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PEVERIL HOMES LIMITED

LAND OFF DRAYCOTT ROAD, BREASTON, DERBYSHIRE

HERITAGE IMPACT ASSESSMENT

1326407.7

January 2026

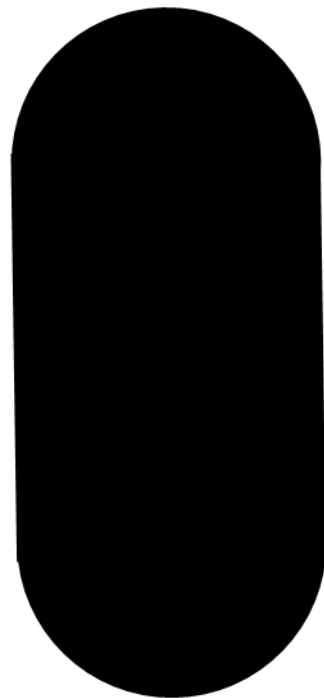
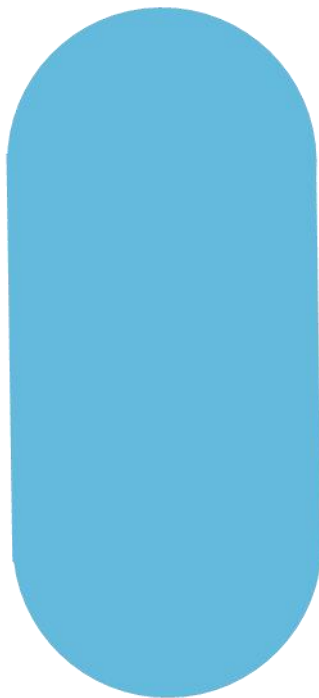




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EXECUTIVE SUMMARY

This Heritage Impact Assessment (including Archaeological Desk-Based Assessment and Built Heritage Assessment) has been prepared by Marrons on behalf of Peveril Homes Limited. It provides an assessment of the heritage considerations associated with the proposed outline residential development of land off Draycott Road, Breaston, Derbyshire.

This assessment has been prepared in accordance with the requirements of the National Planning Policy Framework (NPPF) and the Council's Development Plan in relation to heritage. It identifies heritage assets sensitive to the proposed development, provides an assessment of their heritage significance and considers the nature of any impact, as well as addressing the archaeological potential of the Site.

It has been established that the proposed development of the Site will not cause harm to the significance of any designated or non-designated built heritage asset through changes within their settings. The proposed development is therefore in accordance with the statutory legislation and consistent with national and local policy in relation to built heritage.

The Site has undergone development and subsequent demolition over the second half of the 20th century. A high level of anticipated disturbance and likely outright truncation to pre-20th century archaeological remains within the Site, there is a low potential to impact upon remains of archaeological interest, associated with Medieval and later agricultural activity.

Due to the limited evidence of Prehistoric and Roman activity across the study area and the results of the geophysical survey, development of the Site is unlikely to impact upon Prehistoric or Roman archaeological remains.

On the basis of this report, and in line with paragraph 207 of the NPPF, the significance of the archaeological resource within the Site is sufficiently well understood to allow for an informed judgment to be made. As such no further archaeological field evaluation is considered to be required.



1 INTRODUCTION

PROJECT BACKGROUND

- 1.1 Marrons were commissioned by Peveril Homes Limited to prepare a combined Heritage Impact Assessment for both built heritage and archaeology to accompany an application for outline planning permission for the development of land at Dracott Road, Breaston, Derbyshire, henceforth also referred to as the 'Site' (Figure 1). The Site is centred on National Grid Reference SK 45344 33559.
- 1.2 The authors of this report are Aimee Hudson-Brown BA(Hons) MA, Assistant Heritage Planner and Thomas Linington BA(Hons) MCIIfA, Principal Heritage Planner. It was reviewed by Lucy Nicholson LLB(Hons) MAUD MRTPI IHBC, Heritage Director.
- 1.3 This assessment considers the known and potential historic environment resources within the Site and its environs and any 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

- 1.4 The Site is located within the modern urban sprawl of the village of Breaston, situated to the west of the settlement's core. The centre of Nottingham is located ca. 12.8km to the northeast, with the centre of Derby ca. 10.15km to the northwest. The town of Long Eaton is located ca. 3.8km to the east.
- 1.5 The Site itself comprises of a mixture of undeveloped agricultural fields within the southern section of the Site, and brownfield land within the northern section. The Site is bound by Draycott Road to the south, residential development to the west and southeast, and undeveloped agricultural land to the north and northeast.

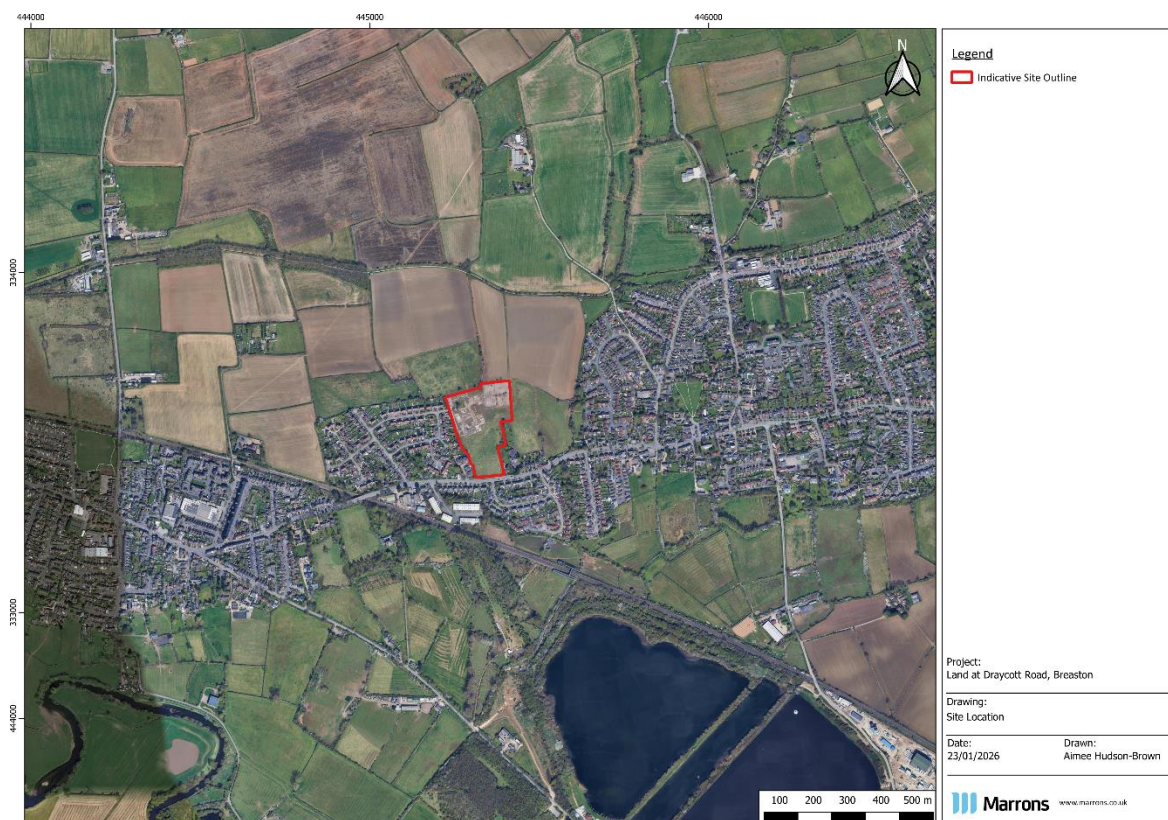


Figure 1: Site location

GEOLOGY

- 1.6 The whole Site is underlain by Gunthorpe Member – Mudstone, a sedimentary bedrock formed between 237 and 247.1 million years ago during the Triassic period (British Geological Survey, n.d.).
- 1.7 The Site is overlain by two different superficial deposits. The southeastern and northwestern sections of the Site are overlain by Allenton Terrace Deposits – Sand and gravel, a sedimentary bedrock formed between 2.588 million years ago to present day during the Quaternary period (British Geological Survey, n.d.).
- 1.8 The central section of the Site is overlain by Alluvium – Clay, sand and gravel, a sedimentary bedrock formed between 2.588 million years ago to present day during the Quaternary period (British Geological Survey, n.d.).
- 1.9 The soil within the Site is mapped as being slightly acid loamy and clayey soils with moderate to high fertility (Soilscape 8). The natural habitat is a wide range of pastures and woodland types. The soil is most suitable for autumn sown crops and grassland but is reasonably flexible (LandIS, n.d.).



CHARACTERISATION

National Landscape Character Area

- 1.10 The Site is located wholly within National Landscape Character Area (NCA) 39: Trent Valley Washlands. The below summary is extracted from the appropriate National Landscape Character Area (Natural England, 2014):

Overview:

The Trent Valley Washlands National Character Area (NCA) comprises the river flood plain corridors of the middle reaches of the River Trent's catchment in the heart of England. It is a distinctly narrow, linear and low-lying landscape, often clearly delineated at its edges by higher ground, and it is largely comprised of the flat flood plains and gravel terraces of the rivers.

