

Committee:	Planning	Agenda Item No.:	7
Date:	11 th March 2009	Category	*
Subject:	Markland and Hollinhill Grips Conservation Area Appraisal and Management Plan - Outcome of Public Participation and Proposed Adoption	Status	Open
Report by:	Head of Planning (written by Temporary Assistant Conservation Officer)		
Other Officers involved:	Creswell Townscape Heritage Initiative Project Officer		
Director	Director of Strategy		
Relevant Portfolio Holder	Cabinet Member for the Environment		

RELEVANT CORPORATE AIMS

Environment - Promoting and enhancing a clean and sustainable environment.

One of the Council's priorities for its aim for the environment is to protect, enhance and improve the natural and built environment in a sustainable way.

The proposed Markland and Hollinhill Grips Conservation Area Appraisal and Management Plan seeks to ensure that the historic environment of the Markland and Hollinhill Grips Conservation Area is preserved and enhanced by defining its special character and appearance and by setting out appropriate policies and proposals. As a result, the document will form an extremely important policy tool in the Council's efforts to protect, enhance and improve the built and natural environment in a sustainable way.

TARGETS

Achieving the milestones set in the Historic Environment Scheme by March 2011 is a specific target in the Corporate Plan. Within this target, preparing and adopting the Markland and Hollinhill Grips Conservation Area Appraisal and Management Plan by April 2009 will achieve one of the milestones.

VALUE FOR MONEY

Preparing and adopting Conservation Area Appraisals and Management Plans aids efforts for a more efficient planning determination process as the additional guidance they contain enables applicants to better prepare their proposals, which in turn reduces the need for amendments, and enables the district to gain better developments.

In addition to this, the Conservation Area Appraisals and Management Plans contain proposals for enhancement that aids efforts to secure external funding for the district.

PURPOSE OF THE REPORT

Firstly, to inform the Committee of the outcome of the public participation exercise on the draft Markland and Hollinhill Grips Conservation Area Appraisal and Management Plan and the consultation exercise on the suggested extensions and proposed change to the boundary of the conservation area.

Secondly, to seek Committee support for the proposed change to the boundary of the conservation area to exclude the Clowne sewage treatment works from the conservation area.

Thirdly, to seek Committee support for the proposed adoption of the revised Markland and Hollinhill Grips Conservation Area Appraisal and Management Plan by the Council as a material consideration that will be taken into account when a determination is to be made under the planning Acts.

THE REPORT

Members will be aware that the draft Markland and Hollinhill Grips Conservation Area Appraisal and Management Plan was approved by the Committee on 8th October 2008 for the basis of a public participation exercise. It was also resolved that a separate public participation exercise on several suggested changes to the conservation area boundary be undertaken in parallel.

In accordance with these resolutions, the public participation exercise ran from Monday 13th October 2008 to Friday 7th November 2008, with the required public meeting held at the Creswell Social Centre, Creswell on 29th October 2008. The public meeting was attended by ten people.

In addition, property owners in the suggested extension areas were consulted to seek their views on the suggested changes because designation as a conservation area changes the planning status of that land. Severn Trent Water, as owner of the sewage treatment works, was also contacted and informed of the proposal to amend the conservation area boundary to exclude the sewage works from the conservation area.

Outcome of the Consultation Exercise

Ten representations were received - two from the same respondent. A summary of the comments made by the respondents, the recommended response to the representation and, where necessary proposed changes to the document is attached as Appendix 1 to this report.

No objections to the draft Conservation Area Appraisal and Management Plan were received. However, the following significant issues were raised:

- balancing public access to the area whilst protecting the existing features and habitats of recognised interest
- improving the quality and management of access throughout the designated area
- provision of interpretation facilities of archaeological and geological sites
- flooding at Boler's Corner/Lower Mill
- incomplete infilling of part of the former railway line to the east of Markland Grips and the longevity of operations
- suggested boundary changes

The respondents were divided over the focus of their concerns or comments regarding the draft appraisal and management plan – this is understandable considering the range of overlapping interests in the area and highlights the need for any management schemes arising through the document to be inclusive of all relevant stakeholders.

Several responses were received which referred specifically to the suggested boundary changes to the conservation area. Some respondents supported the suggested extensions and the proposed removal of the sewage works from the conservation area. However, two respondents objected specifically to the suggested extension of the conservation area to include additional land to the east of Boler's Corner.

In general, the public participation exercise has shown support for the draft Markland and Hollinhill Grips Conservation Area Appraisal and Management Plan. Where issues have been raised these have led, where necessary, to revisions to the Appraisal and Management Plan.

