

Referendum Version

Kings Clipstone Parish Neighbourhood Plan

**Kings Clipstone Parish Council
2017-2033**



1. Contents

2.	What is the Kings Clipstone Neighbourhood Plan?.....	4
3.	Why do we want a Neighbourhood Plan?	5
4.	How does this Plan work within the planning system?	5
5.	Consultation	6
6.	Status of Projects	7
7.	Kings Clipstone in context	7
8.	Community Vision	24
9.	Community Objectives	24
10.	Consulting the Community: A Key Principle.....	25
	Key Principle: Pre-application Community Consultation	25
11.	Sustainable Development	25
	NP 1 Sustainable Development.....	27
12.	Development within the Built-Up Area boundary	27
	NP 2: Development within the Built-Up Area Boundary	31
13.	Protecting the Landscape Character	31
	Significant Vistas and View points	35
	NP 3: Protecting the Landscape Character of Kings Clipstone Parish.....	36
14.	Design Principles for Residential Development	37
	NP 4: Design Principles for Residential Development	39
15.	Protecting or Enhancing Heritage Assets.....	40
	NP 5: Protecting or Enhancing Heritage Assets	42
16.	Protect or Enhance Cycling and Walking Routes and Bridleways.....	42
	NP 6: Protect or Enhance Cycling, Walking Routes and Bridleways	46
17.	Protect and Enhance the Parish’s Biodiversity.....	46
	NP 7: Protect or Enhance the Parish’s Biodiversity	48
18.	Improving Community Facilities.....	48
	NP 8: Enhancing the provision of community facilities	51
19.	Supporting Tourism.....	51
	NP 9: Tourism Development.....	52
20.	Aspirations.....	52
21.	Implementation.....	53
22.	Monitoring and Review	54

2 All policies should be read in conjunction with policies in Newark and Sherwood District Council’s adopted Policies. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies.

Appendix A: Kings Clipstone Design Guide 55

Appendix B: Viewpoints A-D 56

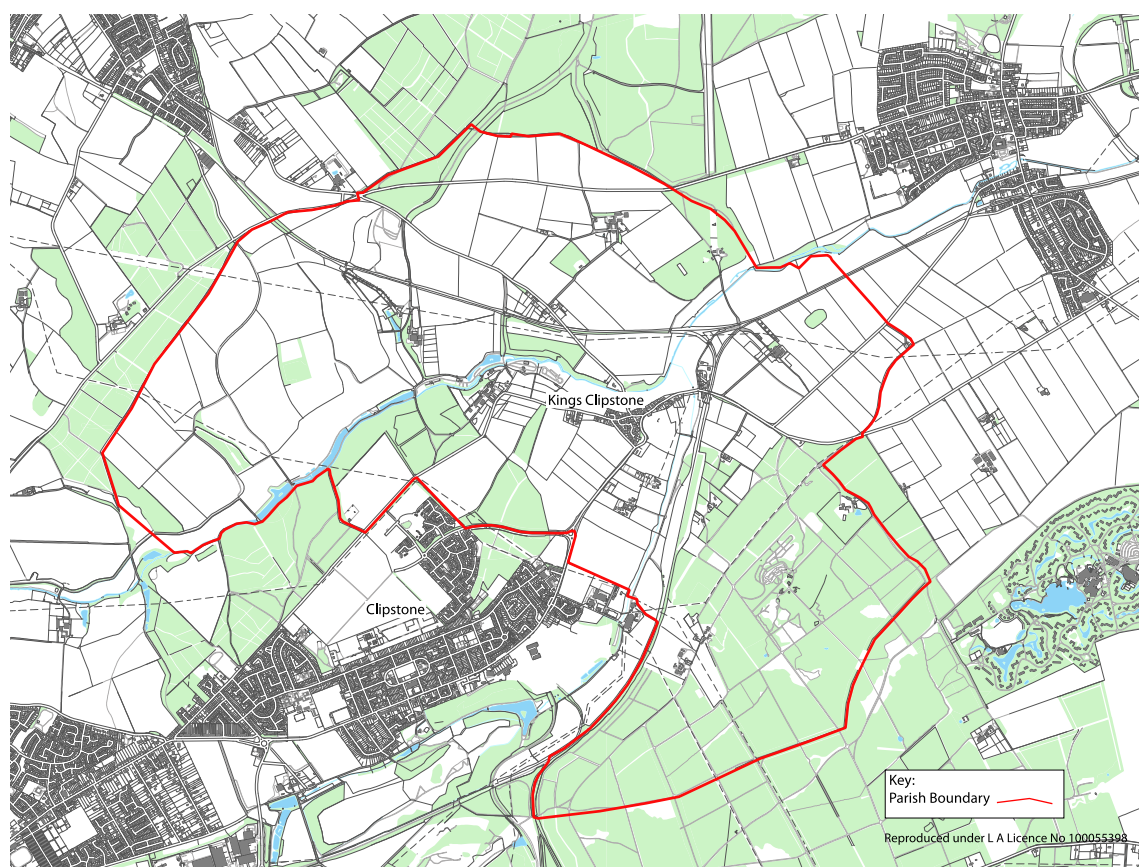
Appendix C Non-Designated Heritage Assets 62

Appendix D Projects 64

2. What is the Kings Clipstone Neighbourhood Plan?

1. This Neighbourhood Plan is a new type of land use planning document prepared by the neighbourhood plan steering group made up of residents and councillors from Kings Clipstone Parish. It is a document with statutory weight and once it has been 'made' by Newark and Sherwood District Council (NSDC) it must be used by
 - a) Planners at Newark and Sherwood District Council in assessing planning applications
 - b) Developers as they prepare planning applications for submission to NSDC
2. The Plan covers the whole of the Parish of Kings Clipstone and sets out planning policies for the Plan Area from 2017-2033. This time frame is in line with evidence base used by NSDC for the Amended Core Strategy Development Plan Document.¹
3. Map 1 shows the Neighbourhood Plan area.

