Marrons

Part of Shakespeare Martineau

VALLEY CIDS

TURNER'S CHARITY FARM, SWANWICK

BUILT HERITAGE STATEMENT

2530711.1

February 2026



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1 INTRODUCTION

PROJECT BACKGROUND

1.1 Marrons were commissioned by Valley CIDS to compile a Built Heritage Statement to accompany an application for planning permission for the proposed development at Turner's Charity Farm, Turners Lane, Swanwick, Alfreton, Derbyshire, DE55 1BL, centred on National Grid Reference SK 41416 52984 and referred to as "the Site" (Figure 1).

1.2 The author of this report is Lucy Nicholson LLB (Hons) PGDip MAUD, MRTPI, IHBC, Heritage Director. The Site visit was conducted by Hannah Hamilton Rutter, BA (Hons) PGDip MA, IHBC, Heritage Partner.

1.3 This assessment considers the built historic environment resources within the Site and its environs and any potential impacts which may be imposed upon it by the proposed development. For a full assessment methodology, please see Appendix 1: Assessment Methodology.

THE SITE

LOCATION



Figure 1: Site location

1.4 The Site is located within the county of Derbyshire, in the Amber Valley local authority. The Site is located to the south of the small village of Swanwick, accessed along Turner's Lane from Cray's Hill. The Site is located approximately 1km southeast of the village centre.

1.5 The Site is located within the farmstead known as Turner's Charity Farm, a Grade II farmhouse now in use as part of the Valley CIDS (following a merger with Valley CIDS and Turner's Educational Charity). Turner's Charity Trust was founded in 1740 to provide education for poor and disadvantaged children of the area and comprised of the Farmhouse (Grade II), a cottage and outbuildings on 48 acres of land. The Site currently comprises of an outbuilding and a small animal enclosure.

PROPOSED WORKS

1.6 The proposed works are for the construction of a two-storey outbuilding, in an agricultural form. The new building would provide much needed additional space which

would allow the continued use of the farm as part of the charity. The proposed plans would also provide 6 new carparking spaces.

1.7 The proposed works would allow for the continued use of the farm's function as a vocational learning site for young people. The proposed works discussed in this application would provide additional space for workshops, teaching kitchen facility, sensory room and landscaping for calm spaces, recreational rooms and staff space.

1.8 The proposed works can be described as; "*Erection of educational building and associated works*"



Figure 2: Proposed site section and plans, courtesy of Pilkington Architecture

1.9 For full details of the proposed development, please refer to the application submission documents.

SCOPE OF STUDY

1.10 The objectives of this study are to:

- Identify designated and non-designated built heritage assets that might be directly or indirectly impacted upon by the proposed development;
- Describe the heritage significance of designated and non-designated built heritage assets that might be directly or indirectly impacted upon by the proposed development;

- Assess the degree of impact of the proposed development upon the significance of built heritage assets;
- Review the impact of the proposed development in respect of the prevailing framework of policy and legislation; and
- A proportionate assessment of the archaeological potential of the Site and the impact of the posed development on the archaeological resource.

1.11 Research sources consulted for this study comprise published references and maps. The online portal of the Derbyshire Historic Environment Record was consulted on 4th February 2026.

1.12 A Site visit was undertaken on 19th May 2025 by Hannah Hamilton-Rutter.

PLANNING CONTEXT

LEGISLATION AND NATIONAL POLICY

1.13 There is national policy and guidance relating to the protection and treatment of the historic environment within the planning process. These identify the historic environment as a non-renewable, fragile, and finite resource and place priority upon its conservation. This includes the setting out of appropriate assessments to ensure damage or loss to the resource is permitted only where it is justified.

1.14 The National Planning Policy Framework (NPPF), published in 2012 and last updated in 2025, sets out the UK Government's requirements for the protection and enhancement of the historic environment, and should be read in conjunction with the accompanying Planning Policy Guidance (PPG). The national policy relevant to this assessment is detailed in Appendix 2.

LOCAL PLANNING POLICY

1.15 Local planning authorities are responsible for implementing the requirements articulated by legislation and the NPPF as regards the protection of the historic environment on a local level, and the formulation of policies to *support* this obligation. The Site and its environs are located within the jurisdiction of Amber Valley Borough, which is currently subject to policies set out within Appendix 2.

RELEVANT PLANNING HISTORY

1.16 A search of the Amber Valley Planning Explorer was undertaken for previous planning applications pertaining to the Site. Relevant applications are detailed in the table below (Table 1).

Application Ref	Description	Decision	Date

AVA-1996-0021	Listed Building Consent to install 2 no. velux windows to front pitch of roof and installation of bathroom and WC on first floor	Grant Conditionally	Jan 1996

Table 1: Relevant previous planning applications pertaining to Site

2 HISTORICAL DEVELOPMENT

A brief historical background is given here to provide an immediate context to the Site.

2.1 Whilst the village of Swanwick itself has Medieval origins, this recount of the historic development is focussed on Turner's Charity Farm and the historic development relevant to the Site.

Summary of the history of Turner Charity Fund

2.2 The Turner Charity fund was established in 1740 by Elizabeth Turner. The fund was created to help disadvantage children in the local parish. The trust was a significant part of Swanwick Delves history and was a large landowner in the area.

