Heritage Statement – Site Allocation

Land South of Markham Vale, Long Duckmanton, Derbyshire

On behalf of Wilson Bowden

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Contents.

1. Introduction 6
2. Methodology 7
3. Policy Framework 10
4. Site History 11
5. Planning History and HS2 20
6. The Historic Environment and Potential Effect of Development 23

Bolsover Castle 26

Contribution of the Site to the Significance of Bolsover Castle 31
Effect of Potential Development / Allocation of the Site on Bolsover Castle. 38

Bolsover Conservation Area 40

Contribution of the Site to the Significance of Bolsover Conservation Area 46
Effect of Potential Development / Allocation at the Site on Bolsover Conservation Area 46

Sutton Scarsdale Hall 48

Contribution of the Site to the Significance of Sutton Scarsdale Hall 51
Effect of Potential Development / Allocation at the Site on Sutton Scarsdale Hall. 54

Sutton Scarsdale Conservation Area 55

Contribution of the Site to the Significance of Sutton Scarsdale Conservation Area 56
Effect of Potential Development / Allocation at the Site on Sutton Scarsdale Conservation Area 57

Palterton Conservation Area 58

Contribution of the Site to the Significance of Palterton Conservation Area 61
Effect of Potential Development / Allocation at the Site on Palterton Conservation Area 64

Summary of Archaeology Potential 65

Statement of Archaeological Potential and Significance 65

7. Conclusions 67

Appendices contents.

Appendix 1: Assessment Methodology 70

Assessment of significance 70
Setting and significance 71
Assessing change through alteration to setting 71
Levels of significance 72
Assessment of harm 73
Benefits 74

Appendix 2: Legislative Framework 76
Appendix 3: National Policy Guidance 78

The National Planning Policy Framework (December 2024) 78
National Planning Practice Guidance 82
National Design Guide: 83

Appendix 4: Relevant Development Plan Policies 85
Appendix 5: Figures 86
Appendix 6: List Entries 87

Plates:

Plate 1: Site location. 6

Plate 2: Burdett's map, 1791, The approximate location of the Site is marked by a red circle (Source: National Library of Scotland). 11

Plate 3: Preliminary Ordnance Survey 1837, 1863 published. The approximate location of the Site is marked by a red circle; Bolsover Castle is circled in blue; Sutton Scarsdale Hall is circled in blue 12

Plate 4: Tithe plan of the parish of Sutton cum Duckmanton in the County of Derby- the property of Richard Arkwright Esq. 1857. Approximate site boundary shown (Source: The Genealogist). 13

Plate 5: Ordnance Survey map, 1883 with approximate site boundary shown (Source: National Library of Scotland). 14

Plate 6: Ordnance Survey map, 1897 with approximate site boundary shown. The Site is primarily still fields, but the southern extent of the Site includes the route of the Lancashire, Derbyshire and East Coast Railway which ran until around 1957. A little way to the northeast of the Site is Markham Colliery No.2 (Source: National Library of Scotland). 15

Plate 7: Ordnance Survey map, 1933, with approximate site boundary shown. The Site is primarily still fields, but the southern extent of the site includes the route of the Lancashire, Derbyshire and East Coast Railway which ran until around 1957. To the north and east of the Site lie Markham Colliery and Bolsover Colliery (Source: National Library of Scotland). 16

Plate 8: Aerial image, 1952 with approximate Site area circled, showing the rail line in the south of the Site, and Bolsover Colliery in the foreground (Source: Historic England, Britain from Above). 17

Plate 9: Ordnance Survey map, 1961-65, with approximate site boundary shown. The Site is primarily still fields, but the extent of the impact of the collieries on the landscape is evident (Source: National Library of Scotland). 18

Plate 10: Aerial image, 2026, with the with approximate Site boundary shown (Source: Google Earth). 19

Plate 11: The safeguarded route for HS2 rail line (shaded grey), showing it between Bolsover and the Site, and safeguarded land to the southeast of Sutton Scarsdale. Site highlighted by arrow. 22

Plate 12: Bolsover Castle from the northwest (Historic England) 26

Plate 13: Figure 102 of the Conservation Plan, confirming that the Site is within an area viewed from the castle (C-D). 32

Plate 14: 'The south side taken within the Walke'. The Renishaw Drawings, c.1634-5. 32

Plate 15: Filtered view towards the Site from the Terrace and Great Gallery. 33

Plate 16: Distant view of the Site from the viewing platform. 34

Plate 17: Distant view of the Site from the viewing platform. 35

Plate 18: Distant view of the Site from the elevated walk. 36
Plate 19: Distant view of the Site from the elevated walk. 37
Plate 20: Distant view of the Site though the gateway. 38
Plate 21: Bolsover Conservation Area. 40
Plate 22: Important views are mapped in the Conservation Area Appraisal. 43
Plate 23: Distant view of the Site from Bolsover Hill in the Conservation Area, 44
Plate 24: North elevation of Sutton Scarsdale Hall. 48
Plate 25: Sutton Scarsdale and its parkland, as shown on the 1899 Ordnance Survey map. 49
Plate 26: Distant view of the Site from the northeastern corner of the Hall. 53
Plate 27: Sutton Scarsdale Conservation Area boundary with Listed Buildings within highlighted (source: North East Derbyshire District Council) 55
Plate 28: Palterton Conservation Area boundary (source: Bolsover District Council). 58
Plate 29: Palterton Conservation Area Important Views (source: Bolsover District Council). 60
Plate 30: Westward view from Main Street, Palterton in direction of the Site. The Site is visible in the far distance against a backdrop of modern development. 62
Plate 31: Westward view from Main Street, Palterton in direction of the Site. The Site is visible in the far distance against a backdrop of modern development. 63

1. Introduction

1.1. Pegasus Group has been commissioned by Wilson Bowden to prepare a Heritage Statement in support of the promotion of land south of Markham Vale, Long Duckmanton, Derbyshire for allocation for commercial development, as shown on the site location at Plate 1.



Plate 1: Site location.

1.2. The Site does not contain any designated heritage assets but is within vicinity of several designated heritage assets, including Conservation Areas.

1.3. This Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 207 of the Government's *National Planning Policy Framework* (the *NPPF*) which requires:

"...an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting".[1]

1.4. The Assessment also takes into account the guidance contained in *Historic Environment and Site Allocations in Local Plans: Historic England Advice Note 3* (HEAN 3).

1.5. In order to inform an assessment of the acceptability of potential development at the Site in relation to impacts on the historic environment, following paragraphs 212 to 216 of the *NPPF*, any harm to the historic environment resulting from the potential development is also described, including impacts on significance through changes to setting.

1.6. As required by paragraph 207 of the *NPPF*, the detail and assessment in this Report is considered to be "*proportionate to the assets' importance*".[2]

[1] Ministry of Housing, Communities & Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, December 2024), para. 207.

[2] MHCLG, *NPPF*, para. 207.

2. Methodology

2.1. The aims of this Report are to assess the significance of the heritage resource within the Site and study area, to assess any contribution that the Site makes to the heritage significance of the identified heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.

2.2. This assessment considers built heritage and archaeology.

Sources

2.3. The following key sources have been consulted as part of this assessment:

- The Derbyshire Historic Environment Record (HER) for information on the recorded heritage resource in the vicinity of the Site;
- The National Heritage List for England for information on designated heritage assets;
- Historic maps available online; and
- Aerial photographs available, including Google Earth satellite imagery.

Site Visit

2.4. A site visit was undertaken by a Heritage Consultant from Pegasus Group on 28th January 2026 and 18th February 2026 during which the Site and its surrounds were assessed.

Photographs

2.5. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate visual representations of the Site or development proposals, nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

Assessment Methodology

2.6. For digital datasets, information was sourced for a 1.5 km and 3 km study area measured from the boundaries of the site, with 3km used for built heritage assets. Information gathered is discussed within the text where it is of relevance to the potential heritage resource of the site. Designated heritage assets are referenced using their seven-digit **NHLE** number, HER 'event' numbers have the prefix **EDR** and HER 'monument' numbers have the prefix **MDR**.

2.7. Full details of the assessment methodology used in the preparation of this Report are provided within ***Appendix 1***. However, for clarity, this methodology has been informed by the following:

- Historic Environment Good Practice Advice in Planning: 2 - Managing Significance in Decision-Taking in the Historic Environment (hereafter GPA:2);[3]
- Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) - The Setting of Heritage Assets, the key guidance of assessing setting (hereafter GPA:3);[4]
- Historic Environment and Site Allocations in Local Plans: Historic England Advice Note 3 (hereafter HEAN 3).[5]
- Historic England Advice Note 1 (Second Edition) - Conservation Area Appraisal, Designation and Management (hereafter HEAN:1).[6]
- Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets (hereafter HEAN:12);[7] and
- Conservation Principles: Polices and Guidance for the Sustainable Management of the Historic Environment.[8]

Site Allocation Assumptions and Parameters

2.8. For the purposes of assessing the suitability of the Site for allocation, this Heritage Statement assumes that any future development would:

- be subject to a landscape-led masterplanning approach
- be limited to a maximum height
- be set into the natural slope
- comprise broken and articulated massing, avoiding large uninterrupted roofscapes
- incorporate substantial structural landscaping and bunding along the western and north-western edges of the Site
- utilise recessive materials and colour palettes appropriate to long-distance views.

2.9. While the Site is promoted for commercial development, the assessment considers built form, height and massing principles rather than a specific use class, recognising

[3] Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment (GPA:2)* (2nd edition, Swindon, July 2015).
[4] Historic England, *Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets (GPA:3)* (2nd edition, Swindon, December 2017).
[5] Historic England. The Historic Environment and Site Allocations in Local Plans: Historic England Advice Note 3 (Swindon, 2015).
[6] Historic England, *Historic England Advice Note 1 - Conservation Area Appraisal, Designation and Management (HEAN:1)* (2nd edition, Swindon, February 2019).
[7] Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets (HEAN:12)* (Swindon, October 2019).
[8] English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

that heritage effects arise primarily from scale, visibility and landscape interaction rather than land use alone.

3. Policy Framework

Legislation

3.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.[9]

3.2. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.[10]

3.3. Full details of the relevant legislation are provided in ***Appendix 2***.

National Planning Policy Guidance

3.4. National Planning Policy guidance relating to the historic environment is provided within Section 16 of the Government's *National Planning Policy Framework* (*NPPF*), an updated version of which was published in December 2024. The *NPPF* is also supplemented by the national *Planning Policy Guidance* (*PPG*) which comprises a full and consolidated review of planning practice guidance documents to be read alongside the *NPPF* and which contains a section related to the Historic Environment.[11] The PPG also contains the *National Design Guide*.[12]

3.5. Full details of the relevant national policy guidance are provided within ***Appendix 3***.

The Development Plan

3.6. Applications for Planning Permission are currently considered against the policy and guidance set out within:

- Adopted North East Derbyshire Local Plan 2014 – 2034- adopted November 2021.

3.7. Details of the heritage policies specific to the Site are provided within ***Appendix 4***.

[9] UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.
[10] UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

[11] Ministry of Housing, Communities and Local Government (MHCLG), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 14th February 2024), https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment.
[12] Ministry of Housing, Communities and Local Government (MHCLG), *National Design Guide* (London, January 2021).

4. Site History

Site Development / Map Regression

4.1. **Burdett's Map, 1791:** This late-18th-century county map provides a broad contextual overview of the Site. At this date, the Site lies within a largely undeveloped landscape characterised by agricultural land and dispersed settlement. No built development or formal landscape features are shown within or immediately adjacent to the Site. The map confirms the absence of early settlement or designed landscape associated with the Site, and illustrates its relationship to nearby historic centres, including Bolsover and Sutton Scarsdale, which are clearly established by this period.



Plate 2: Burdett's map, 1791, The approximate location of the Site is marked by a red circle (Source: National Library of Scotland).

4.2. **Preliminary Ordnance Survey, surveyed 1837, published 1863:** The early Ordnance Survey mapping still shows the Site as part of an open likely agricultural landscape, with no buildings or infrastructure present within its boundaries. The surrounding countryside is similarly rural in character.



Plate 3: Preliminary Ordnance Survey 1837, 1863 published. The approximate location of the Site is marked by a red circle; Bolsover Castle is circled in blue; Sutton Scarsdale Hall is circled in blue

4.3. **Tithe Plan of Sutton cum Duckmanton Parish, 1857:** The 1857 Tithe Plan provides a more detailed record of landownership and land use. It shows the Site as several fields, confirming its use for farming during the mid-19th century, with no evidence of development or formal landscaping. The map and its accompanying apportionment also confirm that the land was owned by Richard Arkwright, then owner of Sutton Scarsdale.

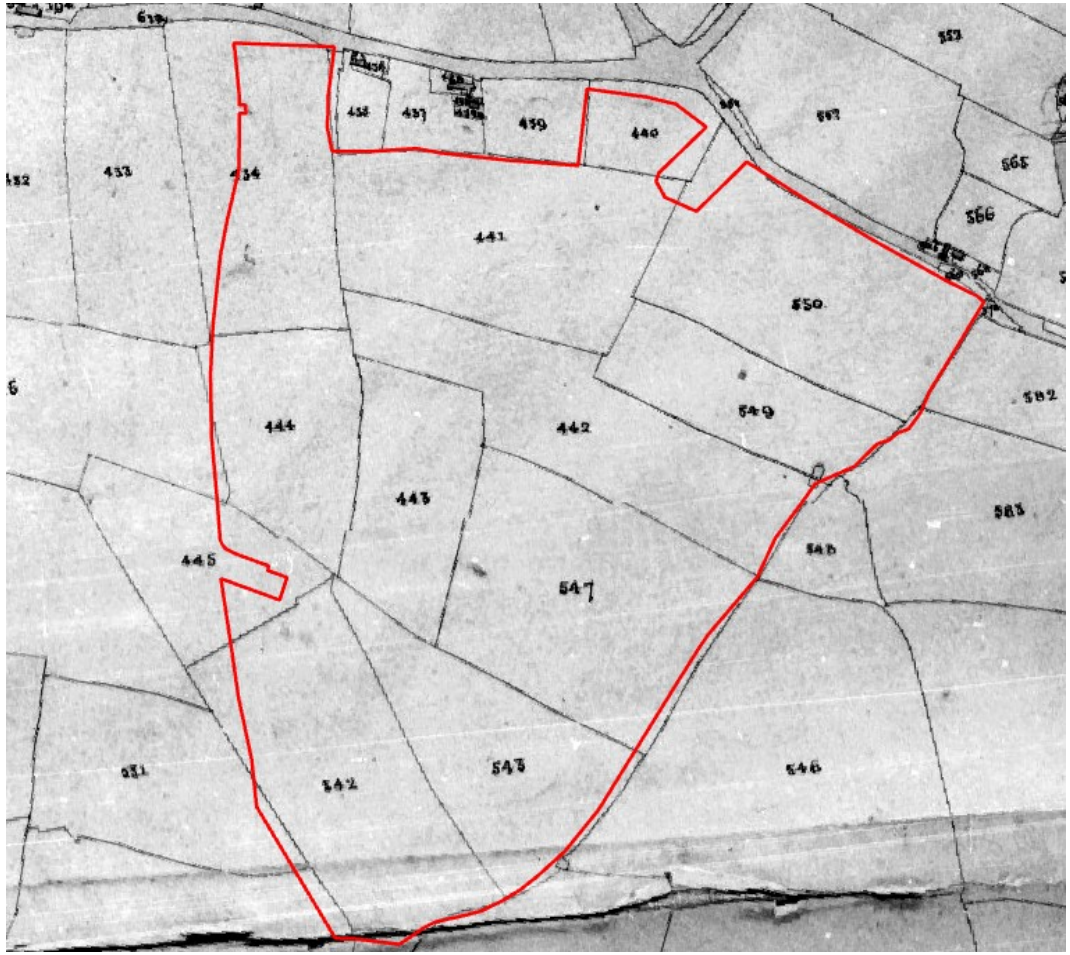


Plate 4: Tithe plan of the parish of Sutton cum Duckmanton in the County of Derby- the property of Richard Arkwright Esq. 1857. Approximate site boundary shown (Source: The Genealogist).

4.4. **Ordnance Survey Map, 1883:** By the late 19th century, Ordnance Survey mapping shows that the Site remained in agricultural use, apart from a small quarry in its northeastern corner. Field patterns had changed very little.

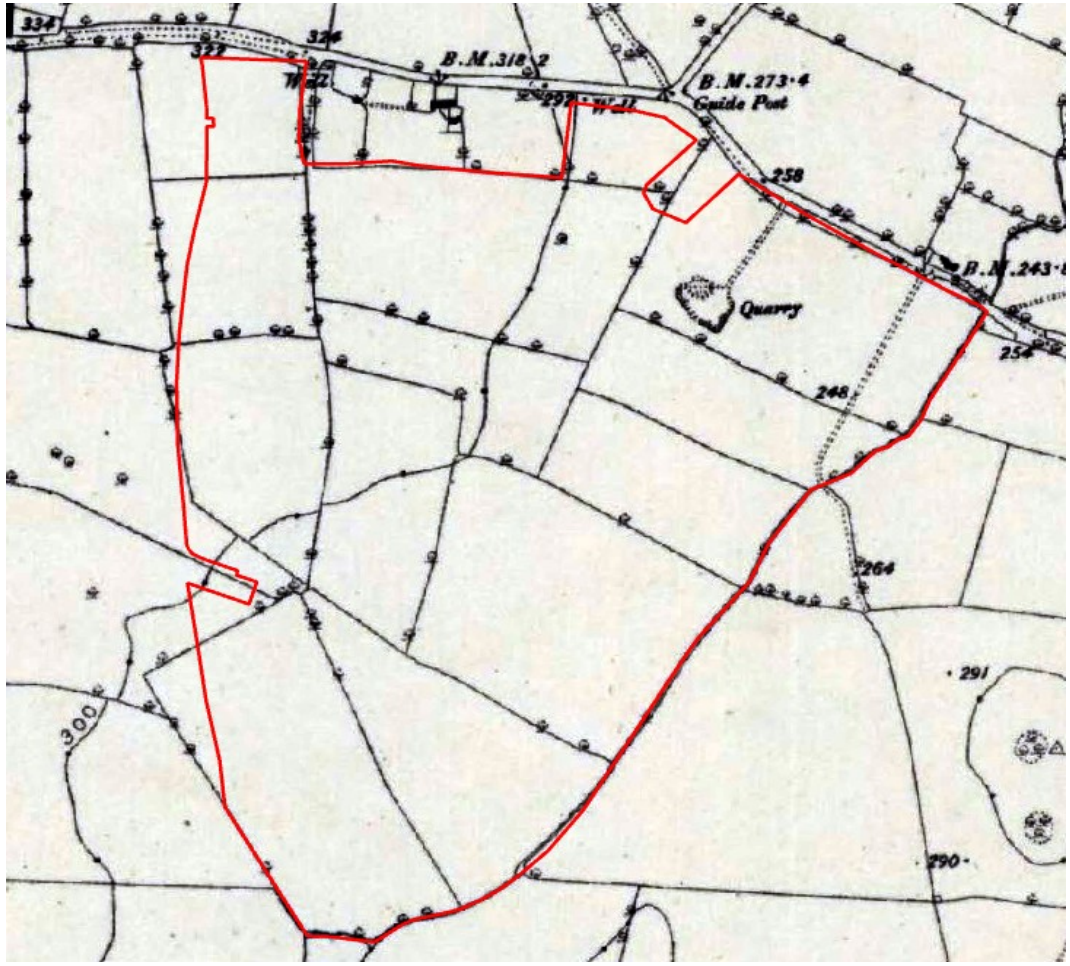


Plate 5: Ordnance Survey map, 1883 with approximate site boundary shown (Source: National Library of Scotland).

Ordnance Survey Map, 1897: This map shows a notable change at the southern extent of the Site with the introduction of the Lancashire, Derbyshire and East Coast Railway line, which cuts across the wider landscape. While the majority of the Site remains agricultural, the railway introduces transport infrastructure into the area. To the north-east, the emergence of Markham Colliery No. 2 signals the beginning of industrial influence within the wider landscape.



Plate 6: Ordnance Survey map, 1897 with approximate site boundary shown. The Site is primarily still fields, but the southern extent of the Site includes the route of the Lancashire, Derbyshire and East Coast Railway which ran until around 1957. A little way to the northeast of the Site is Markham Colliery No.2 (Source: National Library of Scotland).

4.6. **Ordnance Survey Map, 1933:** By the early 20th century, the industrial character of the surrounding landscape is more pronounced. The Site continues to be shown as farmland, but it lies increasingly close to industrial features, including Markham Colliery and Bolsover Colliery, and associated infrastructure. The map illustrates the Site's transitional position between retained agricultural land and an expanding industrial landscape, reinforcing that it forms part of a changing, working landscape rather than a preserved historic one.