Map 1 Kings Clipstone Neighbourhood Plan area



¹ See <http://www.newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/planningpolicy/pdfs/publicationamendedcorestrategy/examinationdocuments/CS.01%20Publication%20Amended%20Core%20Strategy.pdf>

3. Why do we want a Neighbourhood Plan?

4. Local people consider Kings Clipstone to be at the 'royal heart of ancient Sherwood Forest'. It is located 0.5 KM to the north west of Sherwood Pines and 2KM to the south of Sherwood Forest.
5. Kings Clipstone is a newly formed Parish (until 2011 it was part of Clipstone Parish) and local people want to take the opportunity a Neighbourhood Plan affords to set out a policy framework that reflects the unique character and heritage of the landscape around Kings Clipstone. The Parish of Kings Clipstone has strong royal connections and several buildings provide a glimpse of this with a hunting lodge and the remains of a royal palace in the Parish. (see more in section 6 history)
6. This Neighbourhood Plan enables the residents of Kings Clipstone to define those characteristics and establishes a Built-Up Area boundary around the village.
7. The policies in this Neighbourhood Plan are intended to ensure that:
 - a) any development in the Parish is very limited and will be sensitively designed and located to reflect the historic landscape character of the Parish;
 - b) The walks through the village and to the open countryside (Sherwood Forest and Sherwood Pines) along footpaths, cycle routes and bridleways from Kings Clipstone are improved;
 - c) The biodiversity of the Plan area is improved;
 - d) Community facilities are improved to provide spaces to play and meet;
 - e) Local businesses involved in sustainable tourism are encouraged to expand

4. How does this Plan work within the planning system?

8. Planning policy has always been formulated by Newark and Sherwood District Council (NSDC) and Nottinghamshire County Council and these bodies will continue to have a statutory duty to provide this. However, the Localism Act 2011 gave new powers to Parish Councils to produce a Neighbourhood Plan, if they wished.
9. The Development Plan for Newark and Sherwood comprises the Core Strategy adopted in 2011 and the Allocation and Development Management DPD adopted in 2013. Both are available to view on the Council's website, at its offices and libraries throughout the District. At time of submission of the Kings Clipstone Neighbourhood Plan the examination on the Amended Core Strategy Development Plan Document had finished and NSDC were awaiting the inspectors report. The policies in this Plan have been drafted to be in general conformity with the District's adopted policies and the emerging evidence base to ensure this Neighbourhood Plan will remain up to date once the Amended Core Strategy Development Plan Document is adopted.²

² The Basic Conditions Statement submitted with the Neighbourhood Plan provide more explanation on how the NP policies fit with adopted district policies and emerging evidence base and policies

10. District policy classifies Kings Clipstone as part of the Mansfield fringe and an 'other village' in terms of the settlement hierarchy in the Core Strategy. District policies do not identify settlement boundaries in 'other villages' and Spatial Policy 3 is an important criterion-based policy against which applications are assessed.³
11. This Neighbourhood Plan has been drafted in the context of
- the National Planning Policy Framework
 - the adopted Core Strategy
 - the Amended Core Strategy Publication Draft
 - Green Infrastructure Strategy 2010
 - Landscape Character Assessment 2013
 - GL Hearn SHMA 2015 and Update May 2017
 - Kings Clipstone Design Guide (the Design Guide is at Appendix A and on the Neighbourhood Plan web site.)
 - population projections and household formation forecasts used to support NSDC's evidence on housing need (see GL Hearn's Nottingham Outer Strategic Housing Market Assessment 2015).⁴
 - Local studies on Vistas and Viewpoints (see Appendix B)
 - Heritage Report on non-designated heritage assets (see Appendix C)

5. Consultation

12. The Kings Clipstone Parish Neighbourhood Plan Steering Group (NPSG), established in March 2014, recognized consultation was key to successfully developing a Neighbourhood Plan for Kings Clipstone Parish. The production of a Neighbourhood Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people across the Plan area.
13. The Steering Group has organised 2 household surveys (delivered to every household), an open meeting, a drop-in consultation session and an exhibition (for residents to look at the local studies that have been undertaken to support this Plan).
14. Updates on the Neighbourhood Plan have been provided in periodic newsletters (mailed and emailed) and on the Parish notice boards and the web site.
15. Feedback from the household survey and notes of the meetings and the feedback have been collated and summarised in separate reports. Back copies of Newsletters and reports are

³ See Adopted Core Strategy and Amended Core Strategy

⁴ see <http://newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/planningpolicy/pdfs/prefapp/StrategicHousingMarketAssessment.pdf>

available on the Parish Council web site. Reports on the consultation events can be found on the Kings Clipstone Parish Council web site and are included in the Consultation Statement.⁵

6. Status of Projects

16. One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified a series of actions directly related to the Plan policies which will play a key part in the implementation of this Plan. These Actions and Projects are important to the community and whilst they are not part of the Neighbourhood Plan they are listed in Appendix D.

