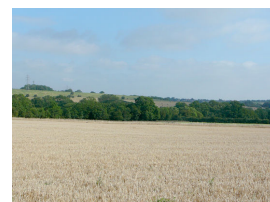


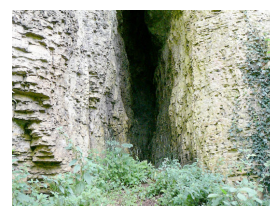
# MARKLAND AND HOLLINHILL GRIPS CONSERVATION AREA



## Appraisal and Management Plan



Consultation Draft



GRAHAM CLARKE  
HEAD OF PLANNING

October 2008

This document addresses the following corporate aims:-



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**Markland and Hollinhill Grips**



## **Introduction**

Conservation areas are defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

The Markland and Hollinhill Grips Conservation Area was designated in July 1991 on the basis of the special archaeological, historic and natural history interest of the area.

As a result of this designation the Council is required to publish proposals for the preservation and enhancement of the conservation area. This Conservation Area Appraisal and Management Plan has been prepared in accordance with this requirement.

## **The Role of Conservation Area Appraisals and Management Plans**

Conservation Area Appraisals and Management Plans do not form part of the Development Plan but do provide part of the evidence base for the emerging Bolsover Local Development Framework documents.

In addition to this, Bolsover District Council will adopt Conservation Area Appraisals and Management Plans that have been prepared with public participation as a material consideration so that they are taken into account when a determination is to be made under the planning Acts.

## **Public Participation in the Preparation of the Conservation Area Appraisal and Management Plan**

The preparation of this document commenced in April 2008 and has been carried out under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with the Council's Statement of Community Involvement.

An initial stakeholder meeting was held at the Creswell Social Centre, Elmtun Road, Creswell on 24<sup>th</sup> June 2008. Local councillors, residents and other stakeholders were invited to the meeting to consider the issues to be included in this draft document.

This draft document has been issued for public consultation and written responses are invited. All responses will be recorded and considered prior to preparation of the final document and adoption by the Council.

## **Content and Document Period**

The document is comprised from two separate but complementary parts:

### **Part 1) Conservation Area Appraisal**

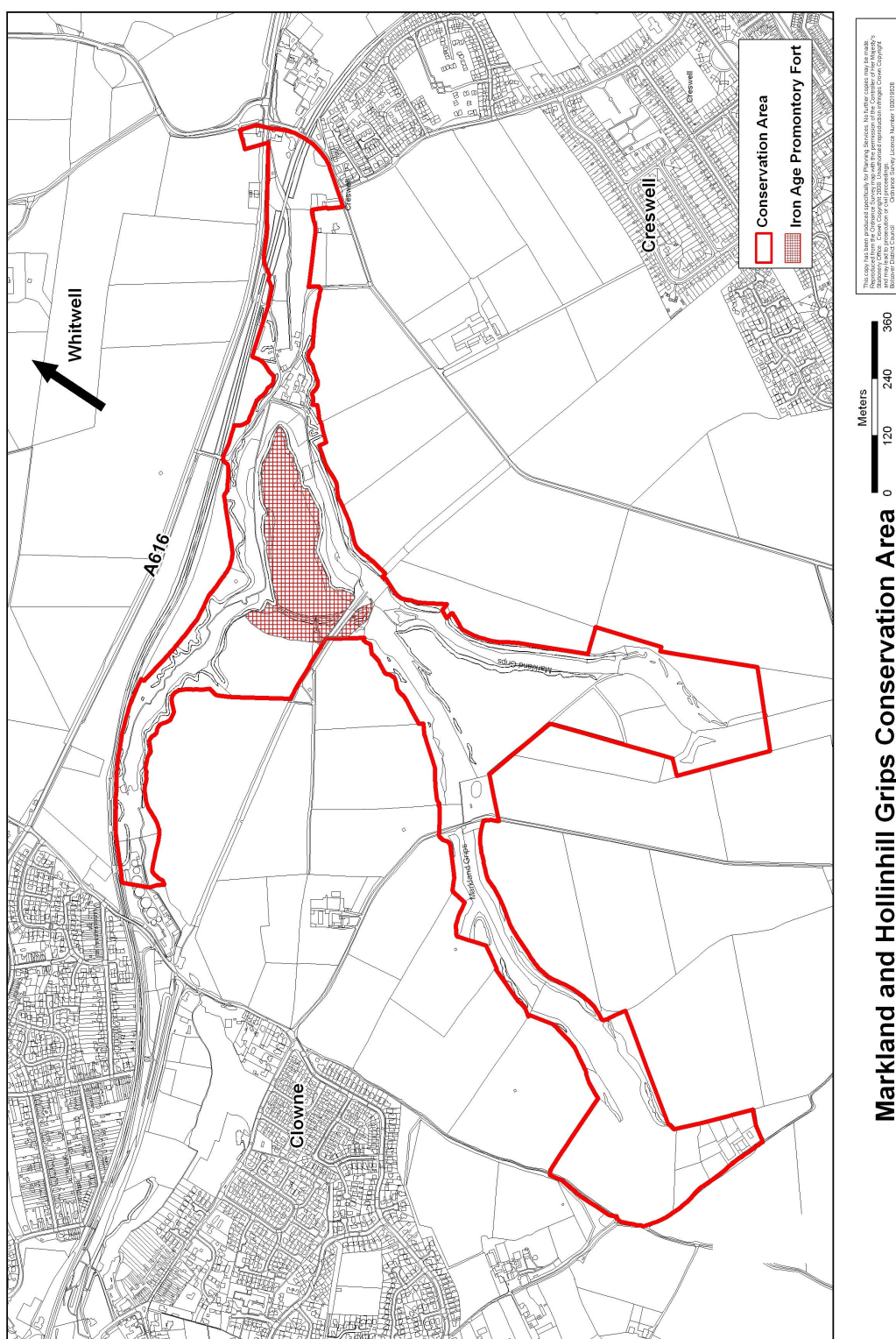
This part defines the character and appearance of the conservation area and identifies those elements which make important contributions to the character and appearance. It also identifies threats that could be detrimental to, and opportunities to enhance, the character and appearance of the conservation area.

As part of the appraisal process unlisted buildings of merit and other features which contribute to the special architectural, historic, or natural environment interest of the area have been identified and are listed in the Features of Interest section - omission from this list does not imply that other features are not of significance.

### **Part 2) Management Plan**

This part includes policies and proposals derived from the contents of the Appraisal that seek to preserve and enhance the character and appearance of the conservation area.

To remain relevant, Conservation Area Appraisal and Management Plans need to be reviewed and kept up to date. Bolsover District Council intends to review these documents every five years. Therefore, the period of coverage is five years from publication, although the Appraisal and Management Plan will remain relevant beyond this period until reviewed.





# **PART 1: CONSERVATION AREA APPRAISAL**

## **Introduction**

The Markland and Hollinhill Grips Conservation Area is situated in the north of the district of Bolsover in Derbyshire and covers an area of 63 hectares. It includes sites of archaeological, geological and ecological importance, mature woodland assemblages, agricultural grazing and unimproved pasture, ponds, watercourses and a small amount of built development.

The conservation area lies predominantly in the parish of Elmlton-with-Creswell, except for the northern section of Hollinhill Grips, part of which lies in the neighbouring parish of Whitwell. The settlements of Clowne and Creswell are located approximately 1 kilometre to the west and east respectively while Whitwell lies about 2 kilometres to the north.

The Clowne Conservation Area, which was designated by the Council in May 2005, is located immediately west of the Markland and Hollinhill Grips Conservation Area, separated by Hollinhill Lane on the edge of Clowne.

The A616 (Sheffield Road) runs to the north of the conservation area between Creswell and Clowne, briefly passing through it at Boler's Corner. The unclassified Markland Lane crosses the conservation area about 300 metres to the south of Markland Farm. Two disused railway lines also pass through the conservation area.

## **Summary of Character**

Markland and Hollinhill Grips comprise an area of extensive linked gorges cut into the magnesian limestone plateau. This landscape has attracted human activity to the area from the Palaeolithic period onwards. The nearby Creswell Crags – 3 kilometres to the east of Markland and Hollinhill Grips - provide evidence of some of the earliest human settlement in Britain dating from between 50,000 to 12,000 years ago. It is not inconceivable to envisage that the 'Grips', which is a local term describing the distinctive landscape formation, were used contemporaneously with the sites at Creswell Crags.

The conservation area comprises three arms that meet at the north east corner of the complex near Upper Mill Farm, giving a total length of almost 5 kilometres:

- Hollinhill Grips is the northern-most gorge which runs east from the edge of Clowne and is over 2 kilometres in length.\*

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\* Geologically the gorge continues west towards Clowne through the area known as Clowne Linear Park and Clowne Crags. These areas are included within the Clowne Conservation Area and are therefore outside the scope of this document.

- Markland Grips:
  - the first section, which is almost 2 kilometres long, runs south west to north east joining Hollinhill Grips at its eastern end.
  - the second section runs approximately south to north, for about 0.75 kilometre, and joins the main arm of Markland Grips just south west of its intersection with Hollinhill Grips.

The Grips are set within the context of a wider agricultural landscape of rolling arable farmland common to the magnesian limestone plateau. By contrast, the steep cliffs, bluffs and promontories of the Grips, in association with the narrow river corridors and wooded slopes, create a strong sense of visual confinement. The valley bottoms mainly comprise a mixture of pasture, woodland and a nature reserve.

There is considerable archaeological interest comprising an Iron Age promontory fort, designated as a Scheduled Ancient Monument (SAM), as well as numerous cave sites and rock shelters which may have been used by early humans.

The relative inaccessibility of the Grips means that human disturbance has been minimised. As a result some of the last vestiges of original habitats in the area are found – their national importance is recognised by designation of part of Markland and Hollinhill Grips as a Site of Special Scientific Interest (SSSI). In addition, two sites are locally designated as Sites of Importance for Nature Conservation (SINCs). The south western arm of Markland Grips is also designated in part as a Regionally Important Geological and Geomorphological Site (RIGS).

