicles on the roads around the development. There is the risk that vehicles will route through West Hallam directly past Poplar Farm. This could cause a negative visual impact on the asset and there is a risk that the asset becomes damaged as a result of increased vehicular usage. The Conservation Appraisal identified that there is a pre-existing noticeable level of traffic through the village, and therefore this impact, alongside the fact that a small number of homes are proposed, is considered to be negligible.</li></ul>

Criterion	Site information
Is impact justified and capable of mitigation?	- There is no anticipated impact, therefore no mitigation is required.
Potential opportunities for enhancement	- No opportunities for enhancement as a direct result of CSR0044's development
Potential mitigation measures for identified harm	- There is no anticipated impact, therefore no mitigation is required.

#### **Heritage Asset 9: Punch Bowl PH**

Criterion	Site information
Name of Heritage Asset affected by allocated site	Punchbowl Public House
Distance from the centre of allocated site	300m
Contributing elements to significance of heritage asset	<ul style="list-style-type: none"> <li>- Farmstead, comprising a farmhouse and associated farm buildings, built for the Hunloke estate in 1754.</li> <li>- The farmhouse is faced in roughcast render beneath an "M" shaped plain tile roof.</li> <li>- The front elevation is of two storeys.</li> <li>- There is a central entrance door and timber casement windows.</li> <li>- There are contemporary farm buildings to the rear.</li> <li>- Buildings that predate the reign of Queen Victoria are considered to have qualities of age that justify their inclusion on the Local List.</li> </ul>

Criterion	Site information
Assessment of impact of development on significance of asset	<ul style="list-style-type: none"> <li>- Development of SCSR0044 would generate a modest number of new vehicles on the roads around the development. There is the risk that vehicles will route through West Hallam directly past Poplar Farm. This could cause a negative visual impact on the asset and there is a risk that the asset becomes damaged as a result of increased vehicular usage. The Conservation Appraisal identified that there is a pre-existing noticeable level of traffic through the village, and therefore this impact, alongside the fact that a small number of homes are proposed, is considered to be negligible.</li> </ul>
Is impact justified and capable of mitigation?	<ul style="list-style-type: none"> <li>- There is no anticipated impact, therefore no mitigation is required.</li> </ul>
Potential opportunities for enhancement	<ul style="list-style-type: none"> <li>- No opportunities for enhancement as a direct result of CSR0044's development</li> </ul>
Potential mitigation measures for identified harm	<ul style="list-style-type: none"> <li>- There is no anticipated impact, therefore no mitigation is required.</li> </ul>

**Heritage Asset 10: 5 and 5A St Wilfrid's Road**

<b>Criterion</b>	<b>Site information</b>
Name of Heritage Asset affected by allocated site	5 & 5A St Wilfrid's Road
Distance from the centre of allocated site	370m
Contributing elements to significance of heritage asset	<ul style="list-style-type: none"> <li>- Farmhouse, probably built in the eighteenth century for the Hunloke estate.</li> <li>- Faced in roughcast render beneath a gabled plain tile roof with oversailing eaves.</li> <li>- The farmhouse is two storeys tall.</li> <li>- There is a central entrance door flanked by elongated window openings with segmental heads.</li> <li>- The property was divided into two dwellings in 2008.</li> <li>- Buildings that predate the reign of Queen Victoria are considered to have qualities of age that justify their inclusion on the Local List.</li> </ul>
Assessment of impact of development on significance of asset	<ul style="list-style-type: none"> <li>- Development of SCSR0044 would generate a modest number of new vehicles on the roads around the development. There is the risk that vehicles will route through West Hallam directly past Poplar Farm. This could cause a negative visual impact on the asset and there is a risk that the asset becomes damaged as a result of increased vehicular usage.</li> <li>- The Conservation Appraisal identified that there is a pre-existing noticeable level of traffic through the village, and therefore this impact, alongside the fact that a small number of homes are proposed, is considered to be negligible.</li> </ul>
Is impact justified and capable of mitigation?	<ul style="list-style-type: none"> <li>- There is no impact, therefore no mitigation is required.</li> </ul>
Potential opportunities for enhancement	<ul style="list-style-type: none"> <li>- No opportunities for enhancement as a direct result of CSR0044s development</li> </ul>



Criterion	Site information
Potential mitigation measures for identified harm	<ul style="list-style-type: none"><li>- There is no anticipated impact, therefore no mitigation is required.</li></ul>

### **Heritage Asset 11: Stenson's Cottag**

<b>Criterion</b>	<b>Site information</b>
Name of Heritage Asset affected by allocated site	Stenson's Cottage
Distance from the centre of allocated site	600m
Contributing elements to significance of heritage asset	<ul style="list-style-type: none"> <li>- A house built before (or shortly after) the accession of Queen Victoria.</li> <li>- Faced in smooth render with dentillated eaves beneath a gabled plain tile roof.</li> <li>- Two storeys tall.</li> <li>- Front elevation features a narrow stair window flanked by square window openings that are open to the eaves.</li> <li>- Buildings that predate the reign of Queen Victoria are considered to have qualities of age that justify their inclusion on the Local List.</li> <li>- The farmstead is unlikely to date to before c.1700 (the "brick threshold").</li> </ul>
Assessment of impact of development on significance of asset	<ul style="list-style-type: none"> <li>- Development of SCSR0044 would generate a modest number of new vehicles on the roads around the development. There is the risk that vehicles will route through West Hallam and on to St Wilfrid's Road, therefore directly passing this asset. This could cause a negative visual impact on the asset and there is a risk that the asset becomes damaged as a result of increased vehicular usage. Due to the small number of homes proposed, and therefore small number of new vehicles inputted to the local road network, any impacts are considered to be negligible.</li> </ul>
Is impact justified and capable of mitigation?	<ul style="list-style-type: none"> <li>- There is no anticipated impact, therefore no mitigation is required.</li> </ul>
Potential opportunities for enhancement	<ul style="list-style-type: none"> <li>- No opportunities for enhancement as a direct result of CSR0044's development</li> </ul>
Potential mitigation measures for identified harm	<ul style="list-style-type: none"> <li>- There is no impact therefore no mitigation is required.</li> </ul>