

Heritage Proof of Evidence:  
LAND ADJACENT TO THE A614, WORKSOP,  
NOTTINGHAMSHIRE

Appeal By One Planet Developments Ltd

Planning Application: 24/00384/FUL

PINS: APP/A3010/W/25/3367817

Date: 22/12/2025

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Figure 1: Location of Appeal Site and Heritage Assets

# 1. Introduction

## 1.1 Qualifications and Experience

- 1.1.1 My name is Amy Jones. I am Technical Director at Cura Terrae Ltd and Head of Heritage. I have a BA Hons. Degree in Archaeology and a Masters Degree in the Archaeology of Buildings and I am a Member of the Chartered Institute for Archaeologists (CIfA).
- 1.1.2 I have provided consultancy advice on matters relating to the historic and built environment to landowners, developers, occupiers/owners and architects for over 20 years, most recently at Cura Terrae which I joined in June 2024, and previously for 20 years as a Technical Director at AECOM.
- 1.1.3 At Cura Terrae I advise clients on issues in respect of cultural heritage, the historic built environment and the conservation of historic assets. I have appeared as expert witness at planning inquiries, Upper Tribunal (Lands Chamber) and at Examinations for Nationally Significant Infrastructure Projects.
- 1.1.4 I have extensive experience of planning issues in respect of the historic built environment, the assessment of development impact, the assessment of setting and the preparation of supplementary planning documents and have a good working knowledge of policy and guidance on these matters.
- 1.1.5 During my career I have prepared numerous heritage statements in respect of development affecting heritage assets and their setting as well as environmental impact assessments (EIAs) for both rural and urban developments and am familiar with the process and issues to be addressed.
- 1.1.6 I have been engaged with the HS2 scheme since 2012 when I was appointed cultural heritage topic lead in the drafting of the Phase 1 Environmental Statement West Midlands package. In 2018 I was engaged as a historic environment topic lead for the Phase 2b Environmental Statement Eastern Leg. From 2021 to 2024 I was lead heritage consultant for the Transpennine Route Upgrade East of Leeds responsible for delivery of all necessary heritage consents, methodologies and assessment associated with the electrification of the railway, including the removal of historic bridges and design of new structures. I also represented the project at planning inquiry.
- 1.1.7 I have also worked on numerous renewables projects across England and Scotland, both through the Town and Country Planning Act and Development Control Orders. Relevant to this appeal is the Sunnica Energy Farm which affected the setting of a Grade II listed Registered Park and Garden which I defended the scheme at Examination.

- 1.1.8 I can confirm that the evidence which I have prepared and provide for this is true and has been prepared and is given in accordance with the guidance of my professional institution and I confirm that the opinions expressed are my true and professional opinions.

## 2. Introduction and Scope of Evidence

2.1.1 This evidence is submitted on behalf of One Planet Developments Ltd (the ‘Appellant’) in support of its appeal against non-determination of a planning application (24/00384/FUL) by Bassetlaw District Council (the ‘Council’). The application is for the ‘*installation and operation of a solar farm and battery energy storage system (output up to 40MW)*’ on land adjacent to the A614, Worksop, Nottinghamshire (the ‘Appeal Site’).

2.1.2 My evidence addresses issues raised by the LPA with regard to heritage, specifically reason for refusal reason 1:

*“Reason 1 - The proposal would erode the open and rural setting to those heritage assets listed above and especially that of Clumber Park, a grade I listed Registered Park & Garden. There are various views into and out of the site from public vantage points which are a key part of the park’s open countryside setting along its eastern boundary. The development would fail to preserve this open countryside setting. The scale and nature of this intervention would seriously undermine the setting of the adjacent/nearby designated heritage assets.*

*For the reasons outlined above, it is considered that if permitted, the harm caused would be at the higher end of ‘less than substantial’, and the perceived public benefits would in no way outweigh the harm identified. The proposal is therefore contrary to Sections 66(1) & 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990; Policy ST40 & Policy 41 of the Bassetlaw Local Plan 2020-2038, paragraphs 202, 207, 208, 210, 212, 213, 215, 219 & 220 of the NPPF.*

2.1.3 The application was supported by a Historic Environment Desk-Based Assessment prepared by Ecus Ltd (now Cura Terrae Ltd) produced in March 2024. This concluded that there would be no harm caused to designated heritage assets, which includes the Grade I listed Clumber Park Registered Park and Garden.

2.1.4 Subsequent to the production of the Historic Environment Desk-Based Assessment, the Appeal Scheme was amended to include the addition of specimen trees along the southern boundary of the Appeal Site, the reintroduction of a hedgerow between Normanton Inn and West Drayton Avenue which will include specimen trees, the re-establishment of existing hedgerows and the setting back of the solar arrays from the southern and western boundaries. It was concluded that these were positive additions with regards to the historic environment.

2.1.5 In February 2025 a rebuttal was prepared in response to comments made to the application by the Conservation Officer at the Council, Historic England, the National Trust and the Garden Trust.

2.1.6 I was not involved in the preparation of the Historic Environment Desk-Based Assessment nor the subsequent rebuttal. My involvement in the Appeal Scheme started In October 2025 when I was instructed in this Appeal. The conclusions presented in this document are my professional opinion having undertaken an independent assessment of the Appeal scheme and the heritage assets. My conclusions differ to those of the earlier reports; however, I do agree that heritage does not represent a reason for refusal.

2.1.7 It is noted that a third reason for refusal was originally given relating to archaeology:

*Insufficient information has been provided to assess the impact on below ground heritage assets contrary to Sections 66(1) & 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990; Policy ST40 & Policy 41 (6) of the Bassetlaw Local Plan 2020-2038, Chapter 16 of the NPPF.*

2.1.8 A Statement of Common Ground has now been agreed between the parties (CD9.5). This sets out the agreed position in relation to archaeology and confirms that archaeology is no longer a reason for refusal. The Statement also contains a suggested planning condition which identifies the need for an Archaeological Mitigation Strategy to be agreed prior to development. Further clarification on the suggested contents of the strategy is appended to this report at Appendix C.

## Consultee Responses

2.1.9 The Conservation Officer provided feedback to the original application and the amended scheme. Both responses identified the following designated heritage assets as being harmed by the Appeal Scheme:

- Clumber Park, Grade I Registered Park and Garden (National Heritage List for England (NHLE): 1001079);
- Drayton Gate, Grade II\* Listed Building (NHLE: 1045058, forming part of Clumber Park);
- Gate Piers and Flanking Walls to Normanton Gate, Grade II\* Listed Building (NHLE: 1156026, forming part of Clumber Park);
- West Bridge, Scheduled Monument, Grade II\* and Grade II Listed Building (NHLE: 1006400, 1223918, 1370411, adjacent to Clumber Park); and
- Thoresby Park, Grade I Registered Park and Garden (NHLE: 1000361).

2.1.10 The original response stated substantial harm as a result of the Appeal Scheme to all assets identified as a result of the total erosion of the open rural setting of the assets. The subsequent response amended this to less than substantial harm due to the reduction in scale of development and its immediate visual impact. The level of less than substantial harm was not quantified.

2.1.11 This response has been amended again following adjustments to the Appeal Scheme in December 2025. The Conservation Officer has now concluded less than substantial harm to Clumber Park, Drayton Gate, Normanton Gate and West Bridge at the lower end of the scale. They

no longer consider any harm to be caused to Thoresby Park. The response notes that the implementation of the proposed scheme would *‘still result in the loss of a significant swathe of open rural countryside’*; however, they conceded that *‘the visual presence of the proposed solar farm is likely to be substantially less imposing in its current iteration compared that which was initially proposed’*.

- 2.1.12 This position is reflected in the Heritage specific Statement of Common Ground between the parties.
- 2.1.13 Historic England were also consulted on the Appeal Scheme. Initially they raised concerns that the Appeal Scheme would introduce an industrial facility into existing farmland and one that would be prominent or intrusive along West Drayton Avenue. As a result, they concluded less than substantial harm to assets within Clumber Park, including Drayton Gate and West Bridge. They also identified concerns over potential filtered views along A614 when approaching the West Bridge and requested further planting along western boundary. The subsequent response, following amendments to the Appeal Scheme welcomed the additional planting and the reinstatement of a hedgerow along Duke’s Drive, suggesting it would mitigate any harm to assets within the park. They concluded that there would continue to be less than substantial harm to the significance of Drayton Gate through changes to the setting of the West Drayton Avenue approach to Clumber Park. No level of less than substantial harm was concluded.
- 2.1.14 At no point have Historic England objected to the Appeal Scheme. This is confirmed by their latest response, dated 18<sup>th</sup> December 2025, which takes into account the latest changes to the Appeal Scheme (CD8.7). This confirms that Historic England consider that their previous concerns have been largely addressed through amendments to the scheme and that they have no objection to the application on heritage grounds. Historic England consider that the application meets the requirements of the NPPF.
- 2.1.15 Similarly, the National Trust did not object to the Appeal Scheme, but their response highlighted concerns regarding the potential risk presented to the wider setting of the Registered Park and Garden. Their concerns surrounded the experiential nature of setting and the resultant impact on visitors to the park due to the Appeal Site’s proximity. They recognised that proposed planting would go some way in helping mitigate the impact. In response to the amendments to the scheme, the National Trust responded in December 2024 welcoming the changes, but maintained concerns over the experiential impact on visitors.
- 2.1.16 The Gardens Trust raised concerns regarding the impact of the proposals on both Clumber Park and Thoresby Park, due to perceived permeability of the existing deciduous tree cover between Clumber and Thoresby Parks, and the Appeal Site over the winter months and its harmful impacts on the character and significance of the agrarian and designed landscape elements of the setting of the surrounding heritage assets. It is clear that the concern is one of visibility of the Appeal Scheme; however, no site visit was undertaken to confirm this view. By making reference to

paragraph 215 of the NPPF it is clear that the Gardens Trust consider this harm to fall within the less than substantial category. The Gardens Trust did not object to the scheme.

- 2.1.17 A second response was received from the Gardens Trust dated 11<sup>th</sup> December 2025 and taking into account the latest changes to the Appeal Scheme. The conclusion is that the additional planting may eventually reduce the level of less than substantial harm which would result to the significance of the Clumber Park RPG in particular.
- 2.1.18 Taking the above into account, this document sets out my expert opinion on the significance of the heritage assets, including the contribution of setting to that significance. I then proceed to outline my assessment of impacts, if any, to that significance and the resulting level of harm.
- 2.1.19 This statement supersedes the assessment provided in the March 2024 Historic Environment Desk-Based Assessment.

## 3. Planning Context

### 3.1 Legislation, Planning Policy and Guidance

#### Legislation

- 3.1.1 It is agreed between the parties that the Appeal Scheme will affect nationally designated listed buildings, and therefore section 66 (1) of the Planning (Listed Buildings & Conservation Areas) Act (P(LB&CA)) 1990 is engaged. Under section 66 (1) in considering development which affects a Listed Building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

#### National Planning Policy

- 3.1.2 Section 16 of the National Planning Policy Framework (NPPF; CD4.2) relates to the conservation and enhancement of the historic environment within the planning regime. This is informed by the statutory duties as established in the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3.1.3 Paragraph 207 of the Framework establishes that the starting point for assessing harm to heritage assets is to identify and assess the significance of the assets in question. Heritage significance is defined as *‘the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’* (Annex 2 Glossary).
- 3.1.4 Paragraphs 212 to 215 consider the assessment of potential impacts to designated heritage assets. Paragraph 212 states:

*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.*

- 3.1.5 In addressing harm to heritage assets, the Framework makes a distinction between ‘substantial harm’ and ‘less than substantial’ harm. Paragraphs 213 and 214 of the NPPF relate to the assessment of substantial harm to designated heritage assets. These state:

*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.*

*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.*

3.1.6 Paragraph 215 of the NPPF relates to less than substantial harm and states:

*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.*

3.1.7 The courts have clarified that substantial harm comprises serious harm to a heritage asset in that the impact on significance was required to be serious such that very much, if not all, of the significance was drained away<sup>1</sup>.

3.1.8 The High Court has ruled that within the NPPF there are three categories of harm that are recognised within the Framework: substantial harm, less than substantial harm and no harm. When establishing harm to heritage assets, the Planning Policy Guidance is very clear that ‘within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated’<sup>2</sup>.

3.1.9 The courts have clarified that substantial harm comprises serious harm to a heritage asset in that the impact on significance was required to be serious such that very much, if not all, of the significance is drained away or that the asset’s significance is vitiated altogether or very much reduced.

3.1.10 The Planning Policy Guidance at Paragraph 018 refines this to state that substantial harm is a high test and in determining whether works to a listed building constitutes substantial harm, an

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<sup>1</sup> Bedford BC v SoS [2013] EHC 2847 (Admin) paragraph 24 (CD6.55)

<sup>2</sup> NPPG Historic Guidance Paragraph 018 reference ID 18a-018-20190723 (CD4.28)

important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.

- 3.1.11 When considering changes in 'setting', Inspector Griffiths in the recent Secretary of State Appeal Decision (at Edith Summerskill House Decision CD6.3) concluded that that:

*"In cases where the impact is on the setting of a designated heritage asset, it is only the significance that asset derives from its setting that is affected. All the significance embodied in the asset itself would remain intact. In such a case, unless the asset concerned derives a major proportion of its significance from its setting, then it is very difficult to see how an impact on its setting can advance a long way along the scale towards substantial harm to significance."*

- 3.1.12 The Council has identified the harm to the designated assets as being less than substantial within the agreed SoCG (CD 9.3); and as such NPPF 215 is engaged.

- 3.1.13 The Bramshill judgment has provided clarity on the meaning of 'great weight' within NPPF 212<sup>3</sup>. The concept in NPPF 212 does not predetermine the appropriate amount of weight to be given to the conservation of a heritage asset in a particular case<sup>4</sup>. The judgment continues that the imperative of giving 'considerable weight' to harm to the setting of a listed building does not mean that the weight to be given to the desirability of preserving it or its setting is 'uniform'. That will depend on the extent of the assessed harm and the heritage significance of the asset in question<sup>5</sup>. Specifically, preservation does not mean no change, it means no harm. Therefore, to apply the policy contained in paragraphs 212-215 correctly, it is necessary to first establish whether there will be any harm to the significance of a designated heritage asset as a consequence of what is proposed and, if so, to form a view on the extent and nature of that harm.

- 3.1.14 Paragraph 215 of the Framework states that less than substantial harm needs to be weighed against the public benefits of the scheme. The Bramshill judgment has confirmed that, in light of previous cases, such as Palmer<sup>6</sup>, there is no prescribed, single, correct approach to the balancing of such harm against any likely benefits. In terms of public benefits these do not need to be heritage benefits and all types of public benefits can be taken together and weighed against harm. Cases will vary and that the balancing exercise under policies 214 and 215 of the NPPF is not the

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<sup>3</sup> City & Country Bramshill Ltd v SoS for Housing, Communities and Local Government, Hart District Council, Historic England and National Trust [2021] EWCA Civ 320 (CD6.61)

<sup>4</sup> Ibid, paragraph 73

<sup>5</sup> Ibid, paragraph 75

<sup>6</sup> Palmer v Herefordshire Council [2016] EWCA Civ 1061(CD6.59)

whole decision-making process but only part of it<sup>7</sup>. I do not deal with or consider the public benefits of the appeal scheme which is dealt with in Mr Cussen's planning evidence.