There is a limited amount of built development within the conservation area. The former mill sites of Upper Mill Farm and Lower Mill at Boler's Corner display some architectural and historic interest. Grange Farm at Ringer Lane, located at the south western tip of Markland Grips, is a traditional estate farmstead which retains some elements of its original character. A sewage treatment works is located at the western end of Hollinhill Grips and lies partly inside the conservation area. A large proportion of the land in the conservation area is owned by the Chatsworth Settlement Trustees.

Public access is possible from several locations, although it is restricted elsewhere. There is limited public access to the nature reserve and no public access to the southern arms of Markland Grips or Markland Plantation. Two designated routes, the 'Archaeological Way', a 20 kilometre linear walk from Pleasley Park to Whitwell, and the 'Markland Loop', a circular route of 9.6 kilometres, pass through the conservation area, including a section along one of the former railway lines.

The key characteristics of the Markland and Hollinhill Grips Conservation Area are:

- Archaeological interest: Palaeolithic, Neolithic, Iron Age and Roman archaeology
- Architectural/historic interest: former mills and infrastructure, traditional estate farmstead, former railway lines and infrastructure, buildings
- Geological interest: magnesian limestone gorges with caves and rock shelters, RIGS
- Landscape interest: magnesian limestone landscape, incised limestone gorges, woodland, important views, watercourses and mill ponds
- Ecological interest: SSSI and locally designated wildlife sites (SINCs), magnesian limestone woodland



## ASSESSMENT OF SPECIAL CHARACTER

### Historical Development

The wider area of the magnesian limestone upland has a long and well documented history of human development and settlement from the Palaeolithic era to the present day.<sup>1</sup> The Palaeolithic refers to a prehistoric era, stretching back up to 500,000 years, distinguished by the development of the first stone tools, the first introduction of agriculture, and which ended in Northern Europe around 10,000 years ago with the end of the Pleistocene (Ice Age) period.

The nearby Creswell Crags represent perhaps the most complete source of information on Palaeolithic activity in Britain - it is not inconceivable therefore that the caves and gorges found at Markland and Hollinhill Grips were similarly occupied, although archaeological evidence to date has failed to substantiate similar levels of occupation or antiquity.

During the Iron Age - in Britain from around 700 BC to the start of the Roman occupation in 43 AD – farming activity and associated woodland clearance increased and small scattered settlements began to appear. The promontory fort was first established during the Iron Age and was later reoccupied during the Roman period. The fort is located close to an ancient route, variously referred to as Packman's Way and Ryknield or The Street, which became part of the Roman road network.

By Anglo-Saxon times the settlements of Clowne, Elmtun and Whitwell existed and are subsequently recorded in the Domesday Book (1086) as *Clune*, *Helmetune*, and *Witeuuelle* respectively. The place name 'markland' is thought to mean 'boundary land', situated as it is along the southern margin of Whitwell parish. It probably also demarcated the southern extent of the estate held by local nobleman Wulfric Spott in the early 11<sup>th</sup> century.

The first mention of Creswell appears in medieval times when Elmtun was the principal village. In the 18<sup>th</sup> century the turnpike road was built, now the A616, linking the village to Mansfield and Chesterfield. The populations of all the local settlements expanded rapidly during the Industrial Revolution and consequent development of the Derbyshire coalfield.

Settlement within the Grips has been limited due to the nature of the landscape and consequent limitations on farming. Millwood Brook flows through Hollinhill Grips on its way to join the River Poulter further east and this provided water-power for the two mills - Upper Mill (now Upper Mill Farm), and Lower Mill. The mills and millponds are shown on the 1875-77, 1898, and 1916 Ordnance Survey maps. The earliest map also indicates the location of a windmill to the south of Upper Mill situated above the gorge – this mill was denoted as a ruin by 1898.

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<sup>1</sup> Creswell Crags Limestone Heritage Area Management Action Plan (2004)

The development of the railway network in the area in the latter quarter of the 19<sup>th</sup> century has left its mark on the landscape. Two railway lines pass through the area, although both are now disused. Running along the northern edge of Hollinhill Grips was the Clowne Branch of the Midland Railway; it is shown on the Ordnance Survey map of 1875-77. This route ran between Creswell, where it joined the Mansfield to Worksop line, and Staveley where it linked to the Doe Lea branch. The line passes through the conservation area to the south of Lower Mill, crossing a viaduct over Millwood Brook.

The second line formed the Beighton Branch of the Lancashire, Derbyshire & East Coast Railway (LD&EC) and was opened in 1898. It was closed to regular passenger traffic in 1939 and closed completely following the closure of Westthorpe Colliery, Killamarsh in 1987.

## **Archaeology**

There are a significant number of archaeological sites in and adjoining the conservation area. The archaeological discoveries found to date comprise a selection of Neolithic (4000 BC to 2351 BC) stone tools, principally flints, plus human burial remains in one of the caves (Sepulchral cave). Roman pottery, stone tools, as well as relict field systems have also been discovered. There is significant potential for further archaeological discoveries in the area.

The Iron Age promontory fort is a Scheduled Ancient Monument (National Monument Record: 23311) and covers a large site of 4.25 hectares. Both Iron Age and later Roman occupation has been recorded from archaeological evidence.

The majority of the caves and rock shelters have been surveyed and recorded as part of the Creswell Crags Limestone Heritage Area Management Action Plan (2004). This study identified a total of 12 caves, as well as 41 possible rock shelters and numerous fissures.

The Sites and Monuments Record (SMR) is the principal source of information about unscheduled archaeological sites in Derbyshire. Several sites in or adjacent to the conservation area are listed in the Features of Interest section and these are indicated on the Features of Interest map.

### **Reference:**

Creswell Crags Limestone Heritage Area Management Action Plan (2004)  
Derbyshire Sites and Monuments Record

## KEY ELEMENTS OF THE CONSERVATION AREA

The Appraisal analyses the special character of the conservation area as a whole. However, it is possible to define key elements which contribute to the overall character of the conservation area thereby allowing a more detailed analysis of the specific threats and opportunities faced by each element and to assess how this might impact on the conservation area.

### Key Element – Landscape Setting, Views & Important Open Spaces

The landscape setting of the conservation area is framed by the wider magnesian limestone plateau which runs along the Derbyshire and Nottinghamshire border and north through Yorkshire. The plateau is sandwiched between the lower-lying Derbyshire coalfields in the west and the Nottinghamshire farmlands to the east.

The area is strongly influenced by its underlying geology, forming a pleasant open, rolling landscape often with long distance and broad views. The Derbyshire Landscape Character Assessment defines the characteristics of this landscape as:

- gently rolling agricultural plateau
- large-scale open farmland
- estate woodlands
- small limestone villages
- incised river corridors, steep rocky cliffs, overhanging woodland and grazed meadows.<sup>2</sup>

Arable farming is the dominant land use in the area due to the fertile, free draining qualities of the limestone soil allied with the gentle topography. The limestone plateau was once extensively covered by dense woodland, which was progressively cleared for farming from Neolithic times. Where pockets of woodland remain they often form important remnant habitats for nature conservation.

The settlements of Clowne and Creswell, lying to the west and east respectively, along with Whitwell to the north form a distinct contrast to the surrounding areas of farmland. Occasional distant views of these settlements are visible from higher land on the edges of the conservation area.

The limestone gorges were formed during the last Ice Age when melt-water from the receding glaciers cut through the magnesian limestone. The valley sides contain rock faces which range from continuous tall, 15m high faces, mainly in the central sections of the Grips, to small 1m high outcrops, generally towards the end of the valleys.

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<sup>2</sup> Derbyshire County Council (2007) *The Landscape Character of Derbyshire*, pp.119-126



The valley bottoms are generally underlain by material deposited when the gorges were formed along with material derived from the rock faces. This mixture of rock and soil has effectively impeded drainage, creating the waterlogged soils characteristically found here. Agricultural cultivation proved difficult and so the land was usually left as woodland and unimproved pasture/grassland; the main areas of grazing today are to the east of Upper Mill Farm and the southern sections of Markland Grips.

The valley sides and upper edges of the Grips are generally heavily wooded forming a visible and distinct line of trees cutting across the landscape. To the south of the promontory fort lies Markland Plantation, a sizable area of woodland to which there is no public access.

#### Views into the conservation area

Views into the conservation area are limited due to the nature of the terrain, lack of public access and dense vegetation along the edges of the Grips. However, views across the open landscape from local footpaths, lanes and roads towards the conservation area are considered to be important. These frame the conservation area in the context of the wider surrounding landscape.



*Looking north towards Markland Grips from Ringer Lane, Elmtun*

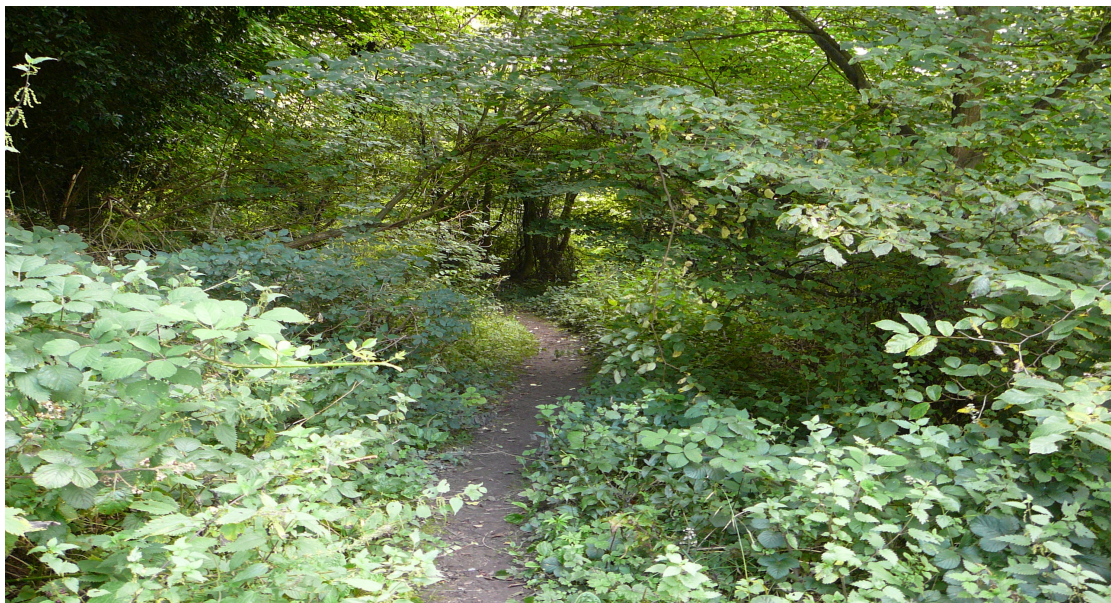




*Looking north towards Hollinhill Grips from the disused railway line*

#### Views within and from the conservation area

The gorges create a strong sense of visual containment. As such, views within the Grips themselves can be restricted and are frequently broken up by dense vegetation. The nature of this landscape also reduces views of the various rock faces, cliffs and cave features within the Grips.