A washland is described as an area of flood plain that is allowed to flood or is deliberately flooded for flood management purposes (Working with Natural Processes to Manage Flood and Coastal Erosion Risk, Environment Agency, 2010). Thus the Trent Valley Washlands are strongly defined by the riverine environment and periodic inundation. The key ecosystem services provided are related to water, its availability and regulation of flow. Thick superficial deposits of alluvium and river terrace gravels dominate the Washlands' geology. Variations in these, the resultant soils and the differences in elevation above and below flood levels have determined both settlement pattern and agricultural land use. Arable crops are by and large located on the freely draining soils of the river terraces and on the higher ground where fields are big and hedgerows are small with few trees. Pastoral farming generally takes place on the river flood plains, where soils are subject to frequent flooding or are naturally wet. Here fields are usually smaller and the hedgerows fuller with more tree cover. Overall woodland cover in the Washlands is very limited, although riparian trees, especially willows, provide an important component of the landscape.

The broad rivers, their riparian vegetation and the semi-natural parts of the flood plain form the main habitats of the Washlands, with flooded former gravel extraction sites introducing new wetland habitat into the area. Characteristic species are those associated with these wetlands such as grey heron, lapwing and kingfisher.

The rivers have attracted humans from the earliest times, especially the gravel terraces and crossing points. Traditional buildings are typically made of red brick with clay plain tile roofs with the occasional survival of some earlier timber-framed structures, while grander dwellings and churches are often built from sandstone.

A unifying thread throughout the Washlands is provided by the rivers, their flood plain tracts of pasture and the bordering higher ground; however, it is also a landscape that is heavily fragmented and intruded upon by modern built development, communication and transport infrastructure. It is greatly influenced by past and present industry, from energy generation to aggregate extraction. The landscape is experiencing significant



forces for change over short timescales from housing, infrastructure, the sand and gravel industry, agriculture and commercial ‘big shed’ development which detracts from the established character.

Despite these intrusions, in places, particularly beside the rivers, the Washlands provide a picturesque pastoral landscape with a beguiling, timeless quality. In addition, the potentially abundant opportunities for recreation offered by the many water resources are particularly important owing to their accessibility to the many people living within and near the area.

Key Characteristics:

- Distinctly narrow, linear and low-lying landscape largely comprised of the flat flood plains and gravel terraces of the rivers and defined at its edges by higher ground.*
- Geology dominated by superficial alluvium and gravel river terrace deposits underpins the contrast in arable and pastoral agricultural use, arable crops predominating on the free-draining soils of the river terraces, with grassland more commonly located along the alluvial river flood plains where soils are subject to frequent flooding or are naturally wet.*
- Flood plain pastoral areas where riverside pastures are subdivided by thick, full hedgerows with some trees contrast with arable areas with larger fields divided by low, small hedgerows with few trees.*
- Limited tree cover, but local concentrations give the impression of a well-timbered landscape in many places. Riparian trees, especially willows, provide an important component.*
- A landscape strongly defined by its rivers and their flood plains with the extensive canal network adding significantly to the watery character and providing major recreational assets for the area.*
- Diverse range of wetland habitats supporting notable species such as spined loach and bullhead fish, otter, water vole, white-clawed crayfish, shoveler, bittern, lapwing, snipe and redshank.*
- Rich history of human settlement and activity reflected in the archaeology and historic buildings with a particular focus on river crossing points and the gravel terraces, as well as being significant for early Christianity in the Midlands, and later for its canal and brewing heritage.*
- Settlement pattern heavily influenced by flood risk, confining villages to the gravel river terraces and to rising ground at the edges of the flood plains. Traditional buildings are characteristically of red brick and clay plain tile with earlier timber frame and grander dwellings and churches typically built from sandstone. Red brick and Welsh slate of 19th and early 20th century urban expansion prominent in larger settlements along with modern housing and development.*



- *A landscape heavily used as transport and communication corridors along the rivers and canals, for major roads and railways, and for power lines.*
- *A landscape marked by extensive sand and gravel extraction, power stations and prominent urban-edge industrial and commercial development.*

Historic Landscape Characterisation

1.11 The Site lies wholly within an area of land characterised by the Derbyshire Historic Landscape Characterisation (HLC) as Small Irregular Fields (Figure 2). A description of the HLC Types that the Site falls across is reproduced below from the Derbyshire County Council Character Area Full Report. This was received as part of the data supplied as part of the Historic Environment Record (HER) search undertaken during the production of this report:

Fields north of Draycott Road, Breaston (HLC ref: **HDR1415**): *“Formerly small irregular fields by 1882; probably enclosed from open fields. A school with playing fields are situated here by 1972 and are later extended. The school was demolished by 2002, and the former playing fields are now small regular fields. This area appears on the 1st edition OS map as small irregular fields. Ridge and furrow earthworks on the 1970s aerial photographs indicate that this area was formerly part of open fields. There appears to be a school and playing fields within this area on these photographs. The playing fields were later extended. By the 1999-2002 aerial photographs, the school has been demolished, but the foundations are still visible. The former playing fields have been enclosed into small regular fields for horses on modern aerial photographs.”*

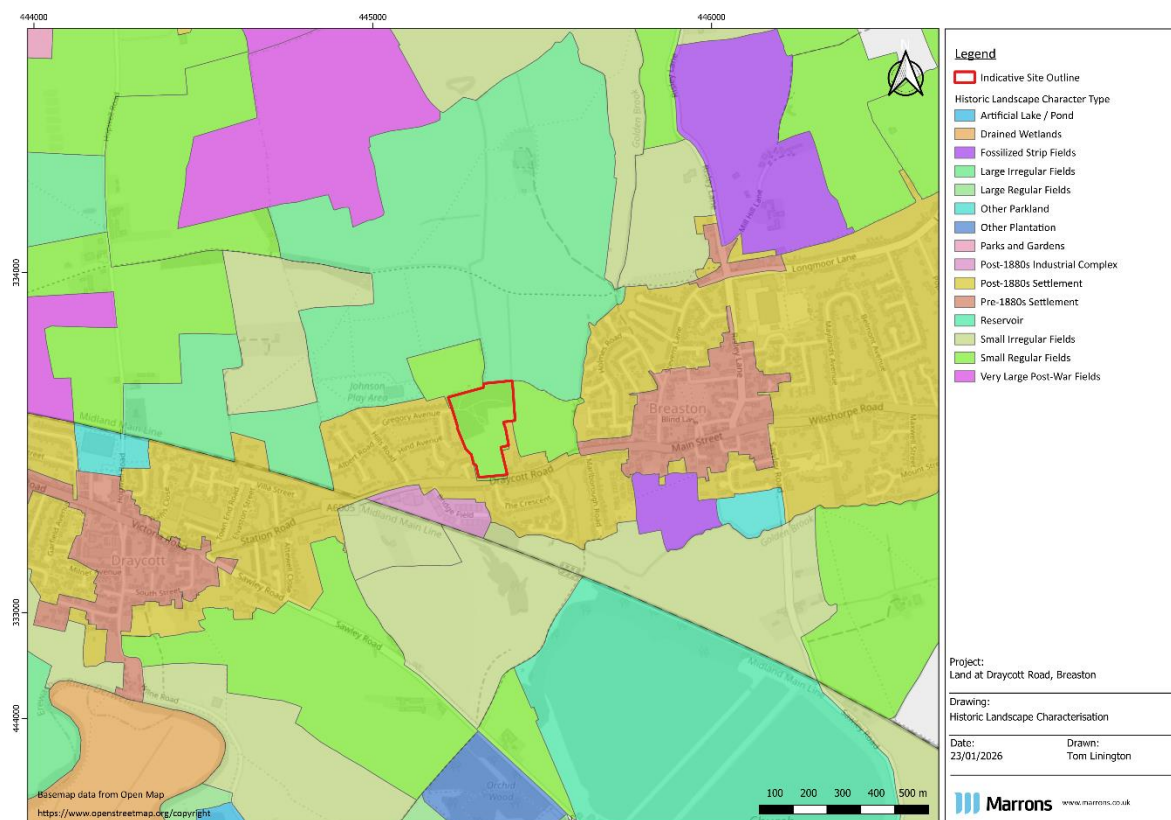


Figure 2: Historic Landscape Characterisation

PROPOSED WORKS

1.12 Proposed works are for an outline application for residential development and associated access, landscape and drainage infrastructure with all matters reserved except for point of access. The Illustrative Masterplan (Figure 3) shows housing setback from the eastern and south-western edges with access taken from the south-eastern boundary.



Figure 3: Illustrative Masterplan

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

SCOPE OF STUDY

1.14 The scope of this report is proportionate to the proposed works and the objectives 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;



- Assess the potential for the survival of archaeological remains within the proposed development Site, their likely condition and extent;
- Evaluate the significance of any potential archaeological remains and to examine whether this might be impacted upon by the proposed development;
- Consider if further evaluation of the Site’s archaeological potential and significance is required, alongside any appropriate forms of mitigation;
- Review the impact of the proposed development in respect of the prevailing framework of policy and legislation.

1.15 Research sources consulted for this study comprise published references and maps.

1.16 A search of the Derbyshire HER was completed on 19/08/2025 to a distance of 1km (study area). The HER reference for this report is **CDR14300**. The search identified a total of 88 entries (including archaeological events and monuments, after identifying and removing duplications). All are detailed and mapped in Appendix 3.

1.17 A Site visit was undertaken on 21st October 2025 by Tom Linington.

PLANNING CONTEXT

LEGISLATION AND NATIONAL POLICY

1.18 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.

1.19 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

1.20 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 Erewash Borough Council which is currently subject to the heritage policies within the Erewash Borough Council Core Strategy as set out within Appendix 2.

RELEVANT PLANNING HISTORY

1.21 No planning applications associated with the Site are listed on the planning portal for Erewash Borough Council, although the Site has previously been promoted as part of the Borough Council’s Strategic Housing Land Availability Assessment (SHLAA).



2 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

- 2.1 A brief archaeological and historical background is given here to provide an immediate context to the Site.