7. Kings Clipstone in context

Administrative Context

17. Prior to 2011, Kings Clipstone, or Old Clipstone as it was previously called, was part of the greater Clipstone Parish area which included two communities. Old Clipstone was the original Clipstone Village which had been in existence for a thousand years.
18. New Clipstone developed in the 1920's to provide housing for miners at Clipstone Colliery (which opened in 1922). New Clipstone (now known as Clipstone) is a large village with a range of amenities. The two communities are very different and there was a growing demand amongst residents of Old Clipstone to have their own Parish Council. This would ensure both that the royal heritage of the village could be restored and that a Parish Council would be created to serve a more rural hinterland.
19. In April 2011, the village was renamed Kings Clipstone and the Parish Council was created. On 25 June 2014, the Kings Clipstone Parish Council secured designation of their new Parish as a Neighbourhood Plan area.

Location

20. The village of Kings Clipstone lies approximately 1 km north east of Clipstone and 7 km to the north east of Mansfield (a large market town). On the northern boundary of the Parish is the ancient woodland of Sherwood Forest; Sherwood Pines (owned by the forestry commission) is within the Parish on its eastern side.
21. The Parish Council web site reports that there are 108 homes within the village and another 34 in outlying hamlets. Total population is 276⁶.
22. The undulating open countryside and National Nature Reserve (officially called Birkland and Bilhaugh but known locally as Sherwood Forest) affords Kings Clipstone residents and visitors

⁵ The Consultation Statement will be publicly available and submitted with the Neighbourhood Plan when it is submitted for examination

⁶ Census data for the Parish is not available as the Parish was only created in 2011 but has been aggregated from the best fit super output area

extensive opportunities for walking and cycling with key historical points of interest across the Parish and near and long views across the area. This is discussed in more detail in the environment section.

23. The Kings Clipstone Design Guide was commissioned for this Neighbourhood Plan and is part of it. It is intended to guide and inform developers to assist them in the preparation of planning applications.
24. The Design Guide examines the way the character of Kings Clipstone is informed by its setting, including the wider landscape, heritage and history of the area. The design guide also looks at Kings Clipstone Village and provides an analysis of the different character areas. This analysis is then translated into guidelines for future development, suggesting ways in which developers can ensure their proposals can reinforce local distinctiveness.

History

25. On the site called Castle Field there is archaeological evidence of roman presence from the 2nd to the 4th Century. The proximity to the River Maun made this one of the few sites suitable for settlement within the ancient forest of Sherwood. The Domesday Survey of 1185 shows a Saxon manor in the village. It was in the reign of Henry 1188-1189 that Kings Clipstone first appears regularly in Royal records.
26. King John's Palace became a large palace complex and was visited by all the Plantagenet Kings from Henry II in 1181 to Richard II in 1393. By the 13th Century the Palace site was the largest in the country covering seven acres. The buildings were set in a magnificent landscape which was enclosed in 1180 to contain the deer which made it attractive for hunting. The site included the Great Pond containing fish and wildfowl (now the location of the locally named Dog and Duck Meadow).
27. The aerial photo overleaf shows the palace complex.

Aerial Photo of the Palace complex



1	Palatial complex boundaries	3	Medieval fish Pond	5	Rabbit Warrens
2	Enclosure possibly formerly part of palace site	4	Area of Great Pond of Clipstone	6	Laund

28. By 1525 the Palace was in ruins; the remains date from 1180 are Grade 2 listed and are a designated ancient monument. Edward I renamed the village Kings Clipstone in 1290 after Parliament was held at the Palace. In 2018 Historic England resurveyed the ruins and confirmed the status of the open fields around and their contribution to the setting of the Palace.
29. Beyond the settlement, the legends associated with the area include the Parliament Oak, a tree dating from 1000 BC and the location where King John is said to have called parliament and where King John met rebel Barons before the Magna Carter was signed. The vantage point at Parliament Oak⁷ provides long views over the undulating countryside towards Kings Clipstone and Sherwood Forest. (see Kings Clipstone Design Guide⁸). (The location of Parliament Oak is shown in figure 4 at section 13 below).
30. The settlement pattern of Kings Clipstone today has changed very little from a map of the village in 1630. The villagers would have had important rights to use the forest but most of the trees were cut down during the 17th century to produce charcoal for local iron ore production.
31. The quality of the soil is poor and in 1832 the village was described as being in a poor state, one of the worst in the area. The 4th Duke of Portland, determined to improve the productivity of his

⁷ Views from Parliament Oak see Appendix B securing a TPO for Parliament Oak is a project see Appendix D.

⁸ Kings Clipstone Design Guide is Appendix A but is a separate file due to size and is available at <http://www.kingsclipstone.co.uk/neighbourhood-plan.html>

estate, built a famous flood dyke system. Known as the ‘Water Meadows of Clipstone’ they were built between 1819 and 1837 and were important because of their size – 7.5 miles long and covering 300 acres.