ISSUES FOR CONSIDERATION

Conservation Area designation issues

The Markland and Hollinhill Grips Conservation Area was designated in 1991 and the boundary has remained unchanged since. The conservation area was designated to delineate those areas of special archaeological, historic, landscape and ecological interest.

The Council is under a continuing duty to consider whether it should designate new conservation areas, or extend existing ones. The principal concern in considering whether to designate a conservation area is whether

the local planning authority considers the area to be of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

Planning Policy Guidance Note 15 (Planning and the Historic Environment) further advises that: "Authorities should bear in mind that it is important that conservation areas are seen to justify their status and that the concept is not devalued by the designation of areas lacking any special interest."

In this case, the three suggested extensions to the boundary of the Markland and Hollinhill Grips Conservation Area were suggested by stakeholders during the initial stakeholder consultation exercise. These are:

- 'Sheepwash' site, Hollinhill Lane
- Former railway line, Markland Grips
- Land east of Boler's Corner

Given the statutory duty to review the boundary of existing conservation areas from time to time, the merits of these areas and their appropriateness for designation as extensions to the Markland and Hollinhill Grips Conservation Area have been considered. It is considered that the suggested extensions should not be pursued. A brief summary of the assessment of each area is given below.

Land adjacent Hollinhill Lane – 'sheepwash' site

This small site is located some distance to the west of the existing conservation area and lies on the eastern outskirts of Clowne. It comprises a small body of water supplied through an outfall passing under Hollinhill Lane. The pond is heavily vegetated with limited access.

The site was referred to by some stakeholders as a former sheepwash, although during the consultation exercise no evidence came to light to substantiate the claim. Examination of Ordnance Survey map evidence indicates that the feature was constructed sometime between 1875-77 and 1898. Map evidence also reveals that there was a former sewage works to the west of Hollinhill Lane which was constructed during the same period. It is therefore considered that the site was more likely constructed as an outfall from the earlier sewage works rather than a sheepwash.

On this basis it is considered that there is insufficient historical interest in the site to justify designating it as a conservation area. It is proposed therefore that the suggested extension area is not designated as part of the Markland and Hollinhill Grips Conservation Area.

Former railway line, Markland Grips

It was suggested that the full route of the former railway line between Clowne and Creswell be included as an extension to the conservation area. The

central section of this route passes through the conservation area and is therefore already covered by the designation.

Whilst the historical interest of the former line has been noted in the appraisal it is considered that the special character of the Markland and Hollinhill Grips Conservation Area is derived from its landscape setting, its archaeological and historical interest, its ecological and geological interest and the contribution made by the limited number of historic buildings.

Whilst a small stretch of the former railway line is contained within the conservation area, it is considered that the railway line possesses a character that is distinct from the existing area and, as a result it is considered to be inappropriate to extend the conservation area to include the full stretch of the route between Clowne and Creswell.

Despite this, the potential of the former railway line to be developed as a dedicated amenity trail has been recognised in the Appraisal and Management Plan and reflects the policy stance outlined in the Bolsover District Local Plan. It is considered that this scheme would be pursued through the proposed Enhancement Scheme to develop amenity trails in the wider Craggs and Limestone Area.

Land east of Boler's Corner

A number of buildings at the intersection of Hazelmere Road and the A616, known locally as Boler's Corner, are already included in the present conservation area which recognises their architectural and historic contribution to the character and appearance of the conservation area.

Stakeholders suggested that the conservation area should be extended to the east to incorporate the continuation of Millwood Brook towards Creswell and several properties situated along Sheffield Road some 100m to 500m from Boler's Corner.

Whilst it is recognised that the area and buildings display some historic and local architectural interest, it is considered that this area is too separate, both geographically and visually, from the small cluster of buildings at Boler's Corner that are related to historic mill activity.

Therefore, it is considered to be inappropriate to extend the conservation area to include the land east of Boler's Corner.

Proposed Boundary Change

In addition, it has been proposed that the boundary of the conservation area is realigned to exclude the Clowne sewage treatment works. Some support for this proposal was received from several respondents during the public consultation exercise. No objections to the proposal were received.

The sewage treatment works lies on the outskirts of Clowne and was partially included within the conservation area in 1991. The reason for including the sewage treatment works in the original designation of the conservation area is unclear. It is considered that the site is not a particularly attractive or complementary use to the aims and objectives of conservation area designation. On this basis it is considered appropriate to realign the boundary of the conservation area to exclude the sewage works in its entirety.