2.3 The fund was established following the sale of land to Thomas Thoroton, John Wood, John Launder and Anthony Tissington from George and Sibella Turner. The intention of the sale of the land was for the erection of a charity school, to teach 12 boys and 8 girls in the parish. The purchase of the land was funded by shares gifted to the Charity from Elizabeth Turner (widow of Charles Turner). The Charity sold the entrusted South Seas Stock shares and purchased the land at Swanwick Delves (including the Site, Grade II Farmhouse and Grade II Barn). The plan was for the rents received from the land to fund the trust's purpose.

2.4 The gifted shares, which allowed the purchase of the property, were gifted with the following conditions:

1) From the rents acquired £15 was to be paid yearly to a person nominated to teach 12 poor boys and 8 poor girls of the Alfreton Parish, of which Swanwick and Green Hill Lane should have preference;
2) Mrs. Turner was to appoint the first schoolmaster and any replacements during her lifetime;
3) The Schoolmaster could be removed by the majority of the trustees, for any neglect or misbehaviour on his part;
4) The trustees select the children to benefit from the Charity; and
5) No child should attend the school under the age of 5 or over the age of 10.

2.5 The Turner Charity then built the Turner School on the land purchased in 1740 and was built by 1741. The school was later relocated in 1816 (through the enclosure act) to a piece of land to the south of the lane leading to Turner's Charity Farm. By this time the original School was in a poor state of repair and a new building was needed. The schoolhouse built at this time is still seen to the north of Turner's Charity Farm, along Turner Lane.

Turner Charity Farm

2.6 The historic maps show that from the first survey a farm was present on this land. The earlier maps label the farm as Delves Farm (see Figure 3). Delves Farm is seen to the located to the east of the main historic core of Swanwick and closer to an area marked as Swanwick Delves than the core of Swanwick. The farm at this time was in ownership by the Turner Charity, and whilst marked as Delves Farm was likely known from the 1740s as Turner Charity Farm, though it is anticipated its form has changed over time.

2.7 The OS mapping from 1880 (Figure 3) depicts a main farmhouse, two larger outbuildings and a small shed to the north. The main farmhouse is orientated west, with a garden area marked at the front of the property. The barn to the south (now the Grade II Barn) is set at an angle to the farmhouse. Set to the east of these buildings is another outbuilding associated with the farm. The northern setting of the farmhouse is marked as an orchard.

2.8 The 1880 map also labels the School to the north along Turner Lane. This school was the school built and run by the Turner Charity Trust and would have provided education to boys and girls of the parish.

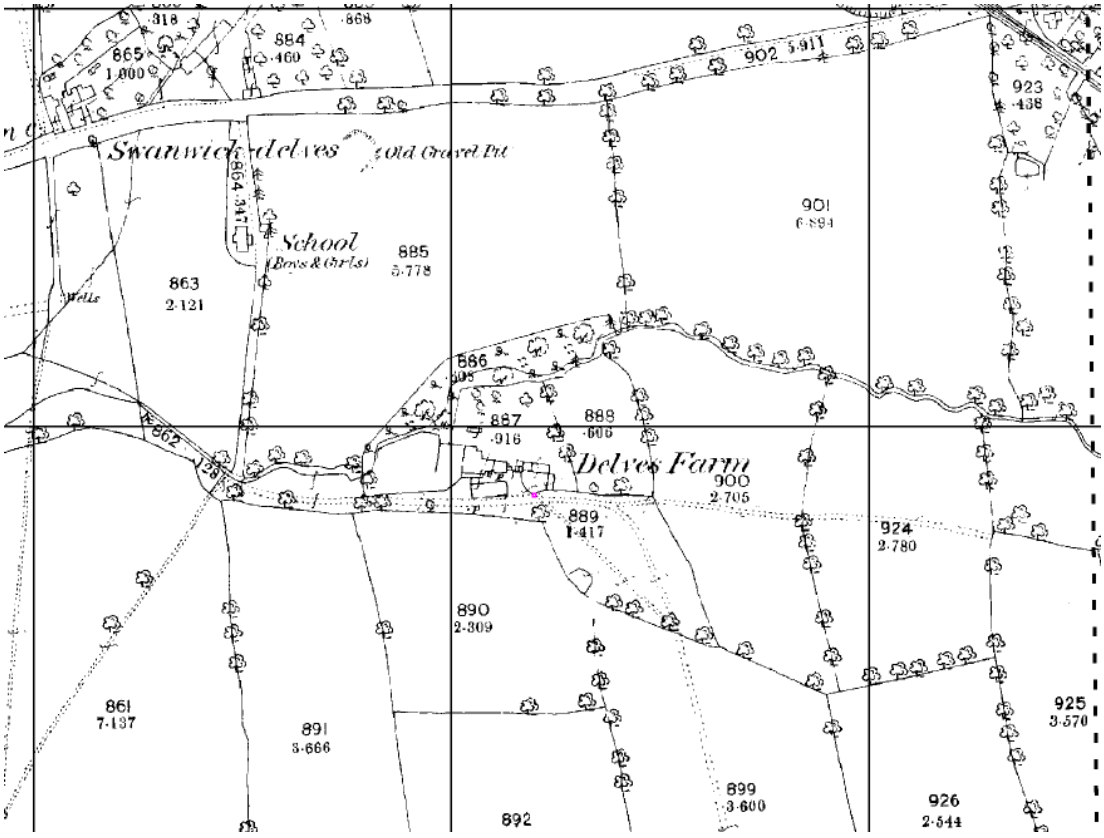


Figure 3: 1880 OS map

2.9 The farm is labelled as Delves farm on the 1900 OS map (Figure 4), with the built form of the Site very similar to that seen on the 1880 map.

