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Direct Dial: 01216256888

Our ref: P01575539

2 May 2024

Dear Mr Mountain

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND ADJACENT TO A614 WORKSOP NOTTINGHAMSHIRE  
Application No. PP-12938129**

Thank you for your letter of 12 April 2024 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

**Summary**

Thank you for consulting Historic England on the above application to the east of the grade I registered park and garden at Clumber Park, grade I Thorseby Park, grade II\* Drayton Gates, grade II\* Normanton Gate and West Bridge scheduled monument. We have concerns that the proposals will cause a degree of less than substantial harm to the significance the listed gates derived from the setting of the approach along West Drayton Avenue, as well as buried archaeology and other non-designated heritage assets.

**Historic England Advice**

**Significance**

The listing of a Grade I registered park and garden holds immense significance in terms of preserving cultural heritage at both Clumber Park as well as Thoresby Park. Clumber Park once provided the setting for the eighteenth century mansion home of the Dukes of Newcastle. The house is no longer present, but the site with its accompanying buildings and close by Gothic-style chapel form the hub of visitor activity at Clumber Park, sometimes referred to as “the People’s Park” due to its popularity with visitors both local and from further afield.

The Grade II\* Drayton Gates are the focal point at the end of the West Drayton Avenue and marks the arrival to Clumber Park from West Drayton. West Drayton Avenue is a popular footpath and part of the long-distance footpath Robin Hoods Way and was historically an important route between Clumber Park and West Drayton and



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The Great North Road, historically the main highway between England and Scotland from medieval times. The avenue is evident as a tree lined avenue along its entire length on the Original Series OS One Inch mapping 1824-1840 with a landscape of an open nature along the majority of its length including the proposed site.

The area in which the proposed solar farm is located sits on the boundary of Clumber Park where three historic gates and lodges into the park are located. Apleyhead Lodge is the northernmost and principal of the three; dating to 1770, the lodge thought to be designed by Stephen Wright in the form of a 'Triumphal Arch' with ornamental iron gates and decorative stonework of Doric screens and triglyph friezes. This building has been listed Grade I, within the top 8% of listed buildings in England.

Normanton Gate, the intervening gate, was rebuilt here in the early 20th century from its original location at Shireoaks Hall where it was built around 1700, although Pevsner conflicts with this, stating the gates are late 18th century. The final gate, Drayton Gate, is the most southerly; attributable to the late-18th century, and supposedly relocated here from the Normanton site in the mid-19th century, they are a close match to the design of Wright's gates at Oatlands Park. Finally, West Bridge over the River Poulter thought to be designed by John Simpson in 1789, who worked on buildings elsewhere in the park; interestingly the family crest has been carved into the decorative stonework of the bridge. These buildings have been listed Grade II\*, within the top 8% of listed buildings in England.

Clumber Park is also closely connected to its's estate village, Hardwick-in-Clumber. The village is made up, primarily of Grade II listed buildings, of tenant's homes, a public house, and farm buildings to support the main house. The village was founded in the late-18th century with the involvement of architects Fuller White and Stephen Wright. Most of the village is extant today is late-19th and early-20th century with a slight Jacobethan style; the oldest building in the village is the pigeoncote from the founding of Hardwick. The park is also home to a Grade II School House, Grade II, designed in an ornamental style, of the mid to late-19th century.

Outside the boundaries of Clumber Park, the village of Bothamshall, southeast of the park, a farming village with Grade II buildings from the 18th century but developed with 19th century estate buildings as part of the expansion of Clumber Park. The Church of Our Lady and St Peter was completely demolished and rebuilt between 1844-5 at the expense of the 4th Duke of Newcastle by Andrew Trimen with references from the 14th and 15th centuries.

Haughton Park House, Grade II, more significantly altered as restoration in the 1940s, was initially constructed in the 1700s, in brick, with additional alterations from this period. The house is decorated with a lead cupola, a typical Georgian feature, though slightly more unusual in this context, suggesting a house of some when built, presumably for a family of some local status. The site has associated barns, also of brick, which complement the architectural significance of the main house.

Church of St Giles, Elkesley, Grade I listed, is primarily a 13th century church, but has since been altered during the 14th and 15th centuries. Under the 4th Duke of





Newcastle, the building underwent significant restoration by Andrew Trimen, his work at both Bothamshall church and here are evident in his characteristic detailing

### **Impact**

The proposed development is the construction and operation of a solar farm with battery energy storage with associated works, equipment, infrastructure and landscaping. It is likely the proposed development will have a lifespan of approximately 40 years and therefore affect a generational span of experience.