PREVIOUS ARCHAEOLOGICAL INTERVENTIONS

- 2.2 The search of the Derbyshire HER identified three previous archaeological interventions (events) within the study area. These are fully illustrated on Figure 13 and tabulated in Appendix 3, those relevant to the proposed development are discussed below:

HER Reference	Name
EDR2999	Watching brief, Draycott Rising Main, 2011
<p>A watching brief was carried out during the replacement of a rising mains running from north-east of Alvaston, Derby, to a pumping station east of Draycott. The scheme was c. 6km long and passed largely through arable land on the banks of the River Derwent. It involved the stripping of topsoil within a 20m easement and the excavation of an open cut trench within this stripped area. Topsoil was not stripped in an area surrounding possible Prehistoric cropmark enclosures at the eastern end of the works. The area was directionally drilled along the route of the old mains in order to avoid any impact upon the potential archaeological remains in this area and a temporary trackway was laid above the topsoil in order to allow plant to move on to the next section.</p> <p>Part of a Middle Bronze Age cremation cemetery was identified at the eastern end of the pipeline, and a collection of Romano-British pottery was recovered at the western end. Medieval and Post-Medieval pottery sherds were found along the length of the route, although none were recovered from secure contexts.</p>	

Table 1: Events relevant to the proposed development

PREHISTORY AND ROMAN

- 2.3 The Prehistoric period encompasses the Palaeolithic, Mesolithic, Neolithic, Bronze Age and Iron Age.
- 2.4 As defined by the Natural England's National Landscape Character Area, the Site is located within the Trent Valley Washlands, which has a long history of being a focus of human activity dating all the way back to Early Prehistory. The river gravel terraces with their freely draining soils were well-suited to settlement, with the earliest recorded dating to the Neolithic period, and there is evidence of land division from the Iron Age onwards.
- 2.5 The landscape during the Palaeolithic and Mesolithic was characterised by open tundra landscapes at the end of the Ice Ages which were replaced by forest that developed through a succession of species, under the influence of climatic change and



- soil development. It was likely these communities moved across the landscape, utilising the wide range of resources available during the changing seasons, establishing temporary or seasonal settlements.
- 2.6 Throughout the Neolithic, heavily wooded claylands continued to be used for hunting and foraging, though communities gradually shifted away from hunter/gatherer and towards a more settled farming lifestyle. Permanent settlements began to appear, with the introduction of domesticated animals and plants allowing communities to manage their resources in one location. Stone and flint tools continued to be used, whilst pottery began to emerge during the Neolithic period. Evidence of funerary and ritual activity also began to increase during this period.
 - 2.7 The latter Prehistory appears to be one of expansion of human settlement and agriculture within the wider region. Permanent settlement activity continued throughout the Bronze Age and into the Iron Age periods, forming small hamlets and farmsteads across the landscape. Trackways were likely established to connect communities together.
 - 2.8 Evidence of Prehistoric activity associated with the growth of domestication within Derbyshire have been identified through the development of large communal monuments, such as Neolithic henges and barrows which were ritual activities typically associated with burying the dead.
 - 2.9 Prehistoric activity is scarce within the study area. During a watching brief for the replacement of a rising mains in 2011, a Middle Bronze Age cemetery was recorded ca. 630m southwest of the Site (EDR2999; Map Ref 39). Two cremation burials and seven cremation deposits were identified to the south of Sawley Road, and two samples were submitted for radio-carbon dating, with results concluding the cremations were of a Middle Bronze Age date. Based on the results from the radio-carbon dating, evidence suggests that the cremation burials and deposits likely represent a flat cemetery, a rare Middle Bronze Age funerary type with few examples found in Derbyshire (Wessex Archaeology, 2012). Other artefacts found during the watching brief include a Late Neolithic to Early Bronze Age flint knife which was recovered from the topsoil southwest of a pumping station on Sawley Road (Map Ref 39).
 - 2.10 No Prehistoric activity is recorded within the Site.
 - 2.11 The Roman occupation of Britain began in earnest under the Emperor Claudius in AD 43, and advanced with great rapidity over most of Britain. At the time, the Coretani tribe had settled in much of Derbyshire and the East Midlands.
 - 2.12 In the wider region, Roman activity was extensive within much of Derbyshire. From the 1st century AD after the Roman conquest of the region, military forts were established at Little Chester, Derby and Leicester. The principal Roman road Rykniel/Ickniel Street connected Derby with Wall (near Lichfield, Staffordshire) and the southwest of England, passing ca. 13.2km west of the Site. Smaller Roman roads were constructed to provide routes for commerce, trade, and the transportation of goods, as well as allowing for movement of troops, throughout the country. As the population size and



demand in produce increased, existing settlements expanded and exploited new areas of land to cope with the growth.

- 2.13 Passing through Derbyshire towards the River Trent, the projected route of the Little Chester to Sawley Roman road is located ca. 640m south of the Site, following a northwest-southeast alignment (Map Ref 42). The Derby to Sawley section of road that passes through the Breaston parish is believed to be mostly buried beneath Church Wilne reservoir and Draycott Road (Map Ref 43).
- 2.14 To the south of the projected course of the Little Chester to Sawley Roamn road, a number of Roman sites have been identified close to the River Derwent, including a possible Roman farmstead recorded ca. 755m south of the Site (Map Ref 41). A series of ditches and enclosures were identified during preparation for a new filter plant southwest of Breaston. Two phases of activity were recorded within these features, spanning between the mid-1st to mid-2nd centuries. No indications of permanent structures were identified within the area, with no evidence of post-holes, building foundations or masonry recorded. Three circular ditches found within the enclosure were interpreted as possible huts or tents. An assemblage of Roman pottery was found within the narrow ditch system, with another assemblage found in the wider ditch system. To the east of the area, a series of linear gullies were recorded, though their relationship with the enclosure remains unclear.
- 2.15 No Roman activity is recorded within the Site.

MEDIEVAL

- 2.16 The Site is located between two Medieval settlements: Breaston and Draycott.
- 2.17 It is likely the origins of Breaston date to the Anglo-Saxon period, with place name evidence indicative of an Early Medieval settlement, with the name deriving from the Old English word '*tūn*' meaning an enclosure, farmstead, village or estate, and likely from the personal name '*Braedg*' meaning 'Braedg's farm or settlement' (University of Nottingham, 2012a). Alternatively, Breaston has also been referred to as '*Bradestone*' and '*Braidstone*' during the Early Medieval period (Erewash Borough Council, 2012).
- 2.18 Similarly, the origins of Draycott was likely established by a group of Anglo-Saxon settlers, with place name evidence deriving from the Old English words '*dræg*' meaning a drag, slip-way or a portage, and '*cof*' meaning a cottage, shelter, hut or den (University of Nottingham, 2012b). The settlement lies within the civil parish of Draycott and Church Wilne, located to the south-southwest of both Breaston and Draycott.
- 2.19 Both Breaston and Draycott are recorded in the Domesday Book of 1086, with Breaston containing fifteen households and Draycott containing fourteen households in the hundred of Morleystone. When recorded in the Domesday Survey, Breaston was under the ownership of four separate owners, whilst Draycott was under the ownership of the Bishop of Chester (Powell-Smith, n.d.).
- 2.20 Despite the settlement forming part of a manor, there was no manor house within Breaston (Erewash Borough Council, 2012).



- 2.21 Whilst likely having Medieval origins, the settlement of Wilne does not appear within the Domesday Book, suggesting Draycott was the more populated settlement between the two (Erewash Borough Council, 2013).
- 2.22 The settlement of Breaston comprised of irregular plots which were densely clustered around a central green, with the north of the village green enclosed by a pinfold or a pound. The settlement was divided into two; the larger and higher status plots were situated upwind to the west of the settlement, whilst the smaller and lower status plots were situated downwind to the east (Erewash Borough Council, 2012).
- 2.23 The development of Draycott during the Medieval period is considered unclear in comparison. The earliest activity within Draycott is believed to comprise of four blocks of development facing South Street, Market Street and Derwent Street, which were divided into deep linear plots with common rear boundaries. Later Medieval development is characterised by the shallower depth of the linear plots and/or the removal of common rear boundaries (Erewash Borough Council, 2013).
- 2.24 Extant built fabric from the Medieval period within Breaston is limited to the Church of St Michael (Map Ref 1, 51), ca. 595m to the east of the Site. Although having been restored in the late 19th century, the church has surviving fabric from the 11th, 13th, 14th and 15th centuries (Historic England, 1967), and was used as a chapel of ease throughout this period. The nearby Grade I listed Church of St Chad in Church Wilne (NHLE: 1281336) was the parish church used for marriages, baptisms and burials, with the locally known “coffin path” linking the two churches together. The Church of St Chad also served as the local church for Draycott (Erewash Borough Council, 2012).
- 2.25 Throughout the Medieval and Post-Medieval periods, Breaston and Draycott would have been nucleated rural settlements reliant on an agricultural economy. As with the majority of settlements across lowland England, it would have operated under the Open Field System, whereby villages and hamlets were typically centred around one or more manorial sites where the local landowner(s) resided, whilst the rest of the local population worked the large, open and unenclosed arable fields around the village. This land was worked in a communal system in strips, often housed within a larger subdivision known as a furlong and created a distinct pattern of ridge and furrow in the land. The DHER records evidence of Medieval agricultural cultivation to the northeast and south of the Site, ranging between ca. 275m south and ca. 750m northwest of the Site respectively (Map Ref 44 - 50). As such, it seems likely that during this period, and into the Post-Medieval period, the Site was located within the undeveloped agricultural land surrounding the settlements.
- 2.26 The Historic Landscape Characterisation (HLC) data, detailed in Section 1 of this report, shows that the Site likely comprise fields which were enclosed from open fields, and were likely former small, irregular fields with ridge and furrow earthworks visible on historic aerial photography prior to the construction of a school and associated playing fields during the 20th century.
- 2.27 Whilst no evidence of Medieval activity is recorded within the Site, it is likely the Site fell within the rural hinterland between Breaston and Draycott and likely lay within its Open Field System.