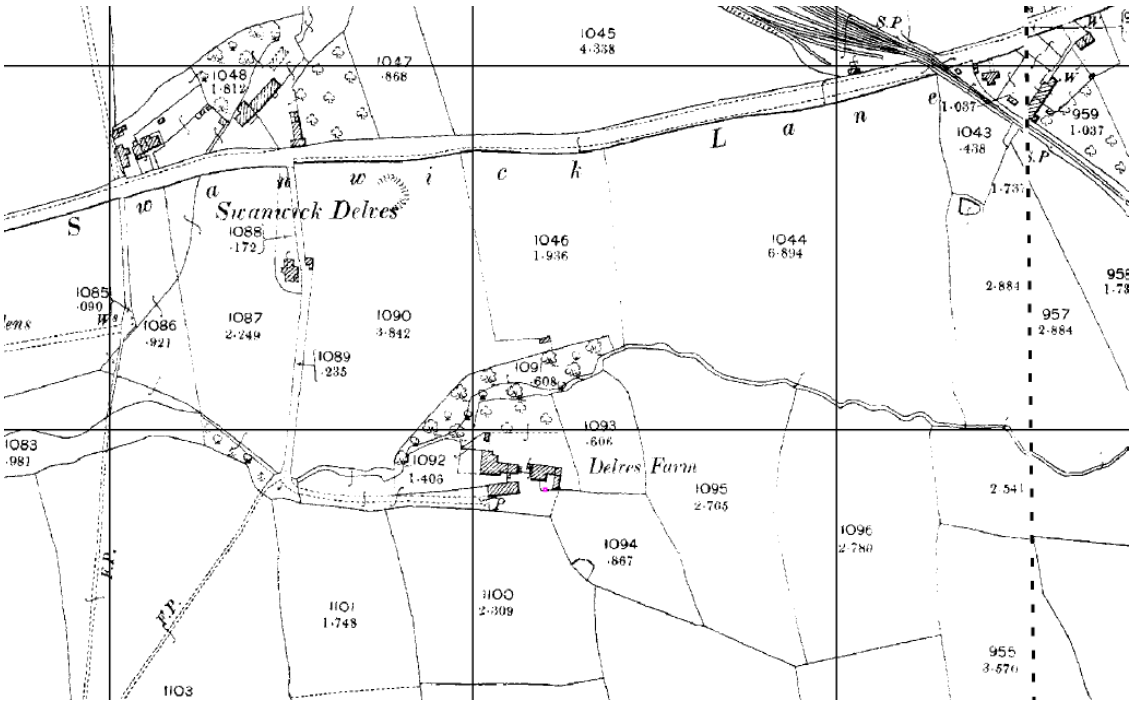


Figure 4: 1900 OS map

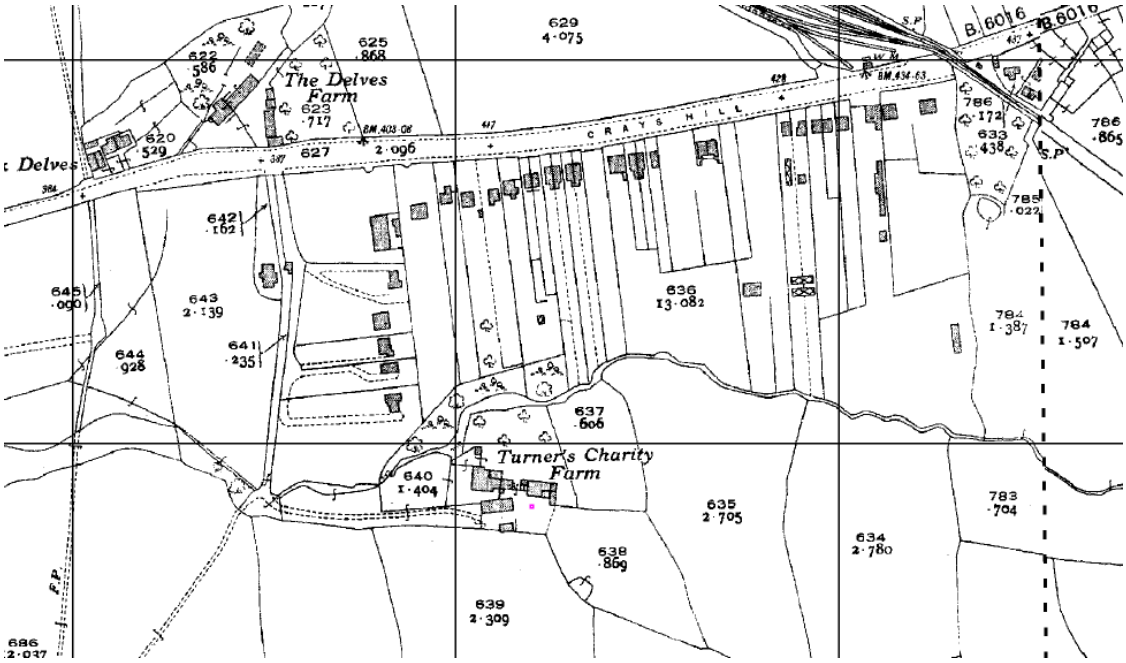


Figure 5 1937 - 38 OS map

2.10 By the time of the 1937 OS map (Figure 5), the records have updated to reflect the name of the farmstead as Turner's Charity Farm. The form of the farm is similar to that seen in the 1880 maps with the farmhouse, barn and outbuilding to the rear, with

additional sheds seen marked on the map. The north of the farmstead is still depicted in use as an orchard.

2.11 The OS map regression between 1937 – 1996 (Figure 6) shows that additions were made to the farmstead as the use of the farm expanded in line with modern agricultural practises.

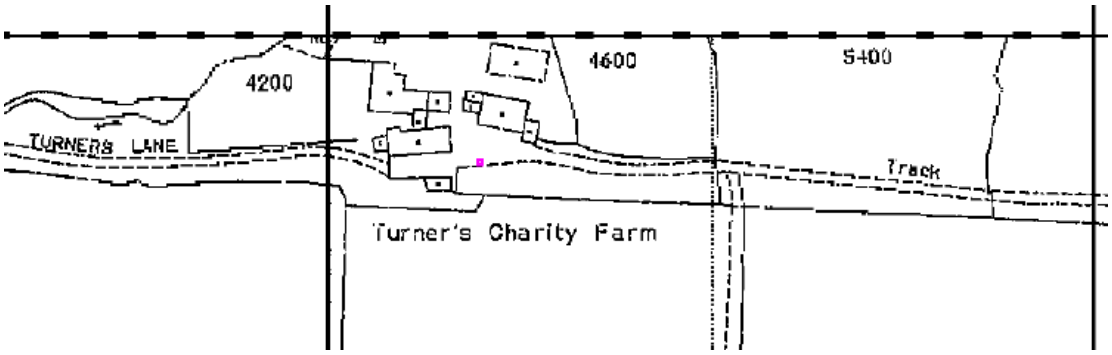


Figure 6: 1996 OS map

2.12 The farm was acquired in 2009 by Valley CiDS who took ownership of the trust and the associated landholding. The farming and agricultural use of the farmstead ceased and the Site is now in use as part of the vocational learning site run by Valley CiDS. Specifically, the area of the Site is used as a small animal holding and an outbuilding.

3 IMPACT ASSESSMENT

SCOPE OF ASSESSMENT

3.1 This section considers the direct and indirect impacts of the proposed development upon the significance of known designated and non-designated built heritage assets. The proposed works would not result in any direct impact to the heritage assets.

3.2 The scope of assessment gives due respect to Paragraph 207 of the NPPF in efforts to undertake a sufficiently diligent and proportionate approach: *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."*

3.3 A proportionate archaeological assessment of the Site has been undertaken. This included consultation of the online portal of the Derbyshire Historic Environment Record and historic maps.

3.4 There is little evidence of Prehistoric or Roman activity within the Site or its vicinity. 19th century mapping records the Site as an orchard and the Site has been developed during the 20th century.

3.5 It is considered the likelihood of the proposed development impacting remains of archaeological interest is negligible.

INDIRECT IMPACTS