32. The flood dykes significantly improved the fertility of the soil transforming the agricultural potential of the area. During the 1930’s mining subsidence altered the levels of the dykes and the system was closed in the 1960’s. The only surviving channel is in the meadow adjacent to the Dog and Duck pub.
33. There is one listed building Archway House which is a former hunting lodge situated in Archway Lodge Plantation to the north of the village; its imposing Gothic style was intended as a replica of the Gatehouse at Worksop Priory.⁹

The People

34. As the Parish did not exist in 2011, the census figures are disaggregated and there may be a margin of error. In 2015 the Electoral Role identified 285 people aged 18 and over in the village. Table 1 uses the best fit of census data and compares the age profile of residents of Kings Clipstone in 2011 to the District.

Table 1¹⁰

Demographics 2011	Kings Clipstone No.	Kings Clipstone %	NSDC %
Total Population	276	100	114817
Population aged under 16	55	20	18
Population aged 16 – 64	177	64	63
Population aged 65 +	44	15	19
Total Population	276	100 ¹¹	114817

35. The trend towards an ageing population is reflected in both the Parish and District wide demographic changes. Sustainable communities require a mix of people of different ages who in turn require houses of differing sizes over their lives.
36. The Strategic Housing Market Assessment (SHMA) by GL Hearn 2015¹² and Update 2017¹³ looks at population changes and the demand for housing across Newark and Sherwood, Ashfield and Mansfield.

⁹ See <https://historicengland.org.uk/listing/the-list/list-entry/1045465>

¹⁰ Data provided by NSDC based on nearest fit with Super Output Area from 2011 Census – Parish stats not available in 2011 as new Parish only formed in 2011.

¹¹ May not add due to rounding

37. The 2017 Hearn study notes that 27% of residents in NSDC were over 60¹⁴ compared to 23% nationally. The Study also indicates that NSDC will see a 54% increase in people over 60 by 2033¹⁵. This is the highest rate of increase in over 65's of all the District's in the HMA and has implications for the type of housing that should be provided over the Plan period.
38. Future development should reflect this local and District requirement for some smaller dwellings for downsizing. (Smaller dwellings are also more attractive to first time buyers.)
39. Figure 1 below is taken from the Executive Summary of the Housing Market Needs Assessment 2014¹⁶

Figure 1

Balancing the Housing Market

- Focus new delivery in market housing to address the impact of future demographic and household formation change, meeting the continuing need for small units, mainly 2 bedrooms, to improve the quality of the housing offer.
- Delivery strategy should be closely linked to meeting the growth in older people and enabling a better flow of the existing stock.

40. Table 2 is taken from the SHMA 2015 and shows the split of house types required across the District.

¹² See <http://www.newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/planningpolicy/pdfs/prefapp/Strategic%20Housing%20Market%20Assessment.pdf>

¹³ <http://www.newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/planningpolicy/pdfs/publicationamendedcorstrategy/harrietsuploads/HOU.05%20Nottingham%20Outer%20SHMA%20Update%20Report%20May%20%202017%20V2.pdf>

¹⁴ Hearn 2017 Para 2.16

¹⁵ Hearn 2017 Table 3

¹⁶ See <http://www.newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/planningpolicy/pdfs/prefapp/Housing%20Market%20and%20Needs%20Assessment.pdf>

Table 2

	1-bed	2-bed	3-bed	4+ bed
Market	5%	35%	50%	10%
Affordable	35%	35%	25%	5%
All dwellings	10%	35%	45%	10%

41. The summary on page 201 of the SHMA states that *‘Based on the evidence, it is expected that the focus of new market housing provision will be on two- and three-bed properties. Continued demand for family housing can be expected from newly forming households. There may also be some demand for medium-sized properties (2- and 3-beds) from older households downsizing and looking to release equity in existing homes, but still retain flexibility for friends and family to come and stay’.*

Development Pattern

42. The Kings Clipstone Design Guide (KCDG) provides an analysis of the main settlement identifying different character areas. Figure 2 is taken from the KCDG and shows these character areas. For the full analysis see the KCDG. Table 2 provides a summary of the key features of each character area.

Figure 2: Character Areas¹⁷



¹⁷ Main Road is the local name for the B6030 that runs through the village (it is sometimes also called Mansfield Road)

Table 3: Key features of the character areas

Character Area	Summary of key features
Old Barn Court	Built in the 1980's it sits apart from the village infill development red and brown pantile roofs stone buildings fronting Squires Lane brick course detailing low walls and railings to parts of the street
Holbrook Crescent	Estate built in 1990's Bungalow development Brown frames to doors and windows Concrete roof tiles Uniformly Red brick Open frontages with no footpath to street Hipped roofs
Squires Lane	Ribbon development Very varied built form inc. part render, concrete roof tiles with some pantiles Low walls and some hedges to boundary Strong visual links to countryside Includes green gap where playing field is located
Squires Croft	Estate built in the 1986-92 Detached dwellings large plots Cul de sac street layout All housing looking inward
Main Road ¹⁸	Remnants of dense village core was a rural lane with ribbon development to its edges Cottages dating from 18C tend to be hard up against street edge Several have been built with remnants of the Palace fortifications Red brick and clay pantiles mixed with modern grey slate roof tiles and white cladding Business and speed of traffic means road dominates this character area
Archway Road	Ribbon development on Archway Road – rural lane leading away from village Very varied development terraced at front with large dwellings generous plots further up the lane to the north soft verges to lane edge has very rural feel

