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| **Bassetlaw District Council**  **Heritage/Conservation Consultation** | | | | |
| **From: Aimee Dobb & Michael Tagg**  *Conservation Officers* | | | | **To: Will Wilson**  *Neighbourhood Planning Officer* |
| **Neighbourhood Plan:** Ranskill | | | | **Date:** 27th September 2019 |
| **Issue:** | | Potential housing allocation sites | | |
| **Site reference:** | **Location:** | | **Conservation comments:** | |
| **NP10** | Newfield Farm, Blyth Road | | This site contains a 1960s/70s style bungalow and associated outbuilding/garage; set back from the main thoroughfare and within a substantial plot. It is within the setting of the non-designated heritage asset, Rankskill House, a 1870s villa. The site is also in the wider setting of the Grade II listed Old Poplar Farmhouse, dating to c.1840.  In principle, Conservation has **no objections in principle** to the allocation of this site, subject to a suitable design, scale, layout, materials and boundary treatments; thus, taking into account the agricultural/rural character of the area. | |
| **NP11** | Land south of Ranskill Church Yard, Great North Road | | The site has previously been used as an allotment and is immediately adjacent to Ranskill Church Yard, identified as an Unregistered Park and Garden in line with the Council’s approved criteria.  Conservation is concerned that development of this site would irrevocably harm the open setting to the cemetery, that setting typified by open countryside and being located outside of the village to ensure quiet contemplation. With this in mind, Conservation does **not support** the allocation of this site. | |
| **NP12** | Land south of Station Road and east of Great North Road | | The site is within the setting of several non-designated heritage assets, namely North Road Farmhouse and Red House. However, most of the site is not visible from the road. With this in mind, Conservation has **no objections in principle** to the allocation of this site, subject to a design, scale, layout and materials, which complement and reflect the local vernacular. | |
| **NP13** | Land south of Willow Avenue | | No heritage assets would be affect by development on this site. Therefore, Conservation has **no concerns**. | |
| **NP14** | Land south of St Barnabas’ Church, Great North Road | | This site is in the setting of the church, a non-designated heritage asset identified in line with the Council’s approved criteria. The allocation would be immediately to the south of the church. Conservation is concerned that important views of the church from the south would be irrevocably harmed, and the open countryside setting to this important heritage asset would also be lost. Therefore, Conservation does **not support** the allocation of this site. | |
| **NP15** | Land west of Great North Road south of Church View | | The site is within the setting of non-designated heritage assets, including Rose Cottage and St Barnabas’ Church. Conservation is concerned that development here would harm the open countryside setting to the church and would also likely appear physically detached from the rest of the built form of the village. Therefore, Conservation does **not support** the allocation of this site. | |
| **NP16** | Land to the south of Station Road | | No heritage assets would be affect by development on this site. Therefore, Conservation has **no concerns.** | |
| **NP17** | Land south of Mattersey Road | | No heritage assets would be affect by development on this site. Therefore, Conservation has **no concerns**. | |
| **NP18** | Land west of Folly Nook Lane | | No heritage assets would be affect by development on this site. Therefore, Conservation has **no concerns**. | |
| **NP19** | Land adjacent to Great North Road north of Police House | | The site is within the setting of the old Police House, a non-designated heritage asset. However, the significance of that building is largely due to its appearance and standardised Nottinghamshire County Council design. The open setting of this building does not form part of its significance. Therefore, Conservation has **no objections in principle** to the allocation of this site, subject to a design, scale, layout and materials. | |
| **NP20** | Land east of Folly Nook Lane | | No heritage assets would be affect by development on this site. Therefore, Conservation has **no concerns**. | |
| **NP21** | Land south of Headlands Lane | | No heritage assets would be affect by development on this site. Therefore, Conservation has **no concerns**. | |
| **NP22** | Land west of The Lodge, Great North Road | | This site would be physically detached from Ranskill by a considerable distance and would be to the rear of ribbon-type development along Great North Road in Torworth. Development here would harm the rural character of the area and would fail to preserve the wider setting of that historic settlement. Therefore, Conservation does **not support** the allocation of this site. | |
| **NP23** | Land off Back lane | | This site includes Thorn House, a non-designated heritage asset. The site is also in the setting of several other heritage assets, including Old Hall and Pigeoncote at Old Hall, both grade II listed. Whilst some form of development to the rear of Thorn House might be permissible (i.e. there were formerly barns here, which gives an idea of what might be supported), Conservation is concerned that there is no sufficient access to the site. Therefore, any new access is likely to require the demolition of a considerable section of historic boundary wall along Blyth Road. The Council has recently refused development at Larkfield House based on the loss of the wall and this appeal was dismissed.  With the above in mind, Conservation does **not support**  the allocation of this site. | |
| **NP24** | Land east of Great North Road north of Arundel Drive | | No heritage assets would be affect by development on this site. Therefore, Conservation has **no concerns**. | |
| **NP25** | Land north of Common Lane and adjacent to Ranskill Maltings | | The site is adjacent to the non-designated heritage asset, Ranskill Maltings. However, that building has seen a number of changes which have harmed its significance. The setting of the site is very much with regard to its scale and prominence along Station Street. Allocation of the site is unlikely to affect this. Therefore, Conservation has **no objections in principle** to the allocation of this site, subject to a design, scale, layout and materials. | |

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| ***These are the views of the Conservation Team only and should be taken into account alongside other planning considerations in assessing proposed development sites.*** |