POST-MEDIEVAL

- 2.28 During the Post-Medieval period, both Breaston and Draycott likely continued as agricultural villages reliant on an agricultural economy and likely remained so until the 19th century, where industrialisation began to take over settlements across most of the country, including across Derbyshire. Limited expansion occurred within Breaston until the later Post-Medieval period, however Draycott appeared to expand south of Victoria Road, where buildings were constructed at the rear of the former Medieval plots (Erewash Borough Council, 2013).
- 2.29 A very small number of extant buildings and structures from this period survive across the settlements, including No. 6 Church View (Map Ref 7, 53), a 17th century farmhouse rebuilt in the 1980s, and Manor Farmhouse, built in the early 18th century with 19th century alterations (Map Ref 3, 52).
- 2.30 Throughout much of the Post-Medieval period, both Breaston and Draycott would have continued as small rural settlements primarily based on an agricultural economy. There were likely changes to the rural landscape surrounding the villages during this period, though, with the impact of the process of enclosure gradually transforming the Open Fields into a series of enclosed fields under private cultivation occurring across England during this period. In 1764, the common land around Draycott were enclosed by an Act of Parliament (Erewash Borough Council, 2013).
- 2.31 By the end of the 18th century, the construction of new transport routes within the area brought significant changes to the landscape and contributed towards an increase in trading and employment within the area. Canals were significant during the Industrial Revolution for transporting these materials across the county as it was easier to transport a large number of shipments at a time. The Derby-Sandiacre arm of the Derby Canal was established in 1796, connecting the Erewash Canal with the Derby Canal, following an east-west alignment ca. 255m north of the Site (Map Ref 58).
- 2.32 Whilst no Post-Medieval activity is recorded within the Site, it is likely that the Site remained within the wider rural hinterland between the two settlements, and likely continued to be used for agricultural purposes.

19TH CENTURY TO PRESENT

- 2.33 The early 19th century saw the process of industrialisation continue to have an impact on the area, particularly around Draycott. 19th and 20th century mapping depict the development of both settlements throughout the Modern period.
- 2.34 Sanderson's Map of Twenty Miles Round Mansfield (Figure 4) shows the area as it was in the early 19th century. Breaston and Draycott are presented as two small settlement cores following a nucleated planform. The map also depicts the impact of the process of enclosure, with field patterns of irregular enclosed fields surrounding the villages. The Site lies between the two settlements, formed of a number of these irregular field plots.

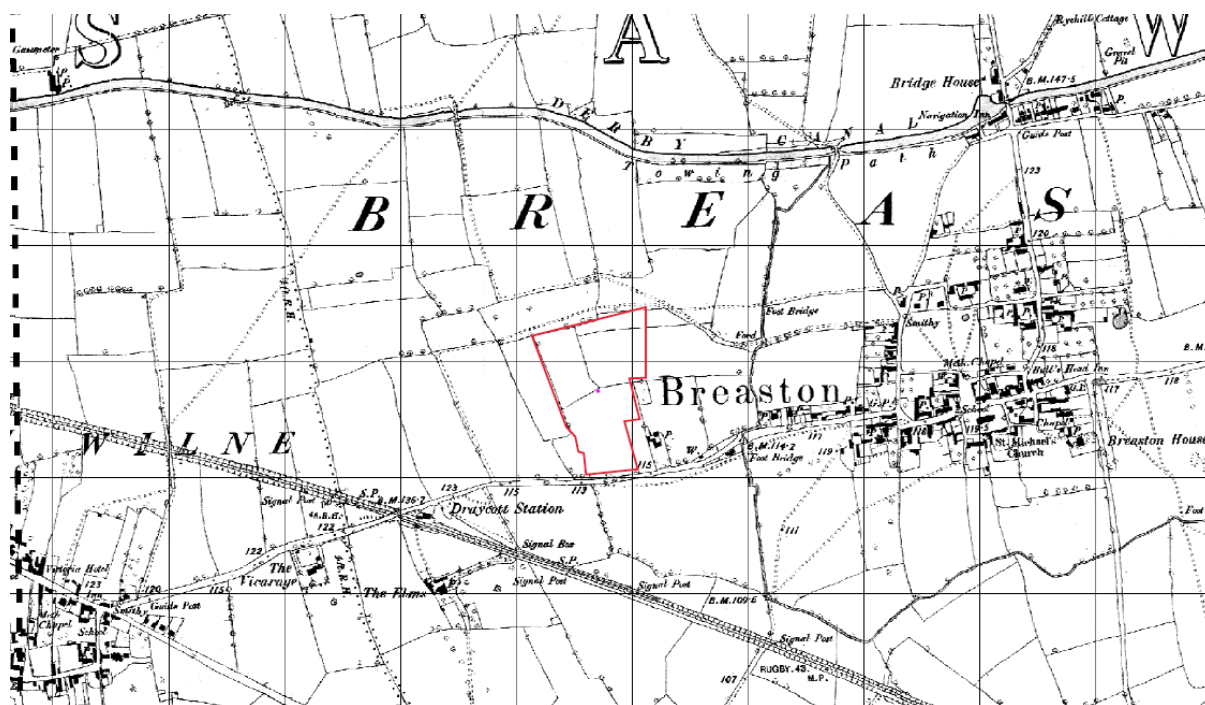


Figure 5: 1884 OS Map, indicative site location in red

Throughout the late 19th and early 20th century, Breaston remained largely unchanged, with Draycott expanding towards the station by 1921.

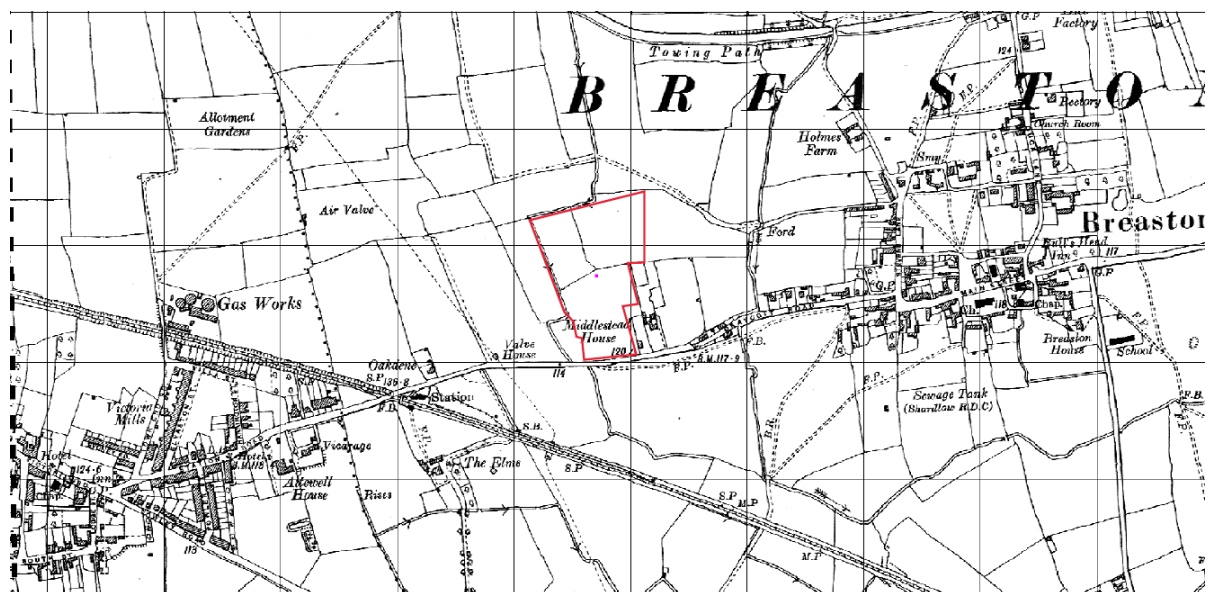


Figure 6: 1921 OS Map, indicative site location in red

2.37 Throughout the course of the 20th century, the formerly undeveloped land between the railway line and Breaston was developed, initially the southern side of the road for residential use, then post 2nd World War the northern side of the road.

2.38 The 1963 OS mapping show the construction of Western Mere County Secondary School within the Site. The building was located in the northwestern corner, with tennis courts to its east and playing fields to the south.



- 2.39 The school was demolished in the late 20th century and the Site has remained undeveloped land since this.

3 OTHER STUDIES

LIDAR

- 3.1 Due to the previously developed nature and associated disturbance of the Site, LIDAR data was not consulted in this instance.

GEOPHYSICAL SURVEY

- 3.2 Due to the anticipated heavy disturbance caused through development of the Site as a school with associated playing fields and tennis courts, it is not considered that geophysical survey will provide effective evaluation of the Site's archaeological potential.



4 SITE VISIT

- 4.1 A site visit was undertaken on the 21st October 2025.
- 4.2 The visit consisted of a walkover examination of the Site and photography of a variety of publicly accessible views from and around the Site, including visible heritage assets.