*Footpath – Markland Grips*



In the valley bottoms, which are generally more open, picturesque views can be obtained from publicly accessible areas over slightly longer distances. These views are framed by the dense vegetation clothing the valley-sides.



*Markland Grips looking south*

Due to the nature of the topography views from within the conservation area to the surrounding landscape are quite limited and only intermittently available from areas of higher ground such as the promontory fort and the former railway line.

### Important Open Spaces

Open spaces within or sometimes immediately beyond the conservation area, the way they are enclosed, and the visual contribution they make to the character of the place can be important elements.

The confined and linear nature of the conservation area means that the number of important open spaces is relatively limited. Identified important open spaces are:

- Markland Grips promontory fort
- Fields to the west of the promontory fort
- Markland Grips, west of Upper Mill Farm



## **Key Element – Archaeological and Historical Interest**

The conservation area contains considerable national and local archaeological interest. At present there is a general absence of information and interpretation material to guide the visitor.

The 'Archaeological Way' and 'Markland Loop' are two key designated routes which pass through the conservation area. Both routes are accompanied by printed leaflets produced by Derbyshire County Council. However, there is no on-site information or interpretation material of the sites encountered along these routes and the existing way-markers are generally in a poor condition.

Given the wider archaeological importance of the magnesian limestone upland it is considered that considerable potential exists for opportunities to promote and develop an understanding of the archaeological and historic resource this area offers for the benefit of the local communities and wider general public.

### **Opportunity**

Explore opportunities to provide appropriate information and interpretation to highlight the archaeological and historic interest of the conservation area. This would be in collaboration with relevant stakeholders such as English Heritage and landowners/tenants to ensure any proposals are appropriate and not detrimental to the interests of specific sites

## **Markland Grips Iron Age promontory fort**

At the spur of land where Markland and Hollinhill Grips fork a promontory fort dating from the Iron Age is situated. The site is sizeable covering an area of 4.25 hectares in total. Archaeological evidence suggests that the site was reoccupied during the Roman period.<sup>3</sup>

Promontory forts are a type of hillfort in which conspicuous naturally defended sites are adapted as enclosures by the construction of one or more earth or stone ramparts placed across the neck of a spur in order to divide it from the surrounding land. The ramparts and accompanying ditches formed the main artificial defence, but timber palisades may also have been erected along cliff edges. Access to the interior was controlled and generally provided by an entrance through the ramparts. The interior of the fort was generally used for settlement and ancillary activities. Most forts were constructed and used between the 6<sup>th</sup> century BC and mid-1<sup>st</sup> century AD. They are regarded as settlements of high status, probably occupied on a permanent basis. Promontory forts are nationally rare with less than 100 recorded examples.

The Markland Grips promontory fort is now split into two separate areas by the line of the former LD&EC railway line. The larger of the two areas (c.4 hectares) comprises a tongue-shaped interior, originally bounded on the west

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<sup>3</sup> Pevsner (1986) *The Buildings of England, Derbyshire*, p.208

side by a series of parallel ramparts and ditches. Only the remains of the first rampart are still evident in the form of a low bank. On the remaining three sides the steep cliff edges of the spur form a natural barrier.

Archaeological investigations from the late 19<sup>th</sup> century onwards uncovered remains of both Iron Age and Roman antiquity including fragments of pottery from both periods and evidence of bone- and metal-working. Several Roman silver coins were unearthed in 1883. However, there are no structural or surface features visible within the interior of the fort – these were probably removed through repeated ploughing prior to Scheduling of the site.

The Markland Grips promontory fort is situated to the east of what is thought to be an ancient trade route known as the Packman's Way (roughly equivalent to the modern line of Border Lane and Hollinhill Lane, Clowne). This route became part of the Roman road network, known as Ryknield or The Street. There are also later medieval references to a route called The Great Way.

The location of the fort is therefore likely to have played an important strategic role in controlling movements along this route.



*Main site of promontory fort looking west*

The site is designated as a Scheduled Ancient Monument (National Monument No. 23311; Scheduled 1936). Scheduled sites are nationally important and are accorded legal protection under the Ancient Monuments and Archaeological Areas Act 1979. There is a presumption towards the preservation *in situ* of such sites and, therefore, against any development which would disturb those remains.

Scheduled Monument Consent (SMC) is likely to be required for any proposed works that would affect a Scheduled Ancient Monument.\*

The Bolsover District Local Plan recognises that archaeological sites are a finite resource – once a site has been destroyed, the opportunities to understand the past are lost. Equally, it is recognised that archaeological remains can attract public interest in a particular area. Protection for archaeological sites and ancient monuments is afforded by Policy CON13: Archaeological Sites and Ancient Monuments.

#### **Threat**

Development, including certain agricultural activities, which are likely to disturb the ground within the Scheduled Ancient Monument, could reduce the potential for further archaeological finds. Appropriate land management should be implemented to ensure the archaeological interest of this site is not compromised

### **Caves and rock shelters**

The rock faces in Markland and Hollinhill Grips vary from continuous 15m high faces to 1m high outcrops. The geography of the area means that the central sections of the Grips tend to display taller and more complete rock faces while those towards the ends of the valleys are generally lower and less pronounced.

The caves, rock shelters and other features were comprehensively logged, although not all were fully surveyed, as part of the Creswell Crags Limestone Heritage Area Management Action Plan in 2004. The following features were identified:

- 12 caves
- 41 possible rock shelters
- numerous fissures<sup>4</sup>

Five of the caves are located within Markland Grips, although all but one are located on the north side of the site and therefore within the SSSI to which there is no public access. The seven caves within Hollinhill Grips are distributed along the length of the valley, mainly on the north side. Rock

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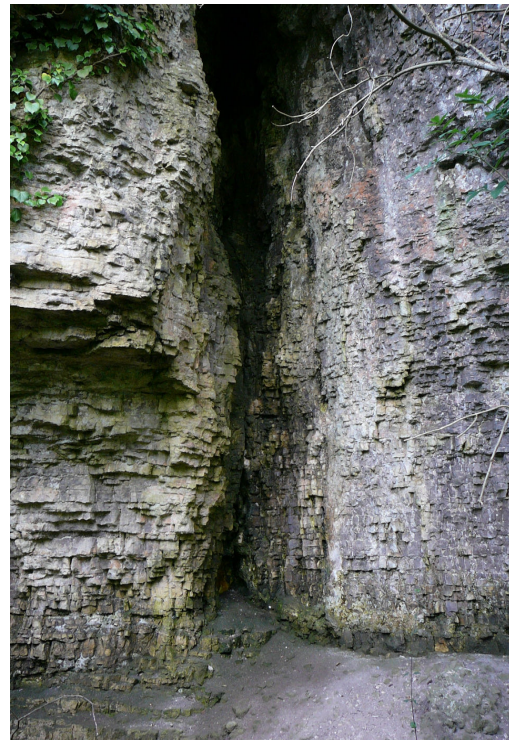
\* Scheduled Monument Consent is currently issued by the Department for Culture, Media and Sport with guidance from English Heritage. The Heritage Protection Bill currently being debated by Parliament proposes the transfer of responsibility to the local authority under a new system termed Heritage Asset Consent.

<sup>4</sup> Creswell Crags Limestone Heritage Area Management Action Plan; Volume 1, pp.44-54



shelters are found throughout the Grips but predominate towards the eastern ends and range in size from 3m to 30m long.

In terms of archaeology, excavations in 1924 at Sepulchral cave, located below the southern cliff of the promontory fort in Markland Grips, produced the remains of at least five human burials that had been walled into the cave – these remains are understood to be of Neolithic origin. A Palaeolithic blade was also found at the west end of the SSSI in Markland Grips, suggesting that even earlier activity took place in the area, although to date no remains have been recovered from any of the cave or rock shelter sites previously investigated. Other spot finds of Neolithic date and later periods have been discovered within the conservation area or from sites immediately adjacent (see the Features of Interest section). There is considered to be significant potential for further archaeological finds in the area.



*Cave entrance and fissure – Markland Grips*

Public access within the Grips is limited and therefore only possible to a small proportion of the sites – those on the south side of Markland Grips, adjacent the public footpath are most accessible being only a few metres from the path.

The majority of the caves and rock shelters are located either within the SSSI or on private land. The density of vegetation in places also limits the degree of access to the rock faces and reduces their visibility from public areas.

The Creswell Crags Limestone Heritage Area Management Action Plan noted that the sites in general were in good condition with very little obvious

damage. The lack of access probably operates as an effective means of protecting the sites. However, the study also identified that the main threat would seem to be from the penetration of roots (bioturbation) from the vegetation which surrounds them.

**Threat**

The vegetation which surrounds many of the caves and rock shelters is overgrown. This presents the potential for damage to any archaeology caused by the roots (bioturbation).

Given the significant archaeological interest of the caves and rock features of Markland and Hollinhill Grips, it is considered that there is potential for opportunities to promote and develop greater understanding of this resource.

**Opportunity**

Explore opportunities to provide interpretation facilities highlighting the archaeological interest of the caves and wider environment. This would need to be in collaboration with relevant stakeholders, such as the Creswell Heritage Trust and Derbyshire Wildlife Trust to ensure the work would complement the scope of existing projects, and to ensure it would not be detrimental to specific sites or the nature conservation interests in the area.

In addition, to the archaeological interest of the conservation area outlined above there are other features of interest that have some historical interest:

**Mills and mill ponds**

Millwood Brook and other streams flow along the valley bottoms of the Grips and these have been utilised as part of previous water management regimes - some evidence of this infrastructure remains. There was a mill pond at the north end of the south arm of Markland Grips, as well as abandoned and silted up ponds at the south end of Markland Grips and the east ends of Markland and Hollinhill Grips. In addition, two former mills are found in the eastern arm of Hollinhill Grips.