The site is bound to the west by Blyth Road, A614 (suspected Old Roman Road) and Clumber Park and Thoresby Park both a Grade I registered park and garden, to the north the River Poulter, to the east farm fields and woodland and, to the south West Drayton Avenue.

The proposed development will introduce an industrial facility into what is presently farmland and is likely to be prominent or intrusive along the north edge of footpath on the West Drayton Avenue final part of the approach to Drayton Gate grade II\* listed building and an entrance to the Clumber Park grade I registered park and garden. The LVIA shows wide views from West Drayton Avenue across fields over to a historic woodland block in viewpoint 3 and 4. The mitigation method to introduce native scrub planting to screen the open fields and create 'a sense of deeper, more natural, forest...' as noted in the LVIA, however this would not be reflective of the historic landscape character of this route which was historically continuous avenue trees and still survives in sections evident on aerial imagery.

The impact of the proposed solar farm will cause less than substantial harm to the setting of the listed buildings and Bothamshall Conservation Area, as highlighted above, some of which are highly graded assets which are an integral part of the parkland of Clumber and its historic contribution to neighbouring settlements. This landscape is characteristically open landscape of agricultural fields, and this alteration impacts on the historic significance and, through this, the setting of these listed buildings.

The landscape in this area is primarily historic and well-established woodland which provides mitigation to the proposed development. However, the successful integration of the solar farm into the landscape is heavily dependent upon the positive maintenance of both the established trees and the proposed landscape mitigation. The latter could be further enhanced along the western boundary, especially to the south where it is highly visually permeable through to Clumber Park Hotel and at the northwest where it has the potential to detrimentally impact upon Apleyhead Lodge.

Furthermore, at particular times of year this screening will be semi or fully permeable. Noted on the ZTV, views across to Hardwick Village, the highly graded estate buildings along the boundary of Clumber Park, the Grade I Church of St Giles, Elkesley, and the village of Bothamshall are likely to be achievable. This is despite the



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increased landscape buffer proposed. This can be alleviated by an increased and varied landscape buffer as well as positive maintenance of the extant landscape buffers.

Overall, the proposed development will cause both individual and cumulative less than substantial harm to multiple heritage assets of Grade I to Grade II.

Filtered views into the site north bound along Blyth Road, in particular during winter months as shown in Viewpoint 6 of the LVIA, on the approach towards the scheduled monument West Bridge is considered to have lower level of less than substantial harm on the setting of the scheduled monument.

While there are no designated heritage assets within the site, there is potential for important and sensitive non-designated features to be present, a number of HERs have been identified across the site. Field system (cropmarks) of Romano/British date have been identified in land parcel SK6510075300 and SK6620074700. We refer you to your own archaeological advisor, in particular, to the impacts upon Iron Age / Romano-British remains due to identified cropmarks as referenced in the Historic Environment Desk-based Assessment. Appropriate archaeological investigation is necessary to manage these risks through design in a manner proportionate to the importance of the assets, in which respect we refer you to your archaeological advisor.

### **Policy**

Paragraph 206 sets out the need for a clear and convincing justification for any harm to, or loss of, the significance of designated heritage assets

The relevant policies of the NPPF (National Planning Policy Framework) regarding the built historic environment are:

196. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

205. 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.

206. 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 .

208. 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.

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

We refer you to the published advice available on our website;

Commercial Renewable Energy Development and the Historic Environment | Historic England

<https://historicengland.org.uk/images-books/publications/commercial-renewable-energy-development-historic-environment-advice-note-15/>

Human Remains Advice | Historic England

<https://historicengland.org.uk/advice/technical-advice/archaeological-science/human-remains-advice/>

Planning and Archaeology | Historic England

<https://historicengland.org.uk/images-books/publications/planning-archaeology-advice-note-17/>

### **Position**

The proposed development will cause less than substantial harm to numerous heritage assets, including multiple Grade II listed buildings forming the settlements of Hardwick-in-Clumber and Bothamshall, and the highly graded gates and park buildings which are significant individually and as part of the Clumber Park estate. Wider ranging views have the potential to impact on the historic, Grade I church of St Giles in Elkesley.





It is possible that the proposals will also cause a degree of less than substantial harm to the significance of the West Drayton Avenue approach to Clumber Park grade I and Drayton Gate grade II\*, to the setting of to the Drayton Gate and on the approach from the south to the West Bridge scheduled monument, as well as buried archaeology and other non-designated heritage assets, as submitted this would appear to be at a high level. This would require a clear and convincing justification and sufficient public benefits to outweigh any harm. We question whether these have been sufficiently demonstrated in the application.

We would very much like to work with all parties to find an acceptable way forward.

### **Recommendation**

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 196, 205, 206, 208 and 212 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Sara

### **Sara Willhoit**

Landscape Architect

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