3.6 The NPPF definition of the setting of a heritage asset is '*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.'*

3.7 A search area of 250m from the Site boundary was used. A review demonstrated that a total of 2 designated and 0 non-designated built heritage assets were within the search area with the ability to be indirectly impacted upon by the proposed development in principle (Figure 7 and Table 2).



Figure 7: Heritage assets within 250m study area

Map Ref	NHLE Ref	Name	Type/Grade	Setting Assessment Required?
1	**1335389**	Turners Charity Farmhouse	Grade II Listed Building	Yes
2	**1108993**	Barn To South Of Turners Charity Farmhouse	Grade II Listed Building	Yes

Table 2: Heritage assets within 250m study area

Turners Charity Farmhouse and associated Barn (Grade II)

3.8 Due to the shared historic and functional association between Turner's Charity Farmhouse and Barn To South Of Turners Charity Farmhouse (also referred to as the 'Barn'), their significance will be assessed together (Figures 18 & 19).

Description

3.9 The NHLE entry for Turner's Charity Farmhouse is as follows:

3.10 *Farmhouse. Early C19, possibly with earlier core. Coursed squared sandstone and rubble stone with ashlar dressings and flush quoins. Mid C19 plain tile roof with brick gable stacks. Two storeys and 3 bays, L-plan with single storey rear range. Central raised and fielded panelled door with top 2 panels glazed, in flush quoined chamfered surround. To either side blocked opening and beyond, 20-pane sashes below flat arched lintels with incised voussoirs. Three similar windows above with blocked openings to either side of central sash. Rear wing with C19 gabled dormers and C20 windows.*

3.11 The NHLE entry for Barn To South Of Turners Charity Farmhouse is as follows:

Barn, now stabling. Early C18 with C19 alterations. Coursed rubble stone with brick and stone dressings, occasional quoins and mid C19 plain tile roof. West gable wall has original small stone breathers. North and South elevations have inserted C19 segment headed doorcases and windows. Roof dormer to South side. Included for group value.