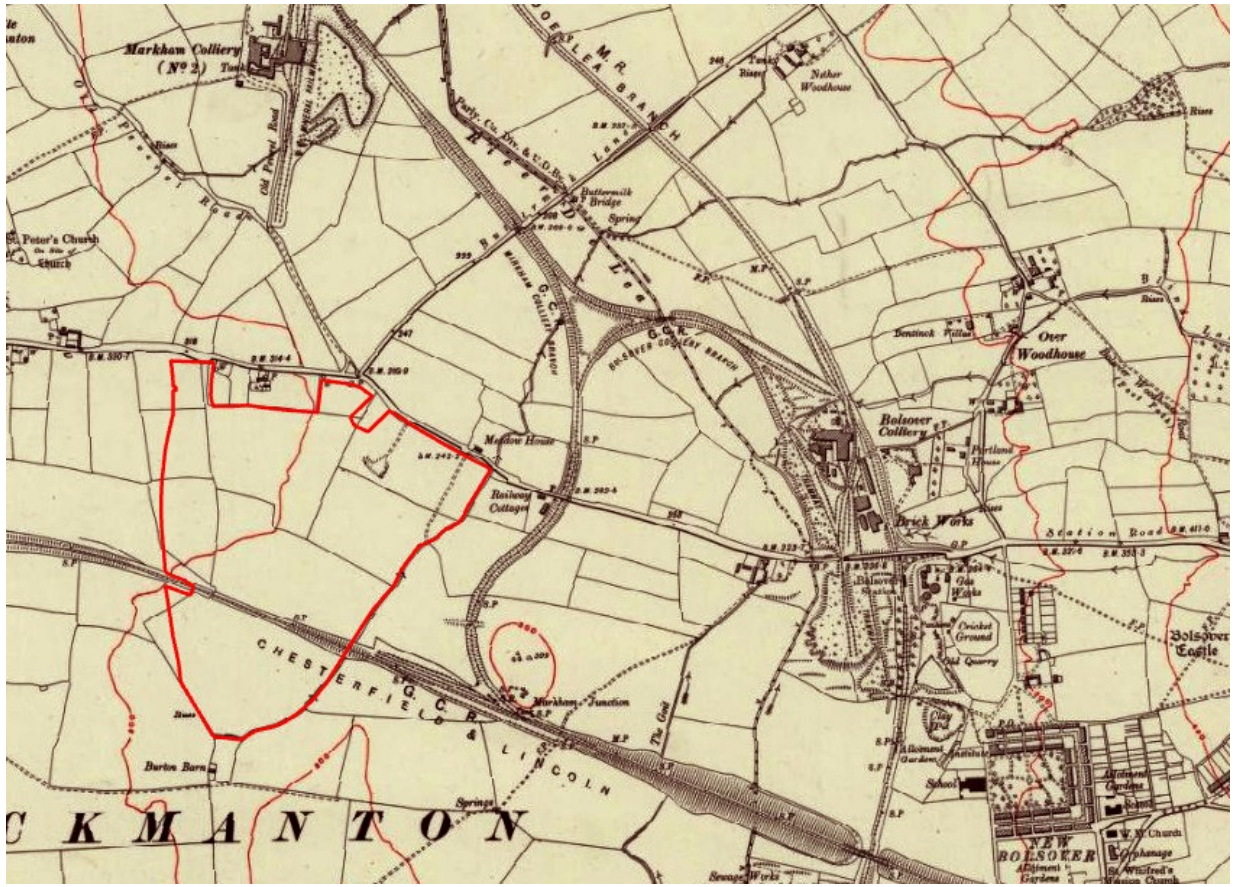


Plate 7: Ordnance Survey map, 1933, with approximate site boundary shown. The Site is primarily still fields, but the southern extent of the site includes the route of the Lancashire, Derbyshire and East Coast Railway which ran until around 1957. To the north and east of the Site lie Markham Colliery and Bolsover Colliery (Source: National Library of Scotland).

4.7. **Aerial Photograph, 1952**: The mid-20th-century aerial image provides visual confirmation of earlier mapping, showing the railway line crossing the southern part of the Site and extensive colliery activity within the wider area. The Site itself remains open and largely undeveloped, but is now clearly experienced within a heavily industrialised setting. This marks a clear departure from the purely rural character evident on earlier maps and demonstrates a significant transformation in how the surrounding landscape would have been perceived.



Plate 8: Aerial image, 1952 with approximate Site area circled, showing the rail line in the south of the Site, and Bolsover Colliery in the foreground (Source: Historic England, Britain from Above).

4.8. **Ordnance Survey Map, 1961–65:** This map illustrates the cumulative impact of industrial activity on the wider landscape, with extensive colliery infrastructure and associated development visible around the Site. Despite this, the Site continues to be shown primarily as agricultural land



Plate 9: Ordnance Survey map, 1961-65, with approximate site boundary shown. The Site is primarily still fields, but the extent of the impact of the collieries on the landscape is evident (Source: National Library of Scotland).

4.9. **Aerial Image, 2026:** The most recent aerial imagery shows the Site within a modern, mixed-use landscape influenced by infrastructure, commercial development and transport corridors, including the legacy of former industrial uses. While areas of open land remain, the Site is clearly part of an evolving landscape shaped by 20th- and 21st-century development. This image confirms that the Site is not experienced as part of an intact historic landscape, but as one element within a complex and continually changing setting



Plate 10: Aerial image, 2026, with the with approximate Site boundary shown (Source: Google Earth).

5. Planning History and HS2

Planning History

5.1. A search of the planning records held online by North East Derbyshire District Council has not identified any relevant planning history for the Site.

5.2. To the immediate north of the Site, on both the northwest and southeast sides of Buttermilk Lane, lies the former Coalite works site. The most relevant planning applications associated with this land include:

- **24/007856/MFL**: Development of up to 202 dwellings with associated landscaping, public open space and means of access (Major Development) (amended title/amended plans). **Pending decision**.

- **14/00145/OL**: Outline planning application to North East Derbyshire District Council for a 660 dwelling scheme with associated ancillary uses, including a Local Centre, a Neighbourhood Equipped Areas of Play (NEAP), a Local Equipped Area of Play (LEAP), a Riverside Park, a Local Habitat Area, two SUDS, footpaths, walkways, cycle paths and landscaping, with details of Access (Major Development/Departure from Development Plan) (EIA Development) (Amended Information) (Further Amended Information/Amended Plans/Amended Title). **Granted 31st October 2016**.

5.3. The Officer's/Committee report or any consultee comments are not published online for application reference 14/00145/OL, but in responding to the current and pending application 24/007856/MFL, where similar impacts to the are Site discussed in this report, Historic England state:

> *"Historic England have advised on development in this green wedge previously, primarily a mixture of housing and employment land, in 2014. It was advised at this time that Historic England did not accept the principal that this landscape (to the north of the A632) had a higher degree of modern development. Furthermore,* ***the views from the castle in this direction are less key its setting, as green areas remain beyond this green wedge and draw the eye towards the rural landscape beyond****. However, any development here will require careful consideration in terms of scale, height and design to ensure harm to the setting is limited.*
>
> *Overall, less than substantial harm will be caused to the significance of Bolsover Castle, including its setting, which, in the context of cumulative development in the greenfield setting, is greatly increased….*
>
> *Position: Historic England* ***do not object*** *to the proposed scheme, and maintain it is no more harmful than that already consented. As stated above, we encourage the LPA to consider materials, planting and layout to ensure the detailing is of high*

quality to mitigate the impact of the development on Bolsover Castle"[13] [sic] (our emphasis in bold).

5.4. Historic England's response to the current pending application (24/007856/MFL) is relevant to the Site because it addresses the same key heritage receptors, particularly the setting and significance of Bolsover Castle, and does so in the context of development within the same broader green wedge landscape.

HS2

5.5. No part of the HS2 route through Derbyshire (Phase 2b eastern leg) has been formally approved for construction. However, the route mapped through Derbyshire would have passed broadly in a north-easterly direction across Bolsover and North East Derbyshire close to the Site and is shown in the government published official HS2 Phase 2b safeguarding maps, which were used to protect land for potential railway development (Plate 11).

5.6. Although HS2 Phase 2b (Eastern Leg) is not being taken forward, the former safeguarding of land remains a relevant contextual factor. The safeguarding maps demonstrate that the landscape around the Site had previously been identified as a potential corridor for major infrastructure and change within the setting of the same key heritage receptors identified in this report.

[13] See Historic England response to North East Derbyshire Council on Planning Application Ref: 24/00786/MFL, dated 14th May 2025

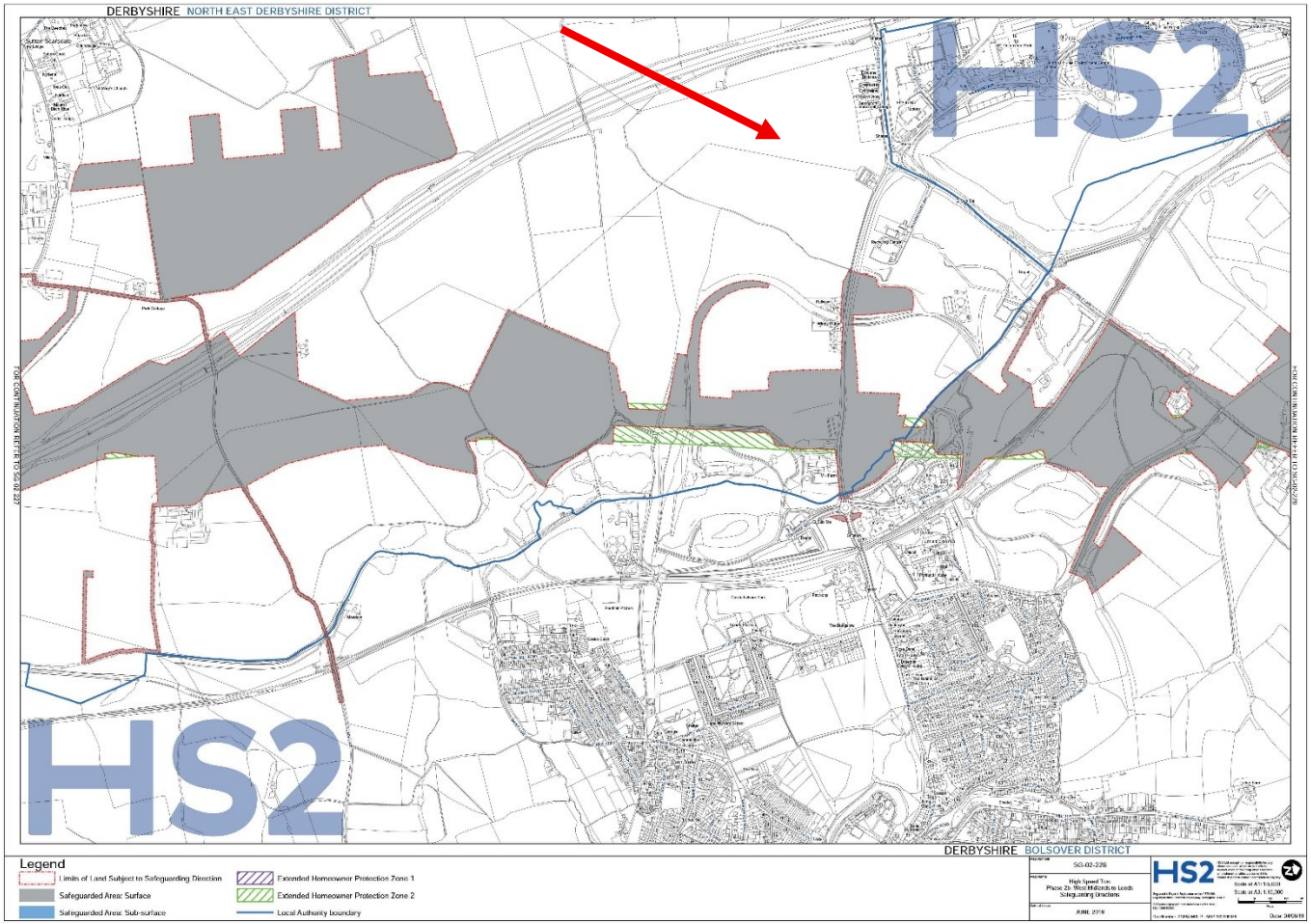


Plate 11: The safeguarded route for HS2 rail line (shaded grey), showing it between Bolsover and the Site, and safeguarded land to the southeast of Sutton Scarsdale. Site highlighted by arrow.[14]

[14] High Speed Two Safeguarding Directions, June 2019, Phase 2b: West Midlands to Leeds Volume 2: Nottinghamshire, Derbyshire, Nottingham. https://www.gov.uk/government/publications/hs2-phase-2b-safeguarding-maps-nottinghamshire-derbyshire-nottingham

6. The Historic Environment and Potential Effect of Development

6.1. This section assesses the elements of the historic environment that could be affected by allocating the Site for commercial development, identifies the potential impacts, and outlines possible mitigation measures.

Identifying Heritage Assets

6.2. The Site comprises several fields to the south of Chesterfield Road at Long Duckmanton and does not contain any designated heritage assets.

6.3. With regard to other heritage assets within the surrounds of the Site, Step 1 of the methodology recommended by *GPA3* and *HEAN3* (see methodology), is to identify which heritage assets might be affected by a proposed allocation/development. [15]

6.4. Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a heritage asset, or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view.

6.5. It is however widely accepted (paragraph 220 of the *NPPF*) that not all parts of a heritage asset will necessarily be of equal significance.[16] In some cases, certain elements of a heritage asset can accommodate substantial changes whilst preserving the significance of the asset.

6.6. Significance can be derived from many elements, including the historic fabric of a building or elements of its surroundings.

6.7. Consideration, based upon professional judgement and on-site analysis, has therefore made as to whether any of the heritage assets present within the surrounding area may include the Site as part of their setting, whether the Site contributes to their overall heritage significance, and whether the assets may potentially be affected by the proposed scheme as a result.

6.8. It has been observed that the following heritage assets have the potential to be sensitive to the development proposals and thus these have been taken forward for further assessment below:

- Bolsover Castle – as a Grade I Listed Building, Scheduled Monument and Grade I Registered Park and Garden
- Bolsover Conservation Area
- Sutton Scarsdale Hall – as a Grade I Listed Building and Scheduled Monument.
- Garden walls and attached Ha Ha at Sutton Scarsdale Hall – as a Grade II Listed Building, and

[15] Historic England, *GPA:3*, p. 4.

[16] MHCLG, *NPPF*, para. 220.

- Sutton Scarsdale Conservation Area.
- Palterton Conservation Area.

6.9. Using a Zone of Theoretical Visibility (ZTV) and on-site assessment, it has been determined that other heritage assets within 3 km of the site do not include the Site as part of their setting in any way that positively contributes to their overall significance, **including Grade II Listed Manor Farmhouse** (NHLE 1311698) and **Grade II Listed Barn at Manor Farm** (NHLE 1108915) situated c.230m to the northeast of the Site boundary. This is due to the nature of the assets themselves and the absence of visual connections, spatial relationships, or historic associations. Consequently, the proposed development is not expected to affect the heritage significance of these assets, and they have therefore been excluded from further assessment in this Report

6.10. A map showing the location of designated heritage assets is included at **Appendix 5.**

Consideration of Potential Impacts

6.11. In considering potential impacts arising from development at the Site the statutory requirement set out in Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* confirms that special regard should be given to the preservation of the special historic and architectural interest of Listed Buildings and their settings.

6.12. In addition, the *NPPF* states that the impact of development proposals should be considered against the particular significance of heritage assets, such as Listed Buildings and Conservation Areas.

6.13. It is also important to consider whether the proposals cause harm. If they do, then one must consider whether the harm represents "*substantial harm*" or "*less than substantial harm*" to the identified designated heritage assets, in the context of paragraphs 214 and 215 of the *NPPF*.[17] With regard to non-designated heritage assets, potential harm should be considered within the context of paragraph 216 of the *NPPF*.[18]

6.14. The *PPG* clarifies that within each category of harm ("*less than substantial*" or "*substantial*"), the extent of the harm may vary and should be clearly articulated.[19]

6.15. The guidance set out within the *PPG* also clarifies that "*substantial harm*" is a high test, and that it may not arise in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather than the scale of development, which is to be assessed.[20] In addition, it has been clarified in a High Court Judgement of 2013 that substantial harm would be harm that would:

[17] MHCLG, *NPPF*, paras. 214 and 215.
[18] MHCLG, *NPPF*, para. 216.
[19] MHCLG, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).
[20] MHCLG, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

"…have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced." [21]

6.16. When considering potential impacts on the Conservation Areas, it is important to note that the Site forms only one small part of their setting.

6.17. Paragraph 220 of the *NPPF* states that it is necessary to consider the relevant significance of the element of the Conservation Area which has the potential to be affected and its contribution to the significance of the designation as a whole, i.e., would the application proposals undermine the significance of the Conservation Area as a whole?[22]

6.18. Further, both GPA3[23] and HEAN3[24] recommend maximising enhancements and avoiding harm through several measures, including through design.

[21] EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.
[22] MHCLG, *NPPF,* para. 220.
[23] Historic England, *Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets (GPA:3)* (2nd edition, Swindon, December 2017).
[24] Historic England. The Historic Environment and Site Allocations in Local Plans: Historic England Advice Note 3 (Swindon, 2015).

Bolsover Castle



Plate 12: Bolsover Castle from the northwest (Historic England)

6.19. Bolsover Castle holds multiple heritage designations, including:

- Grade I Listed Building (NHLE 1108976), designated on 23rd March 1989.
- Scheduled Monument (NHLE 1012496), designated on 9th October 1981, amended on 11th March 1992.
- Grade I Registered Park and Garden (NHLE 1000674), designated on 4th August 1984.

6.20. All of these designations are, in NPPF terms, heritage assets of the highest significance, and it is therefore appropriate to consider them together.

6.21. Copies of the List entries are provided at **Appendix 6.**

Bolsover Castle (Grade I Listed Building)

6.22. Bolsover Castle occupies a prominent limestone promontory on the western edge of the town, overlooking open countryside to the north and west. The first castle on the site was established in the 11th century by William Peverel, with a stone tower keep added in the 12th century. By the end of the 14th century, the castle had fallen into ruin. It remained in Crown ownership until 1553, when it was granted to George Talbot, sixth Earl of Shrewsbury and husband of Bess of Hardwick.

6.23. The estate was later purchased by Bess's son, Charles Cavendish, who acquired the castle and manor from the seventh Earl. Charles and his heir William, created the first Earl of Newcastle in 1628, removed or overlaid much of the upstanding medieval fabric and constructed new buildings on the site from 1608 onwards. Although the castle suffered damage during the Civil War, repairs and additions were made in the 1660s.

6.24. The present castle is thereby largely the result of extensive rebuilding undertaken between c.1608 and 1640 by Sir Charles Cavendish and his son William, later the 1st Duke of Newcastle, incorporating the remnants of earlier medieval fortifications. The architectural design is generally attributed to Robert Smythson, with later phases probably by John and Huntingdon Smythson. The complex comprises several interconnected elements arranged around a series of courts and terraces. At the north-west corner stands the Little Castle, constructed between 1612 and 1621 on the site of the medieval tower keep. It is a square, three-storey building with projecting

corner turrets and a stair tower, executed in coursed limestone and ashlar sourced locally. The building adopts a deliberately medieval-inspired style, articulated through features such as battlements, turrets, and rib-vaulted interiors, complemented internally by classical and Mannerist decorative schemes. Access is via a raised forecourt and stair, reinforcing the elevated position of the building and its visual dominance over the surrounding landscape.

6.25. South-west of the Little Castle lies the Terrace Range, an elongated, angled range that formerly accommodated the principal state apartments and Great Gallery. Although now largely roofless and maintained as a controlled ruin, the range retains substantial masonry, large mullioned and cross windows, and distinctive architectural detailing, including banded half-columns and broken pediments. The range is positioned to take advantage of long-distance views westward across the falling ground beyond the promontory.

6.26. To the south is the Riding School Range, dating from c.1630–40, arranged around the Inner or Great Court. This substantial structure incorporates triumphal gateways, gabled dormers, and extensive fenestration, reflecting its dual functional and ceremonial roles.

The Park, Gardens, and Pleasure Grounds (Grade I Registered Park and Garden)

6.27. The registered park and garden at Bolsover Castle occupies approximately 4.5 hectares and is closely integrated with the built complex. It is laid out across the summit and western slopes of the promontory, taking full advantage of the elevated topography and expansive outward views to the north and west. The landscape was principally developed during the early 17th century, with repairs and limited additions undertaken in the 1660s.

6.28. The designed landscape comprises a series of enclosed and open spaces arranged hierarchically around the castle buildings. Immediately south of the Riding School lies the Outer Court, a walled enclosure historically used for approach and service functions. Beyond this is the Great (Inner) Court, a large grassed enclosure framed by the Terrace Range, Riding School, Fountain Garden wall, and eastern boundary wall, forming the central organising space of the complex.

6.29. North of the Great Court is the Fountain Garden, created within the former inner bailey of the medieval castle and enclosed by a high, irregular oval wall incorporating medieval masonry. The garden is laid out with formal paths, clipped hedges, seating alcoves, and garden rooms set into the thickness of the wall. At its centre stands the Venus Fountain, a substantial early-17th-century sculptural fountain with an octagonal basin and a statue of Venus, designed as a focal point and theatrical setting for courtly entertainments.

Scheduled Monument

6.30. The scheduled monument encompasses the archaeological remains of the earlier medieval phases of Bolsover Castle, including the 11th-century motte-and-bailey castle and the 12th-century tower keep castle. These remains survive predominantly below ground beneath and around the standing 17th-century structures.

6.31. The earliest phase consisted of a large oval outer bailey, measuring approximately 280 m by 200 m, with a smaller inner bailey at the highest point of the promontory. The

motte and bailey occupied a strategically dominant position, overlooking the surrounding landscape and controlling movement through the area. In the later 12th century, a stone tower keep and curtain wall were constructed, respecting the earlier layout. Although no upstanding medieval castle structure remains, substantial archaeological deposits, including foundations, walls, and occupation layers, are known to survive largely undisturbed beneath the later castle.

6.32. The 17th-century rebuilding deliberately reused and overlaid these medieval remains. The Little Castle occupies the footprint of the earlier keep, while the Fountain Garden corresponds to the former inner bailey. The open areas of the Great Court and surrounding grounds reflect the extent of the outer bailey.

6.33. By the early 18th century, the castle had ceased to function as a principal aristocratic residence and fell increasingly out of active use, with parts of the Terrace Range stripped of materials in the mid-18th century and surviving thereafter as a controlled ruin. During the 19th century, the site saw periods of tenanted occupation, reflecting its reduced status. In 1945 the castle was gifted to the nation, marking a decisive transition from private estate to public heritage asset, and since the mid-20th century it has been subject to conservation-led management, repair, restoration, and archaeological investigation.