¹⁸ Main Road is the local name for the B6030 that runs through the village (it is sometimes also called Mansfield Road)

43. Spatial Policy 3 of the Core Strategy provides the District policy context. It is a criteria-based policy and for settlements like Kings Clipstone new development is considered against 5 criteria: location, scale, need, impact and character.¹⁹
44. Given the District policy context, there are limited opportunities for extending development beyond the main built up area if the settlement is to retain its medieval linear layout and protect the surrounding landscape character.
45. However, the Neighbourhood Plan anticipates that infill may occur over the next 15 years and the Neighbourhood Plan policies provide additional guidance to ensure infill development does not erode the character of the Parish.
46. Significantly the Kings Clipstone Design Guide notes that the village has a very varied built environment with many distinct areas within a small settlement and notes that *'this is an unusual characteristic and indicates that in the past, there has been very little control over how the village should grow. There are important historic structures within the village which can act as useful precedents, yet much of the new development that has occurred in the recent past has not sought to distil the best of the existing built environment into modern interpretations.'*

Housing Type

47. The Kings Clipstone Design Guide (KCDG) analyses housing type. It notes that *'a key characteristic of the Parish is that a high proportion of the dwelling stock is detached. Higher-order streets such as Squires Lane and the Main Road are characterised by larger detached dwellings and this helps to reinforce their importance within the village. Smaller, more dense housing can be found on back lanes and side streets, signalling their more local nature. Sporadic terraced housing can be found, but this is rare in the context of Kings Clipstone.'*
48. Figure 3 is taken from the KCDG and shows the dominance of detached dwellings.

¹⁹ Most up to date Spatial Policy 3 is at <http://www.newark-sherwooddc.gov.uk/planning/localdevelopmentframeworkldf/>

Figure 3 Dwelling Type

49. The SHMA has identified a District trend towards an ageing population which will create a demand for smaller dwellings. Demographic trends for Kings Clipstone also showed an ageing population. In the Household Survey 60% of respondents considered that any new housing should be 1 or 2 bed roomed whilst 40% of respondents wanted 3 bed rooms or more. These local findings reflect the wider District need and the Parish Council considered that District policy on housing was adequate.

Local Amenities

50. Amenities within the village are limited to a pub and a play area (see map 10). Castle Field and the Iron Chapel (sometimes known as the Mission Hut) are in private ownership but are made available for seasonal community events and a range of educational outings.

51. Clipstone, to the east, provides retail and library services, whilst Edwinstowe provides more retail and medical facilities.

Landscape Character

52. The distinctive landscape in the Plan area is a key defining characteristic that strongly informs the Parish. Long views particularly from the Parliament Oak are a key feature of the area. (see Kings Clipstone Design Guide) The area is set within impressive woodland and undulating countryside, much of which is accessible to the public due to the extensive network of routes

and trails into the Sherwood Forest National Nature Reserve²⁰ and Sherwood Pines. *'This aspect of the landscape is a key component of both the character of the area and of the quality of life that the residents enjoy.'*²¹

53. The Plan recognises the importance of local land owners/managers and the role they continue to play in maintaining the quality agricultural landscape.
54. The River Maun dissects the Parish east to west. The ridge on which Kings Clipstone sits follows the same contour profile as the River Maun which runs along the bottom of a shallow valley to the north of the settlement. Land rises gently up north of the river to the northern boundary of the Parish (Peafield lane) which is marked by ancient boundary trees.²²
55. The Vicar Water Valley is a spur off from the River Maun and runs along the eastern side of the village and south passing through the Dog and Duck meadow (which was also the site of the Great Pond). The former branch rail line is carried on an embankment over Main Road and marks the entrance to the village. National Cycle Route 6 runs alongside the former railway line from Castleton to Uxbridge.²³
56. The Vicar Water Valley and the disused railway line are wildlife corridors linking the River Maun with the northern section of Sherwood Forest (outside the Plan area) to Sherwood Pines.
57. Cavendish Lodge lies on the edge of the former historic Clipstone Park. The boundaries of the park are still evident in the field pattern although many of the field boundaries are in poor condition.
58. Landscape Character Assessments were produced to assist local authorities understand the sensitivity and condition of their local landscape. The Landscape Character Assessment Supplementary Planning Document (LCA SPD) adopted by NSDC in December 2013 identifies the Parish as within the Sherwood Character Area and this character area is divided into Policy Zones. Kings Clipstone Parish is covered by the following Policy Zones²⁴
 - Pines Wooded Estatelands PZ6
 - Old Clipstone Estate Farmlands PZ9
 - Cavendish Wooded Estate lands and Wooded farmlands PZ12
 - River Main Meadowlands with Plantations PZ15
 - Birklands Wooded Estatelands PZ25

²⁰ this is part of Sherwood Forest and is the location of the major oak and Sherwood Forest visitor centre

²¹ Kings Clipstone Design Guide page 19

²² for more information on the location of these ancient trees and their history see <http://www.mercian-as.co.uk/pdf/clipstoneparktrail.pdf>