## Local Planning Policy

3.1.15 The relevant local planning policy is contained within the Bassetlaw Local Plan 2020-2038. It is agreed between the parties within the Heritage SoCG that the applicable policies are ST40 and 41.

3.1.16 Policy ST40 The Historic Environment (CD4.14) outlines how the Council will support applications where they give great weight to the conservation of designated heritage assets and their settings based on their significance and positively conserve or enhance a historic designed landscape and maintain, conserve, sustain or return to beneficial use designated or non-designated assets.

3.1.17 Policy 41 (CD4.21) is in line with the NPPF and states that any less than substantial harm to a designated asset needs to be weighed against the public benefits of a scheme. Proposals for development that involve a designated heritage asset or its setting will be expected to:

- a) conserve, enhance or better reveal those elements which contribute to the heritage significance and/or its setting;
- b) respect any features of special architectural or historic interest, including where relevant the historic curtilage or context, its value within a group and/or its setting,
- c) be sympathetic in terms of its siting, size, scale, height, alignment, proportions, design and form... in order to retain the special interest that justifies its designation;
- d) ensure significant views away from, through, towards and associated with the heritage asset(s) are conserved or enhanced.

## Setting

3.1.18 It is agreed between the parties that there will be no physical impacts to the heritage assets. Therefore, any harm identified is a result of changes within the setting of an asset which affect its established significance.

3.1.19 The Planning Practice Guidance (CD4.28) provides guidance on the concept of setting and its application within planning decisions. At paragraph 013, the guidance makes it clear that all heritage assets have a setting and that this is distinct to curtilage. It further establishes that, while the extent and importance of setting is often expressed by reference to the visual relationship, *'the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places'*. It also makes it clear that the

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<sup>7</sup> Ibid, paragraphs 76-79

contribution that setting makes does not depend on their being public rights of way. I do not deal with the impact of the Appeal Scheme on public appreciation of the landscape. This is dealt with in Mr Cook's landscape evidence.

- 3.1.20 Historic England have provided guidance on understanding setting and how setting may contribute to the significance of heritage assets (CD4.32)<sup>8</sup>.
- 3.1.21 Setting of listed buildings engages section 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990. The setting of designated assets is also a material consideration through the application of paragraph 213 of the NPPF. This states that *'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'*. Setting is defined within the NPPF as the *'surroundings in which a heritage asset is experienced'*. It goes on to introduce the concept that the extent of setting is 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*<sup>9</sup>.
- 3.1.22 The guidance provides a five-step guide for assessing whether a development will impact on the significance of an asset through changes in its setting. Step 1 is to establish which heritage assets and their settings are affected, before approaching Step 2 which requires an assessment of the degree to which the setting makes a contribution to the significance of the asset or allow that significance to be appreciated; the *'what matters and why'*<sup>10</sup>. The guidance provides a checklist of potential attributes of setting which can contribute to significance. This includes traits relating to both the asset's physical surroundings, but also its experience. It is at Step 3 that the effects of a proposal on significance or on the ability to appreciate it are considered, whether beneficial or harmful. A second checklist is provided which outlines potential attributes of a development which may affect setting. What is clear from the guidance is that while a development may be visible, it does not automatically equate to harm unless a key attribute of significance is affected.
- 3.1.23 Steps 4 and 5 consider ways of maximising enhancement or minimising harm and documenting the results.

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<sup>8</sup> The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) Historic England 2017 (GPA3) (CD4.32)

<sup>9</sup> NPPF Annex 2: Glossary

<sup>10</sup> GPA 3, pg 8

## 4. Baseline Assessment

### 4.1 Introduction

- 4.1.1 This section sets out what I consider to be the significance of the heritage assets identified in the SoCG (CD9.3; Figure 1). This includes the contribution of setting to this significance and the contribution of the Appeal Site to this setting.

### 4.2 Heritage Assets

#### Clumber Park

- 4.2.1 Clumber Park is a Grade I Registered Park and Garden dating to the late 18<sup>th</sup> century. It was designated in 1986 (NHLE: 1001079). The list entry is provided in Appendix A.
- 4.2.2 The parkland encompasses approximately 1,600 ha and includes 30 Listed Buildings. It is bounded by major roads to the east, including the A57 and A614, although the park was originally set back from the road along its eastern boundary in the vicinity of the Appeal Site. The remaining boundaries give onto minor roads with surrounding woodland and agricultural land.
- 4.2.3 Clumber Park forms part of the Dukeries, a series of four country estates including Thoresby Park, Welbeck Abbey, and Worksop Manor. These were all owned by Dukes and formed from the former royal forest of Sherwood. Clumber Park was established by John Holles, the first Duke of Newcastle, when he petitioned Queen Anne in 1709 for a licence to make a Park in the Forest of Sherwood in the County of Nottingham. Upon granting of the licence the Duke established a hunting lodge, which was subsequently extended in the late 18<sup>th</sup> century to create Clumber House. There followed further building works and improvements to the grounds with the lake added by the 1780s. The estate deteriorated in the early 20<sup>th</sup> century under Henry Pelham-Clinton-Hope, Earl of Lincoln and by 1937 fittings and fixtures were being sold off. The house was demolished in 1938 after a series of fires and the structural elements of the gardens were sold. The park was requisitioned by the army during the second world war and used as an ammunition dump and testing ground for trench digging machines. After the war the park was purchased by the National Trust who have subsequently undertaken extensive restoration.
- 4.2.4 The lake forms the central feature of the parkland and was formed from the damming of the River Poulter which runs east-west through the estate. The house and formal gardens lay to the north of the lake with parterres and terraces laid out in the 1820s. The original park is thought to be the work of Stephen Wright, also responsible for designing many of the structures within it, including the house<sup>11</sup>. The pleasure grounds extending to the east, thought to be the work of W A Nesfield.

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<sup>11</sup> Symes, M. The Garden Designs of Stephen Wright in *Garden History*, Vol. 20, No. 1 (Spring, 1992), pp. 11-27

Beyond this were large shrubberies, ornamental trees and classical follies set in areas of woodland typical of the early 19<sup>th</sup> century.

- 4.2.5 The wider parkland was arranged with deliberately designed ‘naturalistic’ features. This is reflected in Chapman’s 1774 map with more formal areas of planting to the north of the lake, while the south is open pasture with sporadic tree belts (Plate 1). At this stage there are four entrances to the Park. One drive runs from the north east corner at Apleyhead in a south-westerly direction. Another drive crosses the southern area, running from the Normanton Gate over the Clumber Bridge towards the house, before exiting to the northwest. The map also shows clearly delineated boundaries reinforced with tree planting, including extensive tree planting on the eastern boundary. This is consistent with the desire to separate the formal parkland with the agricultural hinterland as an expression of power and dominance.



Plate 1 Extract from Chapman’s 1774 map of Nottinghamshire



**Plate 2 Extract from Chapman's 1798 map of Nottinghamshire**

- 4.2.6 The use of the southern and eastern areas within the Park itself for agriculture was formalised in the mid-19<sup>th</sup> century with the construction of Hardwick village and the model farm at Hardwick Grange. The model farm became popular on landed estates from the early 19<sup>th</sup> century as a way of exploiting the large areas of land that had been consumed by the estates during a period of prosperity for farming, while expressing power and prestige. Estate farms and villages were also a way of attracting the best tenants and staff. It is evident from Greenwood's 1826 map that the amount of woodland within the park had increased, particularly around the periphery of the park (plate 3). Timber was a valuable resource and before the establishment of the Forestry Commission in 1919, the landed estate was regarded as the principal supplier of commercial timber within England<sup>12</sup>.

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<sup>12</sup> Clemenson, H A 1982. English Country Houses and Landed Estates (page 76)



**Plate 3 Extract from Greenwood's 1826 map of Nottinghamshire**

- 4.2.7 All of this leads to the conclusion that the southern and eastern areas of the park were used for commerce and agriculture, while retaining the aesthetic of parkland. Despite this, there was still a clear delineation between the park and the more intensive farming beyond its borders. The design of Clumber Park owes more to the late 18<sup>th</sup> century move away from the Picturesque. The Picturesque was an ideal promoted by Capability Brown which emphasised the use of scenery, bringing in the wider landscape setting to create vistas and transcend boundaries, known as 'borrowed' landscapes. By the late 18<sup>th</sup> century, Humphrey Repton, who is known to have worked at neighbouring Thoresby Park, brought the emphasis back onto the pleasure garden and formal planting. This coincided with a more functional approach to estates, with owners beginning to appreciate the commercial value of their land.
- 4.2.8 This enclosure at Clumber also had more fundamental practicalities which can also be seen at Thoresby. The park was originally established in the early 17<sup>th</sup> century as a royal park for Queen Anne's red deer<sup>13</sup>. The deer had previously roamed freely within Sherwood Forest, but had been hunted and poached to near extinction due in part to the destruction they caused to local farms. The royal park at Clumber was established to protect Queen Anne's herd, with the Duke of Newcastle being granted licence to enclose the new park in 1708. The emphasis was 'to enclose', i.e. to establish defined boundaries. Work on building fences started almost immediately. While

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<sup>13</sup> The Creation of Clumber Park 1709-14: The Last Royal Park of Sherwood Forest. Transactions of the Thoroton Society of Nottinghamshire, 106, 2002, 103-117

the deer park did not last long, the last deer being removed by 1760, the enclosed boundaries remained with fencing still visible on Greenwood's 1826 map (plate 4).



**Plate 4 Extract from Greenwood showing railings**

- 4.2.9 Today, there are seven formal entrances to the park, an increase from the original four marked on the 1774 plan (plate 1). The main approach is from the northeast where the monumental Apleyhead lodge and gates (Grade I listed) lead onto Limetree Avenue. The Avenue runs through the park passing north of the former house and exiting the parkland at Carburton to the southwest, marked by the Carburton Lodge (Grade II). From here the tree lined avenue continues beyond the park boundary. Manton Lodge (a 19<sup>th</sup> century addition) is located to the north and links to the Normanton Gate (Grade II\*) via Hardwick Top Road, passing Hardwick village to the east of the lake. Neither retains evidence of former avenues beyond the park boundary. The Drayton Gate (Grade II\*) leads along Drayton Road over Clumber Bridge to meet South Lodge added in 1824 (Grade II; also known as Ollerton Lodge), or Truman's Lodge (Grade II). Truman Lodge retains evidence of a former avenue in Ollerton Road which forms part of the designated area.
- 4.2.10 The Drayton Gate is accessed along West Drayton Avenue which originally provided a route from the Great North Road (realigned as the A1). However, there is evidence to suggest that the avenue is a realignment of the original route. Chapman's 1774 map clearly shows four entrances; the main entrance at Apleyhead, Carburton Lodge, Truman Lodge and Normanton Gate. Both Manton Lodge and South Lodge were added in the early 19<sup>th</sup> century and appear on Greenwood's 1826 map (plates 1 and 3). The map also shows the Drayton entrance for the first time. In 1774 the drive entered the park at Normanton Gate (identifiable from the splayed entrance) and continued south

of the copse (plate 5). By 1826 it is clear that the Normanton Gate was still the main route from the east with Duke's Drive marked as a driveway (plate 7). The Tithe map (plate 6) shows two paths exiting from the Normanton Gate; the original one going to the south of the copse, with a second going through the copse to the north. This appears to be an interim arrangement, with Greenwood's map now showing two entrances off the road. The southern entrance is presumably Drayton Gate which connects to a new avenue to the east, the present West Drayton Avenue. The map shows a line of trees which divert from Duke's Avenue to the west of a tree belt (plate 7). The reason for the change is not clear, but the northern drive appears to turn north, connecting to the newly established model farm at Hardwick Grange and is likely to be an attempt to keep the working aspects of the park separate.