Historic Interest

3.12 The earliest fabric at Turner's Charity Farmhouse dates from the early 19th century although the origins of a farmstead in this location may predate this. The farmhouse was constructed out of squared sandstone and rubble stone with mid-19th century plain tile roof. From a study of the historic maps, the planform of the farmhouse from the early 19th century has remained much the same, with the farmhouse facing west overlooking the private garden.

3.13 The associated Barn also has early origins dating to the early 18th century with 19th century alterations seen, including the mid-19th century plain tile roof. The Barn is located to the south of the main farmhouse and is set at an angle creating the southern edge of the built form associated with the farmstead.

3.14 Further historic interest is derived from the farm's association with the Turner Charity Trust. The Trust originally used the farmstead to generate funds to provide education to 12 boys and 8 girls in the parish. Eventually, the Trust was able to fund the construction of the schoolhouse to provide the education directly to these children. Therefore, there is historic interest in the association with the Turner Charity Trust from which the farmsteads name is derived.

Architectural Interest

3.15 Turner's Charity Farmhouse comprises an early 19th century farmhouse with associated outbuildings, including the Barn (listed in its own right). Architectural interest is derived from the well surviving highly legible construction style of this period. This is understood from the exterior fabric and form of the building. The surviving quality of the original building material also provides architectural interest, with the coursed square sandstone with ashlar dressings and flush quoins demonstrating the vernacular building material for the area in the mid-19th century.

3.16 Further architectural interest is derived from the L-shaped plan of the farmhouse, the central raised and fielded panelled front door set flush in a quoined chamfered surround. The use of flat arched lintels above the sashed windows, along with the modest architectural detailing seen elsewhere indicates that this was a farm of modest status.

3.17 The Barn to the south has architectural interest as a 18th century agricultural barn. The Barn was constructed out of coursed rubble stone with brick and stone dressing, typical of buildings of this type and age. Specifically, architectural interest is derived from the difference in architectural detailing between the Barn and Farmhouse, clearly differentiating their uses.



Figure 8: Turner Charity Farmhouse

Summary of Significance

3.18 As Grade II Listed Buildings, Turner's Charity Farmhouse and the Barn are heritage assets of less than the highest significance as defined by Paragraph 206 of the NPPF.

3.19 Both Turner's Charity Farm and the Barn are of historic interest which is vested in the survival of a significant proportion of original 18th and 19th century-built fabric. The use of vernacular materials and the close proximity of the two buildings provide evidence of farming techniques and methods on the 18th and 19th century.

3.20 There is also architectural interest to both Listed Buildings which is attributed to the use and aesthetic of the different materials and architectural detailing evident in the different buildings and uses of the buildings. The juxtaposition of the different materials and construction techniques provides a strong narrative of the farm's development over time and allows for a clear appreciation of its historic and architectural interest. The extensive survival of the historic fabric elements also provides a strong appreciation of the longevity of the farmstead in this location.

3.21 It is therefore considered that the heritage significance of Turner's Charity Farmhouse and the Barn is principally vested in their exterior fabric and form.

Setting

3.22 Turner's Charity Farmhouse and the Barn are situated in close proximity to each other reflecting their historic functional association and providing an appreciation of how the farm operated. The 1880 map shows the two Listed Buildings at the centre of the farmstead, with buildings over time appearing to the east of the farmstead as well smaller sheds seen scattered across the land holding.

3.23 The 1880 map shows Turner's Charity Farm as being surrounded by agricultural fields beyond the built settlement of Swanwick. The map also shows a modest area of more formalised gardens to the immediate west of the Farmhouse across which the farmhouse faces. The land to the north of the Farmhouse is shown on the historic maps to be used as an orchard, likely apple or pear. Beyond this orchard, to the north is Swanwick Lane (now known as Cray's Hill).

3.24 The immediate farmstead setting of Turner's Charity Farm and the Barn is a collection of buildings of varying age, quality and material. This includes a low stone barn in a poor state of repair, the Site itself (formed of a wooden shed with asphalt roof and small animal enclosure), along with a modern agricultural building (see figure 9). The character of the farmstead is generally cluttered and informal and reflects the broader aesthetic and character that working farms are generally experienced and understood within. The uses of the outbuildings and the farm itself have developed over time to adapt to the needs of the charity and, in more recent years, to the purpose of Valley CIDS.

3.25 The land to the south and west of the farm complex is open, although it contains a number of scattered trees. The 1880 map shows a footpath running east west to the

far south of the farmstead as well as a footpath which runs south of Swanwick Delves to Hilltop, another farmstead in the area.

3.26 To the north, the urbanisation of Swanwick Lane (now Cray's Hill) has stepped more formal built form into the moderate setting of the assets, placing the farm within the context of the growing area of Swanwick.