²³ for the route see <http://www.sustrans.org.uk/ncn/map/route/route-6>

²⁴ for a description of each Policy Zone see <http://newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/planningpolicy/pdfs/adoptedlca/2.%20Sherwood.pdf>

59. The description of each Policy Zone that covers Kings Clipstone parish can be found at <http://newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/planningpolicy/pdfs/adoptedlca/2.%20Sherwood.pdf>
60. Policy Zones where landscape needs to be conserved are the most sensitive to the potential impacts of new development, whereas areas that need new landscape character creating are least sensitive (and may benefit from appropriately designed schemes that could introduce new or enhanced landscape character features).
61. The actions relating to each policy zone are as follows
- Pines Wooded Estatelands PZ6 – conserve and reinforce
 - Old Clipstone Estate Farmlands PZ9 – conserve and create
 - Cavendish Wooded Estate lands and Wooded farmlands PZ12 – restore and create
 - River Main Meadowlands with Plantations PZ15 – conserve and reinforce
 - Birklands Wooded Estatelands PZ25 – conserve and reinforce
62. Given the complex history of the village the open space from King Johns Palace to the Dog and Duck plays a key role in protecting the setting of King John’s Palace and the remaining legacy of the flood dyke system.
63. A network of footpaths to Sherwood Pines and across the Parish provides access to extensive leisure and recreation opportunities. There is no safe pedestrian or cycle access to Sherwood Pines; the opportunity to create such a route is encouraged in this Plan.

Biodiversity

64. Outside the Parish but on the northern boundary is Birklands and Bilhaugh Special Area of Conservation (SAC) also referred to as the Sherwood Forest National Nature Reserve. It is also a Site of Special Scientific Interest and a National Nature Reserve.²⁵ This site is a remnant of the historic Sherwood Forest and contains the best remaining examples of oak-birch woodland in Nottinghamshire together with tracts of avid grassland and heath.
65. Table 4 lists the Local Wildlife Sites on the Nottinghamshire Register within (in bold) and adjoining the Parish.

²⁵ National Nature Reserves (NNRs) were established to protect some of our most important habitats, species and geology, and to provide ‘outdoor laboratories’ for research. Most NNRs offer great opportunities to schools, specialist interest groups and the public to experience wildlife at first hand and to learn more about nature conservation.

Table 4 Local Wildlife Sites on the Nottinghamshire Register

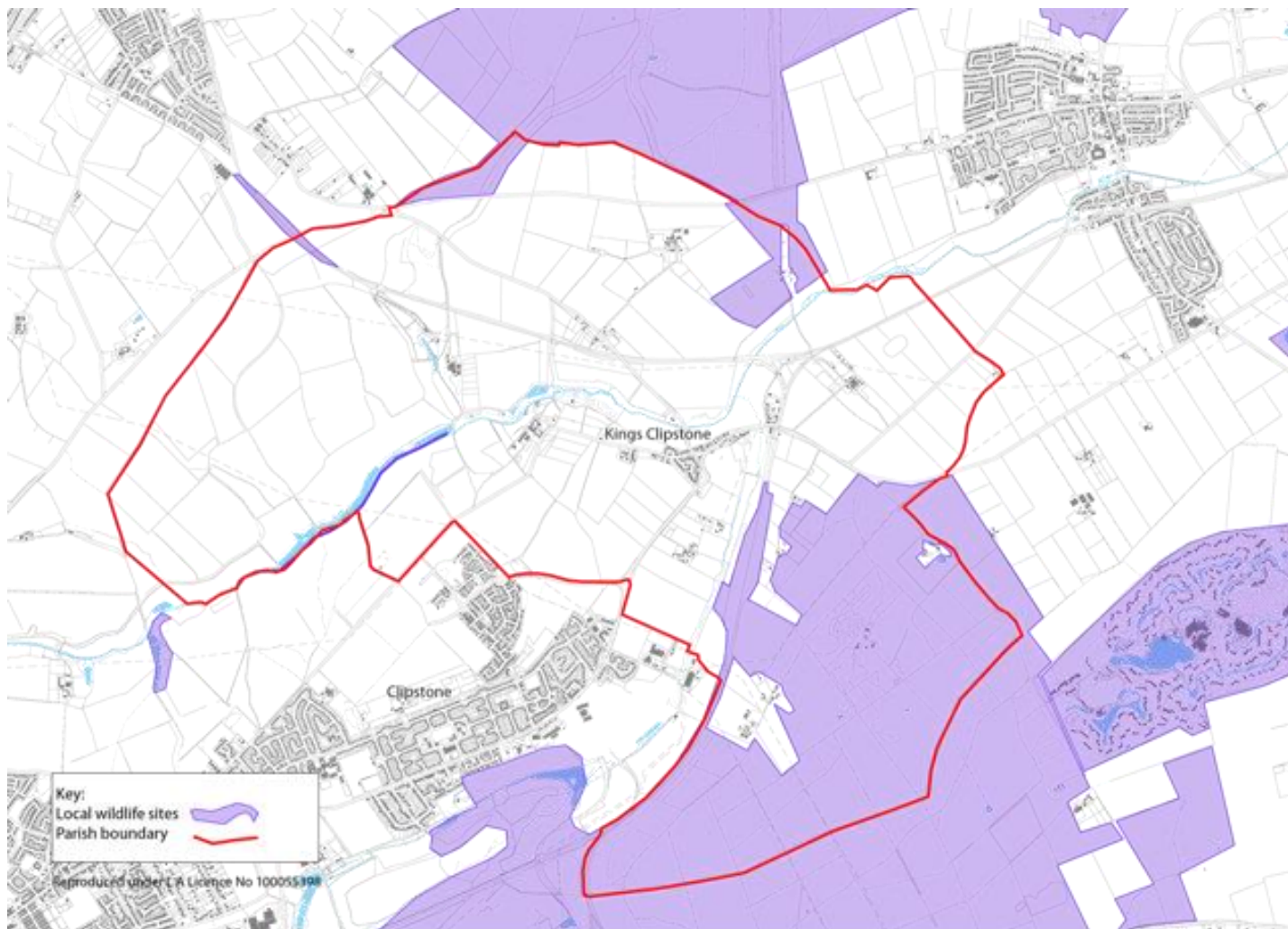
2/673	Clipstone Railway Yard and Grassland	Notably diverse acidic grassland and scrub community.
2/674	New Lodge Plantation	Significant area of semi-natural broadleaved woodland around Clipstone Archway.
2/95	Bradmer Hill Cutting	A used railway with a notable Sherwood Sandstone trackside flora.
1/90	Clipstone Forest Area	Expanse of mostly coniferous forestry within which occur numerous ephemeral heathland areas of botanical and vertebrate zoological interest.
2/343	The Lings	Coniferous plantation of faunal and floral interest.
5/89	Newlands Maun Woodland	Deciduous woodland fringe along the edge of a conifer plantation with a notable ground flora.
1/132	Clipstone Heath	Important area of dry acid heathland of botanical and zoological significance.
2/344	Clipstone Drive Edwinstowe	Area of noteworthy mature deciduous woodland.
1/91	Birklands & Bilhaugh	An extensive remnant of the historic Sherwood Forest including excellent examples of the characteristic heathland and woodland communities. A National Nature Reserve

