



Mr James Mountain  
Bassetlaw District Council  
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Nottinghamshire  
S80 2AH

Direct Dial: 01216256888

Our ref: P01575539

8 October 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.

**Historic England Advice  
Summary**

Thank you for re-consulting Historic England on the above application located to the east of the grade I registered park and garden at Clumber Park, grade I registered Thoresby Park, grade II\* listed Drayton Gates, grade II\* listed Normanton Gate, West Bridge scheduled monument and northwest of Bothamshall Conservation Area.

We welcome the positive changes in the proposal including planting of specimen avenue trees along the southern boundary of the Site; the reinstatement of a hedgerow with specimen hedgerow trees along a line of the historic route between Normanton Inn and West Drayton Avenue; and the setting back of the solar arrays from the southern and western boundaries.

There remains a degree of less than substantial harm to the significance of 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. Our concern focuses upon views and experiential approach as one moves along the historic avenue between the Great North Road and Drayton Gates, Clumber Park.

**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 18th century mansion home of the Dukes of Newcastle. The house is no longer present, but the site with its



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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 east boundary of Clumber Park features three historic gates including the principal entrance Apleyhead Lodge listed as Grade I; Normanton Gate Grade II\* listed; and Drayton Gate Grade II\* listed. The park also includes West Bridge scheduled monument, and is closely connected to Hardwick-in-Clumber, an estate village with primarily Grade II listed buildings. Nearby, Bothamshall village and Haughton Park House, both with Grade II buildings, reflect the area’s historical significance. The Church of St Giles in Elkesley, a Grade I listed 13th-century church, 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.

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 The Great North Road, 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.

### **Impact**

This landscape is characteristically open landscape of agricultural fields, and this alteration harms the historic significance through the setting of these listed buildings and registered parks and gardens.

We welcome the setting back of solar arrays and landscape mitigation along the western boundary of the proposed development which helps to mitigate some harm, less than substantial harm remains 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.

We welcome the setting back of solar arrays along the southern boundary of the proposed development and the reinstatement of a hedgerow with specimen hedgerow trees along a line of the historic route between Normanton Inn and West Drayton Avenue, helps to reveal the historic layout of this approach. The proposed development will cause less than substantial harm to the significance of Drayton Gate grade II\* through setting of the West Drayton Avenue approach to Clumber Park grade I.

While there are no designated heritage assets within the site, there is potential for important and sensitive non-designated features to be present, several 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



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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**

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

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.

## **Position**

We welcome the positive changes in the development proposal, including planting avenue trees in reference to, retaining and reinstating historic hedgerows, and setting back solar arrays along the west and south of the development area, however there remains some concern about the less than substantial harm to the significance of



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listed gates particularly along the approach of West Drayton Avenue.

It is for the local authority to place the public benefits in the balance with the great weight of the conservation of the designated assets. Should you be minded to consent we would urge you to consider the further setting back of solar panels from West Drayton Avenue, and the planting of mixed species hedgerow specimen trees between Normanton Inn and West Drayton Avenue, rather than regularly spaced single species, to ensure this avenue does not detract from the predominance of West Drayton Avenue.

We refer you to our previous advice and the advice regarding further archaeological investigation recommended to manage potential impacts on non-designated features.

### **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 205, 206, 208, 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.

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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