Setting and Views

6.34. Bolsover Castle is located on a limestone promontory at the western edge of the town of Bolsover. The landform rises steeply, creating a clear physical and visual separation between the castle and the lower-lying land beyond. To the east and south-east, the ground falls more gradually into the historic town, which now extends up to the base of the promontory.

6.35. The immediate setting comprises the castle buildings, enclosed courts, terraces, gardens, and steep grassed slopes within the castle precinct. Beyond this, the wider setting varies markedly by direction, with a semi-rural countryside character and built development associated with the town to all other directions.

Views from the Castle

6.36. **West and North-West:** From the Terrace, viewing platform, and west-facing elements of the Little Castle, there are long-distance views across an open semi-rural landscape, comprising fields, domestic and commercial buildings and infrastructure including the M1 motorway. The land drops steeply below the terrace wall, allowing expansive outward views across lower ground and into the wider landscape.

6.37. **North:** From the northern end of the terrace and adjacent paths, views extend northwards across the wider landscape, with the change in elevation clearly perceptible.

6.38. **East:** Within the Great Court, there are more restricted views eastwards, obtained from openings and platforms along the eastern boundary. These views are partially filtered by trees and vegetation and look towards the town. They provide visual connections between the castle complex and the surrounding urban area, though they are shorter-range and more enclosed than views to the west.

Views of the Castle

6.39. **From the West and North-West:** From the countryside to the west and north-west, the castle is visible being elevated on the skyline, with its buildings and walls clearly defined against the horizon. The elevated position means that the castle can be seen over a wide area where not obscured by intervening development or vegetation.

6.40. **From the Town (East and South-East):** From within the town of Bolsover, views of the castle are intermittent due to the extent of intervening development and vegetation or is only seen from higher areas within the town.

Statement of Significance – Bolsover Castle[25]

6.41. Bolsover Castle is a heritage asset of the highest significance as defined by the NPPF[26], reflected in its multiple designations as a Grade I Listed Building, Scheduled Monument, and Grade I Registered Park and Garden.

6.42. Together, these designations reflect a combination of architectural, archaeological, and historic interests, charting the site's evolution from an 11th-century motte and bailey to a 17th-century aristocratic residence, and later visitor attraction.

6.43. The **architectural interest** of Bolsover Castle lies principally in its early-17th-century rebuilding, undertaken between c.1608 and 1640 by Sir Charles Cavendish and his son William Cavendish, later 1st Duke of Newcastle. The castle represents elite Jacobean architecture, combining medieval forms with Mannerist influences.

6.44. The Little Castle, constructed between 1612 and 1621 on the site of the medieval keep, is the architectural centrepiece of the complex. Its compact, square plan with projecting turrets, battlements, and stair tower deliberately evokes the language of fortification, while its interior incorporates rib-vaulting, classical columns, painted schemes, and richly decorated state rooms are the most complete surviving high status interior decorative schemes of its time in England.

6.45. The Terrace Range and Riding School Range further contribute to the architectural interest of the ensemble. Although the Terrace Range now survives largely as a controlled ruin, it retains substantial masonry and detailing that demonstrate its former role as the principal state apartment and Great Gallery. The Riding School Range, with its triumphal gateways, gabled dormers, and monumental scale, illustrates its functions and its association with elite pursuits such as horsemanship.

6.46. The architectural composition of the castle is unified through consistent use of locally sourced limestone and ashlar, and through the relationship of the courts, terraces, and views between them.

6.47. The **historic interest** of the castle is reflected in its close associations with significant figures, including William

[25] Significance is informed by the List Entries and Drury McPherson Partnership, *Bolsover Castle, Derbyshire: A Conservation Plan*, prepared for English Heritage, October 2012.

[26] MHCLG, NPPF, para. 213.

Peverel, Bess of Hardwick, Charles Cavendish, and William Cavendish, 1st Duke of Newcastle. Its 17th-century rebuilding embodies the political, cultural, and social ambitions of one of the most prominent aristocratic families of the period. The attribution of the works to the Smythson family firmly situates the castle within the development of English architecture, particularly in a regional context where other notable buildings were also designed by them.

6.48. The castle additionally illustrates broader historical themes, including the transformation of medieval fortifications into elite country houses. Whilst the Riding House is illustrative of a growing early 17th-century interest in manége and associated with one of its leading 17th-century exponents, is a unique survival from the period.

6.49. The castle's later decline, partial ruination, and eventual transfer into state care in 1945 further reflect wider shifts in landownership, wealth, and attitudes toward the conservation of historic buildings.

6.50. The **archaeological interest** of Bolsover Castle derives from its largely intact defensive earthworks. Although much of the medieval upstanding fabric has been lost, the site retains strong archaeological potential. In particular, the earthworks, especially areas where pre-castle remains survive beneath the outer bailey bank, indicate good and in places extensive, preservation of earlier archaeology. These remains have the capacity to enhance understanding of pre-Conquest activity, the development of the castle, and the evolution of the planned medieval town.

6.51. The 17th-century components of Bolsover Castle, together with the surviving structural fabric, also hold significant archaeological value. They represent the primary physical evidence for the building's architectural development, phases of construction, and decorative schemes as an unconventional elite residence. Standing and buried fabric are key to understanding construction sequences, design intent, and later alterations to the complex.

6.52. The **setting** of Bolsover Castle also contributes to its significance, although the significance derived from the setting is less than that derived from its historic fabric.

6.53. However, the significance of Bolsover Castle is closely related to its prominent topographical setting on a limestone promontory at the western edge of the town. Principal elements of setting that contribute to the castle complex comprise:

- The steep slopes to the west and north create a strong sense of elevation and separation, while the more gradual descent to the east and south-east connects the castle physically and visually to the historic town.
- Views from the castle, particularly from the Terrace, viewing platform, and west-facing elements of the Little Castle, extend across a wide semi-rural landscape, incorporating open land, development, and infrastructure. These outward views emphasise the elevated position of the castle and its visual command over the surrounding area.
- Conversely, views of the castle from the surrounding countryside and from within the town reinforce its landmark presence, with the castle visible on the

skyline, where not obscured by intervening development or vegetation.

Contribution of the Site to the Significance of Bolsover Castle

6.54. No historic or functional association of the Site with the castle has been identified, and according to the Bolsover Castle Conservation Plan it is unlikely that the Site formed part of the castle park (deer park), which appears to have been contained to its south-west. [27] Any contribution that the Site makes is via views from being within the castle's wider setting.

The Site in views from the Castle

6.55. **Little Castle:** From inside the Little Castle, the Site is visible in westward views through the heavily leaded windows. However, the primary special interest of these interior spaces lies in their architectural and aesthetic qualities, rather than in outward views.

6.56. **The Viewing Platform, Terrace and Great Gallery (Plate 15, Plate 16 and Plate 17):** The Site can be seen from these areas, although intervening trees partially filter the view from parts of the Terrace and Great Gallery, it is more prominently visible from the Platform. These views comprise a varied landscape of fields, residential and commercial buildings, Sutton Scarsdale Hall, and infrastructure, including the M1 motorway. The Bolsover Castle Conservation Plan states that *"the prospect that the Terrace and Viewing Platform were designed to exploit, across the vale (Fig 102, C-D; Fig 104), is of exceptional significance for Bolsover Castle".*[28] The figure referred to is presented at Plate 13.

6.57. **Elevated stone walk surrounding the Fountain Garden (Plate 18 and Plate 19):** From the elevated stone walk surrounding the Fountain Garden, the Site is visible. The walk occupies, and likely incorporates, the core of the medieval Inner Ward wall and originally formed part of the Little Castle's designed layout and was a high-status area.[29] The parapet has recently been restored, reinstating public access and enabling the walk to function once again as a viewing platform, as was originally intended. The Site is co-visible in views with the Little Castle, albeit at distance, and is a vantage point captured in pen and ink drawings, c.1634-5 (Plate 14), although the wider surrounding landscape is not included in the drawings.[30]

[27] Drury McPherson Partnership, Bolsover Castle, Derbyshire: A Conservation Plan, prepared for English Heritage, October 2012. Pg. 27.
[28] Drury McPherson Partnership, *Bolsover Castle, Derbyshire: A Conservation Plan,* prepared for English Heritage, October 2012. Pg.194.
[29] Drury McPherson Partnership, *Bolsover Castle, Derbyshire: A Conservation Plan*, prepared for English Heritage, October 2012. Pg. 61 & 189.
[30] Known as the Renishaw Hall Drawings and included in Drury McPherson Partnership, *Bolsover Castle, Derbyshire: A Conservation Plan*, prepared for English Heritage, October 2012 (appendices).

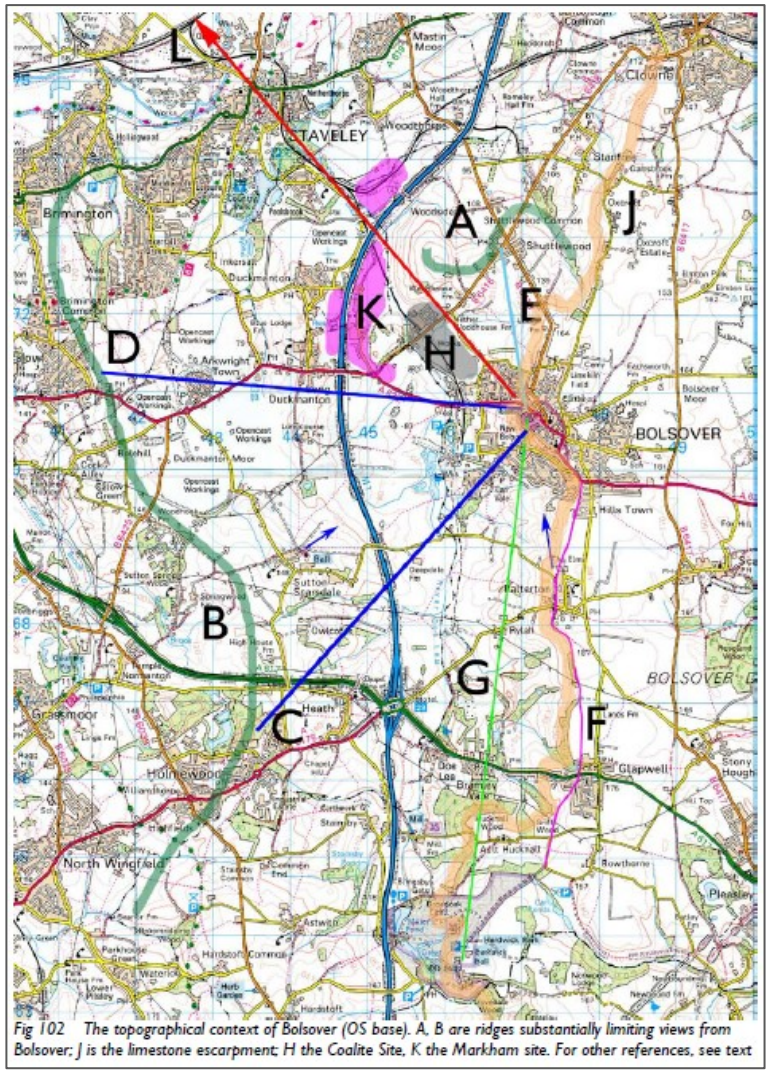


Plate 13: Figure 102 of the Conservation Plan, confirming that the Site is within an area viewed from the castle (C-D).

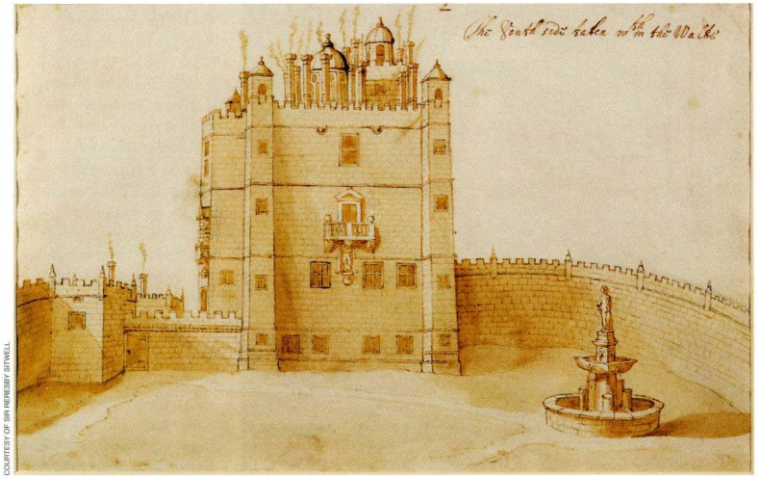


Plate 14: 'The south side taken within the Walke'. The Renishaw Drawings, c.1634-5.

6.58. **Gateway (Plate 20):** The gateway dates from the 1660s, being an arched entrance to the former service lane. While the gateway frames views toward the Site, there is no evidence to suggest that these views were intentionally designed, and they are therefore likely incidental.



Plate 15: Filtered view towards the Site from the Terrace and Great Gallery.



Plate 16: Distant view of the Site from the viewing platform.



Plate 17: Distant view of the Site from the viewing platform.



Plate 18: Distant view of the Site from the elevated walk.



Plate 19: Distant view of the Site from the elevated walk.



Plate 20: Distant view of the Site though the gateway.

Effect of Potential Development / Allocation of the Site on Bolsover Castle.

6.60. The Site has no historic, functional or associative relationship with Bolsover Castle and is not part of any designed landscape. Its contribution to the Castle's significance derives solely from its presence within long-distance outward and borrowed views. These panoramic views already contain major modern infrastructure including the M1, commercial and industrial areas, housing and energy developments, and would have included the HS2 railway Phase 2b route. The Site is therefore perceived as one component of a broad, mixed landscape rather than a key element of the Castle's significance.

6.61. Development would introduce built form into areas that currently read as semi-rural within some views, resulting in a degree of harm through reduced openness in the wider setting. This would not interrupt any designed sightlines or intentional known historic visual connections. In NPPF terms, the effect constitutes less than substantial harm to the Castle's significance, arising from change within its wider setting.

6.62. The extent and degree of harm is sensitive to design. Measures such as cutting development into the slope of the Site, breaking massing into separate buildings, stepping heights with topography, using recessive materials, and incorporating bunding and landscaping and screening would reduce long-distance visual effects.

6.63. With such mitigation, development would not challenge the Castle's visual dominance or its prominence in the landscape. Some change would remain, but the level of

harm could fall towards the lower end of less than substantial.

6.64. Overall, the allocation of the Site may result in a limited level of less than substantial harm arising from changes within the wider setting of Bolsover Castle. However, with appropriate design and mitigation secured through policy, this could be reduced to be within the low end of the spectrum of less than substantial harm.

Bolsover Conservation Area

6.65. Bolsover was designated as a Conservation Area in 1971, and its boundary has since been extended in 1978, 1982, 1988 and 2009. The area benefits from a Conservation Area Appraisal and Management Plan.[31]

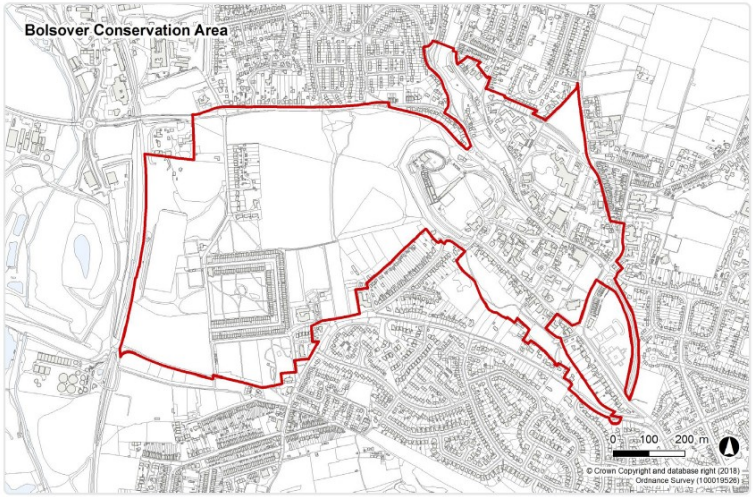


Plate 21: Bolsover Conservation Area.

Summary of History and Development

6.66. Bolsover originated as a strategically planned Norman settlement focused on an 11th-century castle, constructed following the Norman Conquest as part of a network of defensive strongholds established by King William I along key communication routes. It is probable that the castle was surrounded by a ditch with a south-facing gateway aligned along the spine of the hill, corresponding to the modern thoroughfares of Castle Street, Middle Street and Church Street. Although recorded in the Domesday Survey (1086) as a modest settlement, Bolsover grew significantly under Norman stewardship and continued royal influence, with employment generated through servicing the castle garrison.

6.67. During the 12th century, the parish church of St Mary and St Lawrence was constructed, likely contemporaneous with the formative laying out of the planned grid-iron town around an already established market. The medieval settlement was enclosed by a series of earthworks extending from the escarpment edge and enclosing approximately 25 hectares of land. By the 13th century, Bolsover had become an important focal point for trade and commerce, reflected in the granting of a market charter in 1225 and the right to hold an annual fair from 1251. During this period, the town expanded eastwards, particularly at Town End, where long medieval burgage plots developed in a form distinct from the original planned layout, and parts of the earlier earthworks were flattened and built over.

6.68. Throughout the 13th century, the manor of Bolsover and its castle remained nationally important, deriving income from agriculture and from servicing the King's lands and livestock holdings. By the 14th and 15th centuries, however, the importance of Bolsover declined as royal and noble

[31] Bolsover District Council (2018), Bolsover Conservation Area Appraisal, adopted April 2018.

interest diminished, resulting in a period of relative stagnation.

6.69. The fortunes of the town changed again in the late 16th century with the patronage of the Shrewsbury and Cavendish families. In 1553 the manor was granted to George Talbot, 6th Earl of Shrewsbury, whose marriage to Elizabeth Hardwick linked Bolsover closely with the Cavendish dynasty. By this time the medieval castle, although still standing, was little used and had been in decline for two centuries.

6.70. In the early 17th century, Sir Charles Cavendish initiated a major transformation of the site, commissioning the architect John Smythson and clearing much of the Norman castle from 1608 in preparation for its replacement. Construction of the Little Castle commenced in 1612 and was completed and expanded under Sir William Cavendish, later Duke of Newcastle, with additions including the Terrace Range, Riding House Range and Great Court. An ambitious water supply system was installed, incorporating conduit houses and the Cundy House. During this period Bolsover achieved national prominence, including hosting King Charles I in 1634. Following William Cavendish's death in 1676 and the redirection of family focus to Nottingham Castle, Bolsover Castle entered a gradual decline.

6.71. During the 18th century, the Castle passed through the female line and, from 1755 came into the ownership of the wife of the 2nd Duke of Portland, who retained the Little Castle as a retreat. The town itself prospered independently of the Castle, supported by agriculture and a range of small-scale industries including light metalworking and clay pipe manufacture, and produced notable figures such as the surveyor Peter Fidler.

6.72. In the 19th century, Bolsover Castle ceased to function as a noble residence, while the town experienced economic decline as traditional industries disappeared. A major transformation occurred in 1890 with the sinking of Bolsover Colliery, followed in 1891 by the construction of New Bolsover, a pioneering model mining village influenced by Arts and Crafts principles, socialist ideals and early Garden City thinking. Planned as a self-contained community, New Bolsover included housing arranged around a central green, alongside schools, churches, welfare facilities, allotments and recreational space. Mining activity stimulated rapid population growth but also contributed to subsidence and pollution affecting the Castle.

6.73. During the 20th century, early population growth continued before stabilising, accompanied by the loss of elements of historic fabric, including the replacement of the medieval market cross, the removal of earthworks and the demolition of Middle Street frontages, which truncated the original medieval grid street pattern. Following the death of the Duke of Portland in 1943, Bolsover Castle passed into public ownership and was repaired and conserved by the Ministry of Works and later English Heritage. The closure of Bolsover Colliery in 1993 marked the end of the town's mining era.

Townscape

6.74. The Conservation Area comprises four distinct character areas: the Central Area, Castle Fields, Hockley Valley and Outlying Areas, and New Bolsover.

- The Central Area represents the historic core of the settlement, retaining much of its medieval planned form framed by Town End, Middle Street and High

Street, with the Market Place as a legacy of early commercial activity. It is defined by the presence of Bolsover Castle to the west and the Church of St Mary and St Lawrence to the east, and is characterised by a high-quality and diverse townscape, traditional materials, and significant views.

- Castle Fields forms a key component of the landscape setting of both the Castle and the town, comprising an area of wooded farmland with ancient semi-natural woodland and open agricultural land. It provides an important visual and physical separation between later residential development and historic areas, and functions as a valued semi-natural open space within the urban area.

- The Hockley Valley and Outlying Areas are characterised by steep valley sides, crags and a strong landscape presence, creating dramatic approaches to the town and affording extensive views of the Castle. Although historically more densely developed, the area now has a predominantly rural character with low-density development and a verdant townscape, contrasting markedly with the denser urban character of the Central Area.

- New Bolsover is a late 19th-century model mining village, planned as a largely self-contained community set below the Castle. It is defined by its formal layout of red brick terraces around a central green, associated civic and welfare buildings, and open recreational spaces. The village survives as a near-complete example of philanthropic town planning, with a strong relationship to its surrounding open landscape.

6.75. Buildings within the Bolsover Conservation Area express both the architectural and social history of the town, reflecting changing patterns of land use over time. The architectural interest of Bolsover lies in the quality and diversity of building types surviving from all periods of its development, with particular significance attached to the planned architectural set pieces of Bolsover Castle and the New Model Village, whose scale and coherence make a major contribution to the townscape.

Landscape and Setting

6.76. The town lies at the junction of two distinct landscape types that form the setting of the Conservation Area, the Wooded Farmlands of the Nottinghamshire, Derbyshire and Yorkshire Coalfield and the Limestone Farmlands, and has developed along the edge of the Magnesian limestone escarpment forming the eastern side of the Doe Lea Valley. While much of the escarpment is gently undulating, it becomes markedly steeper around Bolsover, rising to approximately 170 m above sea level and falling sharply towards the River Doe Lea.