3.27 The farm was acquired in 2009 by Valley CiDS who took ownership of the trust and the associated landholding. The farming and agricultural use of the farmstead ceased and the Site is now in use as part of the vocational learning site run by Valley CiDS. Specifically, the area of the Site is used as a small animal holding and an outbuilding.

3.28 The modernisation of elements of the farmstead has allowed the continued use of the Site for charity purposes, though the direct link to the agrarian economy has now ceased. The built form on Site has not impacted the relationship between the Barn and Farmhouse, which are still understood as the original and surviving part of the farmstead. It is therefore considered that the group value between Turner's Charity Farmhouse and the Barn makes the strongest contribution to their respective significance as part of their settings. This provides an appreciation of the historic form and operation of the farm.



Figure 9 Photo of the setting of the Listed Buildings, showing the variety of building materials and age

Contribution of Site to Significance

3.29 The Site forms part of the farmstead of Turner's Charity Farm and is located to the northeast of the Farmhouse and Barn. Historically, the Site formed part of the farmstead associated with Turner's Charity Farm and is seen on the historical maps as open land associated with the Farm. The 1880 maps shows that the northern boundary of the Site would have been bordered by the orchard.

3.30 Today, the Site comprises of a shed and a small animal enclosure. The shed on the Site is constructed out of wood with an asphalt roof and is used as outbuilding. The appearance of the Site in its current form is cluttered and informal, with a mix of materials used to create the small animal enclosure including fence posts, chicken wire, and smaller wooden sheds within the enclosure to provide shelter for the animals.

3.31 Given the proximity to the farmhouse and its location on the farmstead, the Site is considered to form part of the immediate setting of the Farmhouse and Barn. There is a clear historic functional association between the Site and the Listed Buildings. Whilst it now has informal built form on as opposed to the historic open space, the Site does form part of the broader aesthetic and character that working farms are generally experienced and understood within, providing an understanding of the use and operation of the farmstead buildings. It should be noted however, that the contribution of the Site to the appreciation of the listed buildings is limited to an extent by the cluttered appearance of the Site.

3.32 It has been established above that the significance of the Farmhouse and Barn is principally vested in their external fabric and form. The group value between them makes the strongest contribution to their respective significance; with the farmstead setting forming the backdrop to the understanding of the understanding of this group value. The Listed Buildings, whilst clearly relating to the former agricultural working of this area historically, are now understood as part of the evolving farmstead and already characterised by hardstanding and a range of ad hoc additions.

3.33 As such, the Site has a historic functional association with Turner's Charity Farm, and forms part of the immediate farmstead of the Listed Buildings. The Site in its current form is a cluttered and informal part of the setting of the assets and is considered to make a limited positive contribution to the heritage significance of Turner's Charity Farm and the Barn which is principally attributed to the historic functional association between them.



Figure 10 Photograph of the Site

Impact of Development

3.34 The proposed development would replace the informal sheds and animal enclosures on the Site with a purpose-built building to provide much needed space for the activities of the Charity. The building has been carefully designed by Pilkington Architecture to reflect the farmstead setting in which it would be located and as such has been designed in the style of a modern agricultural building.

3.35 The design information provided by Pilkington Architecture provides detail on the material and finishing of the proposed building. The proposed materials include black profiled steel cladding to the roofs, black profiled steel cladding to the external walls and dark grey powder coated aluminium shutter doors. The simple material palette, limited to black steel and grey aluminium, reflects the use of steel and simple building materials on agricultural buildings. The appearance of the building is of a barn which is in keeping with the agricultural setting for the building. In this way, the sensitive designs have ensured that the proposed development would be understood as a recent addition to the farmstead. The proposed development would consolidate the use on the Site and remove the visual clutter of the small animal enclosure.