Figure 7: View of the Site from Draycott Road, looking north



Figure 8: View across the Site from the northern boundary, looking south across the tennis courts



5 IMPACT ASSESSMENT

SCOPE OF ASSESSMENT

- 5.1 This section considers the direct and indirect impacts of the proposed development upon the significance of known and potential designated and non-designated heritage assets.
- 5.2 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.”*

DIRECT IMPACTS

BUILT HERITAGE

- 5.3 There are no designated or non-designated built heritage assets located within the Site boundary (Figure 9).

ARCHAEOLOGY

- 5.4 Building works, groundworks, associated landscaping and access routes are the main source of impacts from a proposed development on the archaeological resource. Such works can cause direct impacts through the removal or truncation of any below-ground archaeological deposits that may exist within the Site.
- 5.5 Table 2 considers the likelihood and nature of human activity that may have taken place within the Site, the likely archaeological interest of any associated remains, and the potential for their survival. On this basis conclusions are drawn regarding the possible direct impacts of the proposed development upon the significance of the archaeological resource.



Period	Likelihood of Activity within the Site	Nature of Activity	Significance of associated remains	Likely Survival of remains
Prehistoric	Low Limited evidence of Prehistoric activity recorded across the study area.	Unknown	Unknown	Poor, due to 20 th century development and subsequent demolition within the Site
Roman	Low Limited evidence of Roman activity recorded across the study area.	Rural land management Agriculture Rural occupation	Local	Poor, due to 20 th century development and subsequent demolition within the Site
Medieval	High The Site formed part of the wider rural hinterland to the villages of Breaston and Draycott	Agriculture	Local	Poor, due to 20 th century development and subsequent demolition within the Site
Post-Medieval	High The Site formed part of the wider rural hinterland to the villages of Breaston and Draycott	Agriculture	Local	Poor, due to 20 th century development and subsequent demolition within the Site
Modern	Known Documentary evidence of farming within the Site.	Agriculture	None	Poor, due to 20 th century development and subsequent demolition within the Site
	A school occupied the Site in the latter half of the 20 th century	Education	None	Good

Table 2: Likelihood and nature of human activity within the Site



Impact of Proposed Development

- 5.6 Overall, the archaeological potential of the Site is considered to be negligible to at most low. While it is accepted that there is a high potential for Medieval and later remains associated with agriculture and land management to have been present within the Site, the construction of the Western Mere County Secondary School in the mid-20th century and its demolition in the late 20th century has likely removed any archaeological remains of interest within the Site.



INDIRECT IMPACTS

- 5.8 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.*
- 5.9 A search area of 1km from the Site boundary was used to identify heritage assets that may be sensitive to changes within their settings. Within the search area, there are 11 designated heritage assets (Figure 9).
- 5.10 From a review of local authority datasets, historic research and the site visit, no non-designated heritage assets were identified as being sensitive to the proposed development of the Site.
- 5.11 The table below (Table 3) details the heritage assets within the study area



Figure 9: Built heritage assets within a 1km search area



Map Ref	NHLE No.	Name	Type/Grade	Detailed Setting Assessment?
1	1087960	Church of St Michael	Grade I Listed Building	No
2	1087961	Manor Farmhouse	Grade II Listed Building	No
3	1087962	Barn To East Of Manor Farmhouse	Grade II Listed Building	No
4	1087963	Railway Bridge To South West Of Cemetery Chapel	Grade II Listed Building	No
5	1087966	Railway Bridge At Sk 446 334	Grade II Listed Building	No
6	1281333	Victoria Mill	Grade II Listed Building	No
7	1334832	6, Church View	Grade II Listed Building	No
8	1334833	39, Main Street	Grade II Listed Building	No
9	1385727	Rose Cottage	Grade II Listed Building	No
10	1206015	Breaston Conservation Area	Conservation A	No
11	N/A	Draycott Conservation Area	Conservation Area	No

Table 3: Built heritage assets within 1km study area

CHURCH OF ST MICHAEL (MAP REF 1)

- 5.12 The Church of St Michael surrounding it are located ca. 580m east of the Site.
- 5.13 The significance of the Listed Building is principally vested in its architectural and historic interest, which is most strongly experienced from within its immediate setting. The formerly developed Site is not considered to contribute to the setting of the asset in a meaningful way due to the absence of any visual association between them. The Site is also now experienced as being part of the settlement envelope of Breaston and Draycot due to its relationship with the surrounding built form to the south, east and west.
- 5.14 Whilst no views of the Site from the Listed Buildings were identified, should there be any visibility of the proposed development this would be extremely limited and the housing would be seen as part as the existing residential development already established within proximity of the Site.
- 5.15 On this basis, the Site is not considered to form part of the setting of the Church of St Michael. It therefore makes no contribution to its significance and development within the Site would not cause harm to its significance.



BREASTON CONSERVATION AREA (MAP REF 10)

- 5.16 The Breaston Conservation Area was designated in February 1979. The *Breaston Conservation Area Character Appraisal* was produced by Erewash Borough Council in 2012
- 5.17 Breaston Conservation Area is located approximately 360m east of the Site at its closest point and consist of four distinct character zones, one of which is further subdivided.
- 5.18 The Conservation Area's significance is principally vested in its historic building stock, open spaces, layout and views, the interplay between which creates the Conservation Area's distinctive character and appearance. The Church of the St Michael serves as a historic and architectural landmark within the village.
- 5.19 The Site is separated from Breaston Conservation Area by considerable distance and existing 20th century residential development. There are no views of the Conservation Area from within the Site, nor are there reciprocal views of the Site from within the Conservation Area.
- 5.20 On this basis, the Site is not considered to form part of the settings of Breaston Conservation Area and therefore makes no contribution to its significance. As such, the development of the Site would not cause harm to this heritage assets.

REMAINING DESIGNATED HEIRTAGES ASSETS WITHIN SEARCH AREA

- 5.21 There is no intervisibility between the Site and any of the other Designated Heritage Assets within the search area due to the intervening built development, vegetation and topographical changes. There is also no evidence of a historic functional association. As such, the Site does not form part of their settings, and they will not be impacted by the proposed development.



6 CONCLUSION

- 6.1 Marrons were commissioned by Peveril Homes Limited to prepare a combined Heritage Impact Assessment for both built heritage and archaeology to accompany an application for outline planning permission for the development of land at Draycott Road, Breaston, Derbyshire.
- 6.2 This report meets the requirements of the NPPF and local planning policy to identify the significance of heritage assets that might be affected by the proposed development and assess the degree of impact upon them.
- 6.3 There are no built heritage assets located within the Site. Within a 1km search area of the Site, there are 11 designated heritage assets. No non-designated built heritage assets have been identified as being sensitive to the development of the Site.
- 6.4 It has been established that the proposed development of the Site will not cause harm to the significance of any designated or non-designated built heritage asset through changes within their settings. The proposed development is therefore in accordance with the statutory legislation and consistent with national and local policy in relation to built heritage.
- 6.5 The Site has undergone development and subsequent demolition and desertion over the second half of the 20th century. A high level of anticipated disturbance and likely outright truncation to pre-20th century archaeological remains within the Site, there is a low potential to impact upon remains of archaeological interest, associated with Medieval and later agricultural activity.
- 6.6 Due to the limited evidence of Prehistoric and Roman activity across the study area and the results of the geophysical survey, development of the Site is unlikely to impact upon Prehistoric or Roman archaeological remains.
- 6.7 On the basis of this report, and in line with paragraph 207 of the NPPF, the significance of the archaeological resource within the Site is sufficiently well understood to allow for an informed judgment to be made. As such no further archaeological field evaluation is considered to be required.



7 REFERENCES

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MAPPING

- Tithe Maps - <https://www.thegenealogist.co.uk/>
- GIS Basemaps available through Google, ESRI, and Ordnance Survey
- Satellite Imagery from ©Google Earth



APPENDICES

APPENDIX 1: ASSESSMENT METHODOLOGY

AIMS AND SCOPE

The aims 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;
- Assess the potential for the survival of archaeological remains within the proposed development Site, their likely condition and extent;
- Evaluate the significance of any potential archaeological remains and to examine whether this might be impacted upon by the proposed development;
- Consider if further evaluation of the Site's archaeological potential and significance is required, alongside any appropriate forms of mitigation;
- Review the impact of the proposed development in respect of the prevailing framework of policy and legislation.

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), Management of Research Projects in the Historic Environment: The MoRPHE Project Manager’s Guide (Historic England, 2015), and the Chartered Institute for Archaeologists’ (CIfA) Standard and Guidance: historic environment desk-based assessment (Chartered Institute for Archaeologists, 2014) 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 January 2026.

Non-Designated Heritage Asset Data

Erewash Borough Council have a Local List for several towns and villages within its jurisdiction, including Draycott. The data was accessed in January 2026.



Historic Environment Record (HER)

A search of the Derbyshire Historic Environment Record (ref: **CDR14300**) was conducted in August 2025 with an agreed 1km search area from the Site.

Cartographic Sources

Historic mapping was obtained online. Information from historic maps, other than tracing the above-ground development of a Site or place, can assist in the assessment of archaeological potential by highlighting previously unrecorded features, enabling an understanding of how the land has been managed in the recent past and identifying areas where development is likely to have removed or truncated below-ground archaeological deposits.

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 January 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.

Archaeological Potential

This Assessment is based upon the known and potential historic environment resource in a defined Study Area surrounding the Site alongside a Site visit. The potential for encountering as of yet unknown archaeological remains of interest within the Site, either wholly or according to a specific period, has been assessed according to the following criteria:

Potential	Criteria
No/None	There is no clear evidence that would support the presence of archaeological remains of interest.
Low	Remains of archaeological interest are very unlikely to be encountered, but their presence cannot be altogether ruled out.
Moderate	Evidence is suggestive that features of archaeological interest may exist.
High	Evidence indicates that there is a strong possibility that remains of archaeological interest survive.