66. The Sherwood Forest Trust was set up to champion the preservation, conservation, learning, enjoyment and economic development of the Sherwood Forest area. It now works on behalf of the Sherwood Forest Regional Park board to create Sherwood Forest into a Regional Park. (see aspiration policy 1)

67. Map 2 shows the areas of nature conservation interest. Areas shown as LWS may also have other nature conservation area designations

68. See <http://info.nottinghamcity.gov.uk/insightmapping/> for more description about each designation.

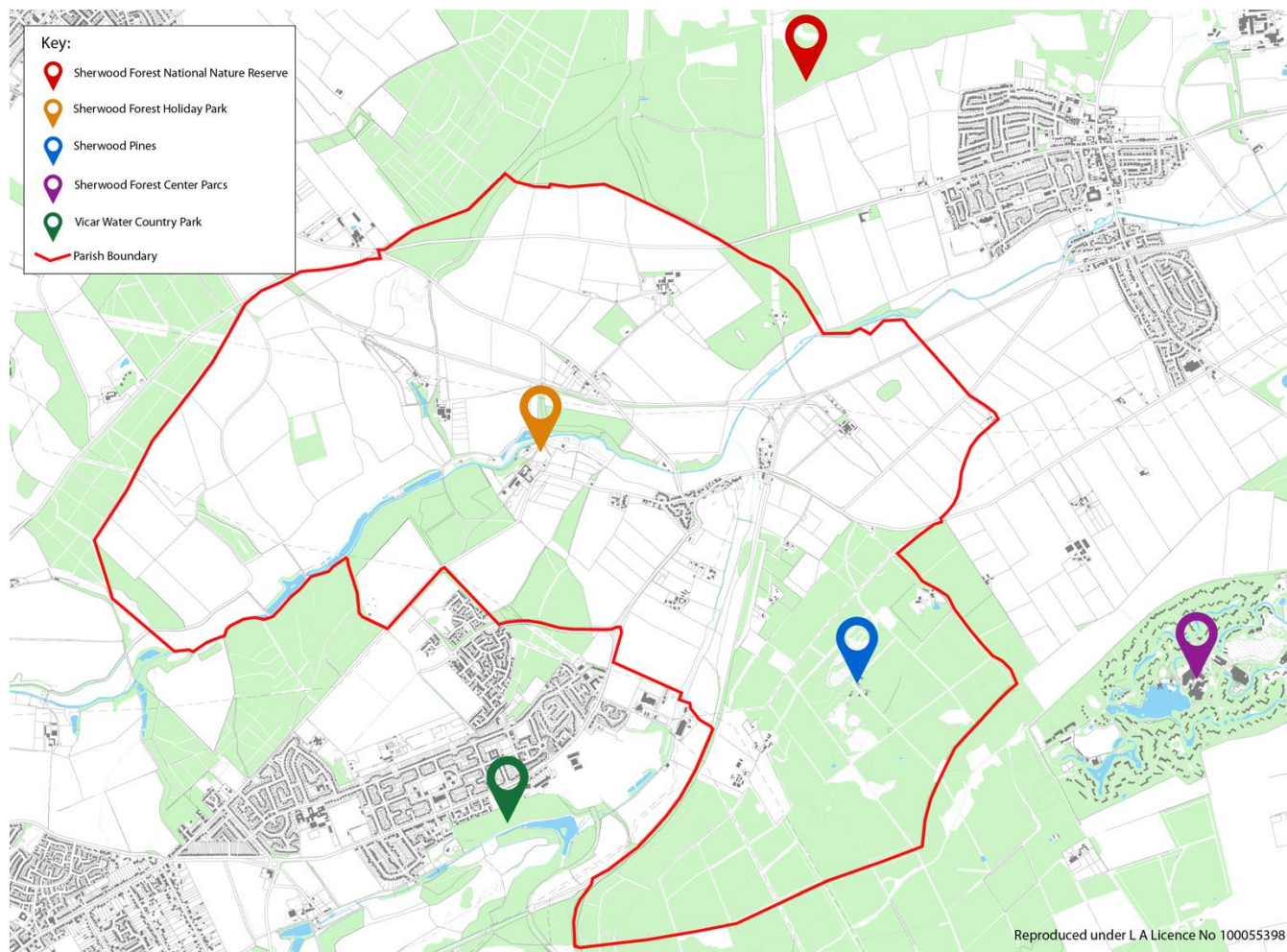
Map 2



Tourism

70. Given its key position in relation to Sherwood Forest National Nature Reserve (outside the Parish) and Sherwood Pines (within the Parish) it is not surprising that recreation and tourism have a high-profile within the Parish.
71. Sherwood Pines is a popular visitor destination for either days out or holidays in log cabins. It provides cycle hire, Go Ape (high trees adventure) , a café and regional forestry offices. There are already 2 large successful tourism complexes within the parish, caravans and camping at Sherwood Forest Holiday Park and Forest Holiday log cabins located in Sherwood Pines. Tourism is recognised as an important economic asset providing jobs for local people.
72. The Vicar Water Country park is just outside of the parish to the south west.
73. Generally sensitive siting means that development relating to the tourist activities in the Parish has not damaged the wider landscape.
74. The 2013 village survey showed that local people value the tourist activities available recognising that they provide local jobs in the Parish. Their expansion is supported so long as adverse impacts like the increase in traffic through the village and the impact on nature conservation is minimised.
75. Map 3 shows the tourist facilities in the Parish.

Map 3 Major Tourist Attractions



Local Employment

76. The majority of residents in employment work outside the Parish. However, there are a variety of agricultural and tourist related businesses that provide some local employment. These are listed at Table 5.

Table 5

6 farms	Sherwood Forest Holiday Log Cabins	Pub/restaurant
Cavendish lodge stables	Sherwood Pines Forest park inc. cycle shop, Go Ape, café and regional forestry offices	Preschool nursery
Sherwood Forest Holiday Park	Kings Clipstone Micro Brewery	Glen Rider coaches
Sherwood Forest Fishery	Sherwood Forest Lodge Ltd	Kizimul School Holdings

77. There are no proposals to allocate land for employment use in the Parish. However, there is potential to expand the tourist offer in the Parish, particularly to promote the heritage of the Palace. Development that results in the enhancement of heritage assets and/or the extension of safe routes to tourist attractions from the village may also generate additional local economic opportunities and would be supported by local people.