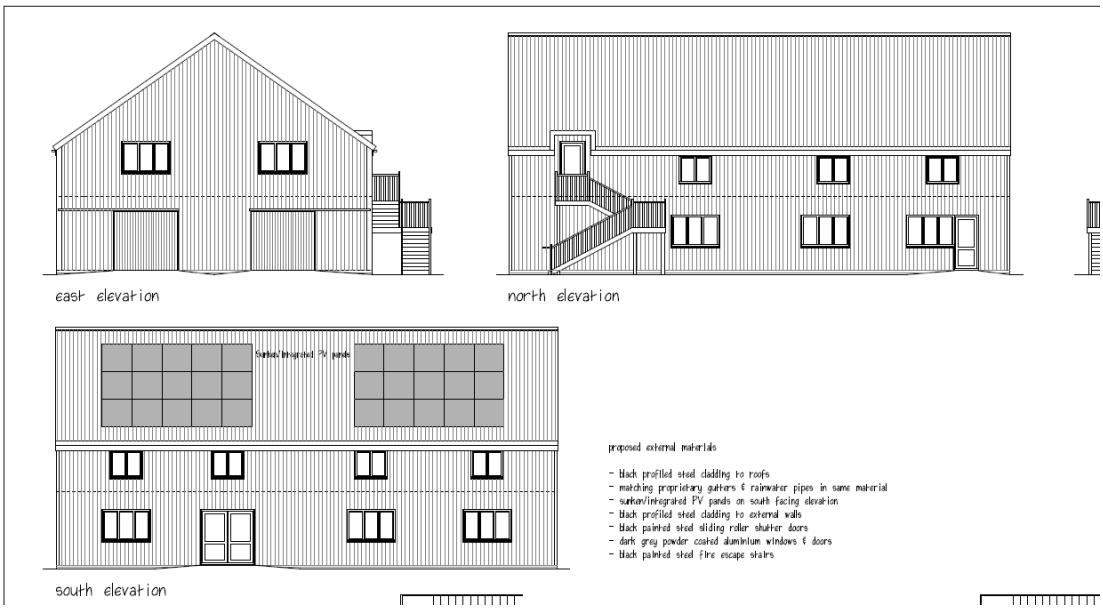


Figure 11 Proposed elevations. Prepared by Pilkington

3.36 Therefore, whilst the Site would introduce new built form into the farmstead, this is in keeping with the evolving character of the farmstead which has had several additions over time. The proposed development would not impact the group setting of the Farmhouse and the Barn, which would still be readily understood against the backdrop of the farmstead setting. Indeed, whilst the proposed development would introduce new built form, the proposed development would remove the cluttered and visually distracting small animal enclosure. The architectural style of the building would ensure that the building would be read and understood as an agricultural building in keeping with the farmstead.

3.37 It is therefore considered that whilst the proposed development of the Site would result in a change within the setting of the listed buildings, this is not considered to be harmful. It has been established above that the significance of the Farmhouse and Barn is principally vested in their external fabric and form. The proposed development would not impact the appreciation of the external fabric or form of the listed budlings. The group value between the Farmhouse and the Barn makes the strongest contribution in term of setting contribution to their respective significance; with the farmstead setting forming the backdrop to the understanding of this group value. The proposed development would not affect the ability to understand the group setting of the Farmhouse and Barn. Indeed, the architectural style of the proposed development would ensure that the building would be understood as a modern, agricultural building on the farmstead.

4 CONCLUSION

4.1 Marrons were commissioned by Valley CIDS to compile a Built Heritage Statement to accompany an application for planning permission for the proposed development at Turner's Charity Farm, Turners Lane, Swanwick, Alfreton, Derbyshire, DE55 1BL. The proposed works comprise the erection of a two-storey barn to be used in connection with the CIDS Valley charity.

4.2 The Site lies within the immediate setting of the Turner's Charity Farm (Grade II) and Barn To South Of Turner's Charity Farmhouse (Grade II). In its current state, the Site makes a limited contribution to the setting the assets through the historic functional association with Turner's Charity Farm, and forms part of the immediate farmstead of the Listed Buildings. The Site in its current form is a cluttered and informal part of the setting of the assets. The proposed works would replace the informal and cluttered appearance of the Site with a new building of a clearly agricultural form. The proposed building would allow for the continued use of the Site in relation to charity work and whilst it would introduce formal built form on the Site, the form is in keeping with the immediate farmstead character.

4.3 As such, it is considered that there would be no harm to the assets as a result of the proposed works. The key elements of significance of the buildings would not be impacted and the group setting of the assets of the farmstead would still be readily understood.

4.4 No other known designated or non-designated heritage assets will be directly or indirectly impacted upon by the proposed works. A proportionate archaeological assessment of the Site has concluded that the proposed development has a negligible potential to impact remains of archaeological interest.

4.5 No further archaeological works are considered to be required as part of the proposed development.

4.6 In light of these considerations, the proposed development is therefore in accordance with the statutory duties of the Planning (Listed Buildings & Conservation Areas) Act (1990) and meets the requirements of the NPPF and local planning policy with regard to built heritage.

5 REFERENCES

English Heritage. (2008). *Conservation Principles, Policies and Guidance.* English Heritage.

Historic England. (2015). *Management of Research Projects in the Historic Environment.* Historic England.

Historic England. (2015). *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2.* Historic England.

Historic England. (2017). *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3.* Historic England.

MAPPING

- Range of Historic Ordnance Survey mapping
- GIS Basemaps available through Google, ESRI, and Ordnance Survey
- Satellite Imagery from ©Google Earth

APPENDICES

APPENDIX 1: ASSESSMENT METHODOLOGY

AIMS AND SCOPE

The aim of this assessment is to establish the significance of heritage assets which have the potential to be impacted upon by the proposed development.

GPA 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015), provides information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

For the purposes of assessing potential impact on the setting of heritage assets, the procedures laid out within the Historic England documents Historic England Good Practice Advice Note 3: The Setting of Heritage Assets (Historic England, 2017) have been followed.

This report follows the advice set out in Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England, 2019), which covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

Advice set out within the Historic England documents Conservation Principles, Policies and Guidance (English Heritage, 2008) and the Management of Research Projects in the Historic Environment: The MoRPHE Project Manager's Guide (Historic England, 2015) have been followed.

This report follows the Principles of Cultural Heritage Assessment (CHIA) guidance developed jointly by IEMA, IHBC and CIfA in July 2021. This document sets out a standardised framework which can be used to assess the impact of proposed works on cultural heritage assets and their significance, thus supporting their sustainable management.