Certain	Based on the evidence available it is a near certainty that remains of archaeological interest survive.
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Archaeological Interest

The level of archaeological interest of known or potential archaeological remains within a Site is defined according to the following criteria:

Interest	Criteria
No/None	Material remains of no interest, the study of which would offer little to no further meaningful understanding of the nature of human activity that it relates to.
Local	Archaeological remains of local importance, the study of which would be of meaningful value to local research. Its value is likely limited to improving our knowledge and understanding of human cultural activity within a localised area.
Regional	Archaeological remains of regional importance, the study of which would be of meaningful value to research at a regional scale. Its value is likely to develop knowledge and understanding of human cultural activity across a wider county or region.
National	Archaeological remains of the highest importance, such as scheduled monuments, the study of which would be of meaningful value to research on a national scale. Its value is likely to enhance our understanding of human cultural activity on a national scale.
International	Archaeological remains of national importance, the cultural value of which extends to cultures beyond the UK, such as World Heritage Sites.

N.B. In all cases, the potential interest and importance of archaeological remains should be gauged against established Research Agendas where available.



APPENDIX 2: PLANNING POLICY

LEGISLATION

<p>Planning (Listed Buildings and Conservation Areas) Act (1990)</p>	<p>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).</p> <p>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.</p> <p>There are three grades of listed building (in descending order):</p> <p>Grade I: buildings of exceptional interest;</p> <p>Grade II*: particularly important buildings of more than special interest; and</p> <p>Grade II: buildings of special interest, warranting every effort to preserve them.</p> <p>When making a decision on all <u>listed building consent</u> applications or any decision on a planning application for <u>development</u> that affects a <u>listed building</u> or its <u>setting</u>, a <u>local planning authority</u> must have special regard to the desirability of <u>preserving the building</u> or its setting or any features of <u>special architectural</u> or <u>historic interest</u> which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.</p> <p>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.</p>
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Table 4: National legislation relevant to the proposed development

NATIONAL POLICY

Title	Content
<p>NPPF Chapter 16, Paragraph 202</p>	<p>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</p>



	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	<p>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:</p> <p>d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;</p> <p>e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;</p> <p>f) the desirability of new development making a positive contribution to local character and distinctiveness; and</p> <p>g) opportunities to draw on the contribution made by the historic environment to the character of a place.</p>
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	<p>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:</p> <p>a) assess the significance of heritage assets and the contribution they make to their environment; and</p> <p>b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.</p>
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



	<p>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.</p>
NPPF Chapter 16, Paragraph 208	<p>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.</p>
NPPF Chapter 16, Paragraph 209	<p>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.</p>
NPPF Chapter 16, Paragraph 210	<p>In determining applications, local planning authorities should take account of:</p> <ul style="list-style-type: none"> a) the desirability of sustaining and enhancing the significance of heritage assets <p>and putting them to viable uses consistent with their conservation;</p> <ul style="list-style-type: none"> b) the positive contribution that conservation of heritage assets can make to <p>sustainable communities including their economic vitality; and</p> <ul style="list-style-type: none"> c) the desirability of new development making a positive contribution to local character and distinctiveness.
NPPF Chapter 16, Paragraph 211	<p>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</p>



	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	<p>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:</p> <p>a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;</p> <p>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 exceptional⁷⁵.</p>
NPPF Chapter 16, Paragraph 214	<p>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:</p> <p>a) the nature of the heritage asset prevents all reasonable uses of the site; and</p> <p>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</p> <p>c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and</p> <p>d) the harm or loss is outweighed by the benefit of bringing the site back into use.</p>
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.
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Table 5: National policy relevant to the proposed development, National Planning Policy Framework (NPPF), (published 2012, updated 2025)



LOCAL POLICY

Erewash Core Strategy 2011-2028 (adopted March 2014)

Policy	Content
<p>Policy 11: The Historic Environment</p>	<p>1. Proposals and initiatives will be supported where the significance of heritage assets and their settings would be sustained or enhanced. Planning decisions will take into account the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.</p> <p>2. Local Development Documents will take into account the desirability of sustaining and enhancing the significance of heritage assets, as well as the contribution made by the historic environment to an area's sense of place.</p> <p>3. A variety of strategic approaches will be used to assist in the conservation and enjoyment of the historic environment and to ensure that evidence about the historic environment and heritage assets is publicly documented:</p> <ul style="list-style-type: none"> a) considering investment in and enhancement of historic places including the public realm and the setting of heritage assets; b) publishing proposals for the preservation and enhancement of conservation areas in the form of management plans; c) considering the use of Article 4 directions to control the impact of permitted development on the historic environment; d) identifying heritage assets worthy of designation locally, including the identification of potential conservation areas; e) appraising the character of existing conservation areas; f) requiring developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part); and g) considering the need for the preparation of further local evidence. <p>4. The impact upon the historic environment of planning policies and decisions will be monitored. Particular attention will be paid to the degree to which individual or groups of heritage assets are at risk of neglect, decay or other threats.</p>

Table 6: Policies relevant to the historic environment and Site taken from the Erewash Core Strategy 2011-2028 (adopted March 2014)



Erewash Borough Council Strategic Housing Land Availability Assessment (SHLAA)

Erewash Borough Council SHLAA was published in November 2022. The SHLAA methodology maps out areas promoted and assessed for the suitability for development. The Site is one of the areas promoted within the SHLAA and is mapped under reference 240.

Supplementary Planning Documents/Guidance:

- **Breaston Conservation Area Character Appraisal** (Erewash Borough Council, 2012) and **Draycott Conservation Area Character Appraisal** (Erewash Borough Council, 2013) - The conservation area character appraisals evaluate and record the special interest of the conservation area and provides the basis for making informed and sustainable decisions about the future of area.



APPENDIX 3: HISTORIC ENVIRONMENT RESOURCE

This appendix provides illustration and tabulation of known designated and heritage features within 1km of the Site. The information is sourced from the Historic England National Heritage List for England (NHLE) (designated heritage assets), and the Derbyshire Historic Environment Records (HER) (heritage features and monuments).

DESIGNATED HERITAGE ASSETS

Table 7: Designated and Non-Designated Heritage Assets

Map Reference	Historic England Reference	Name	Designated and Grade
1	1087960	Church of St Michael	Grade I Listed Building
2	1087961	Manor Farmhouse	Grade II Listed Building
3	1087962	Barn To East Of Manor Farmhouse	Grade II Listed Building
4	1087963	Railway Bridge To South West Of Cemetery Chapel	Grade II Listed Building
5	1087966	Railway Bridge At Sk 446 334	Grade II Listed Building
6	1281333	Victoria Mill	Grade II Listed Building
7	1334832	6, Church View	Grade II Listed Building
8	1334833	39, Main Street	Grade II Listed Building
9	1385727	Rose Cottage	Grade II Listed Building
10	1206015	Breaston Conservation Area	Conservation Area
11	N/A	Draycott Conservation Area	Conservation Area

NON-DESIGNATED HERITAGE ASSETS

Table 8: Locally Listed Heritage Assets

Map Reference	HER Reference	Name	Monument Type
12	MDR10879	Draycott Lodge, Lodge Street, Draycott	HOUSE
13	MDR11228	Firfield Primary School, Breaston	ELEMENTARY SCHOOL
14	MDR11814	Primitive Methodist Chapel, Bourne Square, Breaston	PRIMITIVE METHODIST CHAPEL
15	MDR5574	St Mary's Church, Victoria Road, Draycott	WESLEYAN METHODIST CHAPEL



16	MDR13007	Former Chapel/Sunday school, Lodge Street, Draycott	WESLEYAN METHODIST CHAPEL?; SUNDAY SCHOOL
17	MDR13612	Cedarville, 1 Draycott Road, Breaston	HOUSE
18	MDR13613	Bridge House, Risley Lane, Breaston	HOUSE
19	MDR13614	32 Main Street, Breaston	HOUSE
20	MDR13615	30 Main Street, Breaston	HOUSE
21	MDR13616	Bull's Head Inn, 1 Wilsthorpe Road, Breaston	INN
22	MDR13618	Former National School, Main Street, Breaston	NATIONAL SCHOOL
23	MDR13619	Belfry Cottage, 1 Church View, Breaston	HOUSE
24	MDR13620	Jasmine Cottage, 11 Stevens Lane, Breaston	HOUSE
25	MDR13621	Hartington House, 57 Risley Lane, Breaston	FARMHOUSE; HOUSE
26	MDR13622	The Hawthornes, 44 Risley Lane, Breaston	HOUSE
27	MDR13623	The Old School House, 28 Ward's Lane, Breaston	FARMHOUSE
28	MDR13624	Navigation Inn, Risley Lane, Breaston	INN
29	MDR13635	Plum Tree House, Walk Close, Draycott	HOUSE
30	MDR13636	Bower House, 45 South Street, Draycott	HOUSE
31	MDR13637	Forge Cottage, 35 South Street, Draycott	TERRACE
32	MDR13639	War Memorial, Station Road, Draycott	WAR MEMORIAL
33	MDR13640	Yew Tree House, Walk Close, Draycott	HOUSE
34	MDR13641	1 to 3 Gilliver Gardens, Draycott	HOUSE
35	MDR13642	Beetroot Tree Gallery, 34 South Street, Draycott	BARN
36	MDR13643	Manor House, 4 South Street, Draycott	FARMHOUSE
37	MDR13644	The Old Forge, 1 Lodge Street, Draycott	HOUSE; BLACKSMITHS WORKSHOP
38	MDR13645	Coach & Horses Inn, Victoria Road, Draycott	COACHING INN