Upper Mill (now called Upper Mill Farm) is located to the east of the promontory fort. According to the Derbyshire SMR the mill and mill pond were present by 1835 and was operated as a flour mill in the late 19<sup>th</sup> century. The mill pond no longer exists and is an area of grazing land within the SSSI. Part of the Upper Mill site has been developed by the Landmarks Centre, providing educational and special needs training facilities.

Lower Mill is located at the eastern end of the conservation area at the intersection of the A616 with Hazelmere Road. According to the Derbyshire SMR the mill and small mill pond were present by 1835 and was operated as a flour mill in the late 19<sup>th</sup> century. The mill is now a residential property and the mill pond used as a private ornamental pond.



## **Markland viaduct and disused railway lines**

The railway network in the area was developed in the latter quarter of the 19<sup>th</sup> century. The two railway lines that pass through the conservation area are now disused.

The Clowne Branch of the Midland Railway ran along the northern edge of Hollinhill Grips and is shown on the Ordnance Survey map of 1875-77. The line ran between Creswell, where it joined the Mansfield to Worksop line, and Staveley where it joined the Doe Lea branch. The line passes through the conservation area for a short distance just south of Lower Mill.

The route is currently overgrown with vegetation and impenetrable. Although the majority of the route is outside the conservation area there is potential for it be turned into an important amenity resource – it could offer an alternative route between Clowne and Creswell for walkers, cyclists and horse-riders.

It is important to note however that the Bolsover District Local Plan identifies that there are a number of disused railway lines in the district, some of which offer potential for being re-opened for rail passenger traffic. Local Plan Policy TRA2: Protection of Rail Routes specifically identifies that this route could offer a possible link for the Robin Hood Line to Sheffield.



*Former railway line north of Hollinhill – overgrown and impassable*

### **Opportunity**

Explore opportunities for developing the former railway line into an amenity trail linking Clowne and Creswell.

The second line formed the Beighton Branch line of the Lancashire, Derbyshire & East Coast Railway (LD&EC) which was opened in 1898. To the south-east of the promontory fort there used to be a viaduct which crossed the valley, known locally as Little Monsal Dale. The line was closed to regular passenger traffic in 1939 and completely shut-down in 1987 and has since been used as a footpath into the Grips.

Although public access onto the route is possible from both the Clowne and Creswell ends the path suffers from a lack of maintenance, being overgrown in places and with a poor quality, uneven surface. In particular, the area where the viaduct existed is now difficult to negotiate due to the absence of any form of structure bridging the gap and steep, rocky banks on either side.

The pedestrian underpass which passes beneath the remains of the viaduct is also in a poor state of repair.



*Former railway line looking east towards Markland Grips*

This route is identified in the Local Plan as a possible cycle route under Policy TRA13: Provision for Cyclists. It is also identified under Policy CLT10: Countryside Recreation Facilities and Policy CLT11: New Countryside Recreation Facilities as a possible trail suitable for horse riding.



### **Opportunity**

Explore opportunities for improving access to and along the former railway line, including linking the Clowne and Creswell ends of this route to form a designated amenity trail for walkers, cyclists and horse riders.

## **Key Element - Ecological and Geological Interest**

The narrow, steep-sided gorges of the Grips have effectively reduced the degree of impact from human disturbance from woodland clearance, agriculture and built development. This has enabled habitats to survive that elsewhere in Derbyshire have long since disappeared.

### **Hollinhill and Markland Grips SSSI**

The ecological diversity and national rarity of the magnesian limestone habitats are recognised by designation as a Site of Special Scientific Interest. The Hollinhill and Markland Grips SSSI covers just less than a third of the conservation area (20 hectares) and is shown in Appendix A.

The SSSI was designated on 1 August 1986 and is managed as a nature reserve by Derbyshire Wildlife Trust. The current legal framework for SSSIs is provided by the Wildlife and Countryside Act 1981, amended in 1985. Protection for SSSIs was enhanced by the Countryside and Rights of Way Act 2000.

The SSSI consists of magnesian limestone woodland containing a rich mixture of broadleaved trees, particularly on the slopes and edges of the Grips. In addition there are areas of unimproved magnesian limestone grassland which support a variety of rare species, particularly assemblages of woodland flowers such as wood anemone, bluebell and dog's mercury. The waterlogged soils found in the valley bottoms have played a key role in forming these grasslands by minimising the impact of grazing and cultivation.

Magnesian limestone grassland is a nationally scarce habitat and is listed on the EC Habitats and Species Directive (1992) as a habitat type of Community Interest. It is one of very few habitats in Britain which is so rare that almost all known examples warrant statutory protection through SSSI notification.

A public footpath runs through the SSSI in Markland Grips to Upper Mill Farm.\* Public access to the rest of the SSSI is restricted. In some locations adjacent the public footpath it would appear that scrub has taken over and dominates. The density of the vegetation can make access difficult.

### **Threat**

Overgrown and dense vegetation within the SSSI in areas adjacent to the public footpath

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\* The existing footpath through the SSSI may be re-designated as a bridleway.

### **Opportunity**

Introduce a programme of woodland and grassland management to control excessive growth in areas adjoining the public footpath

### **Sites of Importance for Nature Conservation**

These sites, abbreviated to SINC, are locally important for biodiversity and often form corridors, links or stepping stones from one habitat to another. However, they do not have any statutory protection and do not necessarily support protected species.

The sites are listed on the Derbyshire Wildlife Sites Register and the system of designation acts as a 'flagging up' mechanism to ensure that the interest of the sites is not overlooked, for instance when consideration is given to development proposals.

Two SINCs coincide, in part, with the conservation area – these are:

- BO/096      Hollinhill Disused Railway
- BO/098      Mineral Railway Line, Hollinhill

The conservation and management of SINCs usually depends on the co-operation and agreement of landowners and tenants.

### **Hollinhill and Markland Grips RIGS**

The southwest arm of Markland Grips to the south of Markland Lane is designated as a Regionally Important Geological and Geomorphological Site (RIGS). The extent of the site is shown in Appendix A.

RIGS are identified by locally developed criteria and represent the most important sites for geology and geomorphology outside statutorily protected SSSIs.\* RIGS are therefore analogous to SINCs and other non-statutory wildlife designations.

The conservation and management of RIGS usually depends on the co-operation and agreement of landowners and tenants.

The Bolsover District Local Plan recognises the importance of conservation sites within the district. Policy guidance in the Local Plan advises that before determining any application for development likely to have an adverse impact on an SSSI, Local Nature Reserve or SINC, the local planning authority will require the applicant to submit a statement detailing the ecological and/or geological importance of the site, the impact of the proposed development on it, and giving an indication of the mitigating measures proposed. Where

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\* SSSIs can include sites of earth science importance as well as biological interest

necessary, reference will be made to English Nature or the Derbyshire Wildlife Trust for advice in determining the significance of any proposed impact.

Local Plan Policy ENV6: Designated Sites and Registered Nature Conservation Sites is therefore relevant. Protected species, wherever they occur, are covered by Policy ENV7: Development Affecting Protected Species.

Development proposals affecting or likely to affect an SSSI are subject to further special considerations as outlined in Planning Policy Statement 9 (Biodiversity and Geological Conservation).

Elsewhere in the conservation area outside of designated and protected sites Local Plan Policy ENV5: Nature Conservation Interests Throughout the District and Policy ENV8: Development Affecting Trees and Hedgerows may also be relevant.

Trees within a conservation area that are not covered by a Tree Preservation Order (TPO) are protected by a general provision which requires that six weeks notice is given to the Council prior to undertaking works that would affect the trees. This provision extends (with certain exceptions) to any proposal to cut down, top or lop a tree in a conservation area.

## **Key Element - Contribution of the Buildings**

Built development in the conservation area has been limited. Whilst none of the buildings are listed there are a number that have been identified as unlisted buildings of merit which make a positive contribution to the special architectural or historic interest of the area. These buildings are listed in the Features of Interest section and identified on the Features of Interest map.

## **Buildings of Interest**

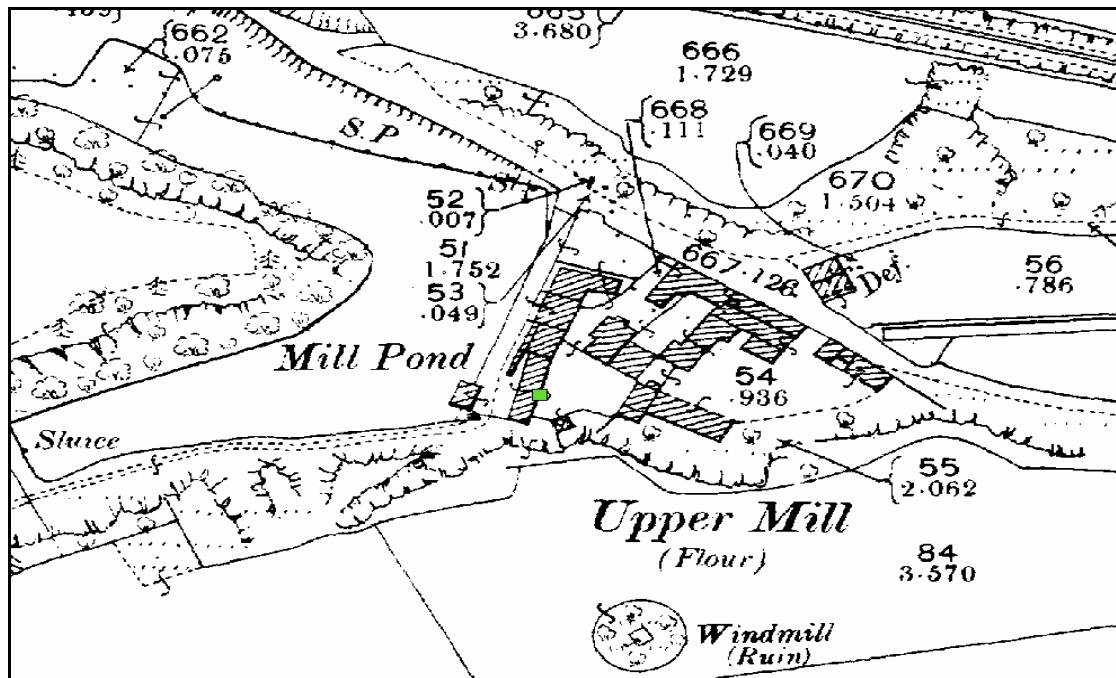
**Upper Mill Farm:** Upper Mill and the dam were built at the meeting point of Hollinhill and Markland Grips using the streams that flow through both gorges. It is possible that steam power was used during dry periods to supplement water power.