Conclusion

It is therefore concluded that the current boundary of the Markland and Hollinhill Grips Conservation Area sufficiently recognises and delineates the core historic, architectural and other interests of Markland and Hollinhill Grips. On this basis it is recommended that none of the suggested extensions should be pursued.

It is recommended that the boundary of the Markland and Hollinhill Grips Conservation Area be realigned to exclude the Clowne sewage treatment works. The proposed amendment to the conservation area boundary is shown on the plan in Appendix 2 attached to this report.

Conservation Area Appraisal and Management Plan issues

The public participation exercise raised a number of issues relating to the appraisal and management plan and in particular how some of the management plan actions would be taken forward.

The most significant issue raised is the incomplete infilling of part of the former railway line to the east of Markland Grips and the longevity of operations and one representation requested that this aspect of the development of amenity trails be brought forward to aim for completion within a year of adoption.

The remaining issues have been considered and where appropriate the appraisal and management plan has been amended accordingly.

In addition to these issues, given that the Markland and Hollinhill Grips Conservation Area is one of the pilot sites within the Creswell Crags Limestone Heritage Area Management Action Plan, it is considered appropriate to add to the document a new Enhancement Scheme that will identify the need to prepare an Interpretation and Development Plan for the area and so reflect the Enhancement Scheme included within the recently adopted Pleasley Park and Vale Conservation Area Appraisal and Management Plan.

Based on this assessment, it is recommended that the Adoption Draft Markland and Hollinhill Grips Conservation Area Appraisal and Management Plan is approved by the Committee and also that the Committee recommend to the Council that the document be adopted as a material consideration that will be taken into account when a determination is to be made under the

planning Acts. Alongside this, it is recommended that the Committee recommend to the Council that the Head of Planning be delegated to make any minor amendments necessary to the document prior to publication.

The proposed Adoption Draft Markland and Hollinhill Grips Conservation Area and Management Plan are attached as Appendix 3 to this report.

Implications for the Historic Environment Scheme

The Adoption Draft Markland and Hollinhill Grips Conservation Area Appraisal and Management Plan contains a number of actions for further conservation related work. Generally, the identified threats are prioritised over opportunities, as resources permit.

It is considered that a number of the actions contained in the Management Plan, such as pursuing the completion of the infilling of part of the former railway line to the east of Markland Grips and trying to reduce the threat of flooding at Lower Mill, should be given a high degree of priority. As a result this investigatory work is proposed to commence in April 2009 and June 2009 respectively and it is considered that this should not affect the existing programme significantly. However, it should be noted that implementing permanent solutions to these problems is likely to take a longer period.

Regarding the new Enhancement Scheme to prepare an Interpretation and Development Plan for the area, it is considered that this work would take place alongside the Pleasley Park and Vale Conservation Area Appraisal and Management Plan action and so it is considered appropriate to prioritise this for December 2010.

The dates for the other new management plan actions, such as the interpretation of archaeology in the conservation area and improving public access and amenity trails, are generally considered to be less urgent despite being desirable. Therefore, these are prioritised after those management plan actions already listed in the Historic Environment Scheme Work Programme.

Based on this assessment, it is recommended that the Historic Environment Scheme Work Programme should be amended to reflect the management plan actions contained within the Adoption Draft Markland and Hollinhill Grips Conservation Area Appraisal and Management Plan.

IMPLICATIONS

- Financial - The cost of printing and advertisement can be met within existing budgets.
- Legal - The removal of an area of land from a conservation area changes the planning status of that land.

Markland and Hollinhill Grips Conservation Area Appraisal and Management Plan Consultation Responses