HER FEATURES

Table 9: Monuments recorded by DHER

Map Reference	HER Reference	Name	Period
39	MDR13316	Bronze Age cremation cemetery, Sawley Road, Draycott	Prehistoric
40	MDR13317	Flint knife, Sawley Road, Draycott	Prehistoric
41	MDR5642	Possible Roman farmstead (site of), Sawley Road, Breaston	Roman
42	MDR7855	Roman Road (route of), Little Chester to Sawley, Erewash	Roman
43	MDR5667	Derby to Sawley Roman Road (course of), Breaston	Roman
44	MDR8074	Ridge and furrow surrounding Mill Hill Lane, Breaston	Medieval
45	MDR14654	Ridge and furrow, Draycott and Church Wilne	Medieval
46	MDR16481	Ridge and furrow (site of), Sawley Road, Breaston	Medieval
47	MDR14656	Ridge and furrow (site of), Church Wilne Reservoir, Breaston	Medieval
48	MDR16482	Ridge and furrow, north of Sawley Road, Breaston/Draycott	Medieval
49	MDR16483	Ridge and furrow (site of), Attewell Close, Draycott	Medieval
50	MDR16484	Ridge and furrow, south of Breaston	Medieval
51	MDR5635	Church of St Michael, Main Street, Breaston	Medieval
52	MDR24237	No. 34 Risley Lane, Manor Farmhouse, Breaston	Post-Medieval
53	MDR24239	No. 6 Church View, Breaston	Post-Medieval
54	MDR5586	Draycott, Gas Works	Modern
55	MDR12289	Midland Counties Railway, Derby to Nottingham route, Derby and Erewash	Modern
56	MDR11813	Breaston Methodist Church, Main Street, Breaston	Modern
57	MDR13021	Plackett's workshop/factory (site of), Longmoor Lane, Breaston	Modern
58	MDR9103	Derby Canal, Sandiacre branch (route of), Erewash	Modern
59	MDR13295	Victorian shop fronts, Station Road, Draycott	Modern
60	MDR13638	Attewell House, Station Road, Draycott	Modern
61	MDR5589	Lamp Post, The Square, Draycott	Modern
62	MDR5584	Midland Railway marker posts, Hopwell Road, Church Wilne	Modern
63	MDR24238	No. 3 Manorleigh, Breaston	Modern



Map Reference	HER Reference	Name	Period
64	MDR24240	No. 39 Main Street, Breaston	Modern
65	MDR24241	No. 8 Blind Lane, Rose Cottage, Breaston	Modern
66	MDR5579	Railway Bridge, Hopwell Road, Draycott and Church Wilne	Modern
67	MDR5580	Railway Bridge, Town End Road, Draycott and Church Wilne	Modern
68	MDR5567	Victoria Mills, Town End Road, Draycott and Church Wilne	Modern
69	MDR5666	Cropmark features, Risley Lane, Breaston	Unknown
70	MDR8118	Linear feature, Draycott.	Unknown
71	MDR5568	Sewer vent pipe, Draycott	Unknown

HER EVENTS

Table 10: Events recorded by DHER

HER Reference	Name
EDR2225	Building Survey of Draycott Lodge. Lodge Street, Draycott, in 1999 (DBR 292)
EDR2999	Watching brief, Draycott Rising Main, by Wessex Archaeology, in 2011
EDR3095	Desk-based assessment, DVA Trunk Mains, by Wessex Archaeology, in 2013
EDR3112	Desk-based assessment, Derwent Valley Aqueduct Duplication Route, by Wessex Archaeology, in 2012
EDR3361	Archaeological watching brief, Ten Wards Lane, by Trent & Peak Archaeology, in 2013