6.77. The Wooded Farmland landscape is small-scale and undulating, characterised by mixed farming, sparse settlement, irregular historic field patterns and areas of ancient semi-natural woodland, particularly to the south of the town. The steep scarp slope has historically limited agricultural use, contributing to the survival of woodland both within the urban area and on the lower slopes of Castle Fields. In contrast, the Limestone Farmlands to the east comprise gently rolling, free-draining and fertile land historically suited to arable farming, with long-distance

views resulting from large fields and limited hedgerow cover.

6.78. The landscape significance of Bolsover derives from its elevated scarp-top location, panoramic views across the Doe Lea Valley, the visual prominence of the Castle, the contribution of the Hockley Valley and wooded scarp slopes to the townscape, and the wider wooded farmland setting of historic field enclosures to the south.

Views

6.79. Views within Bolsover arise from the visual relationship between buildings, boundaries and spaces, and collectively contribute to the overall setting and sense of place that underpins the Conservation Area designation. The quality and strength of these views, shaped by the town's hilltop location and medieval planned layout, make views a significant component of Bolsover's character and appearance. Key views contributing to this significance are identified in the Townscape Character Plans in the Bolsover Conservation Area Appraisal (Plate 22). Views from the Castle towards the west are considered important (View HP1). Westward views towards the Site are also obtained from the elevated street at Bolsover Hill (Plate 23), although not included in the Appraisal.

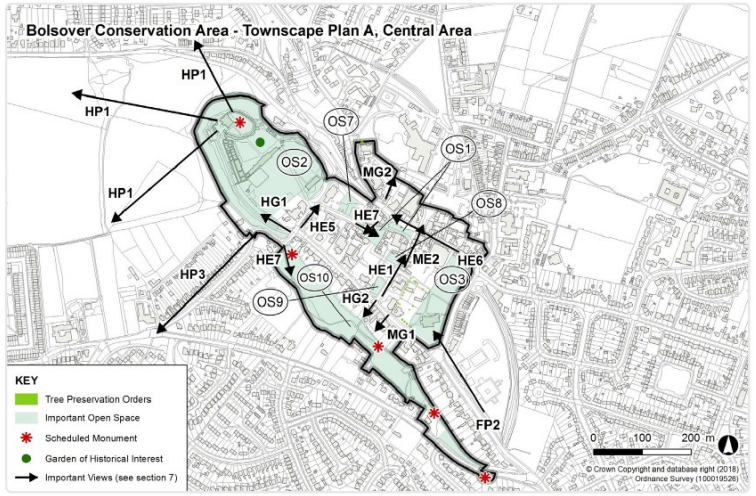


Plate 22: Important views are mapped in the Conservation Area Appraisal.[32]

[32] Bolsover District Council (2018), *Bolsover Conservation Area Appraisal*, adopted April 2018.



Plate 23: Distant view of the Site from Bolsover Hill in the Conservation Area,

Statement of Significance – Bolsover Conservation Area

6.80. Bolsover Conservation Area is of special architectural and historic interest, deriving from the survival and legibility of a planned medieval town, its significant castle complex, and the pioneering New Model Village associated with late-19th-century industrial philanthropy.

6.81. Bolsover Castle forms a highly significant group of 17th-century buildings, illustrating the evolution of a former Norman castle into an early great house of exceptional architectural and historic importance. Its associations with the Cavendish family and the Smythson architectural dynasty give the Conservation Area **historic interest** of more than local importance.

6.82. The Conservation Area is also distinguished by the New Model Village, a near complete example of a planned industrial settlement from the late 19th century, reflecting social reform and town-planning ideals of that period. Its formal layout, consistency of materials, relationship to open space, and separation from the historic town centre give it a distinct character within the wider Conservation Area.

6.83. Across all character areas, significance is reinforced by the survival of a large proportion of key historic buildings from the medieval period through to the 20th century, encompassing domestic, civic, religious, commercial and industrial building types. The use of traditional local materials, together with historic boundaries, trees and open spaces, creates townscape of character and **architectural interest.**

6.84. The long history of settlement ensures that the Conservation Area has the potential to yield information about past human activity both within the castle complex and beyond, and it therefore also holds **archaeological interest.**

6.85. While there is currently no statutory protection for the **settings** of Conservation Areas, it is evident that elements of the surrounds of the Conservation Area make some contribution to its significance, albeit less than the structures and spaces within its boundaries.

6.86. The setting of the Bolsover Conservation Area contributes to its significance, with the surrounding landscape and topography forming components that contribute to its understanding and how it is experienced. Principal elements of setting that contribute include:

- Its prominent scarp-top position provided a clear strategic advantage and created a distinctive, easily recognisable skyline in both long-distance and closer views. The elevation also affords panoramic views from within the Conservation Area, which form an important part of how it is experienced.

- The landscape character types: The meeting point of the Wooded Farmlands of the Coal Measures and the Limestone Farmlands creates a contrasting landscape, with the farmlands reflecting the area's historic agrarian economy. However, this landscape is not exceptionally well preserved, having undergone significant change through industrialisation, commercial activity, and infrastructure development, particularly from the 19th century onwards.

Contribution of the Site to the Significance of Bolsover Conservation Area

6.87. The Site lies outside the designated boundary of the Bolsover Conservation Area, its relationship to the Conservation Area is therefore limited to considerations of setting.

6.88. The significance of the Bolsover Conservation Area derives principally from the survival and legibility of the medieval planned town, the architectural and historic importance of Bolsover Castle, the townscape quality of the historic core, and the scarp-top topography that underpins the town's character and appearance.

6.89. The Site forms part of the wider landscape beyond the western edge of the Conservation Area and does not contribute to its medieval plan form, historic townscape, or principal character areas identified in the Conservation Area Appraisal. Whilst it sits alongside one of the key approach roads to the Conservation Area it does not provide for key views of the Conservation Area nor does it represent the sole view from this direction.

6.90. The Site is visible in long-distance outward views from within the Bolsover Conservation Area, most notably from Bolsover Castle, including elevated viewpoints such as the Terrace and Viewing Platform. In these views, the Site forms part of a broad panorama across a varied semi-rural landscape that includes agricultural land, areas of commercial and industrial development, major infrastructure including the M1 motorway, and areas of modern development. The Site is therefore experienced as one element within a visually evolving wider setting, rather than as part of an intact, intentionally designed, or preserved historic landscape.

6.91. In this context, any contribution derives solely from its role in maintaining a degree of openness within the wider western setting of the Conservation Area, representing its historic agricultural character, particularly in views. Overall, any positive contribution is minor when considered against the principal elements of the architectural and historic interest that underpin the Conservation Area's designation.

Effect of Potential Development / Allocation at the Site on Bolsover Conservation Area

6.92. The Site lies outside the Conservation Area, and its contribution is limited to its presence within the broader landscape seen in outward and co-visible views, including those incorporating the Castle. These views already include modern housing, commercial and industrial uses, energy infrastructure and the M1 motorway. The Site is therefore not perceived as part of a preserved historic landscape connected with the Conservation Area.

6.93. Development would introduce some change in longer-distance views, particularly where the Castle and its wider landscape setting are experienced together. The principal effect would be a reduction in perceived openness within the western setting, rather than any impact on the Conservation Area's plan form, architectural or townscape character. In many internal views, existing development already limits visibility of the Site from it.

6.94. On this basis, the proposal would result in less than substantial harm to the Conservation Area's significance, arising solely from changes within its wider setting and limited by the lack of the Site being experienced o from most areas within the Conservation Area.

6.95. The extent and degree of harm is sensitive to design. Measures such as cutting development into the slope of the Site, breaking massing into separate buildings, stepping heights with topography, using recessive materials, and incorporating bunding, landscaping and screening would reduce long-distance visual effects.

6.96. With these mitigation measures in place, development would not undermine the key characteristics that underpin the Conservation Area's designation, nor would it erode the appreciation of the historic relationship between the town and the Castle. While some degree of change within the wider setting would remain perceptible, the resulting impact could be reduced towards the lower end of the less than substantial harm spectrum, and in certain views may be neutral in heritage terms.

6.97. Overall, the allocation of the Site has the potential to cause limited less than substantial harm from a change within the wider setting. However, with appropriate design and mitigation secured through policy any harm would be within the low end of the spectrum of less than substantial harm.

Sutton Scarsdale Hall



Plate 24: North elevation of Sutton Scarsdale Hall.

6.99. Sutton Scarsdale Hall holds multiple heritage designations, including:

- Grade I Listed Building (NHLE 1108914), designated on 25 October 1951; and
- Scheduled Monument (NHLE 1007035), for which the date of designation is unrecorded.

6.100. Both designations identify it, in NPPF terms, as a heritage asset of the highest significance, and it is therefore appropriate to consider them together.

6.101. Additionally, the garden wall and attached ha-ha are listed at Grade II (NHLE 1311680), designated on 29 August 1984. Although this asset is not of the highest significance in NPPF terms, it remains relevant to assess alongside the above assets.

6.102. Copies of the List entries are provided at **Appendix 6.**

Summary History and Development of the Hall

6.103. Sutton Scarsdale Hall occupies a long-established manorial site with the present building being constructed between 1724 and 1729 for Nicholas Leke, 4th Earl of Scarsdale, replacing and incorporating elements of an earlier house dating to around 1469. The architect was Francis Smith of Warwick, a leading provincial architect of the period.

6.104. The hall was conceived as a palatial statement of aristocratic power and taste. Built of coursed sandstone and brick faced with ashlar, it was arranged on a U-shaped plan with two principal façades, the most elaborate being the nine-bay east front, articulated with giant Corinthian columns, a central pediment, and rich classical detailing. High-quality craftsmen were employed, including Edward Poynton of Nottingham, responsible for much of the carved stonework, and the Italian stuccatori Artari and Vasalli, who executed elaborate plasterwork in the principal interiors. Grinling Gibbons is traditionally believed to have contributed to elements of the carved woodwork. Internally, the hall contained richly decorated state rooms above extensive brick-vaulted cellars, reflecting its dual ceremonial and service functions.

6.105. The enormous cost of construction placed a heavy financial burden on the Scarsdale estate, and by the 19th century the family was forced to sell the property. In 1919, following acquisition by the Arkwright family, the hall was sold to commercial asset-strippers. Much of its interior was systematically dismantled and sold as architectural salvage, reducing the building to a roofless shell. Several rooms survive overseas, including three interiors preserved at the Philadelphia Museum of Art and a pine-panelled room now at the Huntington Library, California.

6.106. The survival of the structure itself was secured in 1946, when the writer Sir Osbert Sitwell purchased the ruins to prevent their demolition. In 1970, the site was taken into state guardianship, ensuring its long-term preservation.

The Surrounding Park and Garden

6.107. The park and garden at Sutton Scarsdale formed a designed 18th-century landscape, laid out on elevated ground to maximise and borrow long-distance views across the estate and towards Bolsover Castle. South of the Hall, formal garden terraces and ornamental layouts were established, including avenues created in the 18th century by John Christian,[33] together with structured planting and defined garden compartments typical of high-status Georgian landscape design. These formal components transitioned into broader parkland characterised by open pasture, scattered trees, and woodland belts.

6.108. Late-19th-century Ordnance Survey maps (Plate 25) show the extent of the park and its associated buildings. The former gardens are defined by the surviving ha-ha and by boundaries still traceable through landscape features such as Palterton Lane and historic field patterns. Today, the former gardens and parkland are in agricultural use and are largely devoid of their original designed features.



Plate 25: Sutton Scarsdale and its parkland, as shown on the 1899 Ordnance Survey map.

Statement of Significance – Sutton Scarsdale Hall

6.109. Sutton Scarsdale Hall is a heritage asset of the highest significance as defined by the NPPF,[34]reflected in its designations as a Grade I Listed Building and a Scheduled Monument.

[33] John Christian is understood to have been an estate steward or manager, rather than a formally recognised landscape designer.

[34] MHCLG, NPPF, para. 213.

6.110. The garden walls and ha-ha are of lesser significance reflected in the Grade II Listing of these structures.

6.111. Sutton Scarsdale Hall possesses **architectural interest** as an ambitious early-18th-century Baroque country houses in the Midlands. Designed by Francis Smith of Warwick (1724–29), the building demonstrates architectural quality through its monumental scale, symmetrical U-shaped plan, and highly articulated façades. The east front, distinguished by its nine bays, giant Corinthian order, and pediment, illustrates a rare adoption of continental Baroque classicism.

6.112. Despite its current ruinous condition, the surviving fabric provides clear evidence of the building's architectural grandeur, and retains the legibility of its designed form and hierarchy of spaces.

6.113. Sutton Scarsdale Hall holds **historic interest** through its long association with the Leke family, Earls of Scarsdale, and for its reflection of the social, political and cultural aspirations of the early-Georgian aristocracy. Its location on a long-established manorial site, with elements of a 15th-century house incorporated into the 18th-century rebuild, illustrates continuity of domestic occupation and the evolution of country-houses until the early 18th century.

6.114. The Hall's later history, including its sale and systematic stripping in the early 20th century, subsequent dereliction, and eventual rescue, adds further historic interest by evidencing changing fortunes of country houses in England.

6.115. The Hall has historic associations with notable designers, including Francis Smith of Warwick, as well as accomplished craftsmen of the period such as Artari and Vasalli, with possible contributions from Grinling Gibbons.

6.116. As a Grade I Listed Building and Scheduled Monument, the Hall holds **archaeological interest**. Its extensive surviving masonry provides evidence for understanding the building's form, construction techniques, internal layout, and development over time. The survival of earlier structural elements, including remnants predating the 18th-century rebuild, further enhances the site's archaeological and historical interest.

6.117. The **setting** of Sutton Scarsdale Hall also contributes to its significance, although the significance derived from the setting is less than that derived from its historic fabric. The Hall is experienced not in isolation, but as part of a historic manorial ensemble, comprising the Hall, its associated designed landscape, and the adjacent Listed Church of St Mary (Grade II*).

6.118. Sutton Scarsdale Hall historically formed the centrepiece of a carefully designed 18th-century park and garden, incorporating terraces, avenues, garden compartments, a ha-ha, and enclosing walls. These features were deliberately composed and with long-distance views, towards Bolsover Castle.

6.119. The Hall's elevated position and its formerly extensive designed landscape contribute significantly to the aesthetic and historic understanding of the Hall. Although much of the former landscape setting has been eroded through later agricultural use, surviving features, particularly the Grade II Listed garden walls and ha-ha remain, together with field boundaries and roads, which have preserved legibility of the historic parkland.

Contribution of the Site to the Significance of Sutton Scarsdale Hall

6.120. Sutton Scarsdale Hall historically occupied the centre of a designed 18th-century park and garden that exploited its elevated position and to command long-distance views across the surrounding landscape, including views towards Bolsover Castle. The core of this designed landscape was concentrated immediately around the Hall and comprised terraces, formal gardens, enclosing walls, and a ha-ha, which together formed the immediate setting from where the Hall was intended and is principally experienced from today.

6.121. Beyond this immediate setting, the wider estate landscape provided a broader visual and agricultural context within which the Hall was appreciated, but it was not subject to the same level of formal design control. The Site lies beyond the principal designed garden area and outside the historic parkland core associated with the Hall. As such, it does not form part of the Hall's immediate or intentional setting.

6.122. The Site is visible in long-distance and oblique views from the Hall (Plate 26) and its immediate surroundings, where it helps to place the Hall within a wider rural landscape, an experience likely similar to how the setting would have been perceived when the Hall was constructed in the early 18th century. However, there is no evidence that the Site formed part of any intentionally designed views or landscape composition. Its contribution instead is derived from its open, agricultural character rather than from any deliberate historic, design intent.

6.123. The 1837 Tithe Map and Apportionment record Richard Arkwright Esquire as the owner of both Sutton Scarsdale Hall and the Site, indicating that the land formed part of the wider estate during the early 19th century. This establishes a historic ownership association between the Hall and the Site.

6.124. However, while this shared ownership reflects an administrative and economic link, it does not demonstrate that the Site formed part of the Hall's designed parkland, formal gardens, or functional curtilage. This association is best understood as relating to wider estate management and agricultural landholding, and was time-limited, with the Tithe Apportionment representing only a snapshot in time rather than confirming the extent of the estate before or after this date.

6.125. Furthermore, the wider landscape within which the Site is located has been substantially altered by 19th-century and modern infrastructure and development, including major roads, commercial and industrial uses, and fragmented land parcels. As a result, the Site does not represent a well-preserved historic landscape contemporary with the Hall but instead forms part of a varied and evolving setting.

6.126. Principal elements of setting that contribute to the Hall comprise:

- The immediate designed landscape surrounding the Hall, including surviving terraces, formal garden areas, enclosing walls, and the ha-ha, which together form the Hall's intentional setting and represent the principal areas from where the Hall was historically, and continues to be, experienced.
- Long-distance outward views from the Hall, particularly those across open countryside and

towards Bolsover Castle, which reflect the deliberate exploitation of the landscape in the early-18th-century design of the Hall and its immediate setting.

- The historic parkland where it is still legible in the landscape.

- The wider rural and agricultural landscape beyond the designed parkland, insofar as it provides a broader understanding of the historic setting of the Hall in views from or with it.

6.127. Overall, the Site makes a limited positive contribution to the significance of Sutton Scarsdale Hall, derived from its role within the Hall's wider rural setting, its inclusion in distant views, and its documented historic association as part of the 19th-century estate holding. It does not contribute to the Hall's architectural interest, nor does it form part of the Hall's principal designed landscape setting. Any positive contribution it makes is therefore minor relating to the general appreciation of the Hall within a broader agricultural landscape rather than to the principal elements of the Hall's heritage significance.



Plate 26: Distant view of the Site from the northeastern corner of the Hall.

Effect of Potential Development / Allocation at the Site on Sutton Scarsdale Hall.

6.128. The Site lies well beyond the Hall's principal designed landscape and outside the area where setting makes a strong contribution to its significance. The Hall's immediate setting, from which it is primarily experienced and understood, remains focused around the designed garden and terrace areas, and it is from these spaces that the Hall's architectural interest is principally appreciated. Beyond this immediate setting the wider landscape historically provided an agricultural and visual backdrop rather than a formally controlled or intentionally designed component of the Hall's significance, beyond its parkland.

6.129. The wider setting of Sutton Scarsdale Hall has undergone substantial change and is experienced in an evolving landscape, incorporating modern development, major infrastructure,, including the M1 motorway, areas of commercial, industrial and residential land use (and would have included the HS2 railway Phase 2b route). These elements already form part of the Hall's wider setting and have altered the historic perception of openness of the Hall's wider setting.

6.130. Development of the Site would not affect the Hall's immediate or designed parkland setting, which is now largely lost, nor would it interrupt any key or intentional views to or from the Hall that contribute to significance, i.e. views of Bolsover Castle. Any view of the development at the Site in relation to Sutton Scarsdale Hall would be at long distance and experienced as part of the already altered wider setting.

6.131. The proposed development would not diminish the ability to understand, appreciate or experience the architectural or historic interest of Sutton Scarsdale Hall. It would only result in the erosion of a small element of the semi-rural wider setting, which more closely reflects how the landscape would have appeared when the Hall was constructed. At most, this would give rise to less than substantial harm, arising solely from change within the wider setting and long-distance views.

6.132. A landscape-led design approach, using measures such as cutting buildings into the slope of the Site, controlling building heights, breaking up massing, selecting recessive materials, and incorporating appropriate landscape mitigation, would help minimise visibility in distant views. With these measures in place, the overall visual effect would be considerably diminished.

6.133. Overall, the allocation of the Site may result in a limited level of less than substantial harm arising from changes within the wider setting of the Hall. However, with appropriate design and mitigation secured through policy, this could be reduced to be within the low end of the spectrum of less than substantial harm.

Sutton Scarsdale Conservation Area

6.134. The settlement at Sutton Scarsdale is designated a Conservation Area (unknown date of designation) and lacks a Conservation Area appraisal or management plan.

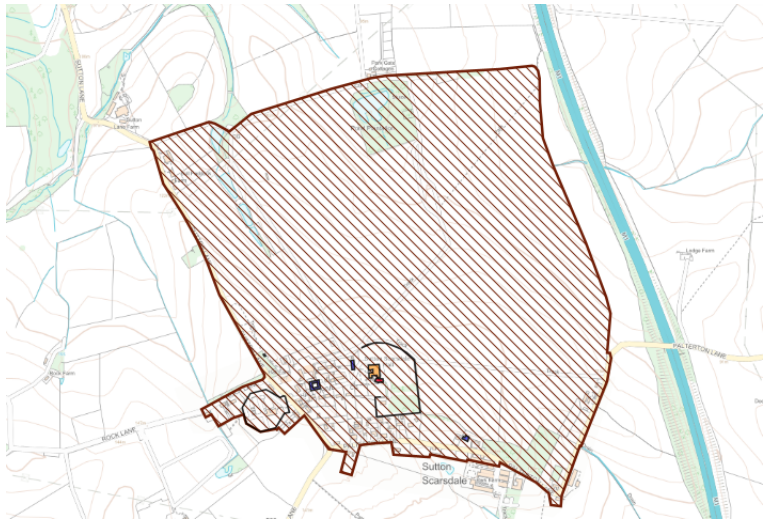


Plate 27: Sutton Scarsdale Conservation Area boundary with Listed Buildings within highlighted (source: North East Derbyshire District Council)

6.135. The Conservation Area boundary broadly corresponds with the extent of the historic parkland surrounding Sutton Scarsdale Hall, encompassing the Hall, the church, the garden wall and ha-ha, as well as associated fields, tracks and boundary features. As such, the description and analysis provided for the Hall in the preceding pages are also applicable to the Conservation Area. The designation additionally includes modern dwellings, particularly those along Hall Drive, Sutton Lane and Palterton Road, although its primary purpose was likely to afford statutory protection to the historic parkland.