No.	Respondent	Date comments received	Summary of comments	Main issues raised	Comment and recommended response
1	Jo Brown Derbyshire Wildlife Trust	22/10/08	<p>Welcome inclusion of the SSSI, Local Wildlife Sites and the nature reserve within the plan and the strong emphasis on the protection and enhancement of biodiversity and landscape quality throughout.</p> <p>It is important that the conservation area is seen within the context of the wider environment. Ecological links to other habitats within the area need to be maintained and developed through habitat management and creation. Only by doing this can the future nature conservation value of the habitats within the conservation area be secured.</p>	<p><u>Appraisal & Management Plan</u> Ecological and Geological Interest & Enhancement Schemes.</p> <p><u>Appraisal & Management Plan</u> General; Ecological and Geological Interest & Enhancement Schemes.</p>	<p>The Council recognises the fundamental and integral interest of both locally and nationally important habitats within and adjoining the conservation area. It is considered imperative that these habitats are protected, but it is also recognised that appropriate management is required to ensure their survival.</p> <p>Noted. The Bolsover District Local Plan recognises the importance of all nature conservation sites within the district and the importance of the linkages between them. The Council also recognises that appropriate and sensitive management is the key to the success of those habitats and the wider environment of the district. The Council will, where appropriate, seek to work with landowners and organisations with responsibility for managing those habitats.</p>
2	David Steinberg Lower Mill	27/10/08	<p>The drainage problems on Hazelmere Road near Lower Mill occur due to the following:</p> <ul style="list-style-type: none"> • development of Blossom Walk housing scheme – the ground level has been raised and the former field and hedge replaced. Water used to flow 	<p><u>Appraisal & Management Plan</u> Buildings of Interest: Lower Mill, Boler's Corner. Threat & Action Point: periodic flooding.</p>	<p>The problem of periodic flooding in the vicinity of Lower Mill and Hazelmere Road has been identified in the Appraisal and Management Plan as a specific threat to the identified important features within the conservation area. Resolution of the flooding problem has therefore been proposed as a priority management plan action and the Council will seek to work with</p>

No.	Respondent	Date comments received	Summary of comments	Main issues raised	Comment and recommended response
2 cont			<p>through the hedge, across the field and into the stream – the wall now acts as a dam creating flooding on the road.</p> <ul style="list-style-type: none"> • water travels down the hill from the direction of Skinner Street and Elmton and from Sheffield Road (A616) • the road gulleys on Sheffield Road are continually in need of clearing • there are inadequate gulleys to collect surface water near Lower Mill <p>To prevent future flooding surface water collection on both Sheffield Road and Hazelmere Road needs improving. An improved culvert under Hazelmere Road is also required.</p> <p>The ponds are a valuable habitat and support a range of wildlife. There are plans to plant some reed beds and oxygen generating plants.</p> <p>There is a need to regularly clear out the overgrown watercress from the stream.</p>	<p><u>Appraisal</u> Buildings of Interest: Lower Mill, Boler's Corner.</p> <p><u>Appraisal & Management Plan</u> Buildings of Interest: Lower Mill,</p>	<p>Derbyshire County Council Highways and other relevant stakeholders to alleviate the factors leading to flooding incidents.</p> <p>Noted. The Council recognises that the ponds provide a valuable wildlife habitat within the wider context of the conservation area. The Appraisal has been amended accordingly.</p> <p>Noted. The narrowness of the Millwood Brook channel and the prolific growth of water-borne vegetation therein have been noted in the Appraisal and Management Plan. It is proposed</p>

No.	Respondent	Date comments received	Summary of comments	Main issues raised	Comment and recommended response
				Boler's Corner. Threat & Action Point: periodic flooding.	that this issue will be investigated as part of the overall action plan to alleviate flooding threats in the vicinity of Lower Mill and Hazelmere Road.
3 3 cont	James Russell Clowne Wildlife Group	28/10/08	<p>The public footpath through Markland Grips (near Upper Mill Farm) is in a muddy, often waterlogged state. It was deviated from its original course nearer to the cliffs on more stable ground in 1990. It needs reinstating and made more accessible by putting down limestone chippings.</p> <p>Agree that horse riders and cyclists need to be catered for by making the old railway from Clowne sewage works to Creswell more accessible. This will involve filling in the old viaduct area to join up with the cutting on the Creswell side so they can ride on the old railway only.</p> <p>There has been trouble with motorbikes damaging parts of the site and annoying walkers. This needs to be dealt with but it is difficult to allow horses onto the trail whilst excluding motorbikes. The site needs regular patrols and surveillance by rangers and volunteers.</p>	<p><u>Appraisal & Management Plan</u> Caves and rock shelters; Ecological and Geological Interest & Enhancement Schemes</p> <p><u>Appraisal & Management Plan</u> Markland viaduct and disused railway lines; Opportunities & Enhancement Schemes</p> <p><u>Appraisal & Management Plan</u> Threat & Enhancement Scheme</p>	<p>Noted. It is proposed in the Management Plan to improve public access provision to the conservation area – this includes dealing appropriately with existing access issues. There will be a requirement to identify priorities for action and to develop an action plan with other relevant stakeholders.</p> <p>Access to this area is currently poor with difficult terrain, making it particularly inaccessible for non-walking and disabled users. Various options will need to be considered for improving access in this area if the former railway line is to be used as an amenity trail - this will not necessarily require the filling in of the 'valley' feature if suitable alternative options can be identified.</p> <p>Noted. The Council is aware that the use of motorcycles in the area is a problem and can be damaging to the special interests and public enjoyment of the conservation area. Consideration will need to be given as to how inappropriate uses can be prevented from accessing the area and will need to be addressed in the action plan for improving</p>