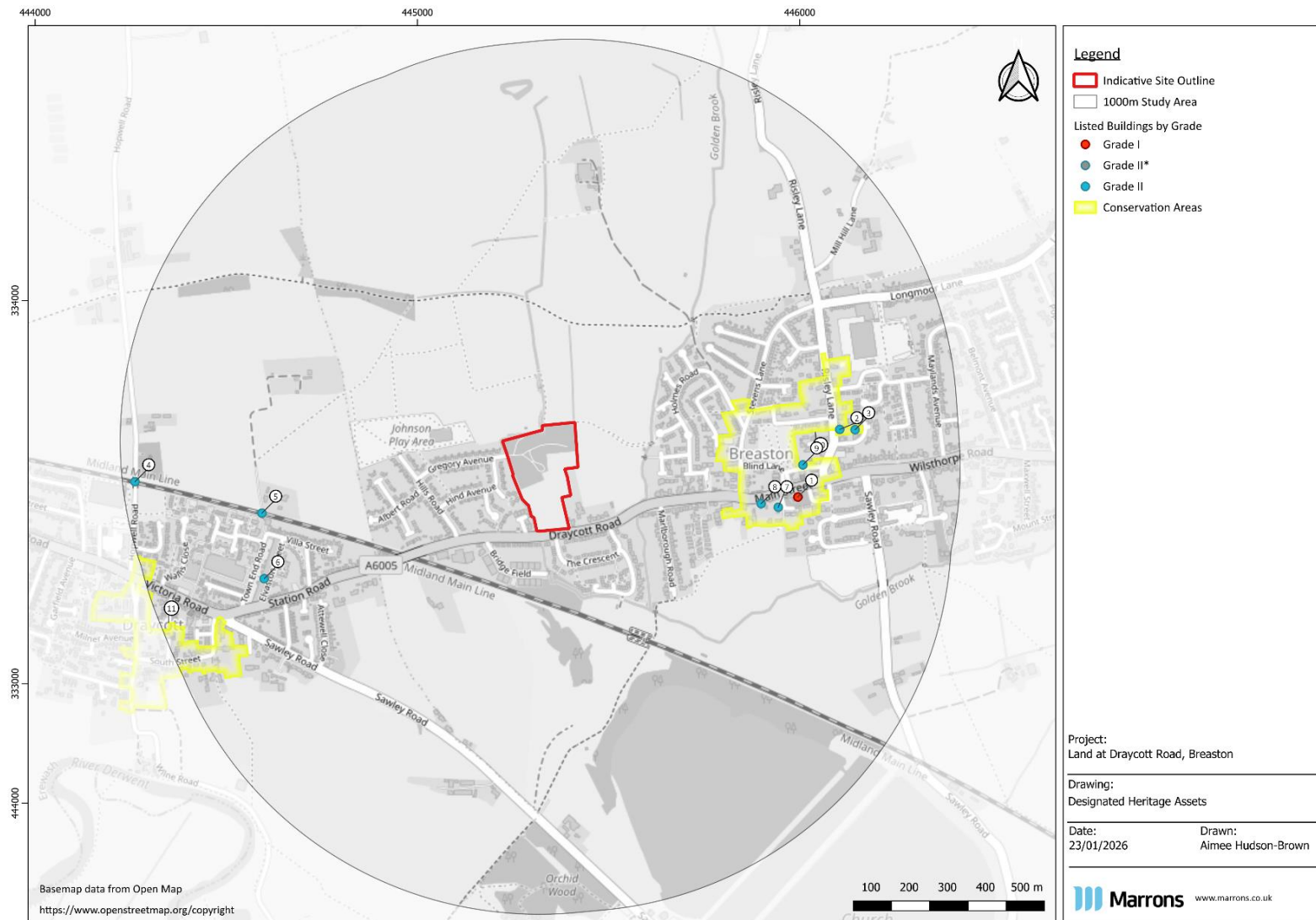


Figure 10: Designated Heritage Assets

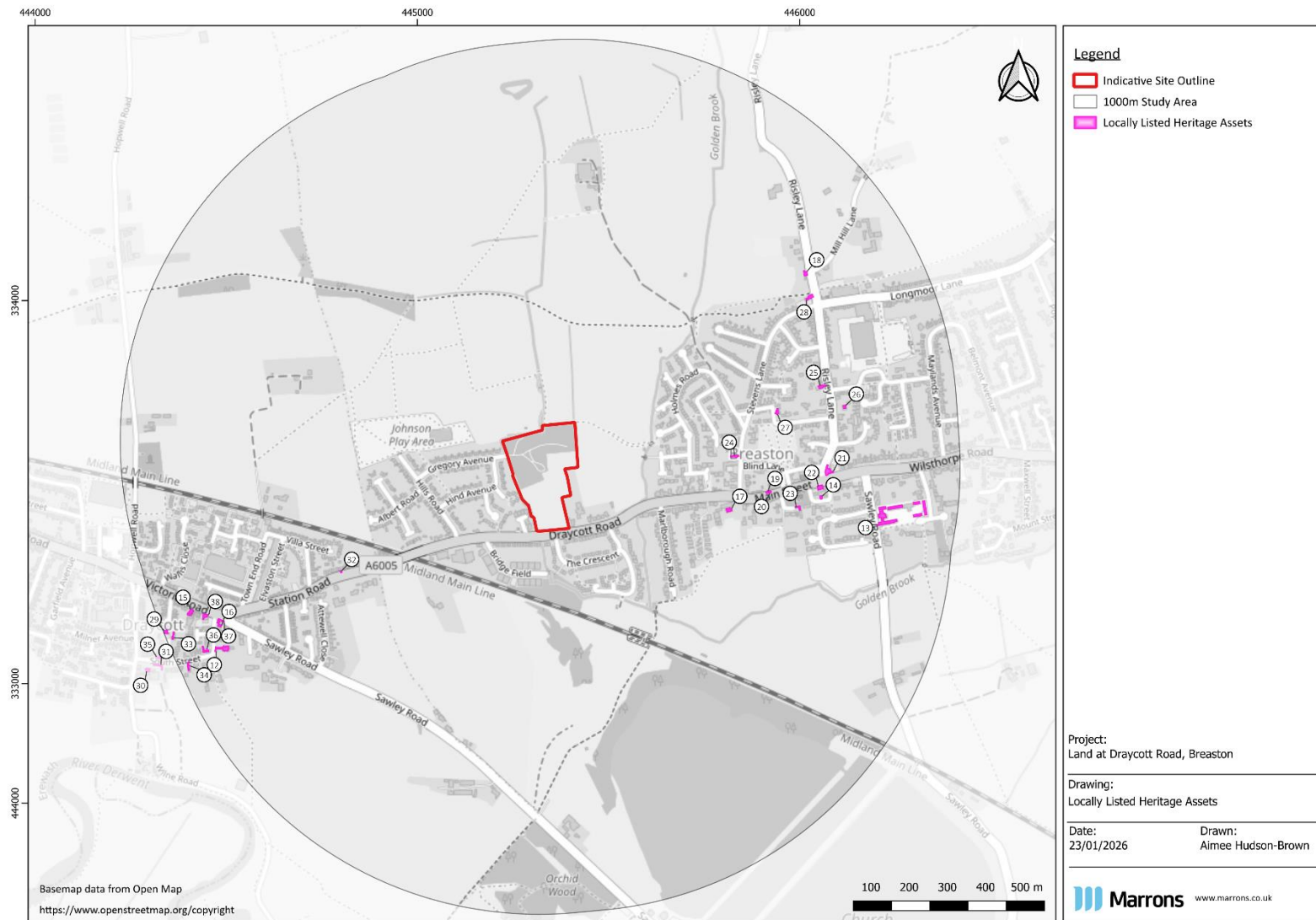


Figure 11: Locally Listed Heritage Assets

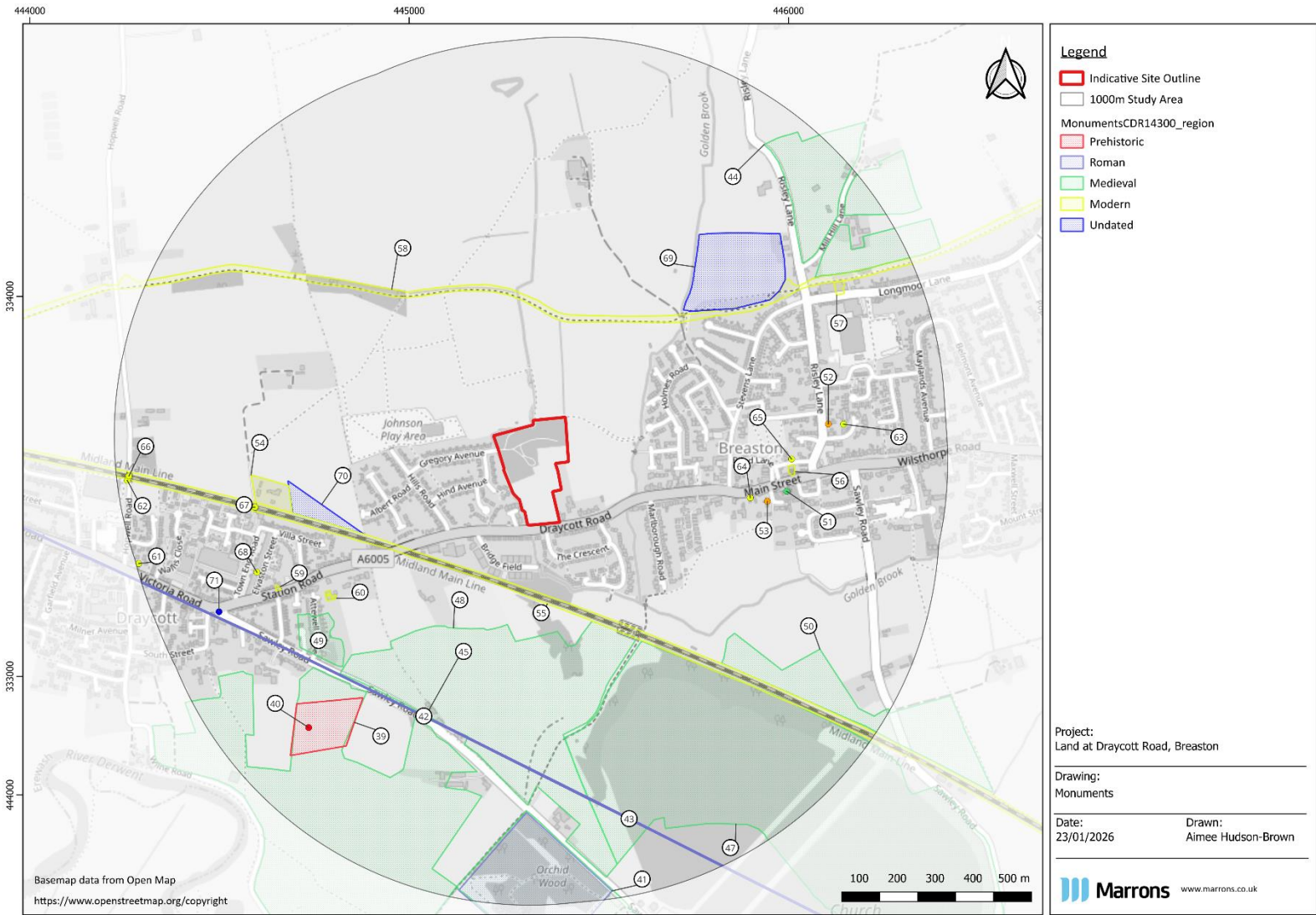


Figure 12: Monuments recorded in DHER

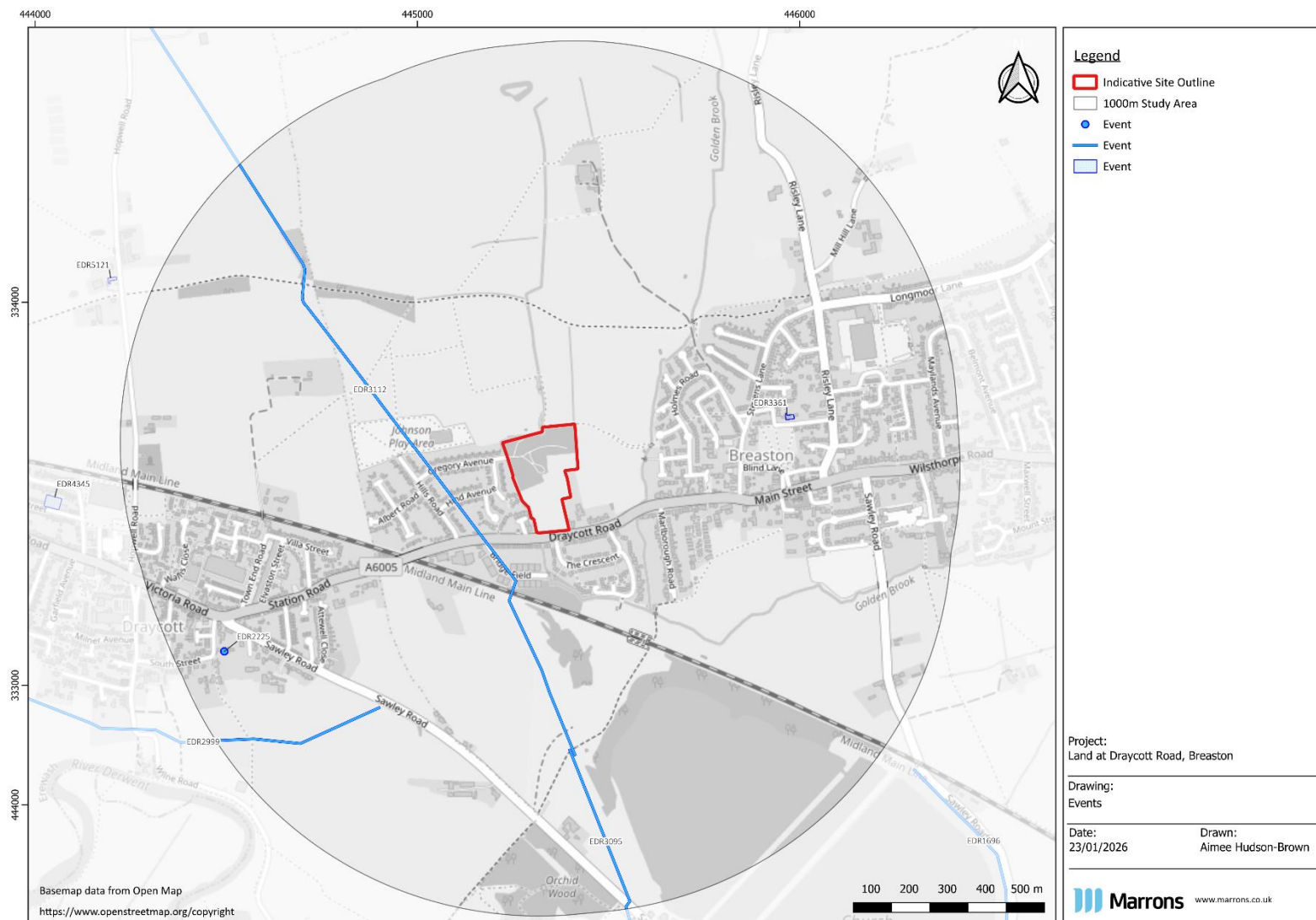


Figure 13: Events recorded in DHER