6.136. With the exception of buildings and areas not historically connected with the Hall complex, the character and appearance of the Conservation Area is largely defined by the Hall, the church, other Listed Buildings, and the surviving former parkland and trees within its boundary.

Statement of Significance – Sutton Scarsdale Conservation Area.

6.137. The **architectural interest** of the Conservation Area is derived from the group value of its historic buildings. These include Sutton Scarsdale Hall which forms the dominant architectural and historic focus of the area; the Church of St Mary which reinforces the traditional manorial pairing of hall and parish church; and a small number of historic domestic and agricultural buildings, which reflect the estate-based origins and rural function of the settlement (several of which are Listed Buildings).

6.138. Together, these buildings create a historic grouping that illustrates the former estate, although diluted by the extent of modern development within parts of the area.

6.139. **Historic interest** is derived from how it represents a long-established manorial settlement with origins extending back to the medieval period and later reshaped during the 18th century following the construction of Sutton Scarsdale Hall.

6.140. While there is currently no statutory protection for the **settings** of Conservation Areas, it is evident that

elements of the surroundings of the Conservation Area make some contribution to its significance, albeit less than the structures and spaces within its boundaries.

6.141. The setting of the Conservation Area contributes to its significance, with the surrounding landscape and topography forming components that contribute to its understanding and how it is experienced. Principal elements of setting that contribute include:

- Long-distance outward views from the Hall, particularly those across open countryside and towards Bolsover Castle, which reflect the deliberate exploitation of the landscape in the early-18th-century design of the Hall and its immediate setting.
- The wider rural and agricultural landscape beyond the designed parkland, insofar as it provides a broader understanding of the historic setting of the Hall and Conservation Area in views from or with it.

Contribution of the Site to the Significance of Sutton Scarsdale Conservation Area

6.142. The significance of the Conservation Area derives principally from the historic manorial grouping of Sutton Scarsdale Hall and the Church of St Mary and the survival and legibility of elements of the former designed landscape. In this context, the Site contributes only in a limited and indirect manner, by forming part of the wider agricultural landscape that provides a general rural backdrop to the Conservation Area in distant views (Plate 26).

6.143. However, the wider setting of the Conservation Area is not a preserved historic landscape. Views from and within the Conservation Area already include the M1 motorway, associated highway infrastructure, and areas of modern commercial, industrial, energy generating and residential development. These elements are perceptible within the wider setting and contribute to a landscape that is varied and evolving, rather than one that is consistently rural or reflective of an intact historic estate landscape.

6.144. Accordingly, the Site contributes to the Conservation Area by maintaining a degree of openness within this wider setting. It does so alongside, and in the context of, existing modern infrastructure and development that already influence how the Conservation Area is experienced. The Site does not form part of the Conservation Area's intentional or designed setting, does not define key approaches or important views, and does not play a role in the appreciation or understanding of the Hall beyond the historical association of being part of the wider management and agricultural landholding in the 19th century (see paragraph 6.123).

6.145. Overall, the Site makes a minor positive contribution to the significance of the Sutton Scarsdale Conservation Area, derived solely from its role within the wider setting as open agricultural land. This contribution is minor and must be understood against the presence of intervening modern infrastructure and development, including the M1 motorway, which already affect the character and perception of the Conservation Area's wider setting.

Effect of Potential Development / Allocation at the Site on Sutton Scarsdale Conservation Area

6.146. The Site lies outside the Sutton Scarsdale Conservation Area, which derives significance from the architectural and historic interest of Sutton Scarsdale Hall and its associated structures, their group value with the Church of St Mary, and the legibility of surviving elements of the 18th-century designed parkland landscape. The Site does contribute only as part of the wider rural backdrop visible in some distant views from within the Conservation Area, predominantly from the Hall and parkland.

6.147. Development at the Site would introduce built form into land that currently reads as open countryside in parts of the wider setting, resulting in some reduction of perceived openness, a setting which more closely reflects how the landscape would have appeared when the Hall was constructed. However, this must be understood within an existing baseline that already includes the M1 motorway, modern residential and commercial development, and associated infrastructure. The Site is therefore experienced within an evolving rather than an unchanged historic landscape.

6.148. The proposal would not affect the Conservation Area's layout, built fabric, group value, or designed landscape elements, nor interrupt intentional views including those between the Hall and Bolsover Castle. Any view of the development at the Site would be at long-distance and perceived as part of the wider mixed landscape.

6.149. Development would have the potential to give rise to less than substantial harm arising solely from change within the wider setting. Given the Site's minor contribution to the significance of the Conservation Area and the presence of extensive modern development in the wider landscape surrounds, the degree of harm would be low.

6.150. A landscape-led approach, cutting buildings into the slope of the Site, limiting heights, breaking up massing, using recessive materials, and incorporating structural planting and bunding, would further reduce visual prominence.

6.151. Overall, the allocation of the Site may result in a limited level of less than substantial harm arising from changes within the wider setting of the Conservation Area. However, with appropriate design and mitigation secured through policy, this could be reduced to be within the low end of the spectrum of less than substantial harm.

Palterton Conservation Area

6.153. The settlement at Palterton was designated a Conservation Area in 1979 and its boundary was extended in 1991. The Conservation Area benefits from a Conservation Area Appraisal.[35]

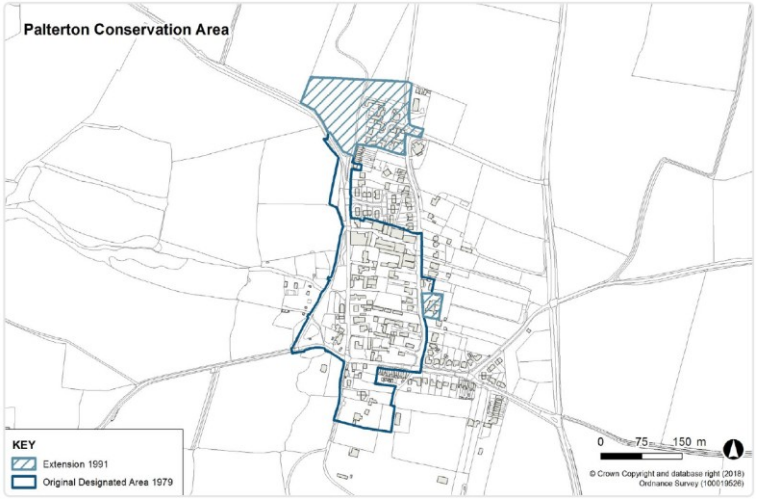


Plate 28: Palterton Conservation Area boundary (source: Bolsover District Council).

6.154. Palterton originated as an early medieval agricultural settlement recorded in the Domesday Book as Paltretune. The name reflects its location on a steep scarp and its character as an enclosed farmstead. The Black Death devastated the community in 1349 and again in 1362, leaving the village abandoned for around 25 years before resettlement in the late 14th century. No medieval buildings survive.

6.155. In the 17th century, national enclosure processes began to shape the surrounding landscape, converting communal fields into individually managed landholdings. More substantial change arrived in the 18th century, when Palterton and Scarcliffe became the first area in Derbyshire to be enclosed by Act of Parliament. This permanently altered the settlement pattern, contributing to the dispersed farmstead layout visible today. Many of the village's traditional limestone farmhouses and barns date from this period, reflecting both enclosure and the wider '*Great Rebuilding*' where single storey houses were either added to or replaced by stone buildings of two storeys.

6.156. The 19th century saw further transformation as nearby collieries at Glapwell and Markham created demand for housing. Rows of brick-built terraces appeared around the historic core, and several public houses and community buildings**,** including the Nags Head and the Primitive Methodist Chapel, served the expanding population.

6.157. In the early 20th century, agriculture remained important, with nine working farms, while the new primary school opened in 1910. As the century progressed, the local economy declined, public houses closed, and, following the closure of Glapwell Colliery in 1974, Palterton evolved into a commuter settlement.

[35] Bolsover District Council, Palterton Conservation Area Appraisal. Bolsover District Council, April 2018.

6.158. The townscape character of Palterton is defined by its historic street pattern, agricultural origins, traditional buildings and relationship with the surrounding landscape. The historic core comprises Main Street, Crow Hill and Back Lane, each contributing differently to the village's character.

6.159. Main Street and Crow Hill comprise substantial traditional farmsteads and cottages built predominantly of Magnesian limestone cluster along the scarp edge, creating a strong sense of place. Long-distance panoramic views westward towards the Doe Lea Valley and the Derbyshire Peaks are a defining feature. Although some farm buildings have been converted to residential use, their form and scale preserve the area's agricultural identity.

6.160. Back Lane has a different character, historically serving as the rear access to medieval burgage plots and farmsteads. It retains significant traditional elements such as the rear yards and agricultural outbuildings of Hall Farm.

6.161. Across the Conservation Area, traditional buildings, boundaries, trees and spaces collectively shape the townscape. The widespread use of local limestone and sandstone for buildings and walls is central to Palterton's character.

Setting and Views

6.162. The village developed where two distinct landscape types meet. To the west, along the steep scarp slope, lie the Wooded Farmlands of the Nottinghamshire, Derbyshire and Yorkshire Coalfield. This area is defined by scattered farmsteads, wayside cottages and remnants of ancient semi-natural woodland that survive because the steep terrain historically limited farming.

6.163. The connection between the historic core of Palterton and wider landscape remains relatively intact. To the west the irregular field pattern of the pre-enclosure fields is visible on the land below the scarp. Their legibility contrasts with the remnants of the narrow medieval strips along the eastern edge of the village.

6.164. Views, particularly those looking west from Main Street, play an important role in defining the character of the area. The Conservation Area Appraisal identifies several important views, including View HP1 from Main Street and Crow Hill, which is described as follows:

"The view from the Main Street and Crow Hill frontage looking out across the Doe Lea Valley is a breathtaking, panoramic long-distance view. The view is almost continuously visible from along the top of the scarp. The land slopes steeply down from Main Street, adding further drama to this frontage. This highly significant view characterises the landscape setting of the Conservation Area."[36]

[36] Bolsover District Council, Palterton Conservation Area Appraisal. Bolsover District Council, April 2018.

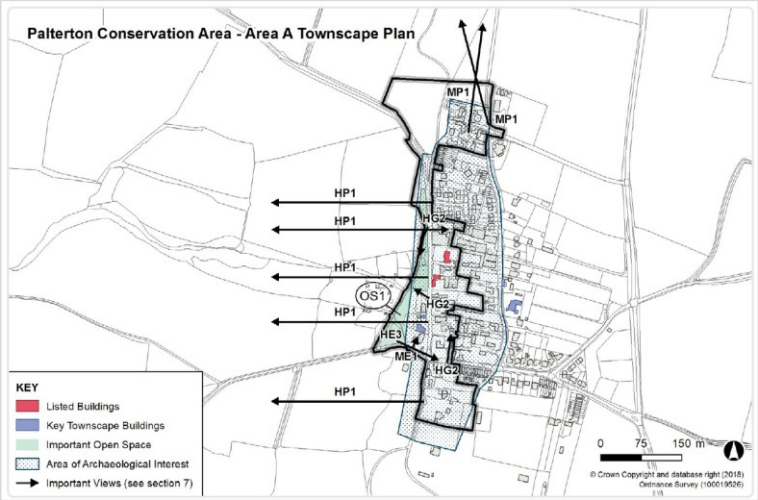


Plate 29: Palterton Conservation Area Important Views (source: Bolsover District Council).[37]

Statement of Significance- Palterton Conservation Area

6.165. The **architectural interest** of the Conservation Area is derived from the concentration of 18th- and 19th-century farmsteads, barns and cottages built predominantly from Magnesian limestone and Coal Measures sandstone, which give the village its unified rural character. Buildings are largely vernacular in form, with simple two-storey farmhouses, although notable examples include Palterton Hall. These buildings collectively illustrate the area's long agricultural history.

6.166. **Historic interest** is derived from the area's medieval and agricultural origins, still evident in the surviving street pattern, remnants of burgage plots, and traces of medieval field systems, as well as its later Enclosure history. The area also illustrates 19th-century industrialisation, driven by nearby coal mining, through the development of brick terraces and new community buildings. Together, the surviving 18th-, 19th- and early-20th-century buildings reflect Palterton's evolving social and economic character.

6.167. While there is currently no statutory protection for the settings of Conservation Areas, it is evident that elements of the surrounds of the Conservation Area make some contribution to its significance, albeit less than the structures and spaces within its boundaries.

6.168. The **setting** of the Conservation Area contributes to its significance, with the surrounding landscape and topography forming components that contribute to how it is experienced. Principal elements of setting that contribute include:

- Long-distance outward panoramic views westwards across the landscape.
- Surrounding fields, particularly where they are seen from the Conservation Area and where supported the farms within its bounds, including the medieval field strips to its east.

[37] Bolsover District Council, Palterton Conservation Area Appraisal. Bolsover District Council, April 2018.

- Irregular fields below the scarp illustrating ancient enclosure, and woodland on the scarp slope.

Contribution of the Site to the Significance of Palterton Conservation Area

6.169. The significance of the Conservation Area derives principally from the architectural interest of its buildings and from the historic interest associated with the long-established settlement and its agricultural and industrial development. Within this context, the Site offers only a limited and indirect contribution, forming part of the wider landscape visible in long-distance panoramic views. There is no evidence to suggest that the Site played any role in the design of buildings within the Conservation Area; it does not form part of a deliberate borrowed view, nor is it known to have belonged to any historic farmstead within the settlement.

6.170. Whilst the Site is seen within the panoramic westwards views, the wider setting of the Conservation Area is not a preserved historic landscape (Plate 30 and Plate 31). Views from and within the Conservation Area already include the M1 motorway, associated highway infrastructure, and areas of modern commercial, industrial, energy generating and residential development. These elements are perceptible within the wider setting and contribute to a landscape that is varied and evolving, rather than one that is consistently rural or reflective of an intact historic landscape.

6.171. Accordingly, the Site contributes to the Conservation Area by helping to retain a degree of openness within the wider setting, albeit alongside existing modern infrastructure and development that already influence how the Conservation Area is experienced. While the Site is included within important westward views, it is not the focus of those views, nor does it define their overall mixed character. Instead, it forms only a small component in understanding the long-established rural agricultural setting of the Conservation Area.

6.172. Overall, the Site provides only a minor positive contribution to the significance of the Palterton Conservation Area, derived solely from its role as part of the wider agricultural setting. This limited contribution must be understood in the context of surrounding modern infrastructure and development, including the M1 motorway, which already influence how the wider setting is perceived, alongside the absence of any functional or designed relationship between the Site and the Conservation Area.



Plate 30: Westward view from Main Street, Palterton in direction of the Site. The Site is visible in the far distance against a backdrop of modern development.



Plate 31: Westward view from Main Street, Palterton in direction of the Site. The Site is visible in the far distance against a backdrop of modern development.

Effect of Potential Development / Allocation at the Site on Palterton Conservation Area

6.173. The Site lies outside the Palterton Conservation Area, and its relationship with it is limited to its contribution to the wider landscape experienced in long-distance westward views. The Conservation Area's significance is derived primarily from its historic settlement pattern, surviving 18th- and 19th-century farmsteads, vernacular buildings, and the dramatic westward panoramic views. The Site forms only a small and distant component of these outward views and does not influence the architectural or historic fabric of the settlement, its street pattern, or its historic interest.

6.174. Development of the Site would introduce additional built form into an area that currently contributes to a general sense of openness in the wider setting. However, this change must be understood within a baseline that already includes modern residential, commercial, industrial and energy-related development, as well as major transport infrastructure such as the M1 motorway, all of which already affect how the wider landscape is experienced from the Conservation Area. The Site does not form part of any intentional view, historic relationship, or designed landscape associated with Palterton, and does not play a role in understanding the settlement's development.

6.175. Any effect on the Conservation Area would therefore arise solely from change within the wider setting and would not affect the character or appearance of the Conservation Area itself, nor the key features that underpin its architectural and historic significance. The degree of harm would be low.

6.176. A landscape-led approach, cutting buildings into the slope of the Site, limiting heights, breaking up massing, using recessive materials, and incorporating structural planting and bunding, would further reduce visual prominence, particularly when considering the separation distance.

6.177. Overall, the allocation of the Site may result in a limited level of less than substantial harm arising from changes within the wider setting of the Conservation Area. With appropriate design and mitigation secured through policy, this could lie within the low end of the spectrum of less than substantial harm.

Summary of Archaeology Potential

6.178. No previous archaeological investigations have been undertaken within the Site. However, a geophysical survey carried out at the former Coalite site approximately 250 m to the northeast (EDR4299) identified evidence of enclosures, trackways and field systems likely dating to the Iron Age or Roman period. Subsequent trial trenching (13 trenches; EDR5277) revealed undated linear features, interpreted as probable post-medieval field boundaries.

6.179. Other recorded events include building surveys and recording (EDR2554 and EDR2577) approximately 400 m north of the Site; a geophysical survey at Rectory Road (EDR4402) around 790 m to the northwest, which was not followed by further investigation; a Desk-Based Assessment at Tom Lane (EDR4348) approximately 930 m to the northwest, also with no subsequent work; and archaeological evaluation at Arkwright Town (EDR3418) about 1.2 km to the northwest, where no archaeological remains were found to have survived within the former opencast mining area, aside from a small scatter of medieval finds likely relating to a temporary settlement.

6.180. Within the Site itself, recorded heritage data is limited to a single findspot comprising a fragment of Romano-British Derbyshire ware recovered from the field surface in 1959 (MDR62377). The route of the former Lancashire, Derbyshire and East Coast Railway (MDR8651) also crosses the southern part of the Site.

6.181. Within the field abutting the southern Site boundary, aerial photographs taken in 1971 show possible ring ditches visible as cropmarks, though these features remain undated (MDR6284).

6.182. Beyond the medieval settlement at Bolsover (MDR6283) and the Sutton Scarsdale parkland (MDR5931), additional recorded features within the 1.5 km study area are predominantly modern transport infrastructure and industrial sites. These include the former railway line noted above (MDR8651); the GCR Markham Colliery Railway (MDR11588) c.250 m east of the Site; the former Coalite Works (MDR11589) c.250 m northeast; Markham Colliery (MDR11127); and Bolsover Colliery, including the former company headquarters and brickworks (MDR11015), approximately 900 m northeast.

6.183. Recorded heritage data discussed above is shown on the figures at **Appendix 5**.

Statement of Archaeological Potential and Significance

6.184. Aside from a single findspot, the HER provides very limited evidence for archaeological activity within the Site itself. Although geophysical surveys carried out nearby suggested the potential for Iron Age or Romano-British activity, subsequent trial trenching revealed only post-medieval features.

6.185. HER data and historic mapping indicate that, apart from the construction of the 19th-century railway within the southern portion, the Site has been in agricultural use since at least the 18th century. Its proximity to, and position along a route to the settlement at Bolsover and the Castle and its agricultural use means there is some

potential for medieval and later activity. However, archaeological remains, if any, are expected to be of local or regional significance only.

7. Conclusions

7.1. This Heritage Statement has been prepared to inform the potential allocation of land south of Markham Vale, Long Duckmanton, for commercial development. It has been undertaken in accordance with the requirements of the National Planning Policy Framework, the Planning Practice Guidance, and Historic England guidance, including The Historic Environment and Site Allocations in Local Plans (Historic England Advice Note 3).

7.2. The assessment has followed a proportionate, evidence-led approach appropriate to plan-making as advocated by Historic England.

7.3. The Site does not contain any designated heritage assets. The assessment has therefore focused on the potential effects of site allocation on the setting and significance of nearby designated heritage assets, namely Bolsover Castle, Bolsover Conservation Area, Sutton Scarsdale Hall, Sutton Scarsdale Conservation Area, and Palterton Conservation Area.

7.4. The historic map regression demonstrates that the Site has historically formed part of an evolving landscape, increasingly influenced by industrial activity, transport infrastructure and commercial and residential development from the late 19th century onwards.

7.5. With regard to Bolsover Castle, the Site has no historic, functional or associative relationship with the asset and does not form part of any designed landscape or intentional vista. Its contribution to significance derives solely from its presence within long-distance outward views from the Castle, where it is experienced as one element within a varied panorama that already includes modern development and major infrastructure, including the M1 motorway. Allocation of the Site for development would result in a degree of change to the Castle's wider setting, giving rise to less than substantial harm in NPPF terms. That harm could, through appropriate design principles secured at allocation stage, be reduced to be within the low end of the spectrum.

7.6. In respect of the Bolsover Conservation Area, the Site lies outside the designated boundary and does not contribute to its medieval plan form, architectural interest or townscape character. Its role within the setting of the Conservation Area is limited to long-distance outward views, particularly from elevated locations associated with the Castle. The Conservation Area's significance is derived principally from its layout, historic buildings and topography rather than from the detailed character of the wider western landscape. Allocation of the Site would therefore result in limited less than substantial harm, confined to changes within the wider setting and not affecting the elements that underpin the designation. With suitable mitigation embedded in site allocation policy, such effects could be reduced to be within the low end of the spectrum, and in some views may be neutral.

7.7. In relation to Sutton Scarsdale Hall and Sutton Scarsdale Conservation Area, the assessment has identified that the Site lies beyond the core designed parkland landscape and immediate setting of the Hall. The Site does not contribute to the principal elements of significance that underpin the designations, which derive

from the architectural grandeur of the Hall, its immediate garden and parkland setting, and the surviving historic village form. Modern development and major infrastructure are already within the setting. On this basis, and again with suitable mitigation embedded in site allocation policy, such effects could be reduced to be in the low end of the spectrum of less than substantial harm, and in some views may be neutral.