No.	Respondent	Date comments received	Summary of comments	Main issues raised	Comment and recommended response
			<p>There are a lot of ecological findings, particularly wildlife records which could be tapped in to.</p>	<p><u>Appraisal</u> Ecological & Geological Interest</p>	<p>access to the conservation area.</p> <p>Noted. It is expected that Natural England, Derbyshire Wildlife Trust and other local wildlife groups will continue to be involved in future plans and projects relating to the conservation area. The records are likely to be of use when specific action plans or programmes are being developed.</p>
<p>4 4 cont</p>	<p>Duncan McGregor Bolsover District and Elmton with Creswell Parish Councillor</p>	<p>30/10/08</p>	<p>Support the suggested boundary changes outlined in the draft Appraisal and Management Plan.</p> <ul style="list-style-type: none"> • land adjacent Hollinhill Lane (sheepwash site) 	<p><u>Appraisal</u> Suggested boundary changes</p>	<p>Noted. The conservation area was designated in 1991 and the boundary was established to delineate those areas of special archaeological, historic, landscape and ecological interest. The suggested boundary changes were put forward as part of the initial stakeholder consultation exercise. Subsequently, the Council has undertaken further research to assess the specific interests of each of these areas and whether designation as conservation areas is justified. The Council has also undertaken a public consultation exercise on the suggested extensions.</p> <p>From further research on the land adjacent Hollinhill Lane, referred to as the 'sheepwash' site, it is considered that there is a lack of historical evidence to support the assertion that the site was used as a sheepwash – map evidence suggests that the site was constructed in the late 19th century at a similar time to the original sewage works which lay west of</p>

No.	Respondent	Date comments received	Summary of comments	Main issues raised	Comment and recommended response
			<ul style="list-style-type: none"> <li data-bbox="779 544 1144 571">• land east of Boler's Corner <li data-bbox="779 884 1189 943">• the former railway line through Markland Grips 		<p data-bbox="1496 360 2069 507">Hollinhill Lane. It would appear therefore that the site was more likely to have been created as an outflow of the sewage works. Therefore, it is considered to be inappropriate to extend the conservation area to include 'sheepwash' site.</p> <p data-bbox="1496 544 2069 847">Whilst the land east of Boler's Corner includes a number of stone buildings, it is considered that this area is too separate, both geographically and visually, from the small cluster of buildings at the junction of Hazelmere Road and Sheffield Road that are related to historic mill activity associated with the conservation area. Therefore, it is considered to be inappropriate to extend the conservation area to include the land east of Boler's Corner.</p> <p data-bbox="1496 884 2069 1337">Whilst the historical interest of the former line is noted, it is considered that the special character of the Markland and Hollinhill Grips Conservation Area is derived from its landscape setting, its archaeological and historical interest, its ecological and geological interest and the contribution made by the limited number of historic buildings that are located here to take advantage of the landscape. Therefore, whilst a small stretch of the railway line is contained within the conservation area, it is considered that the railway line possesses a character that is distinct from the existing area and as a result it is considered to be inappropriate to extend the conservation area to include the former railway</p>

No.	Respondent	Date comments received	Summary of comments	Main issues raised	Comment and recommended response
4 cont			Support the removal of Clowne sewage treatment works from the conservation area.	<u>Appraisal</u> Suggested boundary changes	line. Despite this, the potential of the railway line for use as a trail and cycle route was recognised within the Bolsover District Local Plan and it is considered that this use would be pursued through the proposed Enhancement Scheme to develop amenity trails in the wider Craggs and Limestone Area. Noted. The reason for including the sewage treatment works in the original designation of the conservation area in 1991 is unclear. It is considered that the site is not a particularly attractive or complementary use to the aims and objectives of conservation area designation and for this reason the Council intends to amend the boundary of the conservation area to exclude the Clowne sewage treatment works.
5	David Steinberg Lower Mill	31/10/08	Recommends that the tipping and landfilling operations at the old railway cutting should be monitored on a regular basis. This would assist with trying to get the backfilling and restoration completed.	<u>Appraisal & Management Plan</u> Opportunity and Enhancement Schemes	The Council undertook a site visit in November 2008 to record the current state of the site and assess the level of work required to restore and complete the infilling operations. A photographic record was taken. The site is operated and controlled under a planning permission issued by Derbyshire County Council. The County Council is also responsible for monitoring the operations. An application to extend the duration of the planning permission for a further 5 years is awaiting determination by the County Council. The District Council has submitted representations to the County Council drawing