**Plate 5 Extract from Chapman's 1774 map showing Normanton Gate**

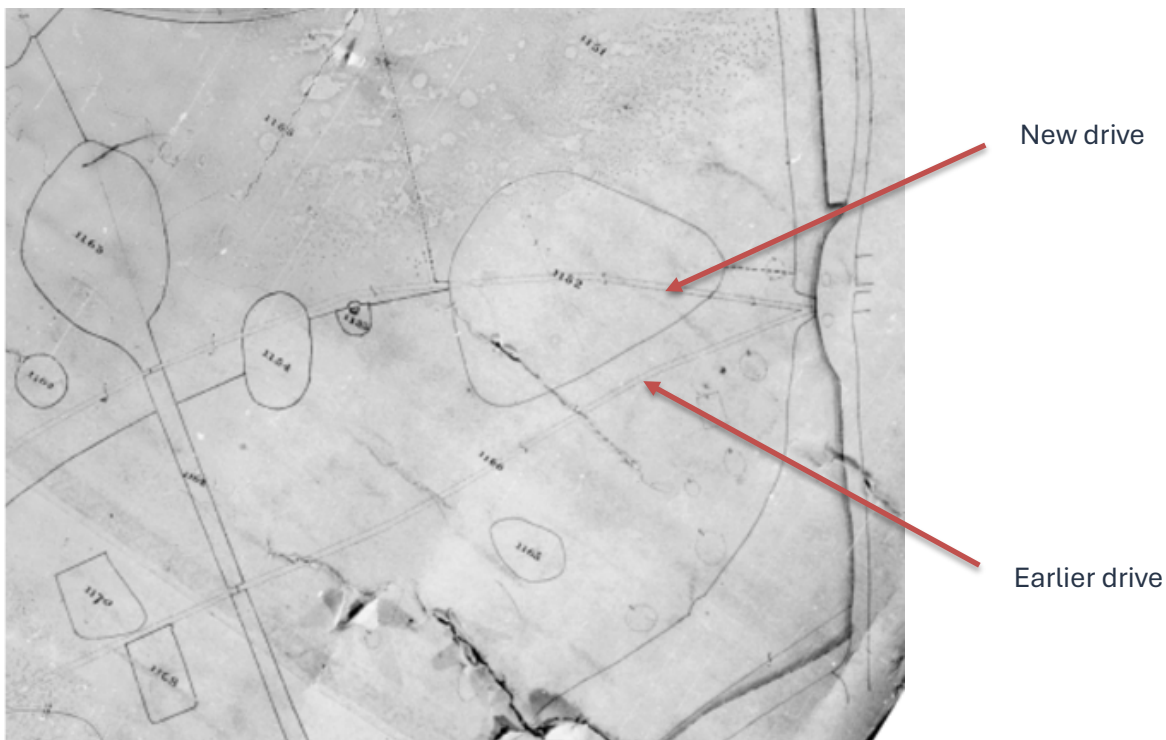


Plate 6 Extract from Tithe map

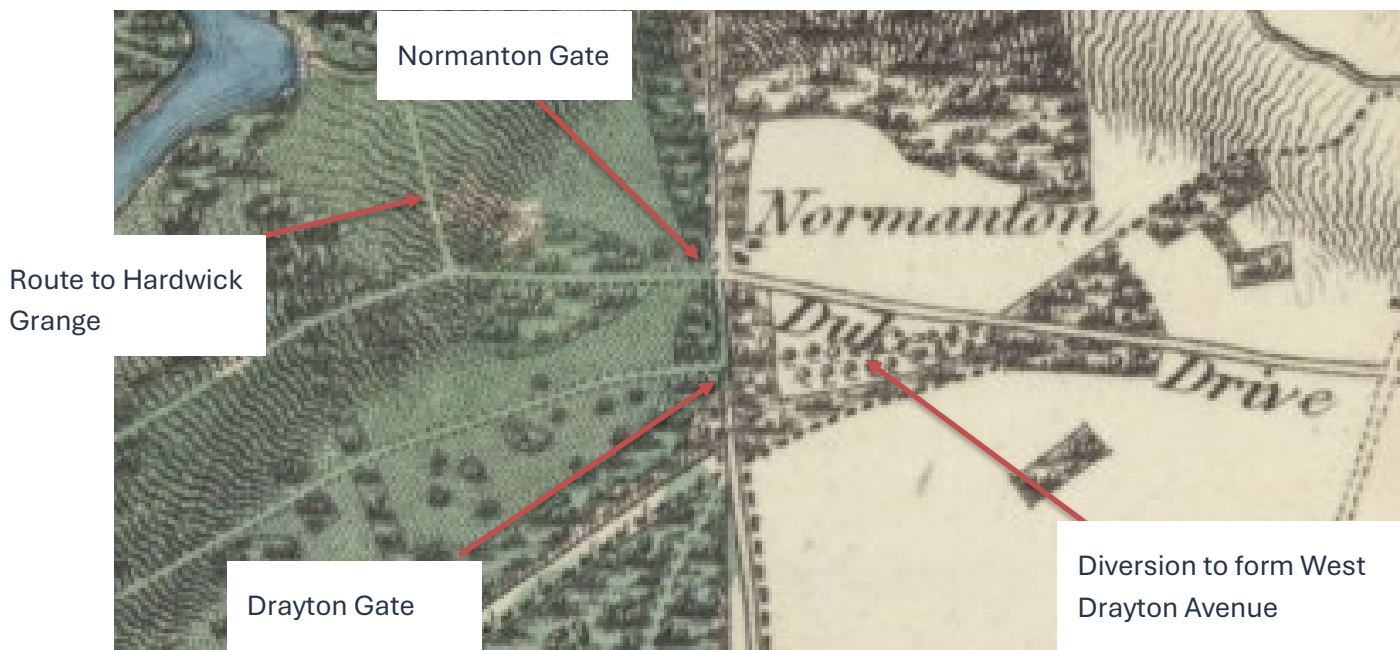


Plate 7 Extract from Greenwood's 1826 map showing Duke's Drive and the new tree lined avenue

## Statement of Significance

- 4.2.11 Clumber Park is considered to be of high heritage significance due to its architectural, artistic and historic interests.
- 4.2.12 The artistic interest lies in the survival of 18<sup>th</sup> and 19<sup>th</sup> century landscape elements, designed by notable landscape gardeners of the time, including William Sawrey Gilpin, John Simpson and William Andrew Nesfield. These features are appreciable within the park, focused on the central lake which was created in the mid-18<sup>th</sup> century by damming the River Poulter. To the north of this the more formal areas are still discernible with the parterres and gardens associated with the main house. The wider parkland also preserves the walks and drives which were deliberately planned to best reflect the wider landscape.
- 4.2.13 Architecturally its significance has been diminished by the loss of the house itself; however, it does retain significant built elements, including at Hardwick village and the stable yard, as well as garden features and gate lodges. These are of a high architectural design and execution and create a unifying feature across the estate with many designed by Stephen Wright in the late 18<sup>th</sup> century. These survive throughout the estate, including the stableyard which provides the focus of visitor activity. Also of note is the principal gateway at Apleyhead (Grade I listed) to the northwest with its grand classical gateway and flanking lodges making a striking entrance point that remains the prime vehicular access point leading along Lime Avenue, deliberately positioned to enable the best appreciation of the landscape leading to the former house.
- 4.2.14 Historically the interest of Clumber Park lies not only in the evidence it provides of Georgian and Victorian landscapes, but also in its association with the Duke of Newcastle who obtained royal consent to create the park in the early 18<sup>th</sup> century. The Duke played an important role in the changing management of the medieval hunting grounds of Sherwood Forest. The Duke was tasked with creating an enclosure for Queen Anne's red deer herd and this enclosure of the land remains appreciable in the defined boundaries of the parkland, making it distinct from the surrounding agricultural lands.
- 4.2.15 The association of Clumber Park with the Duke also plays an important role in understanding its setting. The Dukeries is the name given to a large area of the county under four ducal seats. It also includes Thoresby Hall (NHLE: 1000361), located immediately to the south of Clumber Park, seat of the Dukes of Kingston, and Welbeck Abbey (NHLE: 1000556) to the east seat of the Dukes of Portland. The relationships with the nearby country estates enhances the appreciation of the historical development of the wider landscape from the medieval hunting forest to the establishment of the great country estates in the 18<sup>th</sup> century. While the significance of the park is focused within its boundaries, the relationship with the Dukeries remains tangible to the south and west where the other estates are clearly discernible in the landscape, making an important contribution to its setting. Elsewhere, the historic setting has been eroded; to the north by the expansion of Worksop and associated industry, while to the east, within the area of the Appeal Site, the landscape is characterised by modern agricultural fields, divided off by the busy A614.

## Contribution of Appeal Site to Significance

- 4.2.16 The Appeal Site lies to the east of the park, divided from it by the busy A614. It forms part of the extensive rural hinterland which surrounded and still surrounds the park. Historically the Appeal Site was also owned by the Duke, but rented out for tenant farming. The Duke owned large swathes of land which was farmed by the local population, the Appeal Site was therefore not unusual in this respect. Historic mapping shows that the Appeal Site was occupied by pasture and significant woodland by 1826 (plates 8 and 9). The land has continued to be farmed with gradual reduction in woodland and removal of hedgerows to create the large fields seen today.
- 4.2.17 Historically two drives ran through the area. Historic mapping shows Dukes Drive running up to the Normanton Gate, crossing through the southern part of the Appeal Site. Dukes Drive was downgraded by the late 19<sup>th</sup> century and removed in the early 21<sup>st</sup> century. It is no longer legible in the landscape. West Drayton Avenue runs adjacent to the southern boundary of the Appeal Site. Today it comprises a footpath flanked to the south by Normanton Larches, an area of woodland, and to the north by scrub dividing it off from the Appeal site. The avenue retains a number of remnant mature trees which are appreciable within the later scrub growth.
- 4.2.18 The Appeal Site therefore has a relationship with the park, particularly the southern part which provided an access point. The historic mapping shows the start of the tree lined West Drayton Avenue. Sanderson's 1835 map shows the Site becoming more managed with field boundaries and plantations appearing with 'New Planting' marked on the 1863 1" Ordnance Survey (OS) (plates 10 and 11). This also identified Fox Covert, a covert being associated with hunting grounds. These later maps also show the Normanton Inn which was constructed at the junction of Duke's Drive and the A614. By the second edition OS map Duke's Drive appears to have been downgraded to a footpath, with West Drayton Avenue the principal access route from the east (plate 12). West Drayton Avenue has since itself been downgraded to a footpath, in the early 20<sup>th</sup> century.

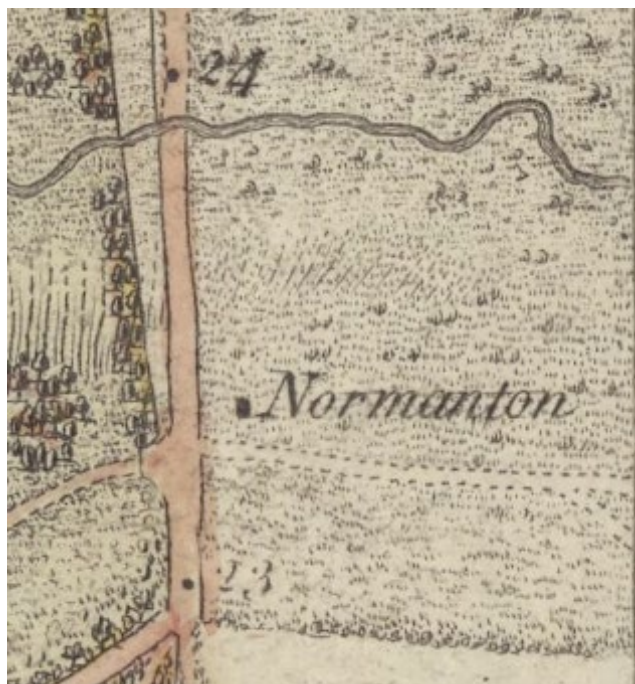


Plate 8 Extract from Chapman 1798



Plate 9 Extract from Greenwood's 1826 map



Plate 10 Extract from Sanderson's 1835 map



Plate 11 1863 1" Ordnance Survey



**Plate 12 1884 6" Ordnance Survey**

4.2.19 The present arrangement of the Appeal Site comprises modern agricultural fields which are the result of agglomeration during the second half of the 20<sup>th</sup> century. The Appeal Site is no longer in the ownership of Clumber Park, but has been acquired by the Thoresby estate who continue to farm it. There has been significant loss of trees within the Appeal Site and the former hedge-lined Duke's Drive has been completely removed to create more usable agricultural land. As a result, while remaining part of the context of the park and an open rural landscape, the Appeal Site no longer reflects the historic character of an approach to the park; albeit always a secondary one with the main access to the north at Apleyhead. West Drayton Avenue remains discernible within the landscape and in places survives in its original tree-lined form. The avenue forms a legible feature in the landscape with the Normanton border tree belt surviving to the south; however, the avenue is no longer maintained as such, being downgraded to a footpath in the early 20<sup>th</sup> century and severed from Clumber Park by the increased use of the A614 of a major road. To the north there remains glimpsed views towards the Appeal Site through what is now dense foliage, although the main focus is, and was historically, the route itself and the experience of travelling towards Clumber Park.



**Plate 13 View along West Drayton Avenue in vicinity of Appeal Site**



**Plate 14 View of East end of Appeal Site from West Drayton Avenue**

4.2.20 From within the park, it is clear that the Appeal Site was not intended historically to be part of the designed landscape setting or to have a functional relationship with the formal park. Importantly, the concept of the ‘borrowed landscape’ does not apply here. To ‘borrow’ from the surrounding landscape required deliberate views of the surrounding countryside, often with an eye-catcher to

focus the view. No such designed views of the Appeal Site exist, with tree planting along the internal eastern boundary of Clumber Park shown consistently on the historic maps from the late 18<sup>th</sup> century, this itself enhanced by tree planting with the Appeal Site by the early 19<sup>th</sup> century. This is consistent with the desire to maintain separation between the carefully designed rural idyll and the intensive farming of the countryside. While glimpsed views may be possible during winter, these are incidental rather than planned as part of the intended design.



**Plate 15 View towards the Site from within Clumber Park**

- 4.2.21 It is therefore concluded that the only contribution of the Appeal Site to the significance of the designated asset is through glimpsed and incidental views of it gained as part of the experience of approaching the Park along the West Drayton Avenue.
- 4.2.22 The avenue forms a single element within the setting of the park. It forms an approach to the designated asset, itself not the principal access which has always been to the north at Apleyhead. It is also a dynamic part of that setting, one best appreciated when moving through the landscape. It is, therefore, not the changes within the Appeal Site itself that harm the significance, but the impact this has on the ability to appreciate the historic rural setting from within the park and the approach.

## Drayton Gate

- 4.2.23 Drayton Gate is a Grade II\* listed building dating to the late 18<sup>th</sup> century. It was designated in 1967, amended 1985 (National Heritage List Entry: 1045058). The list entry is provided in Appendix A.
- 4.2.24 The gate is a symmetrical arrangement of piers with flanking walls. The piers are pedimented with round headed niches, while the flanking walls have semi-circular recesses with keystones and a

single pier with pyramidal cap. The gate is constructed from ashlar with rustication and vermiculated panels and copings.

- 4.2.25 The gate was designed by Stephen Wright, the same architect as the main house and the Apleyhead gateway with which there are some design similarities. As such the gateway has additional group value as part of the estate.



**Plate 16 Drayton Gate from within Clumber Park looking towards Appeal Site**

### Statement of Significance

- 4.2.26 The Drayton Gate is considered to be of high significance due to its architectural and historic interest.
- 4.2.27 Architecturally, the gates from a good example of late 18<sup>th</sup> century architecture, combining key elements of classical design in the use of niches, recesses and pyramidal design detail, albeit in a simplistic form which reflects its function as a secondary gateway. The use of ashlar is also significant, enhancing the classical detailing. The association with Stephen Wright is important in enhancing the structure's significance as it unites it with other contemporary features within the park, notably other gateways. By using a consistent architectural style across the park the Duke was also marking his domain. The visitor would be in no doubt whose land they were entering. The gateway not only marked an entrance, but also a clear boundary to the park, adding to its historic significance. A key element of its setting is clearly the park itself.
- 4.2.28 The gate was always intended as a secondary entrance to the park, a function it still performs today with the main access to the visitor facilities at Apleyhead to the north. This function is also

reflected in its simpler architecture and the absence of any lodge; lodges being marked on the other three original entrances on Chapman's 1798 map (plate 2). In addition, given the evidence above regarding the realignment of the avenue, it is reasonable to assume that the Drayton Gate was originally located on the site of the Normanton Gate and was relocated when the new avenue was established. Its position still contributes to our understanding of the parkland; however, its context is no longer its original one.

## Contribution of Appeal Site to Significance

- 4.2.29 The Drayton Gate lies to the west of the Appeal Site, separated from it by the A614. The road is marked on the late 18<sup>th</sup> century maps, providing a link between Nottingham in the south and the great North Road running north. The road has subsequently been upgraded and widened, and now functions as a major 'A' road. The high levels of traffic using the road dominate the experience of the asset.
- 4.2.30 The gates also lie back from the road within an area of woodland. There is no visual link between the gates and the Appeal Site. The only relationship with the Appeal Site is through its proximity to the West Drayton Avenue which leads to the gateway as an entrance route into Clumber Park; however, this relationship is eroded by the A614 which presents a physical and visual barrier between the gate and the avenue. Despite this, although there is no visual relationship, the gate not being visible until exiting the avenue on the main road, their remains a tangible historic relationship which makes some contribution to its setting.