7.8. With regard to the Palterton Conservation Area, the Site lies outside the designated boundary, and its relationship with the Conservation Area is limited to its presence within long-distance westward panoramic views. The Conservation Area derives its significance from its historic settlement pattern, surviving 18th- and 19th-century farmsteads and vernacular buildings, and the dramatic outward views across the Doe Lea Valley. The Site forms only a small and distant component of these views and does not influence the architectural or historic fabric of the Conservation Area, its street pattern, or its agricultural origins. Development at the Site would result in a limited degree of change within the wider setting. However, this must be understood within an existing baseline that already includes modern residential, commercial, industrial and energy-related development, as well as the M1 motorway. Any resulting harm would therefore fall within the low end of the spectrum of less than substantial harm and could be further reduced through a landscape-led design approach, including reductions in height, broken massing, recessive materials and structural planting.

7.9. Aside from a single findspot, the HER provides very limited evidence for archaeological activity within the Site itself. Although geophysical surveys carried out nearby suggested the potential for Iron Age or Romano-British activity, subsequent trial trenching revealed only post-medieval features.

7.10. HER data and historic mapping indicate that, apart from the construction of the 19th-century railway within the southern portion, the Site has been in agricultural use since at least the 18th century. Its proximity to, and position along a route to the settlement at Bolsover and the Castle means there is some potential for medieval and later activity. However, archaeological remains, if any, are expected to be of local or regional significance only.

7.11. This assessment has been undertaken at site allocation stage, where the purpose is to determine whether a site is suitable in principle, rather than to resolve detailed design. Historic England Advice Note 3 confirms that where some degree of harm cannot be entirely avoided, sites may still be appropriate for allocation provided that the harm is clearly identified and justified; and evidenced to ensure they are appropriate, including mitigation measures.

7.12. In this case, the assessment demonstrates that:

- the Site makes at most a minor positive contribution to the significance of nearby heritage assets.
- any harm arising from development in principle would fall within the category of less than substantial harm; and
- there is clear scope for mitigation through site-specific policy requirements relating to layout, scale, massing, landscape treatment and materials.

7.13. Subject to the inclusion of appropriate heritage-led design principles within any site allocation policy, such as controlling building heights, breaking up massing, responding to topography, and requiring landscape buffering, the allocation of the Site would be consistent with national policy, including the NPPF requirement to conserve heritage assets in a manner appropriate to their significance.

7.14. Overall, the evidence indicates that allocating the Site for commercial development would not result in a total loss of significance, nor would it undermine the significance of designated heritage assets to a degree that would render the allocation unsound. It is also unlikely that any below-ground archaeology would be of sufficient importance to affect the allocation. The Site can therefore be considered appropriate for allocation from a heritage perspective, subject to suitable mitigation measures, particularly in relation to long-distance views and site-specific policy requirements.

Appendix 1: Assessment Methodology

Assessment of significance

In the *NPPF*, heritage significance is defined as:

> ***"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."***[38]

Historic England's *GPA:2* gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.[39]

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.[40] These essentially cover the heritage 'interests' given in the glossaries of the *NPPF* and the *PPG* which are archaeological, architectural and artistic, and historic.[41]

The *PPG* provides further information on the interests it identifies:

- **Archaeological interest:** 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 interest:*** 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 skills, like sculpture.

- ***Historic interest*:** 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.[42]

[38] MHCLG, *NPPF*, Annex 2.
[39] Historic England, *GPA:2*.
[40] Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values are identified as being 'aesthetic', 'communal', 'historical' and 'evidential', see idem pp. 28–32.
[41] MHCLG, *NPPF, Annex 2*; MHCLG, *PPG, paragraph 006, reference ID: 18a-006-20190723*.
[42] MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

Significance results from a combination of any, some, or all of the interests described above.

Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report. [43]

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

As defined in the NPPF:

> ***"Significance derives not only from a heritage asset's physical presence, but also from its setting."*** [44]

Setting is defined as:

> ***"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*** [45]

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to *GPA:3*, particularly the checklist given on page 11. This advocates the clear articulation of "*what matters and why*". [46]

In *GPA:3*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and factors other than visibility should also be considered, with Lindblom LJ stating at

[43] Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).
[44] MHCLG, *NPPF*, Annex 2.
[45] MHCLG, *NPPF*, Annex 2.
[46] Historic England, *GPA:3*, pp. 8, 11.

paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement):

> ***Paragraph 25 – "But – again in the particular context of visual effects – I said that if "a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one's experience of the listed building in its surrounding landscape or townscape" (paragraph 56)".***
>
> ***Paragraph 26 – "This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building's setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, "the historic relationship between places". Historic England's advice in GPA3 was broadly to the same effect."*** [47]

Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the *NPPF* and the *PPG*, three levels of significance are identified:

- **Designated heritage assets of the highest significance,** as identified in paragraph 213 of the NPPF, comprising Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 75 of the NPPF;[48]

- **Designated heritage assets of less than the highest significance,** as identified in paragraph 213 of the NPPF, comprising Grade II Listed Buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas);[49] and

[47] Catesby Estates Ltd. V. Steer [2018] EWCA Civ 1697, paras. 25 and 26.
[48] MHCLG, *NPPF*, para. 213 and fn. 75.
[49] MHCLG, *NPPF,* para. 213.

- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as "buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets".[50]

Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

Assessment of harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighing exercise as required by the NPPF.

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would "have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced";[51] and
- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the *PPG* states:

> ***"Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated."***[52]

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle, and upper end of the less than substantial harm spectrum/scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the *NPPF* requires that the scale of any harm or loss is articulated whilst having regard to the significance of the asset. Harm to such assets is therefore articulated as a level of harm to their overall significance, using descriptors such as minor, moderate and major harm.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, "*preserving*" means doing "*no harm*".[53]

[50] MHCLG, *PPG*, paragraph 039, reference ID: 18a-039-20190723.
[51] Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.
[52] MHCLG, *PPG*, paragraph 018, reference ID: 18a-018-20190723.
[53] R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

Preservation does not mean no change, it specifically means no harm. *GPA:2* states that "*Change to heritage assets is inevitable but it is only harmful when significance is damaged*".[54] Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in *GPA:3*, described above. Fundamental to this methodology is a consideration of "*what matters and why*".[55] Of particular relevance is the checklist given on page 13 of *GPA:3*.[56]

It should be noted that this key document also states:

> ***"Setting is not itself a heritage asset, nor a heritage designation…"***[57]

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests that contribute to this significance, through changes to setting.

With regards to changes in setting, *GPA:3* states that:

> ***"Conserving or enhancing heritage assets by taking their settings into account need not prevent change".***[58]

Additionally, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused. This point has been clarified in the Court of Appeal.[59]

Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage interests, and hence the significance, of the assets concerned.

As detailed further in ***Appendix 3***, the *NPPF* (at Paragraphs 214 and 215) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.[60]

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 214 to 216.[61]

The *PPG* provides further clarity on what is meant by the term 'public benefit', including how these may be derived from enhancement to the historic environment ('heritage benefits'), as follows:

> ***"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8).***

[54] Historic England, *GPA:2*, p. 9.
[55] Historic England, *GPA:3*, p. 8.
[56] Historic England, *GPA:3*, p. 13.
[57] Historic England, *GPA:3*, p. 4.
[58] Historic England, *GPA 3.*, p. 8.
[59] Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061.
[60] MHCLG, *NPPF,* paras. 214 and 215.
[61] Including - Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor [2020] EWHC 2292 (Admin); MHCLG, *NPPF,* paras. 214 and 216.

Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- ***sustaining or enhancing the significance of a heritage asset and the contribution of its setting***
- ***reducing or removing risks to a heritage asset***
- ***securing the optimum viable use of a heritage asset in support of its long term conservation."***[62]

Any "*heritage benefits*" arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the decision maker.

[62] MHCLG, *PPG*, paragraph 020, reference ID: 18a-020-20190723.

Appendix 2: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.[63] It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 66(1) of the Act goes sattes that:

> ***"In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, 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."***[64]

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

> ***"Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."***[65]

A judgement in the Court of Appeal ('Mordue') has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 215 of the current, revised NPPF, see ***Appendix 3***), this is in keeping with the requirements of the 1990 Act.[66]

With regards to development within Conservation Areas, Section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states:

> ***"In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."***[67]

Unlike Section 66(1), Section 72(1) of the Act **does not make reference to the setting of a Conservation Area**. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

[63] UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.
[64] UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).
[65] Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.
[66] Jones v Mordue [2015] EWCA Civ 1243.
[67] UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1).

In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservations Area) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.[68]

[68] UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

Appendix 3: National Policy Guidance

The National Planning Policy Framework (December 2024)

National policy and guidance is set out in the Government's *National Planning Policy Framework* (*NPPF*) published in December 2024. This replaced and updated the previous *NPPF* (December 2023). The *NPPF* needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The *NPPF* sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The *NPPF* continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the *NPPF*. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the *NPPF* sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the *NPPF*. The presumption is set out in full at paragraph 11 of the *NPPF* and reads as follows:

> ***"Plans and decisions should apply a presumption in favour of sustainable development.***
>
> ***For plan-making this means that:***
>
> ***a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
>
> ***b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:***
>
> ***i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting***

the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

a. approving development proposals that accord with an up-to-date development plan without delay; or

b. where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination."[69]

However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

> ***"The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 189) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change."***[70] (our emphasis)

The *NPPF* continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the *NPPF* as:

> ***"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage***

[69] MHCLG, *NPPF*, para. 11.

[70] MHCLG, *NPPF*, para. 11, fn. 7.

assets and assets identified by the local planning authority (including local listing)."[71]

The NPPF goes on to define a Designated Heritage Asset as a:

> ***"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation."***[72]

As set out above, significance is also defined as:

> ***"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."***[73]

Section 16 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 208 that:

> ***"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."***[74]

Paragraph 210 goes on to state that:

> ***"In determining planning applications, local planning authorities should take account of:***
>
> ***a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
>
> ***b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
>
> ***c. the desirability of new development making a positive contribution to local character and distinctiveness."***[75]

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 212 and 213 are relevant and read as follows:

> ***"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the***

[71] MHCLG, *NPPF*, Annex 2.
[72] MHCLG, *NPPF*, Annex 2.
[73] MHCLG, *NPPF*, Annex 2.
[74] MHCLG, *NPPF*, para. 208.
[75] MHCLG, *NPPF*, para. 210.

asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."[76]

"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 buildings, or grade II registered parks or gardens, should be exceptional;

b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."[77]

Section b) of paragraph 213, which describes assets of the highest significance, also includes footnote 75 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

In the context of the above, it should be noted that paragraph 214 reads as follows:

"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a. the nature of the heritage asset prevents all reasonable uses of the site; and

b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d. the harm or loss is outweighed by the benefit of bringing the site back into use."[78]

Paragraph 215 goes on to state:

"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."[79]

[76] MHCLG, *NPPF*, para. 212.
[77] MHCLG, *NPPF*, para. 213.
[78] MHCLG, *NPPF*, para. 214.
[79] MHCLG, *NPPF*, para. 215.

The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 219 that:

> ***"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."***[80]

Paragraph 220 goes on to recognise that "*not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance*" and with regard to the potential harm from a proposed development states:

> ***"Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole."***[81] (our emphasis)

With regards to non-designated heritage assets, paragraph 216 of NPPF states that:

> ***"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."***[82]

Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

National Planning Practice Guidance

The then Department for Communities and Local Government (now the Ministry of Housing, Communities & Local Government (MHCLG)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

[80] MHCLG, *NPPF*, para 219.
[81] MHCLG, *NPPF*, para. 220.
[82] MHCLG, *NPPF*, para. 216.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of 'significance' in decision taking is important and states:

> ***"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals."***[83]

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

> ***"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.***
>
> ***While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm."***[84] (our emphasis)

National Design Guide:

Section C2 relates to valuing heritage, local history and culture and states:

> ***"When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape."***[85]
>
> ***"Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way."***[86]

[83] MHCLG, *PPG*, paragraph 007, reference ID: 18a-007-20190723.
[84] MHCLG, *PPG*, paragraph 018, reference ID: 18a-018-20190723.
[85] MHCLG, *NDG*, para. 46.
[86] MHCLG, *NDG*, para. 47.

It goes on to state that:

> ***"Well-designed places and buildings are influenced positively by:***
>
> - ***the history and heritage of the site, its surroundings and the wider area, including cultural influences;***
> - ***the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;***
> - ***the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details - see Identity.***
>
> ***Today's new developments extend the history of the context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21st century."***[87]

[87] MHCLG, *NDG*, paras. 48-49.

Appendix 4: Relevant Development Plan Policies

Applications for Planning Permission are currently considered against the policy and guidance set out within:

- North East Derbyshire Local Plan 2014-2034 – Adopted November 2021

Heritage related policies include:

Policy SDC5: Development within Conservation Areas

1. Development proposals within or impacting upon Conservation Areas will be permitted where they preserve or enhance the character or appearance of the area and its setting.
2. Development proposals will be considered in relation to how well the design and location of the proposal has taken account of:
   a. The development characteristics and context of the area, in terms of important buildings, spaces, landscapes, walls, trees, and views within, into or out of the area; and
   b. The form, scale, size and massing of nearby buildings, together with materials of construction.

Policy SDC6: Development affecting Listed Buildings

1. Proposals for alterations to or changes of use of a listed building will be supported where they preserve the significance of the heritage asset and its setting including impacts on the character, architectural merit or historic interest of the building.
2. Proposals should use materials, layout, architectural features, scale and design that respond to and do not detract from the listed building.
3. Proposals which allow for viable uses that are compatible with the conservation of the fabric of the building and its setting will generally be supported.

Policy SDC7: Scheduled Monuments and Archaeology

1. Proposals for development that affect heritage assets with archaeological interest will be permitted provided that it can be demonstrated that the development will not be harmful to the archaeological interest of the heritage assets or their settings, having regard to their significance.
2. Where development proposals are likely to affect non-designated heritage assets of archaeological interest, the developer should submit sufficient information to allow the significance of the asset and the potential impact of the proposals thereon to be understood. In some cases this will require archaeological desk based assessment and/or field evaluation of the site which should be submitted as part of the development proposal and undertaken by a suitably qualified archaeologist.
3. Preservation in situ of archaeological sites or remains is the preferred option. However, where assessment shows preservation in situ is not justified provision should be made for excavation and recording before demolition, disturbance or removal takes place.

Policy SDC8: Registered Parks and Gardens

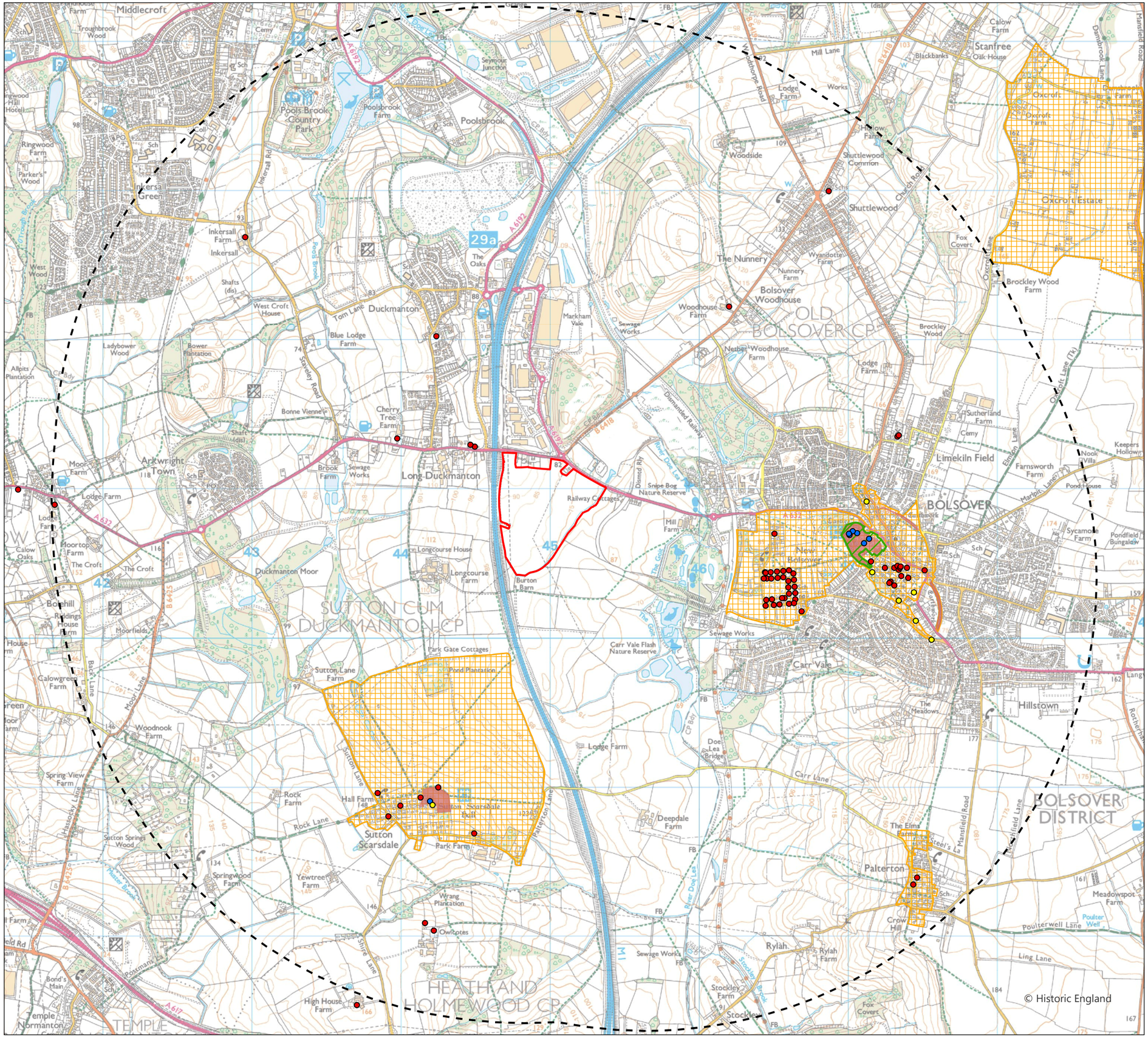
1. Proposals for development that affect Renishaw Hall Registered Park and Garden including its setting will be granted provided that they would conserve or enhance the historic layout, character, designed features and principal components which contribute to its significance.
2. Proposals which seek to restore or reinstate its historic landscape features to original designs, using appropriate evidence, or better reveal its setting will be encouraged

Policy SDC9: Non-designated Local Heritage Assets

1. Proposals for development that affect a non-designated local heritage asset will be permitted provided that they positively sustain or enhance the significance of the asset, its features, character and setting.
2. Proposals involving the loss of or harm to, a local heritage asset will be subject to a balanced assessment taking account of the significance of the asset and the scale of the harm or loss.

Appendix 5: Figures

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KEY

- Site
- 3km
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Registered Parks and Gardens
- Scheduled Monuments

REV	DATE	DESCRIPTION
-	-	-

DESIGNATED HERITAGE ASSETS

LAND SOUTH OF CHESTERFIELD ROAD, MARKHAM VALE

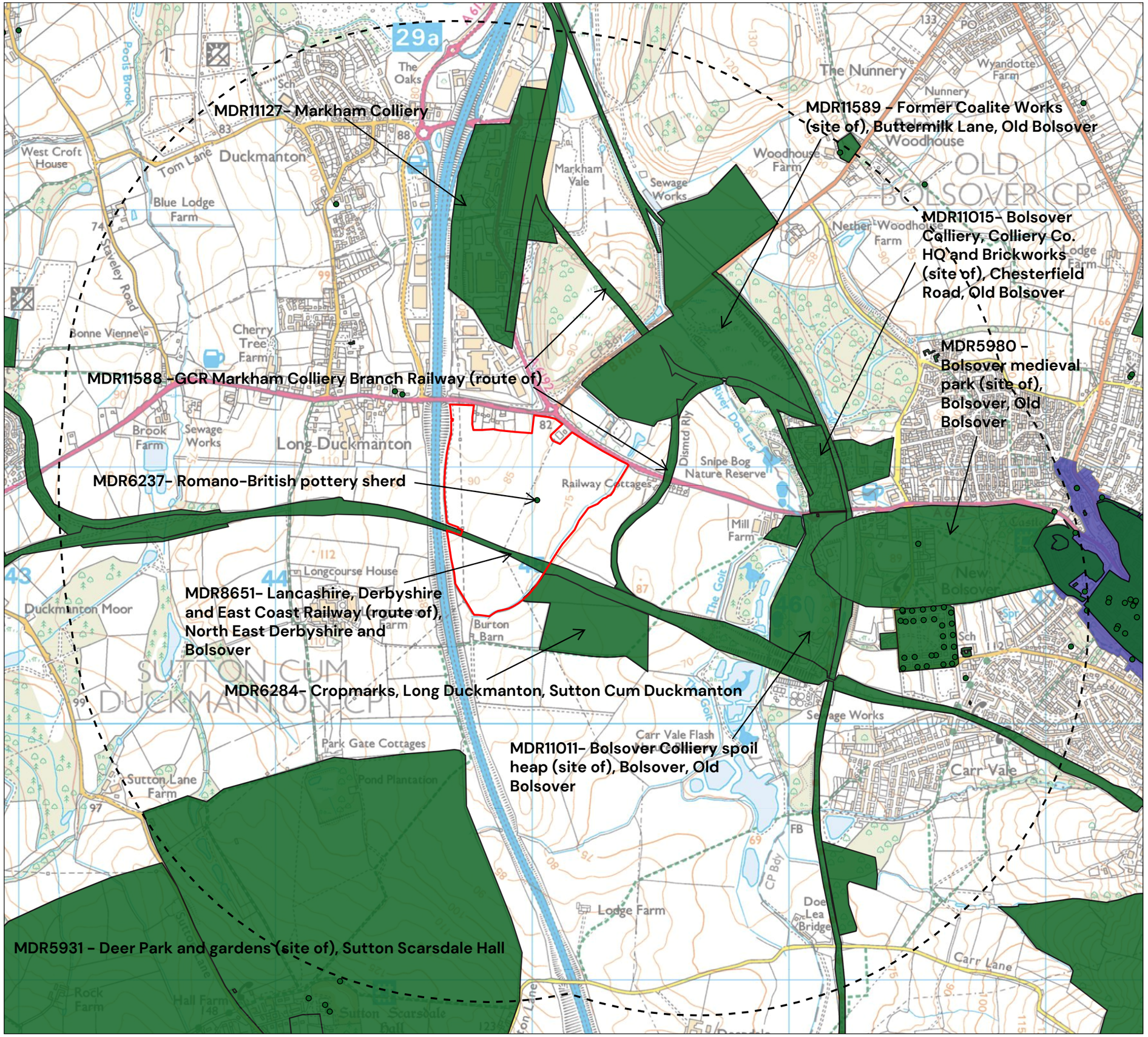
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DRAWING NUMBER
P26_0055_HT_02