No.	Respondent	Date comments received	Summary of comments	Main issues raised	Comment and recommended response
5 cont			Further investigations have revealed that there is a lack of rainwater gulleys along Hazelmere Road between Lower Mill and Skinner Street which leads to a build up of surface water runoff which then collects outside Lower Mill.	<u>Appraisal & Management Plan</u> Buildings of Interest: Lower Mill, Boler's Corner. Threat & Action Point: periodic flooding.	attention to concerns regarding the lack of progress in completing the infilling of the old rail cutting. A decision is awaited. However, it is considered that the completion of the landfilling operation would contribute significantly to improving public access to the area through the development of amenity trails and that this would aid interpretation of the archaeological interest of the area. The problem of periodic flooding in the vicinity of Lower Mill and Hazelmere Road has been identified in the Appraisal and Management Plan as a specific threat to the identified important features within the conservation area. Resolution of the flooding problem has therefore been proposed as a priority management plan action and the Council will seek to work with Derbyshire County Council Highways and other relevant stakeholders to alleviate the factors leading to flooding incidents.
6	Bob Glassey Parish Councillor: Elmton with Creswell Parish Council	04/11/08	The following are required: <ul style="list-style-type: none"> • a clear footpath through the Grips • a seating area in the Grips • overgrown vegetation cleared from the caves • information board at the Grips • signage in the village showing directions to Markland and Hollinhill Grips 	<u>Appraisal & Management Plan</u> General, Threats & Opportunities, Suggested boundary changes, Enhancement Schemes	Noted. The Council is proposing in the Appraisal and Management Plan a range of projects that will address various matters relating to access provision in Markland and Hollinhill Grips. Further consideration of each of these matters will need to take place in collaboration with the appropriate stakeholders in the production of action plans and programmes of work for the conservation area as a whole.

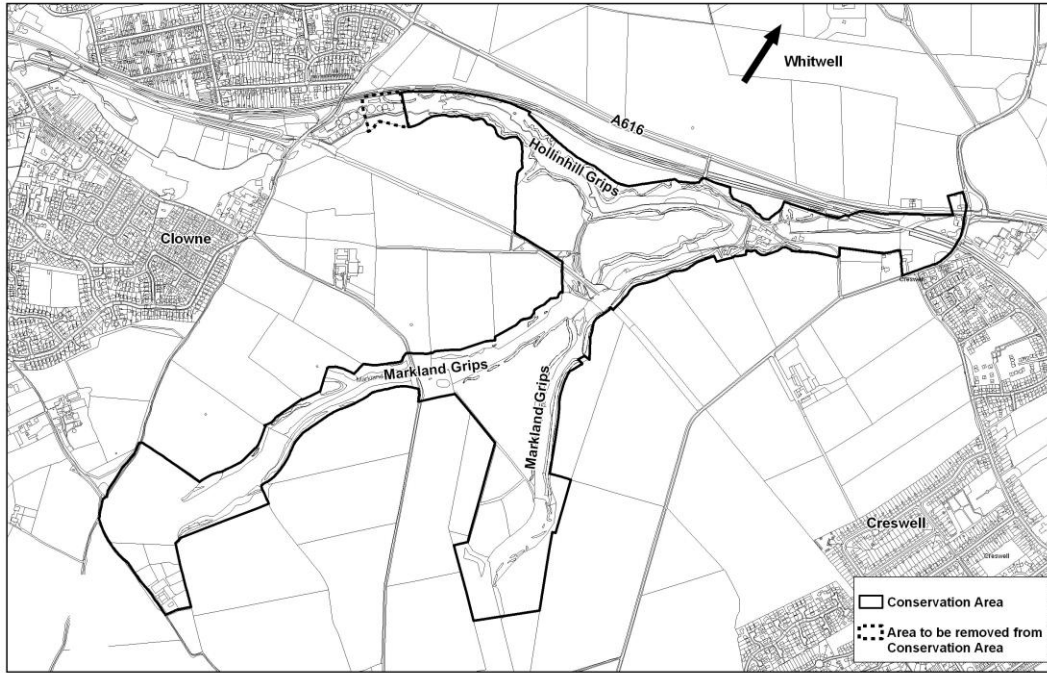
No.	Respondent	Date comments received	Summary of comments	Main issues raised	Comment and recommended response
			<ul style="list-style-type: none"> • a designated car park • the former railway line should be backfilled and put into use for walking <p>Remove the sewage works from the conservation area</p>	<p><u>Appraisal</u> Suggested boundary changes</p>	<p>Support for removal of the site from the conservation area noted.</p>
7 cont	Chris Smith Planning & Conservation Advisor Natural England	20/11/08	<p>Natural England welcomes the Appraisal and Management Plan - it has the possibility to deliver across all of Natural England's remit – nature conservation, landscape, countryside access and recreation issues. Natural England wishes to be considered as a stakeholder in any future schemes and management.</p> <p>Agree with and support the inclusion of the area's setting within the local landscape as a key element of the conservation area. A visual and landscape character appraisal for the area would provide a sound basis for guiding, informing and understanding the ability of the area to accommodate change and to make positive proposals for conserving, enhancing or regenerating the area as the management proposals are developed. The landscape appraisal should be</p>	<p><u>Appraisal & Management Plan</u> General</p> <p><u>Appraisal</u> Landscape Setting, Views and Important Open Spaces</p>	<p>Noted and agreed. The Council will ensure that Natural England is included as a stakeholder in any future schemes and management plans that are appropriate to its remit.</p> <p>The appraisal recognises landscape setting as a key element of the special character of the conservation area and the Derbyshire Landscape Character Assessment has informed the contents of the document. The Council recognises that the area is potentially susceptible to damage from inappropriate change or development but is of the opinion that existing Local Plan policies, as supported by the Derbyshire Landscape Character Assessment, are sufficiently robust to protect the wider interests of the conservation area and surrounding environment.</p>