**Plate 17 View of Drayton Gate from end of West Drayton Avenue**

4.2.31 There will be glimpsed views of the Appeal Scheme from the avenue, as stated above. The avenue forms one of a series of approaches to the park and terminates at Drayton Gate. There is, therefore, a relationship between the two and impacts on the avenue will result in an impact to it. While this relationship is notable, it is not the key feature of the gates' setting which remains the park and the road. Views while travelling along the avenue are dynamic and focussed on the destination; however, the appreciation of the rural landscape, such as the Appeal Site, is a contributory factor in its historic interest,

## Normanton Gate

- 4.2.32 Normanton Gate is a Grade II\* listed building dating to c1700. It was designated in 1977 (National Heritage List Entry: 1156026). The list entry is provided in Appendix A.
- 4.2.33 The gates are formed of a pair of piers and flanking walls constructed from ashlar. The piers are square with banded rustication and surmounted by urns and scrolled finial details. The flanking walls are coursed rubblestone with ashlar coping and balusters.
- 4.2.34 The gates were moved to their current position in the early 20<sup>th</sup> century, having been taken from nearby Shireoaks Hall Farm, also within the Duke of Newcastle's landholding, by the Duchess in 1908. This is reflected in their architecture, being of a more simplistic design, consistent with their association with an estate farm, than seen elsewhere within the Clumber estate. There is also no evidence of what the gates replaced; however, it is reasonable to assume that the present Drayton Gates originally occupied the position, but were moved when the West Drayton Avenue was created.
- 4.2.35 The gates form one of two entrances into the park from the southeast and continue to provide access for service vehicles from the A614. Historically Normanton formed the entrance from Duke's Drive which ran from the Great North Road to the east. As discussed above, Duke's Drive was realigned to create West Drayton Avenue, being retained as a footpath. By 1900 it had been further adjusted at its western end and no longer exited in line with the gateway. By the late 20<sup>th</sup> century it had been completely blocked with the extension of Normanton Inn. No evidence of the original alignment exists on the ground.



**Plate 18 Normanton Gate looking into the park**

### Statement of Significance

- 4.2.36 As a grade II\* listed structure, the gates are of high significance. Architecturally they are simple in execution, with restrained detailing which does not reflect the classical ornament seen elsewhere within the park. This contrast is evidence that the gates are out of context and historically associated with Clumber Park, being moved here in the early 20<sup>th</sup> century. Their simple form is reflective of their function as part of an estate farm rather than an entranceway to a landed estate. While this reduces their architectural significance and group value with Clumber Park, it does add to their historic interest. It is clear that the Duchess felt that the Normanton entrance needed to be restored, but did not warrant new gates being constructed, reflective of its more functional role.
- 4.2.37 Taken within their present context, the gates do not hold the same group value with the estate as other structures, lacking the architectural cohesion. While the gates mark the site of a former entrance, their setting is limited. They would never have been appreciated as part of the 18<sup>th</sup> and 19<sup>th</sup> century parkland, not being in place until the early 20<sup>th</sup> century; therefore, they do not hold a relationship with the former Duke's Drive which extended to the east.

### Contribution of Appeal Site to Significance

- 4.2.38 The gates mark the entrance to the park from the Duke's Drive. As discussed above, it is evident that this was an original entranceway into the 18<sup>th</sup> century parkland. However, the gates do not form part of the original entrance and would never have been appreciated at the time. By the early 20<sup>th</sup> century, when the gates were installed, Duke's Drive had already been diverted within the

area of the Appeal Site. In addition, the alignment within the Appeal Site has been removed in its entirety and blocked by the extension of the Normanton Inn. There is no longer any relationship between the gates and the Appeal Site and no shared visibility. The setting of the gates now terminates at the A614 from which there is no appreciation of an eastern approach. The Appeal Site does not contribute to the significance of the listed structure.

## West Bridge

- 4.2.39 The West Bridge is designated as a scheduled monument, Grade II\* listed building and Grade II listed building. This multiple designation reflects its early listing, being scheduled in the 1960s (NHLE: 1006400) rather than any increased significance and is a consequence of it being a 'structure' but not a 'building'. The dual listing reflects the separate administrative boundaries (Grade II\* designated in 1967 NHLE: 1223918 and Grade II designated in 1985 NHLE: 1370411). The list entry is provided in Appendix A. The bridge falls outside the boundary of the registered park, but evidently formed part of the historic estate.
- 4.2.40 The bridge dates to the late 18<sup>th</sup> century to the designs of Stephen Wright and carries the A614 over the River Poulter. As with the other structures by Wright, the bridge is constructed from faced ashlar and of classical design with vermiculated piers and three segmental arches over a cascade below. The parapets are balustrades with intermediate piers. The west face, that directed into the park, contains a plaque with the family crest of Pelham Clinton, Dukes of Newcastle dated 1789. There is no corresponding plaque to the east. The reason for this is unclear but could either be a deliberate design demarking the boundary of the parkland, or may be a result of the widening of the structure. The latter has certainly occurred given the change in width of the modern road to that marked on the historic mapping. However, what is clear is that the setting of the bridge is the formal parkland to the east, as well as the immediate interaction between the river and the road.



**Plate 19: West Bridge looking to east**

### Statement of Significance

- 4.2.41 As a scheduled monument and Grade II\* listed structure, the bridge has been identified as being of high significance. The bridge forms part of the classical aesthetic of the park and holds architectural interest as a good example of a late 18<sup>th</sup> century landscape feature. It is of historic interest as part of the estate and as a boundary marker for the formal parkland.
- 4.2.42 The bridge was added when the river was dammed to create the central lake, the key feature of the 18<sup>th</sup> century designed landscape. It represents a further step in controlling nature with the man-made cascade below. It is also a symbol of dominance and control with anyone travelling along the road able to appreciate that they were travelling through the Duke of Newcastle's land.
- 4.2.43 The structure itself has deteriorated, particularly at road level where there is significant erosion. Changes to the road itself have also contributed to its deterioration. The raised level of the road means that little of its parapets are now visible, while it is evident that the structure has been widened to accommodate the needs of such a major route. Very little of the bridge can now be appreciated from the road itself, while from within the parkland its historic significance is detracted from by the high levels of traffic using the A614.

### Contribution of Appeal Site to Significance

- 4.2.44 The bridge lies to the north of the Appeal Site and is divided from it by woodland, formerly known as Bridge Wood. The historic mapping suggests that the woodland represents a later planting; however, it was in place by 1826. This woodland remains in the present arrangement, with

additional planting to the north creating a tree lined corridor following the river to the east. The trees continue to the west, within the park, but soon clear to create an open river corridor up to the great lake.

- 4.2.45 Within the park the river forms an important feature and the bridge enables this to be appreciated from the road in a dynamic manner, allowing glimpsed views into the park when travelling along the A614. No such appreciation of the landscape is possible to the east, where the view is restricted to the river valley by the trees. There is no appreciation of the Appeal Site from the bridge, nor is there any evidence that one was intended historically. It is concluded that the Appeal Site does not contribute to the significance of the structure through setting.

## Thoresby Park

- 4.2.46 Thoresby Park is a Grade I Registered Historic Park and Garden dating to the late 17<sup>th</sup> century. It was designated in 1986 (National Heritage List Entry: 1000361). The list entry is provided in Appendix A.
- 4.2.47 Thoresby Park forms part of the Dukeries, alongside Clumber Park to the north, being owned by the Dukes of Kingston. A mansion at Thoresby is known from as early as 1589, but it was in the 17<sup>th</sup> century that the Dukes of Kingston (then no more than Earls) acquired the estate and started to formalise them into a parkland, including a mansion, terrace and pleasure grounds. The wider landscape was the work of the 18<sup>th</sup> century when a large lake was created, with Humphrey Repton creating one of his famous red books for the park in 1791. The grounds were once again remodelled in the 1860s, including a new hall, although the designs were never fully implemented. With no heir to the estate by the mid-20<sup>th</sup> century the army took occupation of the south-east part of the estate during the Second World War and in 1979 the hall was sold to British Coal. The hall is now a hotel and the park in private ownership.
- 4.2.48 The park represents 800ha of undulating land with wooded boundaries to north and east, separating it from Clumber Park and the A614, and extensive woodlands to the south and west. The main access to the house was from the south where Buck Gates led to a tree lined avenue. Lodges were also located to the east and west with Ceres Lodge and White Lodge (both listed Grade II). As with Clumber, the parkland was centred on a large lake, created in 1715 from the damming of the River Meden, with the river crossed by two stone bridges.
- 4.2.49 The 1860s house remains extant alongside the courtyard stables, both being located off Netherfield Lane which runs northeast-southwest through the designated area. This is north of the original hall which is shown on Chapman's 1798 map as being immediately east of the lake (plate 20). The formal gardens are shown to the south of the hall on Greenwood's 1826 plan, following Repton's redesign (plate 21). These were extended to the north when the new house was built and pleasure grounds established to the northwest, complete with radial avenue leading to Cameleon Lodge. The formal areas contain a number of follies and eye catchers, including the Nelson's pyramid, one of two monuments to Nelson, an icehouse and a monument to Spencer Perceval. The wider park is dominated by blocks of woodland, interspersed with open park and

farmland. There is a clear preference for wooded drives and plantations over the open vistas favoured by earlier designs.



**Plate 20: extract from Chapma's 1798 map**



**Plate 21: Extract from Greenwood's 1826 map**

### Statement of Significance

- 4.2.50 Thoresby Park is of high significance as a Grade I registered landscape. It has historic interest as an 18<sup>th</sup> century designed landscape associated with the Dukeries. The design of the parkland is associated with a number of important individuals in landscape gardening, including Humphrey Repton who produced a red book for the park, and much of the late 19<sup>th</sup> century alterations survive in the present arrangement.
- 4.2.51 Architecturally there are two important phases of development which are still legible within the park; the first relates to surviving garden structures associated with the 18<sup>th</sup> century designed landscape, the second being the main house and stable yard forming part of the 19<sup>th</sup> century reworking. Both have architectural interest and add to the aesthetic value of the landscape. Despite the loss of the original hall, remains of its associated gardens survive, alongside the avenue which lead from the main entrance to the south, adding to its evidential value.
- 4.2.52 The park's position within the Dukeries is also important and plays a role in understanding its setting. It shares a boundary with Clumber Park to the north, but the association also extends to Welbeck Abbey (NHLE: 1000556) to the east, seat of the Dukes of Portland. As with Clumber Park, this relationship with the nearby country estates allows an appreciation of the historical development of the wider landscape from the medieval hunting forest to the establishment of the great country estates in the 18<sup>th</sup> century.

## Contribution of Appeal Site to Significance

4.2.53 Thoresby Park lies to the southwest of the Appeal Site, its northern boundary defined by Freeboard Lane. Between the junction of the parks and the Appeal Site is the plantation of Normanton Larches which provides dense screening. In addition, within Thoresby Park the northeast corner is heavily wooded, referred to as Blythe Corner. The historic mapping (plates 20 and 21) shows that this has been the case since at least the late 18<sup>th</sup> century, with the woodland extended in the mid-19<sup>th</sup> century to create picturesque drives. It is evident that there was never an historic relationship between the park and the Appeal Site, the two being in different ownerships, nor was there intended to be a visual relationship between the two (and indeed there is no visual relationship at all). The Appeal Site is also not appreciable when travelling along the A614 when in the vicinity of the park. I, therefore, consider there to be no relationship between the park and the Appeal Site and it does not form part of its setting.

## 5. Analysis of the Appeal Scheme

### 5.1 The Impact of the Appeal Scheme on Heritage Significance

- 5.1.1 I consider the Appeal Site to have the capacity to accommodate the Appeal Scheme. The Appeal Scheme would not physically impact upon any heritage assets and, while constituting a change within the setting of the identified heritage assets, the harm caused to their special interest is limited and constitutes less than substantial harm at the lowest level.
- 5.1.2 Clumber Park is of high significance in recognition of its historic interest as a typical 18<sup>th</sup> and 19<sup>th</sup> century designed landscape, The design of the park remains evident in its current arrangement and appreciable when within its boundaries. This element of its significance will not be altered by the Appeal Scheme. The park also holds aesthetic interest in its built form, with a cohesion of architectural design and materials. Despite the loss of the main house, there remains a group value in the standing structures, not least in the gateways which mark not only entrances to the park, but also represent a symbol of ownership and power. This aspect of significance will not be impacted by the Appeal Scheme. The park lies within a predominantly rural landscape; however, its relationship with the other estates of the Dukeries to the south and west, away from the Appeal Site, remain the key element of its setting. The absence of ‘borrowed’ landscapes and defined boundary planting limit the contribution that the wider rural landscape makes to the setting of the asset with no key designed views beyond its boundaries. While the rural landscape portrays the historic context of the park, albeit now characterised by intensive agriculture, it does not perform a key element in the experience of the significance of the asset. As a result, I do not consider that the proposals will adversely affect the key features which contribute to the significance of the registered park.
- 5.1.3 Drayton Gate is designated Grade II\* in recognition of its historic significance as part of the Clumber estate and in its architectural ornamentation. The gate forms part of the 18<sup>th</sup> century designed landscape at Clumber and reveals a classical design which compliments the other main gateways. The appreciation of this architectural style and cohesions will not be impacted by the Appeal Scheme. Historically, the gate functioned as a secondary entrance and has itself been moved to its present location from the Normanton entrance. This adds to its historic significance and understanding of the changes which happened within the park itself during the 19<sup>th</sup> century. The ability to appreciate this will not be affected by the Appeal Scheme. As a result, I do not consider that the proposals will adversely affect the key features which contribute to the significance of the listed structure.
- 5.1.4 When within the parkland, the Appeal Site is only glimpsed from a small part, itself not a key view or designed vista. This view will also reduce as the proposed planting matures. This visibility is consistent with the historic arrangement with tree-lined borders displaying a deliberate attempt

to delineate the designed estate. The concerns raised by the Conservation Officer regarding an open rural landscape setting do not apply to the Appeal Site. I also do not consider co-visibility of the park and the Appeal Scheme to be at issue, highlighted by the National Trust as part of the ‘experiential’ appreciation of the park. When driving along the main road, the visitor is presented with the dense tree belt which defines the park boundary. There is no appreciation of the park beyond the boundary, nor those elements which contribute to its significance. The view is focused ahead, along the road itself, with the experience dominated by moving traffic. The park can be appreciated in glimpsed views while moving along the road, although this is limited to winter months. The planting proposed along the western boundary of the Appeal Scheme will prevent such views of the Appeal Site. The visitor will, therefore, not be able to appreciate both once the planting has established.