PEGASUS GROUP



KEY

- Site
- 1500m Buffer
- Monuments Point
- Monuments Region
- Areas of Archaeological Interest

REV	DATE	DESCRIPTION
-	-	-

HER DATA: MONUMENTS & AREAS OF ARCHAEOLOGICAL INTEREST

LAND SOUTH OF CHESTERFIELD ROAD, MARKHAM VALE

WILSON BOWDEN DEVELOPMENTS LTD

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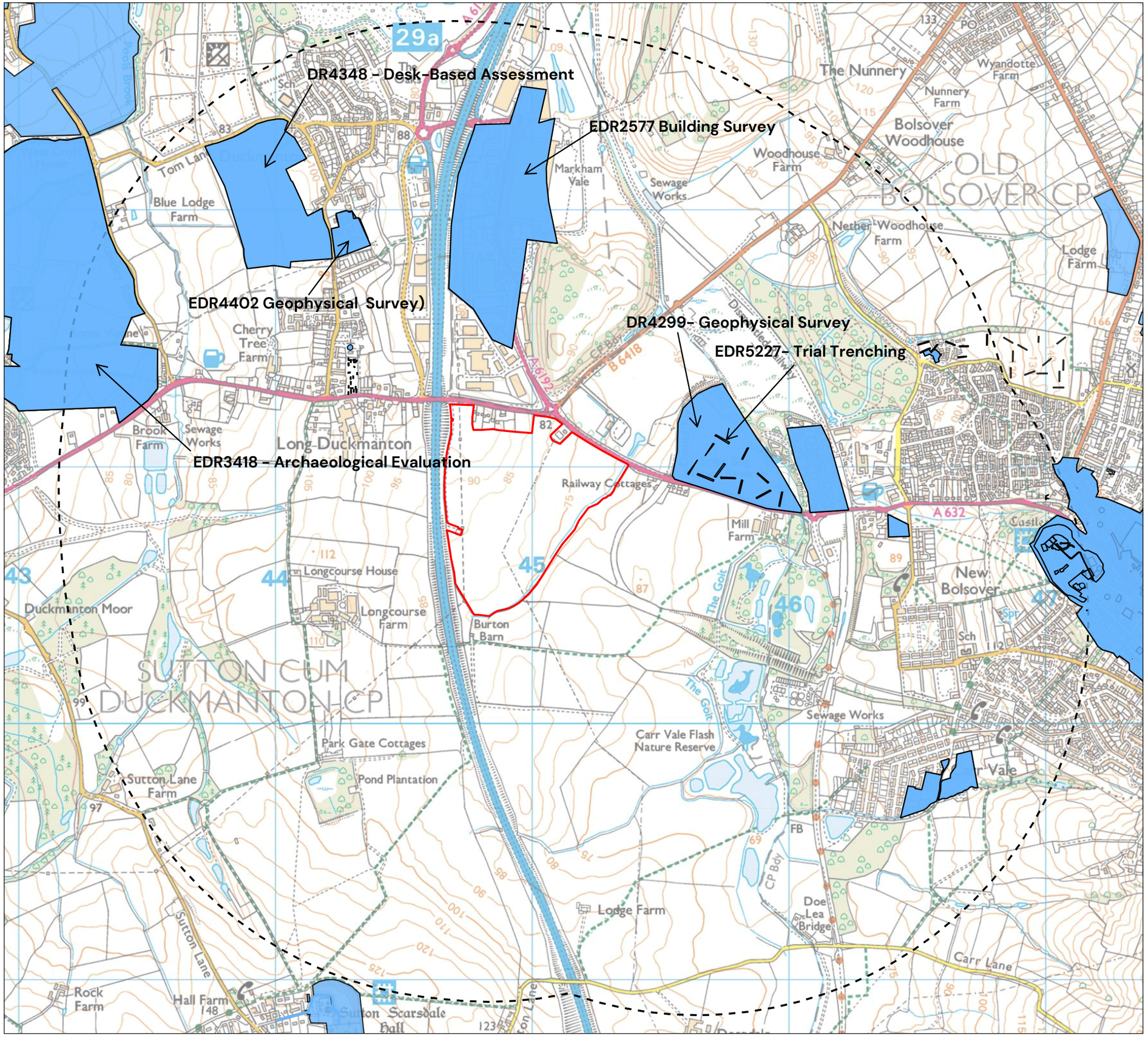
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DRAWING NUMBER
P26_0055_HT_02A

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KEY

- Site
- 1500m Buffer
- Events Point
- Events Polyline
- Events Region

REV	DATE	DESCRIPTION
-	-	-

HER DATA: EVENTS

LAND SOUTH OF CHESTERFIELD ROAD, MARKHAM VALE

WILSON BOWDEN DEVELOPMENTS LTD

DATE	SCALE	DRAWN	APPROVED
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-	A			

DRAWING NUMBER
P26_0055_HT_02B

PEGASUS GROUP

Appendix 6: List Entries

Historic England

Bolsover Castle

Listed on the National Heritage List for England. **Search over 400,000 listed places**
(https://historicengland.org.uk/listing/the-list/)

Official list entry

Heritage Category: **Park and Garden**

Grade: **I**

List Entry Number: **1000674**

Date first listed: **04-Aug-1984**

This list entry identifies a Park and/or Garden which is registered because of its special historic interest.

Understanding registered parks and gardens
(https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/)

Corrections and minor amendments
(https://historicengland.org.uk/listing/the-list/minor-amendments/)

Location

The building or site itself may lie within the boundary of more than one authority.

County: **Derbyshire**

District: **Bolsover (District Authority)**

Parish: **Old Bolsover**

National Grid Reference: **SK 47106 70512**

Details

Pleasure grounds with an enclosed garden and a viewing terrace and platform laid out during the period c 1608-40 with additions and repairs of c 1660.

HISTORIC DEVELOPMENT

The Castle at Bolsover was built by William Peverel in the C12. A stone keep was added in 1173 and domestic buildings in the C13. By the end of the C14 it was ruinous. It was owned by the Crown until 1553 when it was granted to George Talbot, sixth Earl of Shrewsbury and husband of 'Bess of Hardwick'. Bess' son by a previous marriage, Charles Cavendish, bought the Castle and manor from the seventh Earl and he and his heir William, created first Earl of Newcastle in 1628, destroyed most of the medieval work and erected buildings on the site from 1608 onwards. Following despoliation of the site during the Civil War various repairs and additions to the complex were made in the 1660s. In the early C18 the Castle became disused as a main residence and after periods of tenanted occupation in the C19 it was presented as a gift to the nation by the seventh Duke of Portland in 1945. The Castle is currently (1998) in the guardianship of English Heritage and a programme of repairs and restoration is in progress.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

Bolsover Castle stands on a steep-sided promontory on the west side of Bolsover overlooking open fields to the north and west. The boundary of the c 4.5ha site is formed by the fenced base of the promontory excluding a building and its grounds on the east side. On the south side the walled and fenced precincts of a school form the boundary, with a wall separating the grounds from a footpath on the south-east side.

ENTRANCES AND APPROACHES

The principal entrance is from the west end of Castle Lane at the south-west corner of the site. Stone gate piers and iron gates stand the head of a drive which runs northwards to a set of monumental stone gate piers with a broken pediment and ball finials at the south end of the Terrace. Another entrance, now (1998) used as the main pedestrian entrance, is via a gate from Castle Lane on the south-east side of the site.

PRINCIPAL BUILDING

There are three main buildings (all listed grade I) on the site which are linked. Some elements of the design can probably be attributed to Robert Smythson who was succeeded by his son John and grandson Huntingdon Smithson (who consistently used this spelling for his name); the building history is complex however and it is not possible to be certain of exact dates and attributions, discussion of which can be found in Faulkner (1985) and Girouard (1983).

At the north-west corner of the site is the Little Castle of c 1612. This was built for Sir Charles Cavendish on the site of the keep of the medieval castle. The main entrance is on the west side where steps lead up from a viewing platform to an entrance flanked by towers leading to a paved courtyard and steps up to the entrance. Balconies on two sides of the building give views out to the west and into the more intimate setting of the Fountain Garden to the south. The building is a highly individual synthesis of architectural styles suffused with the romantic medievalism characteristic of the culture of Elizabethan and Jacobean court circles. The fantastic architectural style is consistent with the fact that it was not originally designed as a principal residence but as a place of entertainment within easy reach of the Cavendish seat at Welbeck (qv).

The Terrace Range on the west side of the site was the result of at least three building campaigns, the first of which was contemporary with the building of the Little Castle or immediately post-dates it. The architect was probably John Smythson with additions by Huntingdon Smithson for Sir William Cavendish. The earliest, northern part of the building is linked to the Fountain Garden walls by an arched bridge at first-floor level. The building was stripped to provide lead for works at Welbeck in the 1750s and it is maintained as a controlled ruin (1998). The southern range of buildings is the Riding School of c 1630-40, probably by Huntingdon Smithson.

GARDENS AND PLEASURE GROUNDS

The gardens consist of four distinct areas articulated around the building complex. To the south is the Outer Court, walled on the east and west sides. The Great Court or Inner Court is an enclosure formed by the Riding School on the south side, the Terrace Range to the west, the Fountain Garden wall to the north, and a wall to the east. The Fountain Garden is enclosed by an irregular oval wall with the Little Castle at the north-west corner. The Terrace runs along the west side of the site to the west of the Terrace Range and Little Castle, and a viewing platform at the north end of the Terrace lies immediately west of the entrance to the Little Castle.

The Terrace is reached from the main drive and it runs parallel with the Terrace Range which contained a long gallery forming an indoor counterpart sharing similar views. A set of double steps, which descend on each side of an alcove flanked by shell-headed niches, gives access from the Terrace Range. The Terrace, with long-distance views to the west, has a low crenellated wall on the west side from which point the land falls steeply. At the north end of the Terrace the viewing platform is in the form of a walled forecourt immediately west of the entrance to the Little Castle which projects west of the line of the Terrace. Steps on the south side lead down westwards from a grassed terrace to a path alongside the west wall from which extensive long-distance views to the west and north are obtained. A drawing of c 1633 (reproduced in EH Landscape Study c 1997) does not show the Terrace wall or the viewing platform, though they are shown on an engraving by Knyff and Kip of c 1700. They were probably constructed between 1634 and the outbreak of the Civil War in 1642.

The pedestrian entrance leads to the Outer Court which is grassed, with a path leading as a C20 avenue of young trees to the entrance to the Great Court at the east end of the Riding School. On the west side of the Court there is a bowling green divided from the lawns by a C20 fence, with a C20 pavilion on the west side. A bank along the south side of the green has at its south-west corner an alcove with rusticated stone piers and a mask, probably constructed from fragments brought from elsewhere on the site.

Stone gate piers at the east end of the Riding School lead to the Great Court which is grassed and planted with a few specimen trees. The walled east side of the Court has a border alongside it and c 50m north of the entrance a doorway (blocked, 1998) in the wall leads to a platform flanked by buttresses which gives views to the east, partially obscured by trees. Paths lead west along the inner side of the Riding School to the Terrace Range, and north to the Fountain Garden, branching north-west to run beneath the arched bridge between the Terrace Range and the Fountain Garden wall, to the Terrace and west front of the Little Castle.

The Fountain Garden is enclosed by the rebuilt C17 version of the medieval castle's inner bailey wall. There is an arched entrance with rusticated stone piers on the south side giving access from the Great Court which is not shown the drawing of c 1633 when the garden was entered from a simple arched opening to the west of the present entrance. The same drawing shows the encircling wall with crenellations, which had disappeared by the end of the C18, on each side of a walltop walkway which is reached from a door on the first floor of the Little Castle's stair tower. Ground-floor access is from a door leading to steps on the west side of the garden, and the walk could also be reached from the bridge linking it with the north end of the Terrace Range which was probably constructed in 1633, the date on the entrance to the bridge from the Terrace Range.

Three garden apartments are built into the thickness of the Fountain Garden wall, possibly in the position of early C13 medieval mural towers. The most elaborate is that to the west which has an arched entrance with a lion mask leading to a room with a rib-vaulted roof, an elaborate chimneypiece in the south wall and opposed niches in the east and west walls. Doors lead off to subsidiary rooms on each side, that to the west with a barrel-vaulted roof and that to the east with a barrel vault, a corner chimneypiece and niches, lit by a mullioned window at eaves height. This room post-dates the drawing of c 1633 as it is in the position of the entrance into the garden, which can be seen as infilled masonry on the outer (south) side of the wall. The south garden room is a single chamber with barrel-vaulted roof and simple fireplace. The east room is lit by a mullioned window above the door and also has a barrel vault and simple fireplace. A blocked doorway in the east wall led to steps running down the slope from the Castle.

There are three seating alcoves in the Fountain Garden wall which have arched heads and stone seats supported by consoles, with rectangular niches in the rear walls. One lies between the south and east garden rooms, and the other two are in the east wall north of the east garden room. The enclosed nature of the garden recalls a medieval Hortus Conclusus, in keeping with the medieval elements of the architecture of the Little Castle.

The Garden is grassed and has a system of paths and clipped hedges. At the centre the Venus Fountain is an example of one of a very small number of in situ C17 fountains in England. It has a deep octagonal well with a crenellated parapet and niches in the inner walls and a central pedestal with four cylindrical projections supports a life-size statue of Venus emerging from her bath. A late C18 description (quoted in Worsley 1998) describes busts of Roman emperors within the niches. John Smythson's (undated) preliminary drawings survive and show that the design had evolved considerably by the time it was executed producing a highly individual composition. The historical antecedents and iconography of the Fountain Garden have been the subject of research (summarised in reports in the English Heritage archive) which discusses its use of Jacobean and Caroline chivalric symbolism and emphasises the iconographic unity of the Garden and the architecture and interior decoration of the Little Castle.

The Fountain features in the drawing of c 1633 where it is shown with a circular basin without crenellations but it is not known whether this is an inaccuracy or whether it was altered. It may be that it had not been completed and was still being constructed in preparation for the Royal visit of 1634 when Sir William Cavendish held a banquet at Bolsover for King Charles and his Queen. The banquet was followed by a masque by Ben Jonson entitled Love's Welcome to Bolsover, which was performed in the Fountain Garden. The masque's themes of mutual and spiritual love and the divine status of kings have been linked with the iconography of the Garden which has been seen by some writers (eg Strong 1979) as a concrete expression of Caroline court mythology created specifically for the royal visit.

The worn remains of three grotesque satyr-like stone figures within the Fountain Garden (removed for conservation, 1998) may be survivors of more extensive sculptural garden ornaments, possibly designed to represent base lusts as a foil to the symbol of pure love supplied by the Venus statue. Archaeological survey and excavation during the 1990s revealed the detail of the C17 path layout but no traces of beds were found.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **1665**

Legacy System: **Parks and Gardens**

Sources

Books and journals

Knyff, L, Kip, J, Britannia Illustrata (1707),

Harris, J, The Artist and the Country House: a History of Country House and Garden view painting in Britain 1540-1870 (1979), 38-9

Girouard, M, Robert Smythson and the Elizabethan Country House (1983), 205-84, 297-302

Pevsner, N, Williamson, E, The Buildings of England: Derbyshire (1978), 92-101

Strong, R, The Renaissance Garden in England (1979), 199-200

Other

OS 25" to 1 mile: 1st edition published 1875

A range of county maps from 1577 to 1798 appear in the English Heritage Bolsover Castle Landscape Study (c1997)

L Worsley, The Caesar Paintings (1998) [in EH file]

Bolsover Castle, guidebook, (1985 edn)

Archaeological Excavation at Bolsover Castle, Derbyshire, (Northamptonshire County Council 1996)

Bolsover Castle Fountain Garden, (Trent and Peak Archaeological Trust 1997)

Bolsover Castle Landscape Study, (English Heritage c1997)

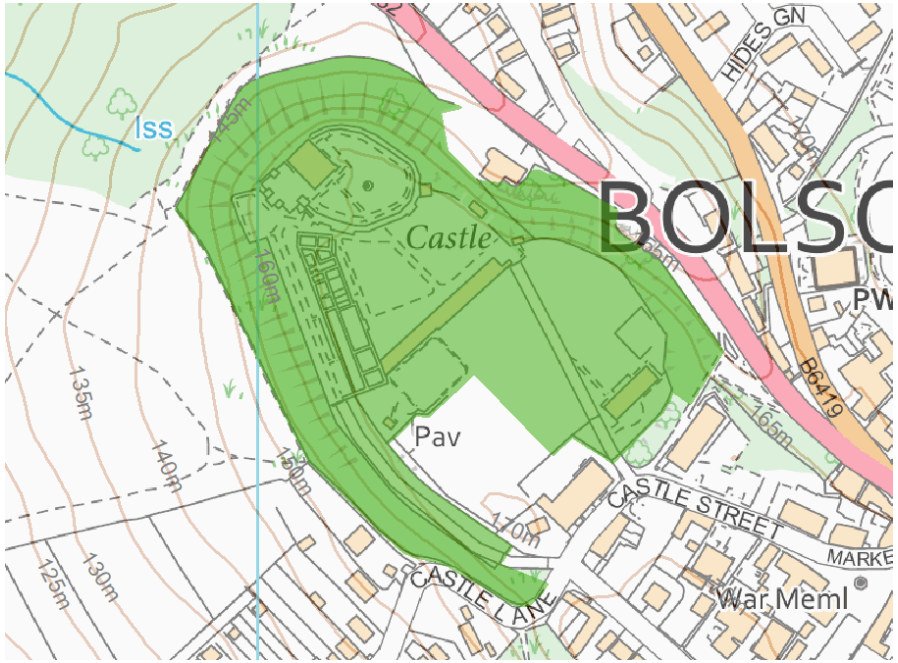
A Brookes, Bolsover Castle: Venus Fountain, (Research Report c 1997) [in EH file]

PM Welford, Bolsover Castle: Venus Fountain Iconography Study, (Preliminary Investigation c 1997) [in EH file]

P Henderson, Bolsover Castle: Venus Fountain (1998) [in EH file]

Legal

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England for its special historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 08-Feb-2026 at 10:42:53.