No.	Respondent	Date comments received	Summary of comments	Main issues raised	Comment and recommended response
7 cont			<p>informed by the Derbyshire Landscape Character Assessment (1996).</p> <p>Natural and manmade features such as hedges, fences and walls should be reinstated so that there is no loss of these landscape features. Additional landscaping and environmental enhancement should be sought during the proposed development. Any above ground structures should be constructed in traditional, natural and local materials common to the rural environment where possible. Additional landscaping should be incorporated into the design of such structures.</p> <p>The proposal to explore opportunities for improving access to and along the former railway line (providing it does not conflict with management of the SSSI) is welcomed.</p> <p>Consideration should also be given to increasing opportunities for access linkages to the surrounding countryside in line with the adopted Derbyshire Rights of Way Improvement Plan. Welcome the inclusion of the Hollinhill and Markland Grips SSSI and RIGS in the Appraisal and Management Plan. However, Natural England has</p>	<p><u>Appraisal & Management Plan</u> General, Enhancement Schemes</p> <p><u>Appraisal & Management Plan</u> Opportunity & Enhancement Scheme</p> <p><u>Appraisal & Management Plan</u> Opportunity & Enhancement Scheme</p> <p><u>Appraisal & Management Plan</u> Caves and rock shelters; Ecological</p>	<p>Agreed. Further consideration of each of these matters will need to take place in collaboration with the appropriate stakeholders/landowners in the production of action plans and programmes of work for the conservation area.</p> <p>Noted.</p> <p>Agreed. The Council considers the document will inform and complement the Derbyshire Rights of Way Improvement Plan.</p> <p>It is agreed that achieving the appropriate balance between improving public access and protecting the special interest of the area will require careful management. It is considered</p>