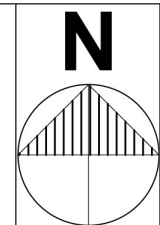
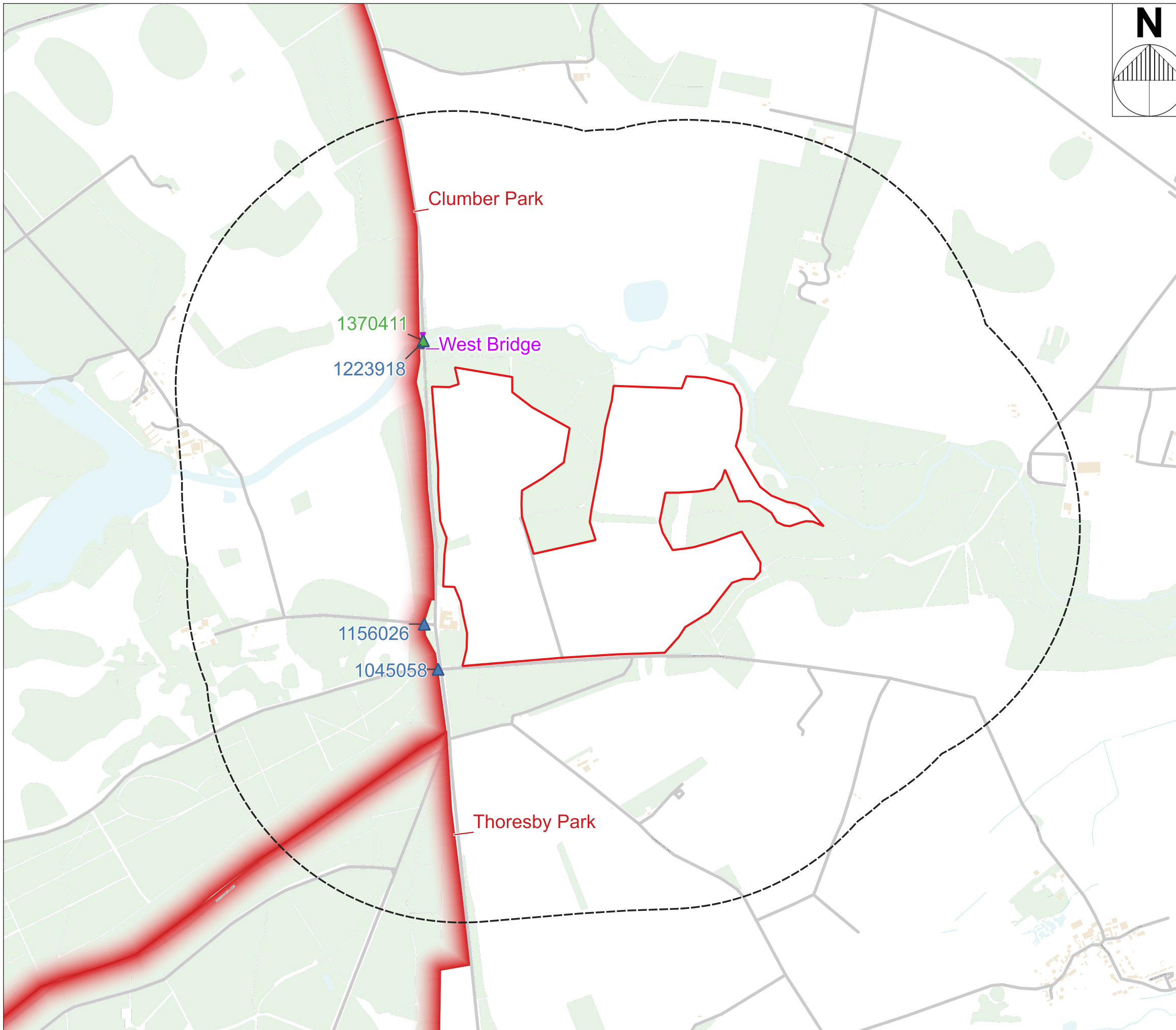
- 5.1.5 The park was well serviced with seven entrances, the principal entrance being that to the north at Apleyhead. This is clearly shown in its architecture with a substantial gateway, ornate in its execution. In addition, the remaining original entrances were all serviced by lodges. This is with the exception of the Normanton Gate which represents the original entrance from the east, suggesting it always functioned as a secondary entry. There is also evidence to suggest that the West Drayton Avenue is a later realignment of the route, associated with the early 19<sup>th</sup> century establishment of Hardwick Grange and the changing importance of agriculture within the estate itself.
- 5.1.6 Nevertheless, the West Drayton Avenue continues to function as an entrance to the park and retains a number of historic trees which lined it. There will be some visibility from the avenue (which is outside the park itself) of the Appeal Scheme. This has been reduced by additional planting which, while offset from the existing alignment, will not detract but reinforce the experience of walking the historic drive.
- 5.1.7 Duke’s Drive which ran to the north of the West Drayton Avenue, ending at the Normanton Gate, no longer exists. In fact, the route is now blocked by the extension of the Normanton Inn. The Appeal Scheme will provide benefits in reinstating the alignment of the drive through hedgerow and scrub planting. This benefit is acknowledged by Historic England and the planting is a result of careful consideration of the historic landscape and will be effective in reinstating the route while not detracting from the formal avenue to the south and is consistent with the recommendations from Historic England.
- 5.1.8 There will be some visibility from the West Drayton Avenue, which is a feature in the landscape that contributes to the significance of Clumber Park as part of its setting. This has been taken into consideration in the scheme design. The views of the panels will be filtered and only appreciable through the proposed planting. The Appeal Scheme will retain the open character of the landscape and will not intrude into the skyline, enabling continued appreciation of the surrounding tree belts and topography.

- 5.1.9 My conclusion of less than substantial harm at the lower level to Clumber Park and Drayton Gates takes account of the fact that there will be no physical impact to the assets, that the Appeal Site, while being within the same ownership, had no functional relationship to the assets with no designed visibility, the West Drayton Avenue and gate represent secondary entrances into the park and, as a result, contribute less to its significance, and the Appeal Site no longer reflects its historic character being a modern agricultural landscape.
- 5.1.10 With regard to the Grade II\* listed Normanton Gate, I consider that the Appeal Scheme will cause no harm to the asset. Any relationship between the Normanton entrance has been severed by the extension of the Normanton Inn with the former alignment no longer appreciable on the ground. The setting of the gates, themselves relocated from elsewhere, does not extend beyond the A614 from which the Appeal Site cannot be appreciated.
- 5.1.11 I do not consider that any harm will be caused to the scheduled and listed West Bridge. The bridge functioned as a crossing point for the road and marked a boundary for the parkland. It also provided the opportunity to view the parkland while travelling. No such view was possible to the east and the Appeal Site is not appreciable when travelling across the bridge.
- 5.1.12 Thoresby Park represents an asset of the highest significance as a Grade I registered park and garden. This significance is clearly appreciable in the current arrangement with formal gardens laid out alongside wider open parkland. However, there is no tangible link between the park and the Appeal Site. There was never intended to be any visual link between the two, with the park heavily wooded at its northeast corner. There is also no evidence for a relationship beyond the visual. As such I do not consider that the park will be harmed by the Appeal Scheme.

## 6. Conclusion

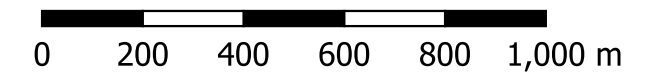
### 6.1 Summary

- 6.1.1 It is agreed between both parties that there will be some harm caused to the Grade I Registered Clumber Park and the Grade II\* Drayton Gate. It is further agreed that this harm lies at the lower end of less than substantial harm and, as such, paragraph 215 of the NPPF should be applied.
- 6.1.2 I consider this harm to be limited to changes within the setting of both assets as appreciated from West Drayton Avenue. From here there will be glimpsed views of the Appeal Scheme. The impact is limited by both existing and proposed planting and will have some effect on how the assets are experienced from this approach. The majority of the registered park and the key elements of its setting will not experience any appreciable change.
- 6.1.3 I do not consider that there will be any harm caused to the Grade II\* listed Normanton Gate, the scheduled West Bridge nor the Grade I Thoresby Registered Park and Garden. The ability to appreciate the special interest of the assets will remain unaffected.
- 6.1.4 Should the Inspector be minded to agree that some level of less than substantial harm is caused, or indeed that harm is caused to the assets listed in 6.1.3 above, in line with para 215 of the NPPF, the Inspector will need to weigh that harm against the public benefits of the appeal scheme which are set out within Mr Cussen's evidence.


**Key**

- Site
- 1km Study Area
- ▲ Grade II\* Listed Building
- ▲ Grade II Listed Building
- ▲ Scheduled Monument
- Grade I Listed Registered Parks and Gardens

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One Planet Developments Portfolio 1 Ltd  
Normanton Larches

Figure 1  
Site Location and Designated Heritage Assets

A	16.12.25	PFP	-
Rev	Date	Drawn by	Checked by
Site centred on:		SK 65480 74760	

# Appendix A: List Entries

## Clumber Park

Heritage Category: Park and Garden

Grade: I

List Entry Number: 1001079

Date first listed: 01-Jan-1986

### Details

An early C18 deer park landscaped in the C18, possibly with some advice from Lancelot Brown, containing the remnants of early C19 terraces possibly by William Sawrey Gilpin, a lakeside pleasure ground by William Eden Nesfield with C18 garden features by Stephen Wright and John Simpson, and a C19 garden feature by William Andrews Nesfield.

### HISTORIC DEVELOPMENT

Clumber appears in the Domesday Book as Clunbre and was farmed by a Norman tenant as two manors. Both Worksop Priory and Newstead Abbey (qv) held land at Clumber until the Dissolution of the Monasteries in the 1530s. In 1545, Henry VIII granted to Roger and Robert Taverner and their heirs 'the lands at Clumbre, late belonging to Newstede at 11s per annum' (Throsby 1790). John Holles, fourth Earl of Clare, created first Duke of Newcastle in 1694, petitioned Queen Anne in 1709 for 'a licence to make a Park in the Forest of Sherwood in the County of Nottingham for her Majesties Service during her life to contain at Least 3000 Acres of his Own lands of Inheritance' (Patent Rolls); the licence was granted. A hunting lodge was built in the early C18, shown on a map of 1738 (guidebook). When John Holles was killed in 1711, Clumber was inherited by his nephew, Thomas Pelham (d 1768), later Thomas Pelham-Holles, who became the first Duke of Newcastle-upon-Tyne in 1715 and first Duke of Newcastle under Lyme in 1756, with a special remainder to the earldom of Lincoln. Clumber had been used as a hunting estate stocked with red deer but by 1761 work had begun on extending the old hunting lodge into Clumber House to designs by Stephen Wright. Thomas Pelham's nephew, Henry Fiennes-Clinton Pelham-Clinton, ninth Earl of Lincoln, became second Duke of Newcastle under Lyme (1720-94) in 1768 and garden buildings and a lake were added over the next twenty years. Thomas Pelham-Clinton, third Duke of Newcastle under Lyme died in 1795, a year after inheriting the title, his son, Henry Pelham Fiennes Pelham-Clinton, becoming fourth Duke of Newcastle under Lyme at the age of ten. Alterations were made to the house in 1814, and in the 1820s and 1830s further changes were made to the house, garden, and park. Henry Pelham Fiennes Pelham-Clinton, a member of Sir Robert Peel's ministry and later Colonial Secretary, became the fifth Duke of Newcastle under Lyme in 1851. The estate village of Hardwick was laid out c 1854 to the east of the lake. By the 1860s, pleasure grounds were laid out and a

design for a chapel in the grounds was made by T C Hine. The Duke died in 1864 and was succeeded by his son Henry Pelham Alexander Pelham-Clinton, the sixth Duke of Newcastle under Lyme, a noted sportsman who died in February 1879. Henry Pelham Archibald Douglas Pelham-Clinton inherited as the seventh Duke of Newcastle under Lyme. A fire in March 1879 destroyed parts of the house and the central area was rebuilt by Charles Barry the younger. In 1886, the Chapel of St Mary the Virgin was built. A fire in 1912 burnt out the upper storeys of the north wing but these were subsequently rebuilt. The Duke died in 1928 and his widow closed the House. Henry Francis Hope Pelham-Clinton-Hope, the seventh Duke's brother, became the eighth Duke of Newcastle under Lyme but at his request, the House and grounds passed to his son, Henry Edward Hugh Pelham-Clinton-Hope, the Earl of Lincoln. The estate deteriorated and in 1937 there was a series of sales which included the antique garden ornaments. The House was demolished in 1938, as were the terraces and parterres, and in a demolition sale all the structural elements of the gardens were sold. The Earl of Lincoln planned to build a new house at Clumber but the park was requisitioned by the Army during the Second World War and used as an ammunition dump and testing ground for trench-digging machines. The eighth Duke died in 1941 and the Earl of Lincoln became the ninth Duke of Newcastle under Lyme. The National Trust purchased Clumber Park in 1945 and it remains (1999) in their care. Since taking over the estate the National Trust have restored many features in the gardens and parkland. Some of the remaining buildings in the centre of the site are used for visitor facilities.

## DESCRIPTION

### LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

Clumber Park is part of the Dukeries, a term used since the C18 to describe an area of Nottinghamshire south of Worksop and north-east of Mansfield which contained the estates of five dukes. The park is 4.5km south of Worksop and to the east of the village of Carburton, with the estates of Thoresby (qv) and Welbeck Abbey (qv) lying immediately adjacent to the south-east and west respectively. The east boundary is the A614, the east part of the north boundary is the A57, with the other boundaries giving on to woodland and agricultural land. In the north-west corner of the site, the registered site includes the avenue which runs west from the park to Ollerton Road. The site comprises c 1600ha of parkland (guide leaflet) and lies on either side of Clumber Lake and the River Poulter.

### ENTRANCES AND APPROACHES

There are seven lodges around the boundaries of the site. From the A614 by Apleyhead Lodge (c 1790s, listed grade I), which takes the form of a tall central archway spanning ornamental iron gates, Limetree Avenue, laid out in the 1840s, runs west, crossing Hardwick Top Road, then passes through woodland and crosses Clumber Lane and Thoresby Road before continuing south-west to join the B6034 at Carburton Lodge (1789, listed grade II). Here a pair of ashlar lodges with slate roofs stand either side of ashlar gate piers with an armorial cartouche dated 1789. Hardwick Top Road crosses the park, joining Manton Lodge, built in the C19 of rendered brick with a pantile roof and standing on the northern boundary, to Normanton Gate (late C17/early C18, listed grade II\*) in the south-east corner of the park, where a pair of ornate ashlar gate piers topped by stone urns, relocated from Shireoaks (qv), stand. The

road passes through Hardwick village which lies at the east end of the lake. Drayton Road runs west from Drayton Gate (C18, listed grade II\*), an ornate ashlar gateway with rusticated stone piers with coats of arms beneath rusticated pediments standing 210m south of Normanton Gate, to Clumber Bridge where it joins South Lodge Drive which continues to South Lodge (1824, listed grade II). Named as Ollerton Lodge on the 1898 OS map, the ashlar building with slate roofs and ornate chimney stacks stands beside a pair of rusticated gate piers topped with stone greyhounds. Immediately north of Clumber Bridge, a road branches off north-east between Ale Bottle Clump and Lady Garden leading to the car park north of Clumber Park Stableyard. At the car park the road bifurcates, the western branch continuing north-west as Clumber Lane to be joined again by the other branch which runs east from the junction, then leads north-west along the west side of the kitchen garden before turning back westwards between the cricket pavilion and the cricket ground. Clumber Lane continues north-west to leave the site at Truman's Lodge (1789, listed grade II), an C18 building of ashlar, brick, and render with plain tiled roofs. Other roads in the centre of the site are Green Lane which runs south of the Lime Avenue linking Clumber Lane with Hardwick Top Road, and Engine Hill which runs west from Hardwick village to join Green Lane.