The Ordnance Survey map extract below shows the layout of the mill complex and mill pond in 1898. The mill and mill pond no longer exist and several of the other buildings shown have been removed. Some of the water channels still exist, including sections that are underground.<sup>5</sup>

To the south of Upper Mill, located on the plateau above, the site of the former windmill is shown.

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<sup>5</sup> Creswell Crags Limestone Heritage Area Management Action Plan; Volume 1, pp.124-125



*Extract from 1898 Ordnance Survey map showing Upper Mill*

The farmhouse is an attractive two-storey building constructed from magnesian limestone with a traditional pantile roof. It is L-shaped in plan and retains many original features. There are two stone-built chimneys, one of which is surmounted by three Victorian chimney pots of octagonal design. The property is surrounded on its west side by a substantial stone wall with gated access leading from the footpath adjacent to the former mill pond.



*Upper Mill Farm*

There are also several outbuildings and other agricultural buildings in the wider Upper Mill site. Some of these are occupied by the Landmarks Centre, providing educational and special needs training facilities. Overall, the development of this area has been in keeping with the architectural style and character of the conservation area.

**Lower Mill:** Lower Mill is located at the eastern end of the conservation area at the intersection of the A616 with Hazelmere Road, known as Boler's Corner. According to the Derbyshire SMR the mill and small mill pond were present by 1835 and was operated as a flour mill in the late 19<sup>th</sup> century.

The mill has been converted to a residential property. It is a substantial 3-4 storey building with a courtyard and outbuildings to the front and enclosed gardens to the side and rear. The buildings are constructed from magnesian limestone. The main house is roofed in slate whilst the outbuildings are roofed in red clay pantiles. The former mill pond which lies to the south of the house is now used as a private ornamental pond.



*Lower Mill, Boler's Corner*

Millwood Brook flows to the immediate north of Lower Mill. According to the owner of the property this section of Millwood Brook is prone to flooding due to a combination of the narrowness of the channel and prolific growth of water-borne vegetation. In 2007 Lower Mill flooded after the stream topped its banks and the owner has subsequently dredged the waterway several times to try and alleviate the problems.

This, in combination with periodic flooding at Boler's Corner occasioned by inadequate drainage along the A616, is placing Lower Mill at considerable further risk and represents a threat to the identified important features within the conservation area.





*Millwood Brook near Lower Mill*

#### **Threat**

Periodic flooding at Millwood Brook and the A616/Boler's Corner represents a serious threat to Lower Mill and other features of interest in this part of the conservation area.

**Top Mill House and Sunny Bank:** these two properties are situated in a prominent location immediately north of the A616 Sheffield Road at Boler's Corner. They are of magnesian limestone construction with pantile roofs. Both properties have been extended and modernised: the extensions are largely in character with the architectural style and use of traditional building materials to match the original fabric.



*Top Mill House and Sunny Bank, Sheffield Road*



Notwithstanding this, the installation of uPVC windows and addition of some modern fixtures and fittings has detracted somewhat from the overall architectural and historic interest of the individual buildings and their traditional character.

**No.3 Hazelmere Road, Creswell:** this property is an attractive two-storey, double-fronted cottage of magnesian limestone construction with red pantile roof. There is a stone chimney-stack at each gable. The windows at ground level are finished with squared stone lintels whilst those at first floor level are positioned directly below the roof line.



*No.3 Hazelmere Road, Creswell*

**Grange Farm, Ringer Lane:** the farmstead was built as an outlier to Grange Farm, Elmtun in the period between 1834–1875. It is not clear whether the farmstead was built by the Rhodes family or the Dukes of Portland who purchased the estates in Elmtun and Creswell in 1854.

The farmhouse is stone and slate with a hipped roof, and is of plainer design than other Duke of Portland farms. The building has been slightly altered and modernised. The outbuildings, which are constructed predominantly of stone remain but are currently undergoing a comprehensive scheme of redevelopment.





*Former outbuildings at Grange Farm undergoing conversion*

## **Traditional Building Materials and Details**

The contribution that the buildings make to the character of the conservation area in large part relates to the consistency of the building materials and details, and their scale which reflect the local vernacular style of architecture.

It is very easy however to undertake inappropriate alterations and/or use materials that are not sympathetic to the existing building when carrying out repairs or alterations. This can detract from the character and appearance of the conservation area and can remove the historical narrative on display.

The addition of modern fittings, satellite dishes and aerials, CCTV camera systems, alarm boxes, external lighting and renewable energy devices can also detract from the intrinsic quality and value of historic buildings. In most cases these fixtures can be located in less conspicuous locations on the building.

Any repairs or alterations to historic buildings should generally be carried out using materials selected to match the original materials as closely as possible. Before undertaking repairs or alterations to existing buildings in the conservation area the following should be considered.

### **Building materials**

The majority of the buildings and boundary walls in the conservation area are constructed primarily of magnesian limestone which can vary in colour from pink to a creamy, buff colour, although the stone tends to weather to a pale grey colour.

In most cases the stone is coursed rubble of varying sizes. As a general guide buildings constructed of narrow courses of magnesian limestone pre-

date those where larger, more regular sized blocks are used. Due to the quality of the stone it was often used as a dressing material for architectural and sculptural detailing, such as lintels and quoins.

The distinctive texture and colour of the magnesian limestone should be carefully considered when planning repairs or alterations to existing stone buildings and materials should be selected to match the originals as closely as possible.

Traditional buildings will require re-pointing at some time. It is important to match the original mortar if at all possible. A lime-based mortar mix enables the wall to breathe and lengthens the life of the stone or brick. If no lime is used in the pointing mix, if excessive mortar is smeared over the surface of the stone, or strap pointing occurs, this can be detrimental to the structural integrity and appearance of the stone or brickwork and detracts from the character and appearance of the conservation area.

### Roofing

The replacement of traditional roof coverings (slate or clay pantiles) with concrete tiles or other modern alternatives has an adverse effect on the character of the conservation area. Flattening roof slopes and adding incongruous features can also detract from the character and appearance of the conservation area.

### Rainwater goods

The efficient disposal of water is essential to the well-being of all buildings. Cast iron has traditionally been one of the most popular materials for the manufacture of rainwater goods (hoppers, gutters, downpipes etc). If they work correctly water should be prevented from penetrating the built fabric.

Faulty rainwater goods should be repaired if possible to prevent problems escalating. If the original rainwater goods need to be replaced then this should be carried out on a like for like basis. Plastic rainwater goods should not be used to replace cast iron.

### Windows and doors

Windows and doors are key features which influence the overall appearance of a building. Where original windows and doors remain, or replacements are traditional in design and constructed of timber, they make a significant contribution to the character and appearance of the area.

The introduction of different window designs, staining colour and glazing patterns affect the appearance of the building and of the area as a whole. Generally, modern windows do not replicate the thickness and moulding of traditional glazing bars, the size and arrangement of panes and the size of window frames. Therefore, decisions about window type and glazing need to be carefully considered.

The introduction of uPVC frames should be avoided in the conservation area as they are rarely effective in replicating that of the original style.

Where original doors and door furniture remain they should be retained and repaired if possible. Replacement doors should replicate the original in terms of materials, detailed design and paint finish. The introduction of uPVC doors should be avoided in the conservation area.

**Threat**

The further loss of traditional features through the replacement of roof coverings, rainwater goods, windows and doors with non-traditional materials and styles would be detrimental to the character and appearance of the conservation area.

## **Suggested Boundary Changes to the Conservation Area**

The existing conservation area was designated in 1991 and the boundary has remained unchanged since. The boundary was established to recognise the special archaeological, historic and natural history interest of the area.

As part of the initial stakeholder consultation process it has been proposed by stakeholders that the conservation area should be extended to incorporate additional areas of land which are identified on the Suggested Boundary Changes plan.

The extensions suggested are:

### **1. Land adjacent Hollinhill Lane – former ‘sheepwash’ site**

This small site is located to the west of the existing conservation area adjacent Hollinhill Lane on the outskirts of Clowne. According to Ordnance Survey map evidence, the pond was constructed sometime between 1875-77 and 1898.

The site was referred to by stakeholders as the ‘sheepwash’ although it is possible, due to its location, that it was actually used as an outfall for the earlier sewage works which used to be located west of Hollinhill Lane, and would appear to have been established during the same period. More recently it is likely to have been used as a fishing pond, although the site is now overgrown and lost to view beneath dense vegetation.

### **2. East of Boler’s Corner**

A number of buildings at the intersection of Hazelmere Road with the A616, known locally as Boler’s Corner, are already included in the present conservation area which recognises their architectural or historic importance.

It was suggested by stakeholders that the conservation area be extended to the east to incorporate the continuation of Millwood Brook towards Creswell and other properties situated along Sheffield Road, specifically Lower Mill Farm, and Nos.33 & 56 Sheffield Road. These properties are situated between 100m and 500m to the east of Boler’s Corner.

### **3. Former railway line, Markland Grips**

It was also suggested that the full route of the former railway line through Markland Grips (former Beighton Branch of the LD&EC Railway) be included between Clowne and Creswell.

The central section of this route already passes through the conservation area.