The Heritage Resource

The heritage resource is divided into two broad categories, designated heritage assets and non-designated heritage assets. Designated heritage assets are considered to be of national and regional importance, whilst non-designated heritage assets are considered to be of local importance.

Designated heritage assets consist of:

- World Heritage Sites
- Scheduled Monuments
- Listed Buildings
- Registered Parks and Gardens
- Registered Battlefields
- Protected Wreck Sites
- Conservation areas (for the purposes of this assessment, conservation areas will be included as designated heritage assets)

The various elements of the heritage resource have been taken into account, and the potential development impacts upon them considered.

SOURCES

The following sources of heritage and planning data and information were consulted:

Designated Heritage Asset Data

These datasets are available from Historic England, and contain data on all recorded designated heritage assets in England, i.e., World Heritage Sites, Scheduled Monuments, listed buildings, Registered Parks and Gardens, Registered Battlefields and Protected Wreck Sites. The data was accessed in February 2026.

Cartographic Sources

Historic mapping was obtained online. Information from historic maps allows the tracing of the above-ground development of a Site or place.

National Legislation and Planning Documents

The treatment of the historic environment within a development and planning context is governed by legislation and national policy set out by the National Planning Policy Framework (NPPF), which itself dictates local authority planning policy. All relevant national and local planning policy documents were consulted in February 2026 and are detailed in Appendix 2.

ASSUMPTIONS AND LIMITATIONS

Much of the information used by this assessment consists of secondary information compiled from a variety of sources. The assumption is made that this information is sufficiently accurate.

The HER is a record of known archaeological and historic features. It is not an exhaustive record of all surviving historic environment features and it does not preclude the existence of further features which are unknown at present.

APPENDIX 2: PLANNING POLICY

LEGISLATION

Planning (Listed Buildings and Conservation Areas) Act (1990)	The Planning (Listed Buildings and Conservation Areas) Act 1990 covers the registration of Listed Buildings (that is those buildings that are seen to be of special architectural or historic interest) and the designation of Conservation Areas (areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance). A Listed Building may not be demolished or altered or extended in any manner which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted. There are three grades of listed building (in descending order): Grade I: buildings of exceptional interest; Grade II*: particularly important buildings of more than special interest; and Grade II: buildings of special interest, warranting every effort to preserve them. When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must 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. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged. The Act requires local planning authorities to pay special attention throughout the planning process to desirability of preserving or enhancing the character or appearance of a Conservation Area.

Table 3: National legislation relevant to the proposed development

NATIONAL POLICY

Title	Content
NPPF Chapter 16, Paragraph 202	Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
NPPF Chapter 16, Paragraph 203	Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; f) the desirability of new development making a positive contribution to local character and distinctiveness; and g) opportunities to draw on the contribution made by the historic environment to the character of a place.
NPPF Chapter 16, Paragraph 204	When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
NPPF Chapter 16, Paragraph 205	Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to: a) assess the significance of heritage assets and the contribution they make to their environment; and b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

NPPF Chapter 16, Paragraph 206	Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.
NPPF Chapter 16, Paragraph 207	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
NPPF Chapter 16, Paragraph 208	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.
NPPF Chapter 16, Paragraph 209	Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
NPPF Chapter 16, Paragraph 210	In determining 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.

NPPF Chapter 16, Paragraph 211	In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.
NPPF Chapter 16, Paragraph 212	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 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.
NPPF Chapter 16, Paragraph 213	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[75].
NPPF Chapter 16, Paragraph 214	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.

NPPF Chapter 16, Paragraph 215	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.
NPPF Chapter 16, Paragraph 216	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.
NPPF Chapter 16, Paragraph 217	Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
NPPF Chapter 16, Paragraph 218	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
NPPF Chapter 16, Paragraph 219	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.
NPPF Chapter 16, Paragraph 220	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. 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.

NPPF Chapter 16, Paragraph 221	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.
NPPF Chapter 16, Footnote 75	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.

Table 4: National policy relevant to the proposed development, National Planning Policy Framework (NPPF), (published 2012, updated 2024)

RELEVANT LOCAL POLICY

Amber Valley Local Plan (adopted 2006)

Policy	Content
Policy EN 24	Development proposals for:- a) The external alteration of a Listed Buildings b) The external alteration of any other buildings within the curtilage of Listed Buildings built before 1 July 1948 c) New buildings and other structures, within the setting of a Listed Building will only be permitted where the proposals contribute to the preservation of the Listed Building and its setting, having regard to the elements which make up its special interest, including the character, appearance, scale and its original function.
Policy EN25	Planning permission for the change of use of Listed Buildings will be granted, provided the proposals:- a) contribute to the preservation of the building, its setting, and any special features of architectural or historic interest, and b) are compatible with the fabric, interior and setting of the Listed Building
Policy EN26	Development proposals that would result in the demolition of buildings within Conservation Areas will not be granted planning permission where the building makes a positive contribution to the character or appearance of the Conservation Area, unless a) every possible effort has been made to continue its present use or find an alternative use, including offering the unrestricted freehold of the building on the open market at a realistic price reflecting its condition, or b) there is clear evidence that the building is wholly beyond repair

Table 5: Policies relevant to the historic environment and Site taken from the Amber Valley Core Strategy (adopted November 2006)


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