## PRINCIPAL BUILDING

Clumber House lay 100m south of the stable block on the north bank of the lake. The house was created in 1768-78 by Stephen Wright (d 1780) by extending the hunting lodge which was already on the site. He added square wings at each corner, which contained spacious new apartments. The south front which faced the lake was ornamented by an Ionic colonnade, surmounted by the family arms. Niches on the west entrance front contained white marble statues of the four seasons, and angles of the house were surmounted by sixteen fine vases (guidebook).

The house was altered by Benjamin Dean Wyatt (c 1775-1850) in 1814 and a library added in c 1829 by Sir Robert Smirke (1781-1867). Following a fire in 1879, the central area was rebuilt by Charles Barry the younger (fl 1880s). Another fire broke out in 1912, destroying the upper storey of the north wing but this was subsequently rebuilt. Clumber House was demolished in 1938. The only remaining parts of Clumber House are the Billiard Room, now (1999) the shop, and the Duke's Study (listed grade II) which is now (1999) part of the restaurant.

North of the shop is the west stable range (listed grade II) which now (late C20) forms part of the shop and storerooms. The fifteen-bay range has a projecting central bay broken with a pedimented carriage doorway. The range is brick built with ashlar dressings and has a hipped and slate roof with a central clock tower topped with an octagonal cupola. To the north of this range is the stable courtyard (C18 and C19, listed grade II), once the stable yard and vicarage and now converted to offices. The range is brick built with hipped and gabled slate roofs.

Overlooking the lake, east of the stable block and 150m to the north-east of the mansion house site, is the Chapel of St Mary the Virgin. It is the third chapel at Clumber Park: the first was built within the House and the second was designed by Thomas C Hine (1814-99) in 1879 but subsequently demolished. The Chapel was built between 1886 and 1889 by George Frederick Bodley (1827-1907) and

Thomas Garner (1839-1906) in the decorated Revival style, of white local stone with red sandstone details.

## GARDENS AND PLEASURE GROUNDS

The gardens and pleasure grounds lie on either side of Clumber Lake and extend from Clumber Bridge eastwards to the Boat Dock on the north bank of the lake. To the south of the stable block the outlines remain of the terraces and parterres laid out in the 1820s, possibly by William Sawrey Gilpin (1762-1843). Other possible designers include Sydney Smirke (1799-1877) who was working on the library at Clumber in 1829, William Andrews Nesfield (1793-1881) who worked at Clumber in 1837 on the Battery, and Sir Charles Barry (1795-1860) who produced an unexecuted scheme for the terrace gardens in 1857 (Ray Assocs 1994). Originally there were formal parterres in four quarters on either side of a central path ornamented with urns and other garden statuary as illustrated by Sir Charles Barry's Survey of 1857. The south front of the House overlooked a narrow upper terrace, with central steps leading to a larger lower terrace which terminated in two flights of steps leading to the edge of the lake. A third terrace was situated to the east of the House in front of the conservatory. The terraces can be seen on Sanderson's map of 1835. By 1908, the lower terrace had at its centre a great marble fountain set in a square plat with quarters of flower beds (CL 1908). The terraces were restored by the National Trust in 1974. East of the terraces and 150m south of the stable block is the Battery (1837, listed grade II) designed by W A Nesfield, a rampart jutting into the lake built of coursed rubble enclosing an earth rampart with ashlar coping.

North of the Chapel are the Chapel Grounds (guidebook), planted with ornamental trees and entered by a gate south of the car park. These continue east as the Pleasure Grounds (ibid) and were named as Lincoln Terrace on the OS map of 1899. Lincoln Terrace (c 1860s, listed grade II) is attributed to William Eden Nesfield (1835-88) (Ray Assocs 1994). A path from the Chapel Grounds, 150m north of the lake, passes from west to east through shrubberies of rhododendrons and other large flowering shrubs and ornamental trees such as cedars and conifers. Glimpses of the lake can be seen through the trees. A garden temple (listed grade II), built of ashlar with a hipped lead roof and a Doric distyle portico in c 1784 by John Simpson (fl 1780s) is set in the woodland. Further along an ornamented statue base survives. At the east end of the walk a path leads north-east to a rusticated gateway (c 1800) which leads to a field called Cowpastures and from there through another gate into the parkland. Another path leads south towards the lake to the terrace now (late C20) known as Lincoln Terrace (guidebook). The lakeside Terrace is 200m in length, of gravel with grassed edges, and is planted at intervals with yews. Parallel pairs of stone seats are set at either end of the Terrace. The west pair are apsidal seats decorated with stone birds. Rhododendrons are planted behind the seats and on the north side of the path. From the centre of the Terrace steps lead down to the lake. At the east end of the Terrace is the Boat Dock, an inlet of brick with stone coping built in the 1860s by W E Nesfield for miniature sailing boats. It was restored in the late C20. There was also formerly a boathouse (Ray Assocs 1994).

Some 700m south-west of the mansion site and north of the lake is a grotto (1763-7, listed grade II\*) approached from a path at the north end of Clumber Bridge. The grotto was designed by Stephen Wright and is built of rock-faced ashlar with a slab roof. Clumber Bridge (c 1763-70, listed grade II\*), also designed by Wright, spans Clumber Lake and is built of ashlar with three unequal semicircular arches.

There is a curved ornamental cascade on the north side. On the south side of the lake a walk leads east from the Bridge to the Greek temple (c 1765, listed grade II\*) set on a hill opposite the mansion site. It is set on a plinth and built of ashlar with a pedimented roof and a Greek Doric hexastyle portico and was possibly built by Simpson (ibid).

## PARK

The parkland is divided by Clumber Lake into two unequal parts. The Lake, 2.5km long and lying south-east of the mansion site, was formed by the damming of the River Poulter, a tributary of the River Maun, in 1774 with improvements made in 1786 by Mr Marson, the then estate manager (Burnett Assocs 1993). It runs south-west/north-east with a north-west/south-east arm at its eastern end. In the south-east corner there is a weir joining it to the River Poulter and 270m east of the weir is a ford. The parkland has conifer boundary plantations on the north and south boundaries while on the east and west boundaries are heathland and deciduous woodland. Most of the rest of the site is made up of broadleaved woodland with heathland to the east. Tenanted houses (some of which are listed grade II) are scattered within the site and also in the settlement of Hardwick village. The brick-built village houses and other buildings were laid out east of the lake for the estate workers in c 1854. Henry Henning, the estate manager/contractor in the 1850s, was involved in the development of the model farm and village (ibid). Lancelot Brown (1716-83) appears to have been paid a small consultation fee for work at Clumber in 1764 but he does not appear to have been commissioned to carry out further work (ibid).

## KITCHEN GARDEN

The 2ha kitchen garden (late C18 and late C19, listed grade II) is located 500m to the north of the mansion site. From the mansion site a path leads north-west of the Chapel to the Cedar Avenue which approaches the south gates of the kitchen garden. The garden is also reached from a path which continues east from the road off Clumber Lane and enters the garden in the north-west corner through the glasshouses. The brick-walled kitchen garden is divided by a central brick wall into two, the wall being broken by a gate with stone piers. A caravan site occupies the southern half. The northern half of the garden has vineries all along the north wall with a palm house in the centre. The glasshouses to the east, formerly peach and nectarine houses (Brown, 1930s) are being restored (1999). To the rear of the vineries are garden buildings formerly used as potting sheds, fruit, and vegetable stores and packing rooms (Brown, 1930s) which are now used for interpretation. The north part of the garden is planted with vegetables, flowers, and fruit trees. There are also some fruit trees planted on the south wall of the garden.

# Drayton Gate

Heritage Category: Listed Building

Grade: II\*

List Entry Number: 1045058

Date first listed: 13-Feb-1967

Date of most recent amendment: 01-Apr-1985

Statutory Address 1: Drayton Gate, Blyth Road

County: Nottinghamshire

District: Bassetlaw (District Authority)

Parish: Clumber and Hardwick

National Grid Reference: SK 64909 74468

## Details

5/14 Drayton Gate (Clumber Park) 13.2.67 [Formerly listed as South Normanton Gate]

Pair of gate piers and flanking walls. Late C18. Plain and striated ashlar with chamfered rustication and vermiculated panels, sills, lintels and coping. Pedimented rectangular gate piers have round headed niches and above, panel with Arms and supporters in low relief. On each side, a curved bracket. Flanking walls have semi-circular recesses with keystones and a single square pier with pyramidal cap.

# Normanton Gate

Grade: II\*

List Entry Number: 1156026

Date first listed: 30-Sept-1977

List Entry Name: Gate Piers and Flanking Walls to Normanton Gate

Statutory Address: GATE PIERS AND FLANKING WALLS TO NORMANTON GATE, BLYTH ROAD

District: Bassetlaw (District Authority)

Parish: Clumber and Hardwick

County: Nottinghamshire

District: Bassetlaw (District Authority)

Parish: Elkesley

National Grid Reference: SK 64855 74644

## Details

Pair of gate piers and flanking walls. c.1700. Removed from Shireoaks Hall and placed here early C20. Ashlar with banded rustication. Moulded bases and rebated corners. Square piers have cornice and above, gadrooned swagged urns. Inner faces have gate stops with scrolled finials. Outer faces have buttresses linking to flanking wall. Flanking walls, coursed squared rubble with ashlar coping, having shaped flat balusters with 2 wooden rails, and square piers with concave pyramidal caps.

## West Bridge

Grade: II\*

List Entry Number: 1223918

Date first listed: 01-Feb-1967

List Entry Name: West Bridge Over River Poulter

Statutory Address 1: WEST BRIDGE OVER RIVER POULTER, BLYTH ROAD

County: Nottinghamshire

District: Bassetlaw (District Authority)

Parish: Elkesley

National Grid Reference: SK 64851 75745

### Details

Road bridge. Dated 1789. Red brick, faced with ashlar and rock face ashlar. West side has 3 red brick arches faced with ashlar, with rock face ashlar architraves. Flanking each arch are single rock face ashlar piers, 4 in total, these rise to the top of the balustraded ashlar parapet which rests on a rock face ashlar band. In the base of the piers are single round arched niches rising to the band. Either side are single coped ashlar swept walls which have a plain band extending from the band of the bridge. These terminate in single circular piers with moulded tops. The left/north rock face ashlar pier has a plaque with family crest of Pelham Clinton, Dukes of Newcastle of Clumber Park, dated 1789. The east side corresponds to the west, however there is no rock face ashlar, nor dated plaque and flanking the arches are single culverts with round arches. Under the arches the river flows in cascades down steps.

Grade: II

List Entry Number: 1370411

Date first listed: 01-Apr-1985

List Entry Name: West Bridge (That part in the former Worksop M.B)

Statutory Address: West Bridge (That part in the former Worksop M.B), Blyth Road

County: Nottinghamshire

District: Bassetlaw (District Authority)

Parish: Elkesley

National Grid Reference: SK 64851 75750

#### Details

This list entry was subject to a Minor Amendment on 25 October 2023 to correct a typo in the description and to reformat the text to current standards

West Bridge (That part in the former Worksop M.B)

River bridge. Late C18. Possibly by Stephen Wright. Ashlar. Vermiculated piers, impost and lintel bands and soffits. Three unequal segmental arches with projecting soffits and four piers with single round headed niches. Coped abutment walls with round terminal piers with concave domed caps. Above, coped balustrade with four intermediate piers with vermiculated panels. Below the bridge is a cascade. The east facade is in the parish of Elkesley. Also scheduled as an ancient monument.

# Thoresby Park

Heritage Category: Park and Garden

Grade: I

List Entry Number: 1000361

Date first listed: 01-Jan-1986

County: Nottinghamshire

District: Newark and Sherwood (District Authority)

Parish: Perlethorpe cum Budby

County: Nottinghamshire

District: Newark and Sherwood (District Authority)

Parish: Ollerton and Boughton

County: Nottinghamshire

District: Bassetlaw (District Authority)

Parish: Clumber and Hardwick

National Grid Reference: SK6360371536

## Details

A C19 country house set beside mid C19 formal gardens by Anthony Salvin and pleasure grounds by Edward Milner, surrounded by parkland of the late C17, with C18 alterations by Francis Richardson, possibly Lancelot Brown in 1768, and by Humphry Repton who produced a Red Book in 1791.

## HISTORIC DEVELOPMENT

In 1589, William Lodge, an alderman of London, lived in a mansion in Thoresby Park which in 1633 was acquired by Robert Pierrepont, first Earl of Kingston (d 1643) (CL 1979). Robert Pierrepont's eldest son, Henry Pierrepont became the second Earl and his nephews, Robert Pierrepont (d 1682) and William Pierrepont (d 1690), succeeded as third and fourth Earls. An estate map was produced in 1680 showing the mansion with a terrace and pleasure grounds, and shortly afterwards William Pierrepont rebuilt the

mansion. When William died in 1690 his younger brother Evelyn (d 1725) became the fifth Earl and was later created first Duke of Kingston. In 1715, Evelyn was responsible for creating a lake in the park. His grandson, Evelyn Pierrepont, the second Duke of Kingston, inherited in 1725 and in 1768 he commissioned John Carr of York (1723-1807) to rebuild the Hall (Stroud 1962) after a fire in 1745, while his gardener Francis Richardson, and possibly Lancelot Brown (1716-83), began work on the landscape. When the second Duke died in 1773 his nephew, Charles Meadows inherited the estate. He adopted the name of Pierrepont, became Viscount Newark in 1796 and was created first Earl Manvers in 1806. Charles made several improvements to the mansion and called in Humphry Repton (1752-1818) who produced a Red Book for the park in 1791 which included plans for remodelling the southern pleasure grounds and cascade, parts of which were carried out (Daniels 1999). When the first Earl Manvers died in 1832 his third son, Charles Pierrepont inherited as second Earl Manvers. The second Earl Manvers' second son, Sydney Pierrepont became the third Earl Manvers in 1860 and in 1864 he commissioned Anthony Salvin (1799-1881) to build a new hall at Thoresby on a site to the north of the old one. William Andrews Nesfield (1793-1881) was called in in the early 1860s but it is not clear if any of his advice was followed and in the last quarter of the C19 Edward Milner (1819-84) was commissioned to lay out a pleasure ground north-west of the Hall. The earldom died out with the death of the sixth Earl Manvers in the mid C20. During the Second World War the army occupied the south-east part of the park and a camp remains in use here. The Hall, sold to British Coal in 1979, changed hands again in 1988 when it was purchased by a property developer. It stood unoccupied and derelict until 1999 but has since been restored and opened as a hotel in October 2000. The park remains in private ownership and a new house, to be known as Thoresby Park, is currently (2001) under construction.