In addition, officers are also proposing the following boundary change:

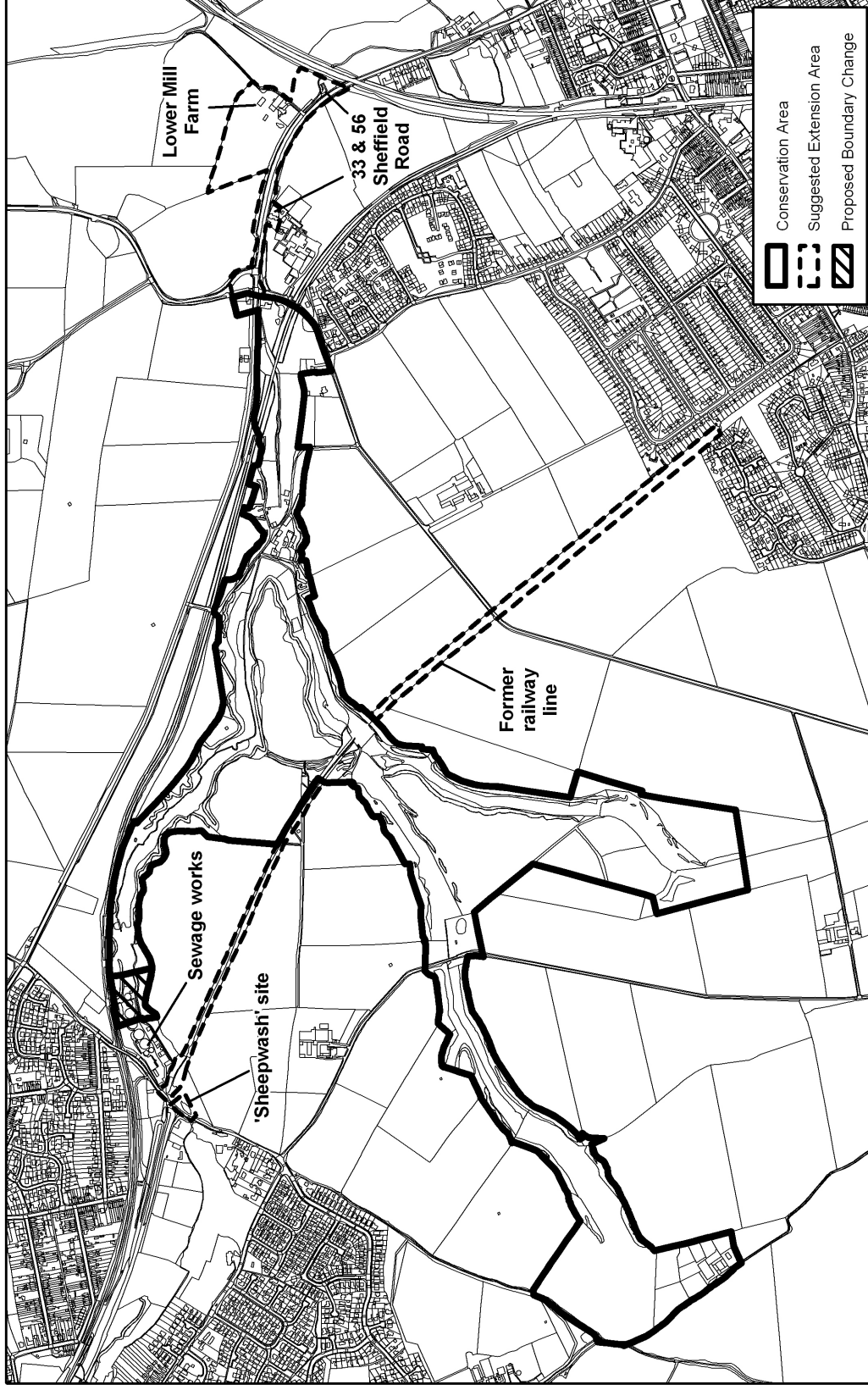
4. Clowne sewage treatment works

The sewage treatment works site on the outskirts of Clowne was partially included within the conservation area when it was designated. The precise reasoning behind this decision is not clear, particularly as the boundary appears to only include the extension and not the original part of the site.

The sewage treatment works is not a particularly attractive or complementary use to the aims and objectives of conservation area designation in general. It is debatable whether the site's connection with the route of Millwood Brook, which flows through the Grips and then on out through the Creswell Craggs, is sufficient to outweigh the incongruous nature of the land use.

It is therefore proposed that the boundary of the conservation area is realigned to exclude the sewage treatment works, as shown on the Suggested Boundary Changes plan.

The suggested boundary changes will be considered as part of the public consultation process and the views of the public and other stakeholders taken into account.



# FEATURES OF INTEREST

## Defined Elsewhere

### Scheduled Ancient Monument

- Iron Age promontory fort (NMR No. 23311)

### Entries on the Sites and Monuments Record (SMR)

The following SMR entries fall within the conservation area:

- SMR 15122 - Cave/rock shelter, Hollinhill Grips
- SMR 15231 - Lower Mill and site of millpond
- SMR 5214 - Markland and Hollinhill Grips gorge complex
- SMR 5215 - Markland Grips Iron Age promontory fort
- SMR 5217 - Findspot: two flint flakes
- SMR 5224 - Rock shelter, Markland Grips
- SMR 5242 - Findspot: three flints
- SMR 5251 - Remains of Neolithic burials, Sepulchral Cave
- SMR 5266 - Flint material and pottery finds
- SMR 5682 - Upper Mill and millpond

The following SMR entries fall partly within the conservation area:

- SMR 99025 - possible route of Roman road
- SMR 99014 - route of former LD & EC Railway, Beighton Branch
- SMR 99015 - route of former Midland Railway, Clowne Branch

Several SMR entries also lie immediately outside the current boundary of the conservation area:

- SMR 5219 - Findspot: flint implements
- SMR 5220 - Bronze Age flint material and bronze spearhead
- SMR 5221 - Findspot: flint material
- SMR 5240 - Cropmarks: possible ring ditches
- SMR 5244 - Findspot: flint flakes
- SMR 5255 - site of Creswell windmill

### Site of Special Scientific Interest (SSSI)

- Hollinhill and Markland Grips (SK 510 750)

### Regionally Important Geological & Geomorphological Site (RIGS)

- Hollinhill and Markland Grips (SK 510 750)



### Local Wildlife Sites (SINCs)

- BO/096 - Hollinhill Disused Railway
- BO/098 - Mineral Railway Line, Hollinhill

## **Defined in the Appraisal**

### Unlisted Buildings of Merit

The following buildings have been identified as buildings of special local interest:

- Upper Mill Farm and outbuildings
- Lower Mill
- Top Mill House, Sheffield Road
- Sunny Bank, Sheffield Road
- No.3 Hazelmere Road, Creswell
- Grange Farm, Ringer Lane

### Important Open Spaces

The following areas of land have been identified as important open spaces:

- Markland Grips promontory fort
- Fields to the west of the promontory fort
- Markland Grips, west of Upper Mill Farm

### Important Views

The following views have been identified as important to the character and appearance of the conservation area:

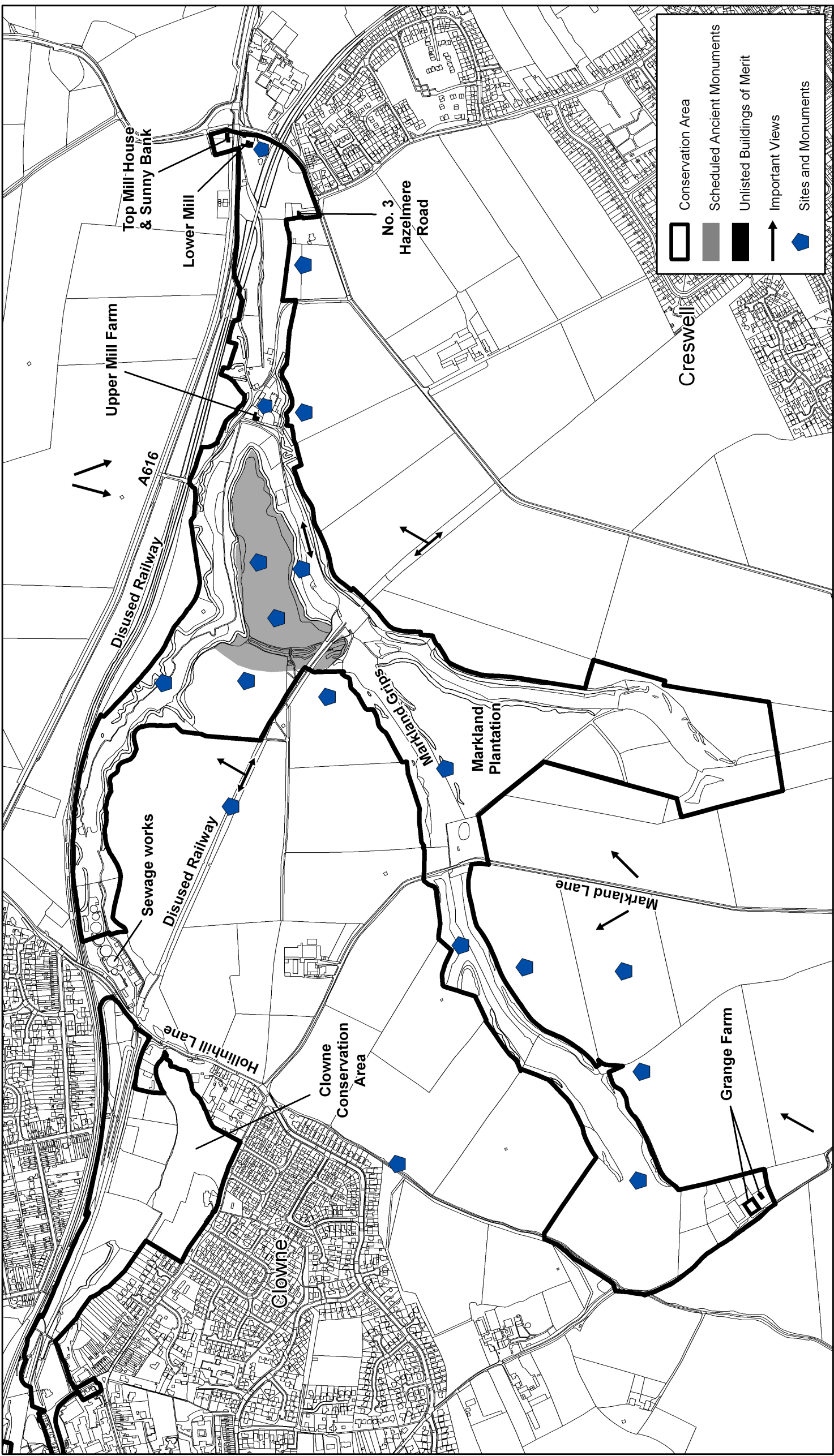
- Views across open landscape from local footpaths, lanes and roads towards the conservation area
- Views within Markland and Hollinhill Grips along the valley bottoms and towards cave and rock features

### Important Natural Features

- the open course of Millwood Brook
- caves, rock shelters and other geological features
- trees and woodland

## **Note on features identified in the Appraisal**

The Unlisted Buildings of Merit and Important Open Spaces will be added to the Local List part of the Historic Environment Record when this measure is introduced through the enactment of the draft Heritage Protection Bill.