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End of official list entry

Historic England

Bolsover Castle

Listed on the National Heritage List for England. **Search over 400,000 listed places**

(https://historicengland.org.uk/listing/the-list/)

Official list entry

Heritage Category: **Listed Building**

Grade: **I**

List Entry Number: **1108976**

Date first listed: **23-Mar-1989**

List Entry Name: **Bolsover Castle**

Statutory Address 1: **BOLSOVER CASTLE, CASTLE STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries

(https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

Corrections and minor amendments

(https://historicengland.org.uk/listing/the-list/minor-amendments/)

Location

Statutory Address: **BOLSOVER CASTLE, CASTLE STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Derbyshire**

District: **Bolsover (District Authority)**

Parish: **Old Bolsover**

National Grid Reference:

SK4700570698, SK4701270692, SK4703070714, SK4706070702, SK4710870637, SK4714270664

Details

SK 4771

16/58

TOWN OF OLD BOLSOVER,

CASTLE STREET (West Side)

Bolsover Castle

I

Country House. C17. The keep was built 1612-21 for Sir Charles Cavendish, in a medievalizing style. The architects were probably Robert and John Smythson. Additional ranges c1627-42 by John Smythson; c1635-42 probably by Huntingdon Smythson. Later alterations. Coursed squared limestone and ashlar, from quarries at Bolsover, Bolsover Moor and Shuttlewood. Tiled roofs and roofs hidden behind parapets. Square keep with enclosed forecourt at the north west end of the complex, Fountain Garden enclosed by massive walls, angled Terrace Range to south west, return Riding School Range, and return wall enclosing the Inner Court. The keep is square in plan and rises to three storeys over a semi-basement. Square projecting angle turrets and larger square stair tower in the north east corner. Moulded plinth, moulded band at the base of each storey, and battlemented parapet. Pyramid caps on the turrets. South elevation of five symmetrical bays. Full-height, square, projecting porch bay. Long straight flight of stone steps lead up to the keyed round-arched entrance on the piano nobile. Latticework balustrade. The window above has a pediment on banded half-columns. Corbelled out balcony. Mullioned cross window above again. Central bay flanked on each side by two 2-light mullioned windows to the basement; two 2-light mullioned windows above and above again, with two transoms; and two stone cross windows above again. The side elevations of four and five bays have similar fenestration, mostly with cross-windows. The stair tower rises higher than the main building and has single-light windows with recessed and chamfered surrounds, placed at alternate heights corresponding to the rise of the staircase. Forecourt to the south enclosed by walls and four square towers, two flanking the entrance. These towers are battlemented and have prominent pinnacles and rectangular windows with raised surrounds. Central entrance flanked by blind piers. Double flight of stairs across the front, each with a half-landing. Interior of the keep: The principal rooms on the piano nobile are rib-vaulted and the piers are classical columns. Bosses with scrolly ornamentation. Fireplaces with highly unusual projecting canopy heads with bold Jacobean panelled decoration. The overall character of the decoration is medievalizing. Basement kitchen and service rooms. On the ground floor the main hall and the Pillar Parlour. The hall is entered from a vestibule and has two pillars; the Pillar Parlour is entered from the other side of the vestibule, and between them is a service stair. The hall has a fireplace with medievalizing ogee arch, but based on designs in Serlio's Book VII. Panelling and lunettes painted with the Labours of Hercules, added after 1617. Panelling in the parlour derived from Elizabethan panelling at Theobalds, drawn by John Smythson in 1618. Vault bosses like horses heads. Gothic windows inserted in 1834. The Anteroom has lunettes painted with figure subjects after Martin de Vos and an architectural scene. The two principal rooms on this floor are of different heights, giving space for the Star Chamber above. The Star Chamber has arcaded panelling with painted figures of the prophets and in the window reveals of saints, and stars on the ceiling. Three-tier fireplace, the most elaborate in the keep. The Marble Closet over the porch has a black and white colour scheme. Sir William's private suite fills the south side and is ranged around an internal lobby. Best bedchamber, Elysium and Heaven rooms; all with Italian Mannerist style decoration. The top floor has a central octagonal lobby surrounded by arched niches. The Fountain Garden to the south is enclosed by massive wall incorporating some medieval masonry of the inner bailey walls. Garden rooms set in the thickness of the walls, some vaulted and with fireplaces. In the centre of the Garden the Venus Fountain adapted from a design by John Smythson. To the south west is the angled Terrace Range. At the north end are the Cavendish Apartments, of two storeys over a basement. Two plus four bays, and two storeys over a basement. The first two bays are angled and have a Dutch gable. Blocked 2-light window to the basement and two cross windows to each floor above. The four bays to the right have similar fenestration and a large rusticated and pedimented doorway. Between the windows are strange buttresses or banded half-columns, rising from corbels. The main range to the right is of one storey over a basement and is symmetrical, of ten bays with a central doorway with banded rustication. Large cross windows with curious pediments broken into three pieces, and divided by similar banded half-columns. Double flight of steps up to the main entrance. At the south west end is one half of the south west gate, with vermiculated rustication, half a segmental pediment and a banded ball finial. The elevation to the Inner or Great Court has a battlemented range at the south end, with tall cross windows and low rectangular windows above, all with classical moulded architraves. The northern part has an irregular row of six Dutch gables. Cross windows and tall windows with two transoms. Two-light mullioned windows to the basement and in the gables. The interior of this derelict range had the Great Gallery running along the full height of the south side, and behind it facing into the court, a bedchamber, withdrawing room, hall and great hall/dining room. Service rooms and private apartments at the north end. The Riding School range has on both sides a row of gabled dormers with alternating triangular and segmental pediments. Elevation to the court of 3-5-7 bays, almost symmetrical. The centre part containing the riding school itself, projects forward on both sides. In the court there is a massive central entrance or triumphal gateway, heavily rusticated and with a broken segmental pediment enclosing a ball finial. Flanked by pairs of large cross windows with moulded architraves. Two-light mullioned windows to the dormers. A similar composition to the right hand part, with five symmetrical bays plus two additional bays. A second triumphal gateway. This part housed the forge. Three bay range at the east end, with three tiers of 2-light mullioned windows. Various small chambers within. The forecourt of the present keep stands on the foundations of the medieval castle of c1173-9. In 1553 it was granted to

George Talbot, later Earl of Shrewsbury and the husband of Bess of Hardwick.

Sources:Bolsover Castle by P.A. Faulkner, English Heritage Handbook.

Robert Smythson & the Elizabethan Country House by Mark Girouard, Yale University Press 1983.

Listing NGR: SK4702970718

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 79228

Legacy System: LBS

Sources

Books and journals

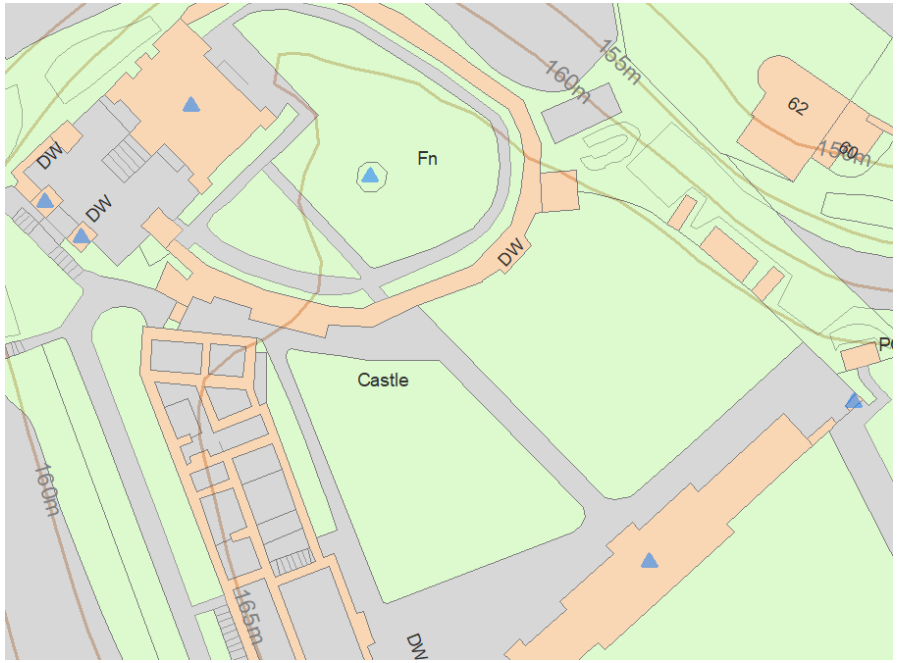
Faulkner, PA, Bolsover Castle (),

Serlio, S, The Five Books of Architecture (1611),

Girouard, M, Robert Smythson and the Elizabethan Country House (1983),

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry

Historic England

Bolsover Castle: eleventh century motte and bailey castle, twelfth century tower keep castle and seventeenth century country house.

Listed on the National Heritage List for England. **Search over 400,000 listed places**

(https://historicengland.org.uk/listing/the-list/)

Official list entry

Heritage Category: **Scheduled Monument**

List Entry Number: **1012496**

Date first listed: **09-Oct-1981**

Date of most recent amendment: **11-Mar-1992**

Location

The building or site itself may lie within the boundary of more than one authority.

County: **Derbyshire**

District: **Bolsover (District Authority)**

Parish: **Old Bolsover**

National Grid Reference: **SK 47093 70520**

Reasons for Designation

A tower keep castle is a strongly fortified residence in which the keep is the principal defensive feature. The keep may be freestanding or surrounded by a defensive enclosure; they are normally square in shape, although other shapes are known. Internally they have several floors providing accommodation of various types. If the keep has an attached enclosure this will normally be defined by a defensive wall, frequently with an external ditch. Access into the enclosure was provided by a bridge across the ditch, allowing entry via a gatehouse. Additional buildings, including stabling for animals and workshops, may be found within the enclosure. Tower keep castles were built throughout the medieval period, from immediately after the Norman Conquest to the mid-15th century, with a peak in the middle of the 12th century. A few were constructed on the sites of earlier earthwork castle types but most were new creations. They provided strongly fortified residences for the king or leading families and occur in both urban or rural situations. Tower keep castles are widely dispersed throughout England with a major concentration on the Welsh border. They are rare nationally with only 104 recorded examples. Considerable diversity of form is exhibited with no two examples being exactly alike. With other castle types, they are major medieval monument types which, belonging to the highest levels of society, frequently acted as major administrative centres and formed the foci for developing settlement patterns. Castles generally provide an emotive and evocative link to the past and can provide a valuable educational resource, both with respect to medieval warfare and defence and with respect to wider aspects of medieval society. All examples retaining significant remains of medieval date are considered to be nationally important. Motte castles are medieval fortifications introduced into Britain by the Normans. They comprised a large conical mound of earth or rubble, the motte, surmounted by a palisade and a stone or timber tower. In a majority of examples an embanked enclosure containing additional buildings, the bailey, adjoined the motte. Motte castles and motte-and-bailey castles acted as

garrison forts during offensive military operations, as strongholds, and, in many cases, as aristocratic residences and the centre of local or royal administration. Built in towns, villages and open countryside, motte castles generally occupied strategic positions dominating their immediate locality and as a result, are the most visually impressive monuments of the early post- Conquest period surviving in the modern landscape. Over 600 motte castles or motte-and-bailey castles are recorded nationally, with examples known from most regions. As such, and as one of a restricted range of recognised early post-Conquest monuments, they are particularly important for the study of Norman Britain and the development of the feudal system. Although many were occupier for only a short period of time, motte castles continued to be built and occupied from the 11th to the 13th centuries, after which they were superseded by other types of castle. Bolsover Castle is an important and well-documented example of a motte and bailey castle which developed into a tower keep castle and was later adapted to become a country house of one of the most important families of the seventeenth century. Although nothing of the medieval castles remains upstanding, twelfth and thirteenth century masonry is known to survive beneath the walls and buildings of the later house and extensive archaeological deposits, relating to both the motte and bailey castle and the tower keep castle, survive largely undisturbed across the whole of the site. The extensive standing remains of the seventeenth century house, and the wide range of surviving buildings, make it not only of great architectural importance but also one of the most visually impressive monuments of its class.

Details

Bolsover Castle is situated on a limestone promontory overlooking the town of Bolsover, which now almost encircles it. The monument comprises the site of the eleventh century motte and bailey castle, the site of the twelfth century tower keep castle and the standing remains of the seventeenth century country house that was built over it. The buildings and walls of the seventeenth century house were built largely on the remains of twelfth century masonry. The open areas of the inner and outer baileys, therefore, have been left largely undisturbed since the eleventh century and are believed to contain the buried remains of buildings and structures associated with all periods of the medieval castle's history. The motte and bailey castle took the form of a large oval outer bailey, measuring c.280m by 200m, with a smaller inner bailey, measuring c.80m by 60m, lying to the north at the highest point of the promontory. The inner bailey contained the keep while the outer bailey accommodated such ancillary buildings as stables, workshops and lodgings for retainers. The later medieval castle respected the layout of the earlier, and the square tower keep appears to have been built on the site of the original, though this has not yet been confirmed. The foundations of the twelfth century keep survive below the present `keep', known as the Little Castle, which was built between 1612 and 1621. At this time the inner bailey became a garden, known as the Fountain Garden, and original twelfth or thirteenth century masonry was noted during consolidation work on its walls in both 1946 and 1978. During the course of the seventeenth century, the terrace range, now ruined but containing the main state rooms and the Great Gallery, was built in the outer bailey or Great Court, along with the riding school and its forge. Four conduit or water houses, which supplied the seventeenth century castle with water, lie outside the castle walls and are not included in this scheduling. The first castle at Bolsover was the motte and bailey castle built in the eleventh century by William Peverel, bastard son of William the Conqueror. In 1155 it was taken by the Crown and the earlier stone keep built between 1173 and 1179, at about the same time as the curtain wall round the inner bailey. The medieval fortification had fallen into ruin by the end of the fourteenth century. Throughout the fifteenth and sixteenth centuries it passed in and out of royal hands until granted to George Talbot, later Earl of Shrewsbury and husband of Bess of Hardwick, in 1553. Between 1608 and 1640, the castle was entirely rebuilt by Sir Charles Cavendish and his heir, the first Duke of Newcastle , the design being attributed to Robert and John Smithson. Newcastle was a prominent supporter of Charles I during the Civil War and, after a seige, the castle surrendered to Parliament in 1644 and was subsequently slighted. After the Restoration it gradually underwent repair but, by the mid eighteenth century, was stripped and in ruins, apart from the riding school and Little Castle. The seventh Duke of Portland granted it to the nation in 1945 since when it has been in State care. The castle is a Grade I Listed Building. There are a number of features to be excluded from the scheduling. The most important is the seventeenth century Little Castle which, being roofed and containing internal architectural and decorative features such as painted panelling, is better served by its Listed status rather than scheduling. The medieval foundations and the deposits underneath are, however, included in the scheduling. Other exclusions are the surfaces of paths and drives, all modern fencing and walling, modern gates, the ticket office and all English Heritage fittings such as railings, grilles and notices, the toilet block, the custodian's lodge and outhouses, the surface of the playground of Bolsover Church of England School, the sheds etc. within the English Heritage Works compound, the fittings of the Bolsover Castle Bowling Club and the surface of the bowling green itself. The ground beneath all these exclusions is, however, included.

MAP EXTRACT The site of the monument is shown on the attached map extract.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **13270**

Legacy System: **RSM**

Sources

Books and journals

Faulkner, PA, Bolsover Castle, Derbyshire (1972),

Hart, CR, North Derbyshire Archaeological Survey (1984), 148

Pevsner, N, Williamson, E, The Buildings of England: Derbyshire (1978), 92-94

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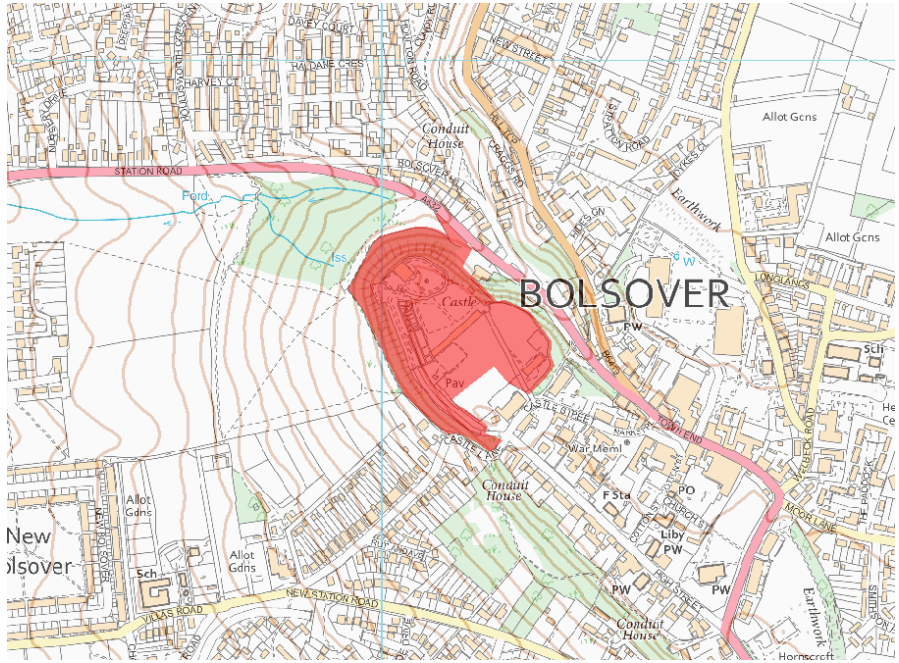
Currey, P H, Derbyshire Archaeological Journal in Bolsover Castle, ,Vol. XXXVIII, (1916), 1-28

Other

Hart, C R, Bolsover: The Archaeological Implications Of Development, 1977, N D A C Pamphlet

Legal

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.



Map

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End of official list entry

Historic England

Garden Walls and Attached HA HA at Sutton Scarsdale Hall

Listed on the National Heritage List for England. **Search over 400,000 listed places**

(https://historicengland.org.uk/listing/the-list/)

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1311680**

Date first listed: **29-Aug-1984**

List Entry Name: **Garden Walls and Attached HA HA at Sutton Scarsdale Hall**

Statutory Address 1:

GARDEN WALLS AND ATTACHED HA HA AT SUTTON SCARSDALE HALL, HALL LANE

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries

(https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

Corrections and minor amendments

(https://historicengland.org.uk/listing/the-list/minor-amendments/)

Location

Statutory Address:

GARDEN WALLS AND ATTACHED HA HA AT SUTTON SCARSDALE HALL, HALL LANE

The building or site itself may lie within the boundary of more than one authority.

County: **Derbyshire**

District: **North East Derbyshire (District Authority)**

Parish: **Sutton cum Duckmanton**

National Grid Reference: **SK4425268996**

Details

SK 46 NW

2/36

PARISH OF SUTTON CUM DUCKMANTON

HALL LANE

(East Side)

Garden Walls and attached Ha ha at Sutton Scarsdale Hall

GV

II

Walls and Ha ha. Mid-C18. Brick and coursed sandstone with sandstone copings. Curved ha ha to north east of Hall attached to garden walls to south east, forming an L-shaped enclosure. The wall along southern boundary is a retaining wall with parapet with semi-circular motif cut out.

Listing NGR: SK4425268996

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **79384**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry

Historic England

Sutton Scarsdale Hall

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Official list entry

Heritage Category: **Scheduled Monument**

List Entry Number: **1007035**

Location

The building or site itself may lie within the boundary of more than one authority.

County: **Derbyshire**

District: **North East Derbyshire (District Authority)**

Parish: **Sutton cum Duckmanton**

National Grid Reference: **SK 44229 68940**

Summary

Not currently available for this entry.

Reasons for Designation

Not currently available for this entry.

History

Not currently available for this entry.

Details

This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available. Please contact us if you would like further information.

Legacy

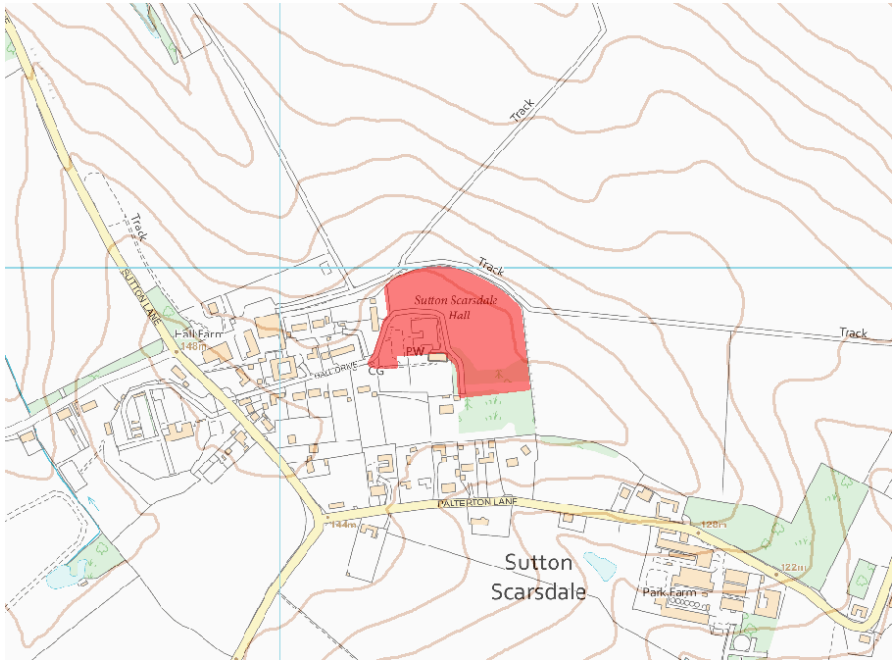
The contents of this record have been generated from a legacy data system.

Legacy System number: **DR 231**

Legacy System: **RSM - OCN**

Legal

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.



Map

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End of official list entry

Historic England

Sutton Scarsdale Hall

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(https://historicengland.org.uk/listing/the-list/)

Official list entry

Heritage Category: **Listed Building**

Grade: **I**

List Entry Number: **1108914**

Date first listed: **25-Oct-1951**

Date of most recent amendment: **29-Aug-1984**

List Entry Name: **Sutton Scarsdale Hall**

Statutory Address 1: **SUTTON SCARSDALE HALL, HALL LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries

(https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

Corrections and minor amendments

(https://historicengland.org.uk/listing/the-list/minor-amendments/)

Location

Statutory Address: **SUTTON SCARSDALE HALL, HALL LANE**

The building or site itself may lie within the boundary of more than one authority.

County: **Derbyshire**

District: **North East Derbyshire (District Authority)**

Parish: **Sutton cum Duckmanton**

National Grid Reference: **SK4419468904**

Details

SK 46 NW

2/35

25.10.51

PARISH OF SUTTON CUM DUCKMANTON

HALL LANE

(East Side)

Sutton Scarsdale Hall

(formerly listed as Remains of Sutton Scarsdale Hall)

GV

I

Country house. 1724 by Francis Smith of Warwick for Nicholas, Earl of Scarsdale. Coursed sandstone and brick faced with sandstone ashlar. A ruin but the outer walls remain virtually intact and much of the inner walls survive. Two storeys. Nine bay east and north elevations. West elevation with two four-bay projecting wings and deeply recessed centre portion. South elevation of eleven bays built up close to the church, the centre seven bays recessed. The main front is the sumptuous nine bay east elevation with banded rustication, entablature with modillion cornice and parapet. Centre three bays beneath a pediment with armorial achievement, on four Corinthian half columns. Two further bays on each side with giant Corinthian pilasters. One bay angle pavilion with coupled pilasters and doorcases with segmental pediments on brackets and windows above with moulded surrounds. Plainer north front, the centre three bays advanced. Giant Corinthian pilasters between each bay and windows with moulded surrounds. Central doorway with Gibbs Surround and pediment. West front is similar but with pilasters at the angles only and instead of a complete entablature, a modillion cornice with plain aprons below. In the front hall, on the north front, are fragmentary remains of C18 plasterwork by Artari and Varsalli. Some of the interior walls of coursed sandstone may be remains of the C17 house that stood on the site. Extensive brick vaulted cellars. The interior was dismantled in c1920 and some of the rooms are preserved in the Philadelphia Museum in America. J Carnforth The Uncertain Future of Sutton Scarsdale Country Life, v147, pp850-851. M Jourdain Sutton Scarsdale: The Seat of Mr William Arkwright, County Life, v45, pp166-173.The Hall is also a Scheduled Ancient Monument.

Listing NGR: SK4419468904

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **79383**

Legacy System: **LBS**

Sources

Books and journals

Country Life in Country Life, ,Vol. , (1904), 850-851

Country Life in Country Life, ,Vol. , (1904), 166-173

Country Life in Country Life, ,Vol. , (1904),

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry

Planning (Listed Buildings and Conservation Areas) Act 1990
Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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