## DESCRIPTION

**LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING** Thoresby Park stands in a rural setting c 9km south-east of Worksop and 3km north-west of the village of New Ollerton. The undulating c 800ha site is bounded to the north by a deep woodland belt, beyond which lies the south boundary of Clumber Park (qv), and to the south and west by further extensive woodlands. To the east, part of the boundary is formed by woodland and part by the A614, with Perlethorpe village lying just beyond the centre of the eastern boundary plantation. A minor country road cuts through the park to the north of the Hall, connecting the villages of Haughton in the north-east to Budby in the south-west.

**ENTRANCES AND APPROACHES** The present (2000) entrance to Thoresby Hall is from the Haughton to Budby road. A new drive, created to serve the hotel, runs south to the new car park (2000) on the north side of the Hall and then turns to approach the Hall from the east through elaborate wrought-iron gates supported on crested iron piers flanked by railings (all listed grade I). The forecourt contains a gravelled drive around a geometrical grassed area edged by radial stone kerbs and is enclosed by stone walls capped with ornamental urns to north and south. The historic drives and lodges which served the Hall are no longer linked to it although several lodges survive on the boundary. Ceres Lodge (listed grade II), 1.9km south-west of the Hall, Buck Gates/Edwinstowe Gates on the southern boundary, and White Lodge (originally known as Proteus Lodge, listed grade II) on the eastern boundary all had drives which, on the OS map of 1840, converged on the Chestnut Avenue. Part of this Avenue survives, extending north/south through the centre of the southern half of the site and forming a strong visual feature in the landscape. The River Meden is crossed by two stone bridges. The Green Bridge (early C19, listed grade

II), possibly the bridge proposed by Repton in his 1791 Red Book, appears to have replaced an earlier bridge linking the earlier houses to Perlethorpe, and a new bridge on the line of the drive created to serve the new Hall which crosses the Meden c 250m east of the Hall. The minor country road crossing the north park enters the park at Shepherd's Lodge c 1.4km to the north-east of the Hall and leaves it by Cameleon Lodge c 1.2km to the south-west of the Hall. On the northern edge of the open parkland stands Morris Dancer's Lodge c 1.5km north-east of the Hall.

With the original Thoresby Hall converted to a hotel, a new principal house, Thoresby Park, is under construction at the eastern end of the lake. All the historic drives within the park are currently (2001) being reorganised to provide a circuit drive around the perimeter of the park, with several spurs off this focusing on the new house, the main entrance to which will be via the village of Perlethorpe, on the eastern boundary.

**PRINCIPAL BUILDING** Thoresby Hall (listed grade I) is an Elizabethan Revival-style mansion built to a square plan with a central courtyard. It is constructed of rock-faced rusticated ashlar with ashlar dressings and slate roofs and stands four to five storeys high. Thoresby was designed by Anthony Salvin for the third Earl Manvers in 1864 and was completed in 1871, to replace John Carr's earlier house which stood c 400m to the south. It is the fourth house set within Thoresby Park. The 1680 estate map shows a house standing west of Perlethorpe village, north-east of the present lake. This house, which was remodelled possibly by William Talman (1650-1719) in 1683 for William Pierrepont, fourth Earl of Kingston, was destroyed by fire in 1745, to be rebuilt by John Carr in 1762 for the fifth Earl (Stroud 1962). Carr's house was demolished when the present Thoresby Hall was built (Architect Hist 1961). Since its sale for conversion to a hotel in the late 1980s, a new private house has been under construction in the park, at the eastern end of the lake, close to the site of the earlier buildings.

The stables (listed grade II together with the stable cottages and riding school) stand 150m north of the Hall and are built of plain and rock-faced ashlar and brick with slate roofs. They were erected in 1865 to a design by Salvin. Within the courtyard stands a statue of the sphinx by C G Gibber (c 1685, listed grade II), relocated here from the west formal garden in the late C20. Some 100m north-east of the stables stands the late C19 Round Stable (listed grade II). Built of brick with slate roofs to a circular plan enclosing a central yard, it has ten bays.

**GARDENS AND PLEASURE GROUNDS** The gardens and pleasure grounds lie to the south, west, and north-west of the Hall, while new hotel buildings and a car park lie to the north. The south formal garden is terraced and from the upper level flights of steps, with lion and obelisk finials, lead down to the lower terrace which is divided and surrounded by gravel paths. Rusticated ashlar retaining walls mark the north, east, and west boundaries of the garden with octagonal gazebos (listed grade II with the terrace walls) set in the south-east and south-west corners. Between the gravel paths are lawns inset with stone-edged flower beds and clipped yews. Flights of steps from this level lead southwards to the lowest terrace, the southern boundary of which has a convex edge. Set in the lawn of the terrace is an octagonal ashlar fountain (1865, listed grade II) with four mounded semicircular flanking basins. From the terraces there are views over the cricket ground and the park beyond. The south formal garden was probably designed by Anthony Salvin for the third Earl Manvers in 1864-5 (CL 1986). West of the Hall lies

a series of formal lawns, which since 2000 have been redeveloped by the hotel. They are bounded to the west by a bowling green.

North-west of the Hall lies the C19 pleasure ground designed by Edward Milner (pers comm). From the west end of the path which extends from the upper terrace in the west garden a radial lime avenue runs from north-west round to north-east through the wooded pleasure grounds, ending close by the road linking Shepherd's Lodge to Cameleon Lodge. Set within the pleasure grounds is a circular rosary with the remains of wire supports surrounded by a privet hedge, now under renovation (2001).

Beyond the south garden lie the remains of pleasure grounds associated with the earlier Thoresby Hall and it is here that the new house is under construction. In the C19 paths from the formal gardens led c 550m south-west to the c 25ha Thoresby Lake, formed in 1715 (CL 1979) by the damming of the River Meden and recorded on a painting of the same year by Peter Tillemans (ibid). On an island to the east of the main part of the lake stands a brick and ashlar icehouse (mid C19, listed grade II), to the south of which is a rustic cascade (c 1685, listed grade II), altered by Humphry Repton in 1791 to incorporate two channels of natural stone from Creswell Crags flanking the central island. South of the lake lie the pleasure grounds of Nelson's Grove, through which a path runs eastwards from Pierrepont Bridge at the west end of the lake (c 2km south-west of the Hall). Some 500m along the path is the slate-clad Nelson pyramid (c 1800, listed grade II) while 480m further east from the pyramid is a monument to Nelson's Navy (c 1800, listed grade II). Nelson's Grove is bounded to the east by Ice House Wood, within which stands a memorial urn (1802, listed grade II) to Henry Hamilton constructed by Coade and Seeley. On the north bank of the west end of the lake stands a monument (1812, listed grade II) to Spencer Perceval (Prime Minister 1809-12) comprising an ashlar sarcophagus on an inscribed base.

Humphry Repton's Red Book of 1791 contained proposals for these early pleasure grounds, some of which, according to the OS (1899) appear to have taken place. In *Theory and Practice of Gardening* (1803) Repton makes the only known mention of Lancelot Brown working at Thoresby when he writes that:

'I shall have occasion to propose a different idea to that suggested by Mr Brown - he frequently mistook the character of running water; he was too apt to check its progress - such was his intention with respect to the stream of water which pours through Thoresby Park.'

His proposals in the Red Book appear to be shown overlaid on those by Brown (pers comm).

PARK Thoresby Hall stands in the northern half of an extensive park which is dominated by large blocks of woodland and C20 woodland strips dividing up the open park, much of which is cultivated. To the north of the Haughton to Budby road stands Osland Wood and Piperwell Wood north-west of the Hall, the remainder of the area being open park and farmland, divided by woodland strips and scattered with circular clumps of trees.

To the south of the Hall, between the south gardens and the eastern end of the lake, stands the cricket ground and accompanying pavilion, on the south side of which is an area of woodland known as the

Deer Park. The south park is divided by the Chestnut Avenue, which is shown on the 1680 estate map and therefore predates the Talman house. To the east of it stands a large block of woodland enclosing the army's Proteus Camp, an area requisitioned during the Second World War and still in use. North of this woodland lies Charles Wood and Coronation Plantation, while on the eastern boundary of the site south of Perlethorpe is Henry's Grove.

The park was carved out of Sherwood Forest Park in 1589 and enclosed by William Pierrepont, fourth Earl of Kingston in the late C17 (CL 1986). By the early C18 the enclosed fields had been given a formal character by the addition of rides, rondpoints, and patte d'oie through woodland, particularly to the north of the Hall (estate map, 1738). The formality was gradually removed during the mid to late C18, a process started by Francis Richardson, the Duke of Kingston's gardener, who in 1760 made a serpentine river from a cascade in the garden to a cascade by the Kennels (CL 1986). C19 OS maps show that the park was heavily wooded at this time and divided into different areas, rather than being of an open character. During the C20 many of the fields were taken into agricultural production and from the 1940s onwards the large coniferous woodlands were planted. Since the construction of the new house was started, the focus of planting in the park has altered and will gradually be developed in relation to the new Thoresby Park rather than the old Thoresby Hall.

**KITCHEN GARDEN** The c 2.25ha L-shaped kitchen garden lies within woodland c 450m east-north-east of Thoresby Hall. A gardener's house stands in the north-east corner with outbuildings in the north-west corner and against the north wall. A walled garden is marked to the north-west of the old Thoresby Hall as 'Kitchen Garden' on Repton's plan of 1791 and as 'Gardens' on both Sanderson's map of 1835 and the 1840 OS map. This garden is on the site of the present garden and the kitchen garden therefore predates the building of the present Hall in 1864-71. It is currently (2001) in use as a commercial nursery.

# Appendix B: Historic Mapping

(Courtesy of National Library of Scotland)