## **PART 2: CONSERVATION AREA MANAGEMENT PLAN**

### **Introduction**

This part of the Conservation Area Appraisal and Management Plan seeks to develop the management proposals for the preservation and enhancement of the Markland and Hollinhill Grips Conservation Area that will fulfil Bolsover District Council's statutory duty under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Management Plan is based on the contents of the Conservation Area Appraisal and sets out a strategy for addressing the threats to the key elements of the character and appearance of the conservation area, and taking advantage of the opportunities to reinforce the special interest of the area.

The Management Plan aims to ensure that:

- appropriate policy guidance exists to inform the assessment process during the determination of development proposals;
- all forms of development that could have a detrimental effect on the character and appearance of the conservation area are carefully considered;
- the planning legislation is effectively enforced and that change is monitored;
- buildings needing both urgent and non-urgent repairs are targeted and the required works take place;
- enhancement schemes are prepared for buildings, sites or areas of land as required

The proposals and the key dates identified in the Management Plan will be added to the management plan programme in the Historic Environment Scheme. However, as further Management Plans for other conservation areas are prepared and completed the key dates for the proposals identified in this Management Plan may be amended if other proposals are given greater priority.

The implementation of the Management Plan will be monitored through the Annual Monitoring Report and any delay will be identified in this way.

# **Protecting the Existing Historic Fabric**

## **Introduction**

The special interest of a conservation area can be eroded through the loss of key features that make up its character and appearance. Given the archaeological, architectural or historic and ecological interest of the Markland and Hollinhill Grips Conservation Area as identified within the Appraisal and the desirability of preserving this interest, the first key function of the Management Plan is to protect the existing elements. Therefore, this section sets out the tools that Bolsover District Council has at its disposal that it will use to achieve this.

## **Legislation and Policy**

Development is controlled by the Town and Country Planning Acts and when a decision is to be made under the planning Acts, the decision must be made in accordance with the development plan unless material considerations indicate otherwise.

Given this legislative background, the policies within the Development Plan provide a key tool to protect the existing historic fabric.

### The Development Plan

The Development Plan comprises –

- (a) the East Midlands Regional Spatial Strategy, and
- (b) the development plan documents (taken as a whole) which have been adopted or approved in relation to that area, namely:
  - the saved Derby and Derbyshire Joint Structure Plan Policies
  - the saved Bolsover District Local Plan Policies
  - the emerging Bolsover Local Development Framework documents

Until the Bolsover Local Development Framework has fully replaced the Bolsover District Local Plan, the saved policies contained in Chapter 8 - Conservation of the Historic and Built Environment relating to conservation areas provide the most relevant policy framework for development within the Markland and Hollinhill Grips Conservation Area.

### The Need for Planning Permission

The legislation requires that in considering proposals for new development within conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of those areas.



Planning Policy Guidance Note 15 (Planning and the Historic Environment) emphasises that local planning authorities will often need to ask for detailed plans and drawings of new development before considering a planning application. This is so that proposals can be assessed adequately for the layout (to identify whether they preserve the historic settlement pattern, trees, important open spaces and views) and appropriate design (i.e. to identify whether they preserve or enhance the traditional building language, scale and materials).

#### Protecting Features of Interest

The Appraisal highlights various features within the conservation area which are of interest. These include the archaeological, palaeontological, geological, and ecological resources which are highly sensitive to a variety of impacts including visitor pressure, vandalism, erosion and neglect. Where possible these should be given additional recognition and protection.

#### Development Affecting Archaeology

The Appraisal identifies that the conservation area contains elements that have an important archaeological context. The Creswell Crags Limestone Heritage Area Management Action Plan (2004) recognises that there is potential for further archaeologically important finds to be discovered within the conservation area.

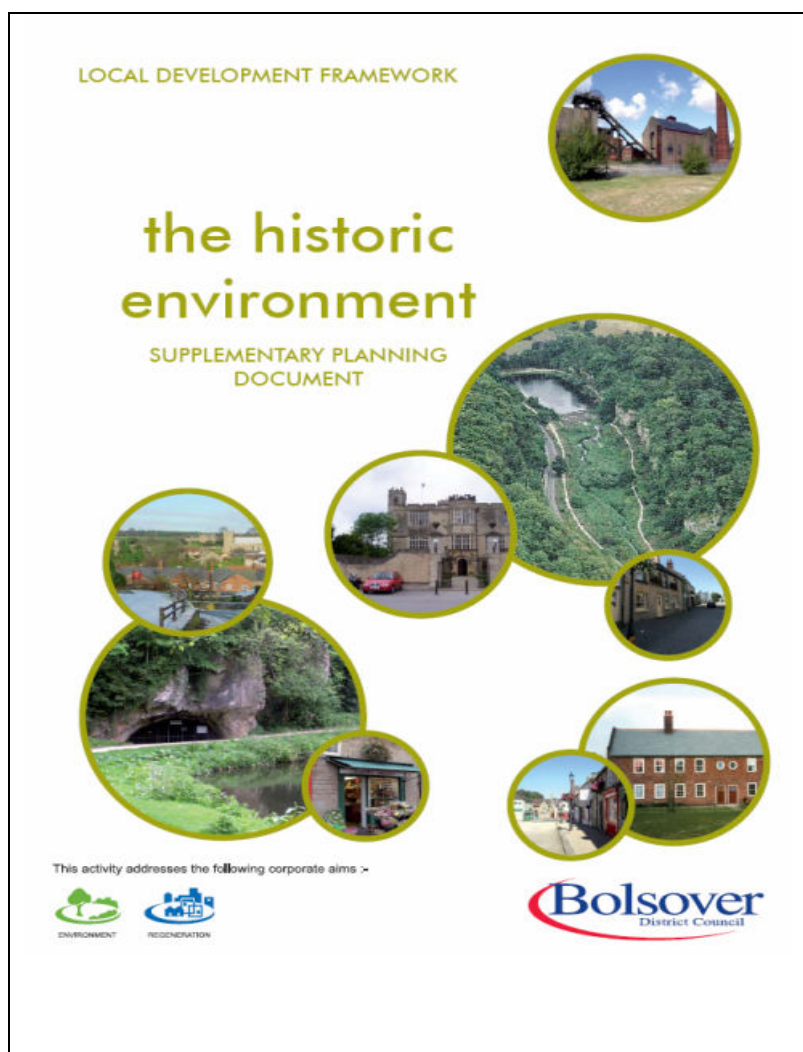
New development within the conservation area is therefore a potential threat to the archaeological interest of the area and will be required to be preceded by a scheme of archaeological investigation and recording prior to the start of development. The scheme of investigation and recording shall be carried out in consultation with and under the supervision of the County Council's Development Control Archaeologist and in accordance with the guidance given in Planning Policy Guidance Note 16 (Archaeology and Planning).

## Further Guidance on Development in Conservation Areas

The saved policies of the Bolsover District Local Plan are supplemented by The Historic Environment Supplementary Planning Document, published by the Council, which provides general guidance on development within conservation areas, work to historic agricultural buildings, listed buildings and archaeology.

As the whole of the Markland and Hollinhill Grips Conservation Area is within the Open Countryside as defined by the Bolsover District Local Plan, the threat to the rural character of the area from normal urban development is considered to be low and limited to developments essential to the countryside.

In these exceptional cases, it is considered that sufficient guidance on development in conservation areas and on development affecting historic agricultural buildings and archaeology is provided by the Historic Environment Supplementary Planning Guidance (Chapters 2, 3 & 5 respectively) when taken together with the contents of the Appraisal.



## **Enforcement and Monitoring**

Effective enforcement is vital to make sure there is public confidence in the planning system and to ensure that unauthorised development does not unacceptably affect public amenity or the existing use of land or buildings.

The Council has an approved Enforcement Policy that sets out how the Planning Department's Enforcement team operates and their procedures for working. To supplement this enforcement service, it is recommended that the physical environment of the conservation area and key sites adjacent to the conservation area are monitored by carrying out detailed surveys, including a dated photographic record. This will be undertaken on a three-yearly basis in order to identify any unauthorised work before enforcement action can no longer be taken. Any previously unreported unauthorised development or work identified by the detailed survey would then be addressed in accordance with the Council's approved Enforcement Policy.

If the condition of land is adversely affecting the amenity of the area a notice under Section 215 of the Town and Country Planning Act 1990 can be served. Such a notice can be used to secure improvements to the appearance of buildings, as well as the tidying up of unkempt land.

### **ACTION**

Carry out detailed survey, including a dated photographic record, of the physical environment within (and adjacent to in particular locations) the conservation area, noting any unauthorised changes and dealing with them in accordance with the Enforcement Policy or any buildings in need of urgent or non-urgent repairs.

### **KEY DATES**

February 2009: Baseline survey

February 2012: Follow-up survey

## **Buildings and Structures Needing Urgent and Non-Urgent Repairs**

No buildings or structures have been identified in the Appraisal as needing urgent or non-urgent repairs. All buildings appear to be in use and are generally well-maintained.

### **Historic Building Grant Scheme**

However, the Appraisal has identified the contribution that traditional window and door designs, plus other traditional fixtures and fittings can make to the character and appearance of historic buildings and the conservation area as a whole.

It is therefore considered appropriate to make grants available to the owners of the identified unlisted buildings of merit within the conservation area through the Historic Building Grant Scheme. This scheme is operated by the Council at the standard rate - guidance and advice is available from the Council's Conservation Section.