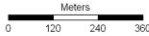
No.	Respondent	Date comments received	Summary of comments	Main issues raised	Comment and recommended response
			<p>concerns regarding references to public footpath management in the SSSI which may be inappropriate – without further details the proposals may conflict with, or be contradictory to, the SSSI designation and its management.</p> <p>The Appraisal and Management Plan could make reference to contributing to the restoration of those units of the SSSI that are in unfavourable condition, namely the railway track, North Markland grassland and the pylon field.</p> <p>Two of the proposals – improved public access to the conservation area and development of amenity trails – should be amalgamated and integrated into access and recreation scheme proposals and management for the whole area. The scheme should include consideration of the impacts upon the SSSI.</p>	<p>and Geological Interest & Enhancement Schemes</p> <p><u>Appraisal & Management Plan</u></p> <p><u>Appraisal & Management Plan</u> Opportunity & Enhancement Scheme</p>	<p>that the Appraisal and Management Plan will help achieve this appropriate balance and that by working with stakeholders, such as Natural England and the Derbyshire Wildlife Trust, the proposals for the area, such as amenity trails, will be beneficial and not detrimental to the special interest of the area.</p> <p>Noted. The Appraisal and Management Plan is considered to be a source document that will act to focus action throughout the conservation area as resources and priorities permit. The main focus of the document is to preserve and enhance the archaeological and historic environment of the conservation area. However, the Council recognises the important relationship with other interests in the conservation area and therefore will seek to work alongside other stakeholders throughout the life of the Appraisal and Management Plan to improve the overall environment of the conservation area.</p> <p>The Council agrees that the development of future action plans and programmes of work related to improved public access and the possible development of amenity trails as proposed in the Appraisal and Management Plan will, in practice, require a holistic approach. However, for the purposes of identifying the issues in the Management Plan and targeting future resources, the Council is of the opinion</p>

No.	Respondent	Date comments received	Summary of comments	Main issues raised	Comment and recommended response
					that the management plan actions should remain separately identified.
8	Mr W G Elliott Clerk to the Council Elmton with Creswell Parish Council	25/11/08	The Parish Council agrees with the timescale for the Conservation Plan over 5 years as proposed, with the proviso that the public access path over the former railway line through the Markland gap is filled where there is a hole with debris which is on site within 1 year. This proviso is in consideration of whether an extension is granted.	<u>Appraisal & Management Plan</u> Opportunity and Enhancement Schemes	Noted. The Council recognises in the Appraisal and Management Plan that in order for an amenity trail through Markland Grips to be a feasible proposition there is a requirement to ensure that the site is restored as required by the extant planning permission. The Council undertook a site visit in November 2008 to record the current state of the site and assess the level of work required to restore and complete the infilling operations. A photographic record was taken. The site is operated and controlled under a planning permission issued by Derbyshire County Council. The County Council is also responsible for monitoring the operations. An application to extend the duration of the planning permission for a further 5 years is awaiting determination by the County Council. The District Council has submitted representations to the County Council drawing attention to concerns regarding the lack of progress in completing the infilling of the old rail cutting. A decision is awaited.
9	Mr Taylor Lower Mill Farm	20/11/08	Having considered the information relating to the suggested extension of the conservation area I am of the opinion that it would make no sense for	<u>Appraisal & Management Plan</u> Suggested boundary changes	Noted. The suggestion to extend the conservation area to include land to the east of Boler's Corner was made by local stakeholders early in the process and has been considered

No.	Respondent	Date comments received	Summary of comments	Main issues raised	Comment and recommended response
9 cont			<p>me to support this change. It would place restrictions on anything I wanted to do (e.g. trim trees).</p> <p>What I cannot understand is that the Council takes over control of an area, lets it go completely wild, tells people what to do with their property and then calls it a Conservation Area and probably gets paid by the Government for doing this. What a waste of time and money. This would be a bigger sham than the orchid park on Sheffield Road which got rid of a good football pitch for the young people of Creswell.</p>	<p>– land east of Boler’s Corner</p> <p><u>Appraisal</u> General Suggested boundary changes</p>	<p>by the Council in light of a public consultation exercise. Subsequently, the Council has undertaken further research to assess the specific interests of the area and whether designation as a conservation area is justified.</p> <p>It is not considered appropriate to extend the conservation area to incorporate land located to the east of Boler’s Corner. The area contains a small number of properties, including Lower Mill Farm, which have some local historic and architectural interest. However, this is limited and would not contribute significantly to the wider interests of the conservation area. Extending the boundary could in effect dilute the efficacy of the measures targeted at enhancing the conservation area identified in the Management Plan.</p> <p>Noted. Conservation areas are designated as areas of special architectural or historic interest the character and appearance of which it is considered important to protect. They are not the same as areas designated for their ecological/wildlife interest, although the designations may overlap. Once a conservation area has been designated the Council is under a duty to review the designation from time to time. As part of that process consideration may be given to the adequacy of the conservation area boundary and whether changes should be made. Designation as a conservation area does</p>



**Markland and Hollinhill Grips Conservation Area
Proposed Amendment To Boundary**



This map has been prepared electronically by Bolsover District Council. It is not a legal document. The map is for information only and does not constitute an offer of any financial product. It is not intended to be used as a basis for any investment decision. Bolsover District Council is not responsible for any loss or damage arising from the use of this map. Bolsover District Council is a registered charity (No. 1001100).