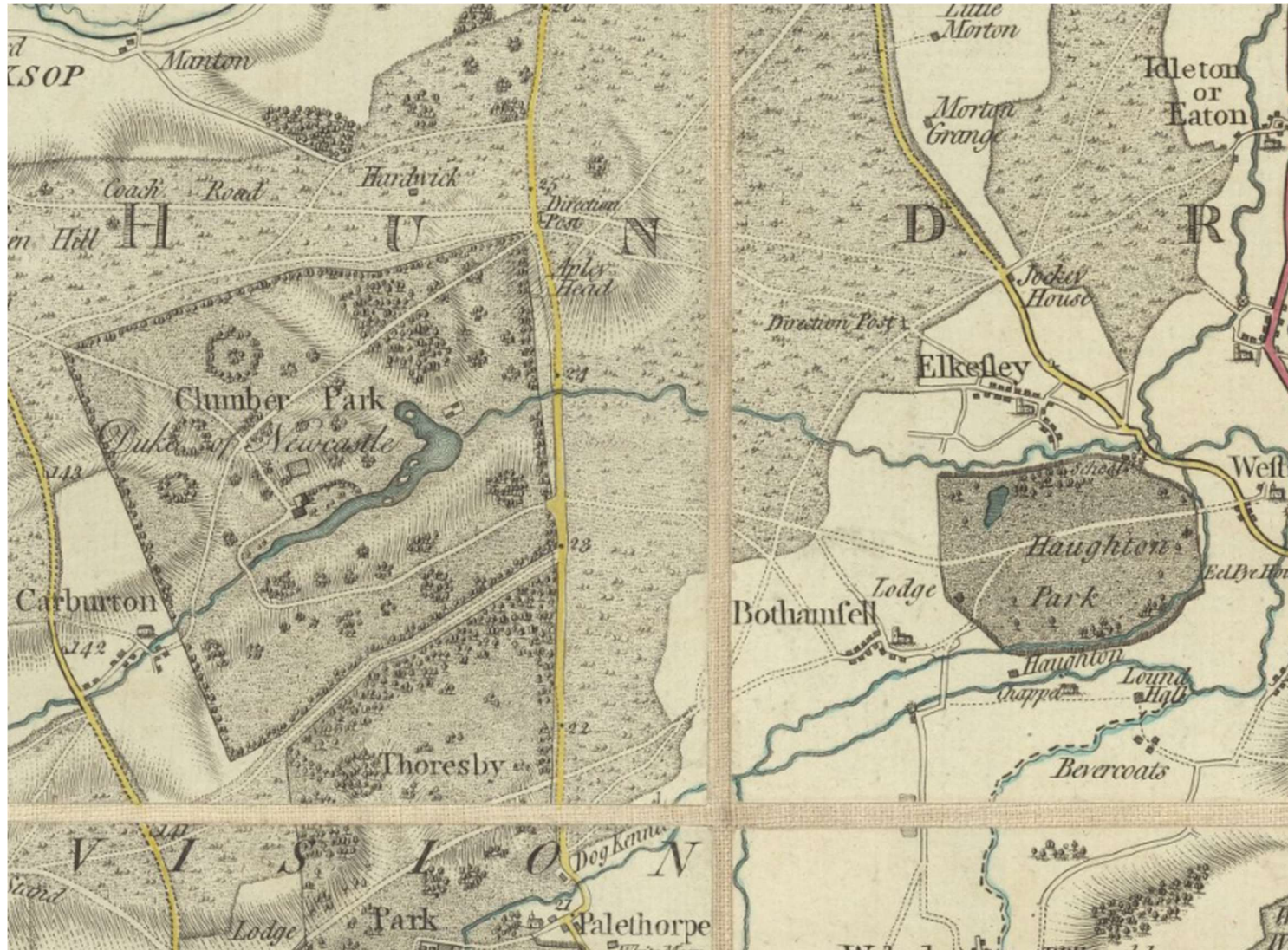


Plate 1: Chapman's Map of Nottinghamshire 1774

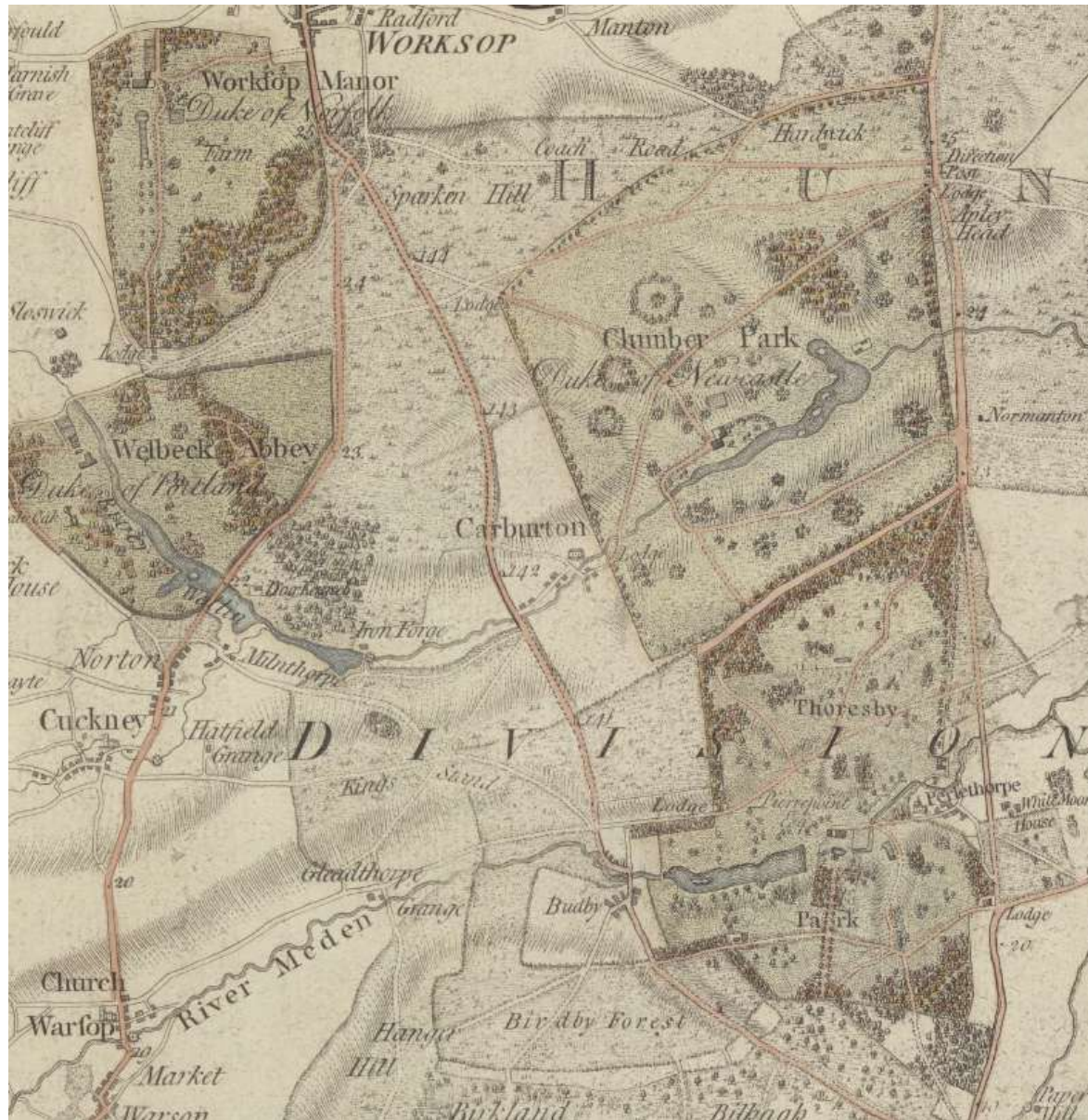


Plate 2 Sanderson's map of Nottinghamshire 1798

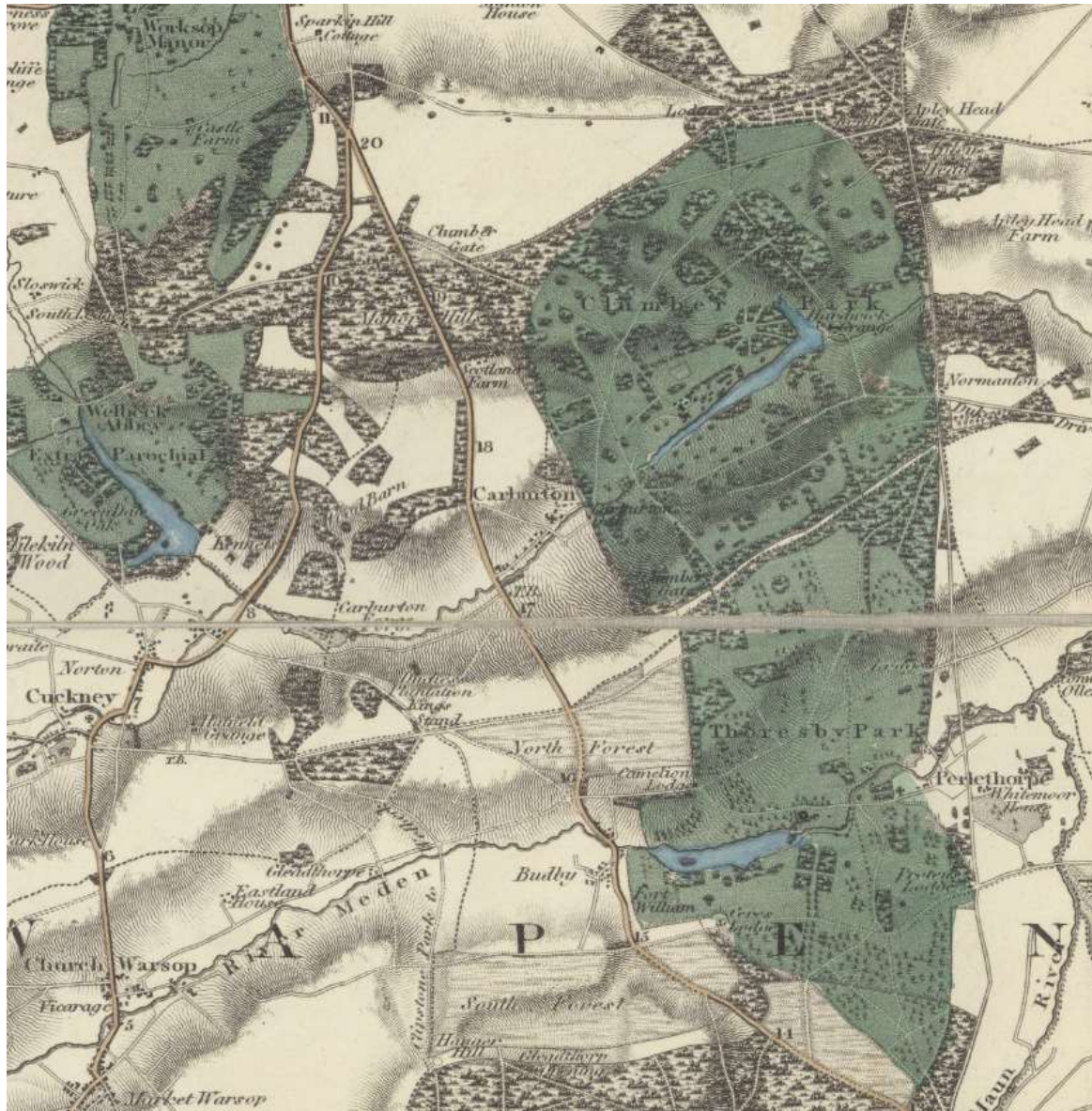


Plate 3 Greenwood's 1826 map of Nottinghamshire



Plate 4: Sanderson's map of 1835



Plate 5: 1884 Ordnance Survey map



Plate 6: 1916 Ordnance Survey map

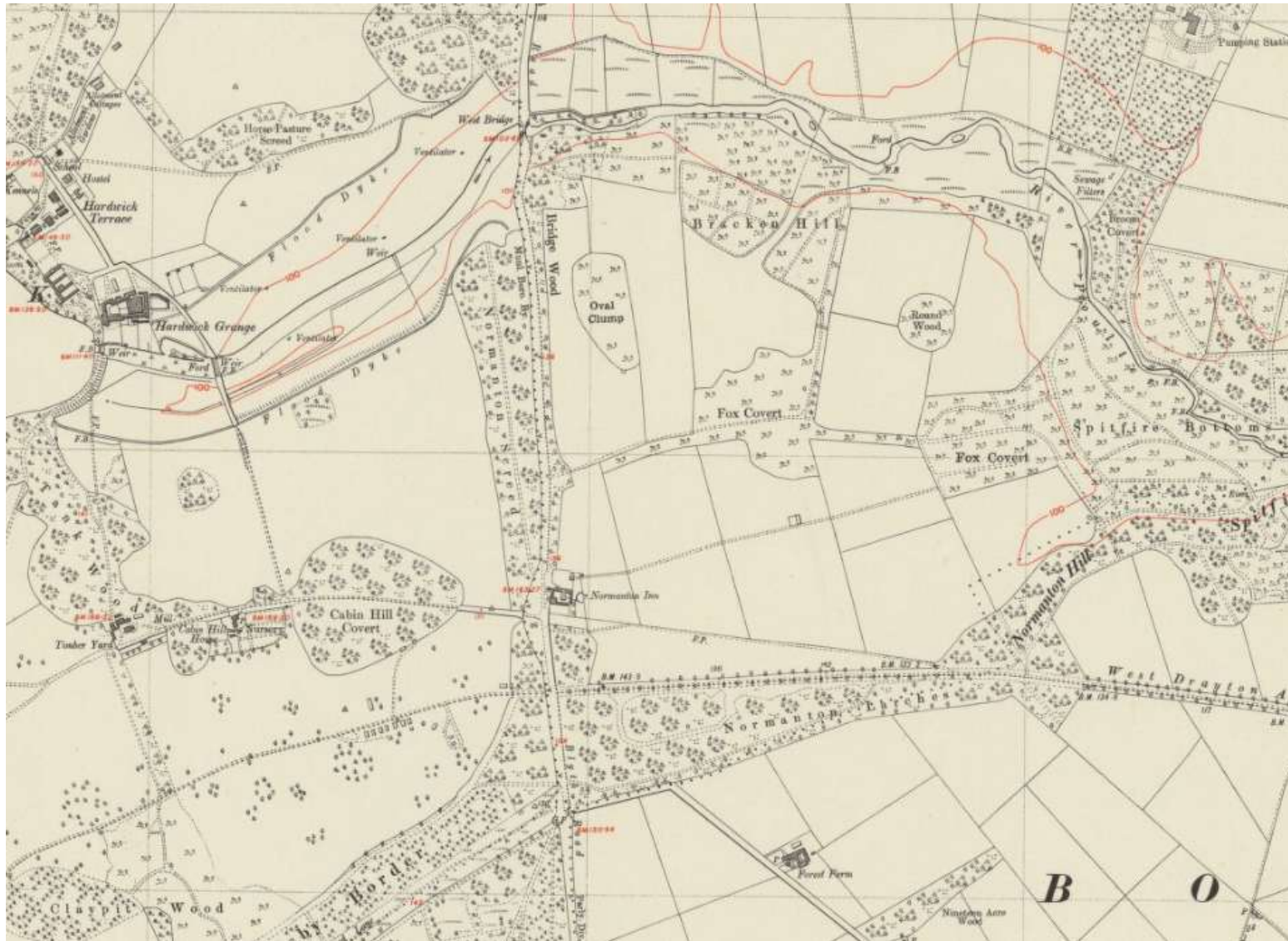


Plate 7: 1947 Ordnance Survey map

# Appendix C: Archaeology

## Strategy Framework

This addendum provides an overview of the archaeological strategy to be undertaken in order to meet the requirements of the proposed planning conditions contained within the Archaeology Statement of Common Ground. This will form the basis of the Archaeological Mitigation Strategy (AMS) which would be conditioned on the permission should the Inspector be minded to approve.

The AMS will detail the archaeological mitigation proposed to reduce the effect of the Appeal Scheme on the archaeological resource, either by protection/preservation of archaeological remains where possible, or, where remains cannot be preserved, through a structured programme of archaeological investigation. The document will be agreed with the Local Planning Archaeologist (LPA).

The process outlined below follows good practice guidance published in June 2024 which recognises that the response to solar schemes require a different approach to more intensive developments<sup>1</sup>.

### Stage 1 – Trial Trenching

The trial trench investigation will take place following the submission of a detailed Written Scheme of Investigation (WSI). The Written Scheme of Investigation will contain methodologies for post-excavation works, reporting, and archiving and will adhere to industry standards contained within the Chartered Institute for Archaeologists' Standards for archaeological field evaluation.

The number, and location, of trial trenches will be subject to agreement with the LPA, but will target both those areas of archaeological interest as well as those perceived to be void of archaeological remains, 'blank' areas. The aim of this stage is to ground truth the results of the Historic Environment Desk-Based Assessment and the geophysical survey, and to gather sufficient information to establish the presence/absence, extent, condition, depth, character, quality and date of any archaeological deposits, in order to establish the impact of the Appeal Scheme on the archaeological resource.

The results of the archaeological field evaluation will determine the extent, depth, date and significance of any archaeology present within the Site which may be impacted by construction and operation of the Scheme and determine the need for, and scope of, any further mitigation measures that may be required. The below outlines the measures that could be used and follow

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<sup>1</sup> Chartered Institute of Archaeologists. 2025. Good Practice Guide: Archaeology and Solar Farms consultation draft (CD4:25)

the principles of reducing impact to the archaeological resource through avoidance, reduction, and mitigation.

## Stage 2 – Preservation in situ

The priority will be to preserve any archaeology in situ.

A number of different approaches could be deployed together to achieve this, for example:

### *Vehicle exclusion zones and avoidance of tracking:*

Should the archaeological evaluation identify areas of significant archaeology it could be feasible for construction traffic to be diverted away from such areas. The areas would be demarcated in order to avoid incursion into such zones. Alternatively, and where appropriate, track matting could be utilised. Both these measures would ensure that wheel rutting is avoided and that below ground archaeology would be preserved in situ.

### *Low impact construction methods:*

In areas where significant archaeological remains are identified but cannot be avoided, alternative construction methodologies could be utilised in order to minimise below ground impacts.

For example, pre-cast concrete pads can be used to mount solar arrays, rather than more intrusive piling methods. Cables can also be contained within above-ground conduits which would avoid the need to excavate cable routes.

### *Micro-siting:*

In areas which are found to contain significant archaeology, infrastructure could, where feasible, be micro-sited to avoid such remains.

## Stage 3 – Preservation by Record

If archaeological remains are identified in respect of which alternative methodologies are not appropriate, a programme of further archaeological fieldwork to preserve by record would be agreed. The scope would be determined by the findings of the initial field evaluation and would be agreed with the LPA.

The fieldwork would focus only on areas of potential archaeology and are likely to be small scale in nature. The scope of archaeological excavation requires careful consideration to avoid unnecessary damage to archaeological deposits. Other, more proportionate, fieldwork options would also be considered, such as a watching brief during construction.

The scope and method of any fieldwork would be agreed in advance with the LPA through a subsequent WSI. This would set out the aims and objectives for each element of the archaeological works, the proposed methodologies to be implemented and details of a proposed timetable/programme for fieldwork, post-excavation and reporting following

completion of works. The results of archaeological investigation will be published within an appropriate period following assessment and analysis.