#### **ACTION**

Promote the availability of the Council's Historic Building Grant Scheme for the repair and restoration of historic buildings

#### **KEY DATE**

February 2009:

Monitor the take-up of Historic Building Grants for repair and restoration works

## **Archaeology**

The Appraisal identifies that the important archaeological resource is at threat on a number of fronts. Therefore, it is proposed that steps are taken to monitor the current state of archaeologically important sites within the conservation area and to instigate a plan of action to ensure their protection where this is considered necessary.

#### **ACTION**

Work in partnership with the Creswell Heritage Trust, Derbyshire County Council's Archaeologist, the Derbyshire Wildlife Trust and landowners to establish a monitoring programme and action plan for archaeologically important sites in the conservation area

#### **KEY DATES**

October 2009: begin discussions with the relevant stakeholders regarding establishing a monitoring programme of key archaeological sites and an appropriate action plan



### **Lower Mill, Boler's Corner**

The Appraisal highlights that Lower Mill and other structures in the immediate vicinity are at risk from flooding. There would appear to be two reasons:

- i) the narrowness of the Millwood Brook channel combined with the prolific growth of water-borne vegetation in the channel.
- ii) inadequate drainage along the A616 close to Lower Mill and Boler's Corner.

The combination of these two factors is placing Lower Mill and other nearby structures at considerable risk and represents a threat to the identified important features within the conservation area. It is therefore considered appropriate to investigate how these issues might be resolved.

#### **ACTION**

Work in partnership with landowners and other relevant parties, including Derbyshire County Council Highways to try and alleviate the factors contributing to increased potential for flooding in the vicinity of Lower Mill.

#### **KEY DATES**

February 2009:

- i) identify relevant parties and begin discussions over appropriate action for preventing further flooding from Millwood Brook.
- ii) request Derbyshire County Council Highways to check and clean out storm drains along the A616 in the vicinity of Boler's Corner

## Enhancement Schemes

The Conservation Area Appraisal identifies the need and opportunity for a number of enhancement schemes within the conservation area.

### Proposal – Interpretation of archaeology in the conservation area

The archaeological interest of sites within the Markland and Hollinhill Grips area has been identified as a key element which contributes to the overall character of the conservation area. These elements are potentially threatened by a poor understanding of the resource.

Opportunities for further interpretation could be explored to highlight the archaeological interest of the area which could both complement existing archaeological interpretation schemes in the district and the proposals outlined in the Creswell Crags Limestone Heritage Area Management Action Plan.

#### **ACTION**

Explore opportunities to provide appropriate interpretation to highlight the archaeological and historic interest of the conservation area in collaboration with relevant stakeholders

#### **KEY DATES**

February 2013: discussions with key stakeholders to establish the feasibility of the scheme and a programme of implementation

### Proposal – Improve public access to the conservation area

The Appraisal identifies that, although there is public access to the conservation area, this is relatively limited. However, it is not proposed to widen public access to encompass additional areas that are either privately-owned or within the nature reserve. The lack of disturbance of vegetation in the SSSI is a key factor in protecting the important ecological communities.

However, the routes currently available are generally in a poor condition and access for certain users is difficult due to uneven and poor surfaces. The paths are also overgrown in places making access difficult; this includes the public footpath which runs through the SSSI in Markland Grips to Upper Mill Farm.

#### **ACTION**

Introduce, in collaboration with relevant stakeholders, a programme of woodland and grassland management to control excessive growth in areas adjoining public footpaths through the conservation area

**KEY DATES**

February 2013: discussions with key stakeholders including the Derbyshire Wildlife Trust, Derbyshire County Council and the Chatsworth Settlement Trustees to agree a programme of action

**Proposal – Development of amenity trails**

An ideal opportunity exists to establish a dedicated amenity trail for walkers, cyclists and horse-riders by improving access to and along the former railway line through Markland Grips. This route could be developed to link the communities of Clowne and Creswell and provide access into the Grips.

However, there will be a need to address a range of issues, not least the provision of an appropriate replacement for the viaduct across Markland Grips and outstanding land reclamation along the Creswell stretch of the former railway line.

The development of the second disused railway line to the north of Hollinhill Grips could also be investigated, although this is less likely to be a feasible option because the route is identified in the Local Plan as potentially being re-opened for rail passenger traffic, linking the Robin Hood Line to Sheffield.

**ACTION**

Explore opportunities for developing new dedicated amenity trails along the disused former railway lines and options for improved access provision at the former viaduct site in Markland Grips.

**KEY DATES**

February 2013: discussions with key stakeholders including the Creswell Heritage Trust, Derbyshire County Council, Derbyshire Wildlife Trust and the Chatsworth Settlement Trustees to establish the feasibility of the scheme.

## Monitoring Indicators

It is considered necessary to develop a range of appropriate monitoring indicators that can be used to provide empirical analysis of the condition of the area. This data will be used to assess the impact of the protection of the special character and appearance of the Markland and Hollinhill Grips Conservation Area brought by designation and the preparation of the Conservation Area Appraisal and Management Plan.

The monitoring indicators set out below seek to follow those contained in the English Heritage published State of the Historic Environment reports. These reports have been produced each year since 2002 and represent annual surveys of the state of England's and each region's historic environment.

Each indicator will be monitored through the Annual Monitoring Report and the monitoring of each will begin on the 1<sup>st</sup> April 2009. The first set of results and thus the evidence of change will be reported in the Annual Monitoring Report 2010.

Indicator	Ref.	Measurement	Value	Change
Designated Heritage Assets	A1	Number of Unlisted Buildings of Merit	6	First year
	A2	Number of entries on the Sites and Monument Record (not covered by other designations)	18	First year
	A3	Number of Tree Preservation Orders made covering trees within the conservation area	0	First year

*Based on value in proposed document*

Indicator	Ref.	Measurement	Value	Change
Heritage at Risk	B1	Number of listed buildings or unlisted buildings of merit identified as needing urgent and non-urgent works	0	First year
	B2	Number of monitoring surveys not carried out by stated key date	0	First year

*Based on value in proposed document*



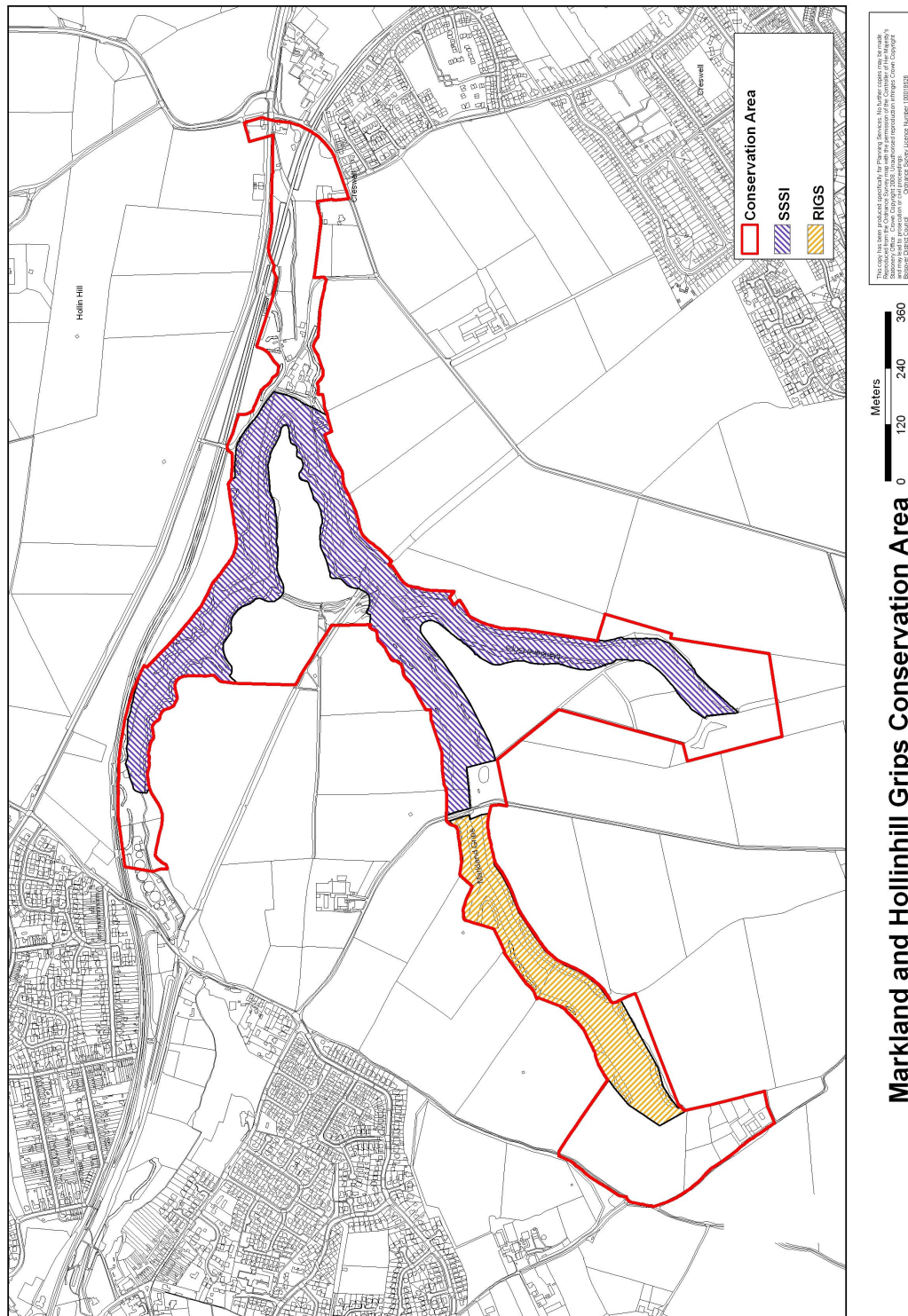
Indicator	Ref.	Measurement	Value	Change
Managing Positively	C1	Number of applications for planning permission determined where conservation area a statutory consideration	2	First year
	C2	Number of applications for conservation area consent determined	0	First year

*Based on figures for financial year 07/08*

Indicator	Ref.	Measurement	Value	Change
Enhancing the Historic Environment	D1	Number of buildings receiving grant assistance for repair or reinstatement of historic fabric	0	First year
	D2	Number of enhancement schemes with actions achieved by stated key dates	0	First year

*Based on value in proposed document*

## APPENDIX 1: Hollinhill and Markland Grips SSSI & RIGS



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