Getting Around

78. The main road through the Parish is the B6030 it goes through the centre of the village and is an important east west route between Mansfield and the Sherwood Forest area. There is a reasonable bus service to connect residents with Clipstone and Mansfield in the west and Ollerton in the east.

79. However, there is no continuous footpath through the village and no safe way of accessing the leisure activities in Sherwood Pines on foot or on public transport.

80. The inability to safely walk through the village along the main road and to access the range of footpaths and cycle routes within Sherwood Pines from their home on foot is a significant impediment to quality of life in the village. 94% of respondents to the 2013 village survey expressed concern about the safety of walking through and out of the village.

81. Vehicles regularly travel along the B6030 towards the entrance to the village from the east at 60mph which makes doing a right-hand turn into Sherwood Pines dangerous. Residents resort to driving to Sherwood Pines which is 600 metres from the Dog and Duck Pub because there is no other safe way to get there.

82. Supporting evidence on the Neighbourhood Plan web site shows cyclists attempting to cross to the entrance of Sherwood Pines from the B6030.

8. Community Vision

83. This vision has been prepared and endorsed by the community from the consultation events and promoted for comment on the Parish Council's Neighbourhood Plan web page.

'In 15 years' time, Kings Clipstone Parish will continue to be proud of its heritage which will be reflected in its protected landscape and built environment. It will be a tourist destination and both residents and visitors will be able to visit the Palace site and walk and cycle from the village to the attractions in Sherwood Pines and the Sherwood Forest National Nature Reserve and beyond. The Parish will be a welcoming and thriving community for all ages with community facilities providing indoor and outdoor meeting places. The special landscape which defines the Parish will continue to inspire the community.'

9. Community Objectives

84. A wide range of issues were raised through the village surveys. The objectives reflect the areas of concern and interest for local people.

Community Objective 1: Environmental Protection and Enhancement

To maximise the Parish's environmental assets by protecting and enhancing the natural environment especially its protected wildlife habitats and diverse ecology.

Community Objective 2: Landscape Character

To protect and enhance the quality of Kings Clipstone's special and valued landscape character, scenic beauty and traditional buildings within the landscape by retaining the rural, open character of the Plan area and the visual connections with the countryside from public areas.

Community Objective 3: Community Facilities

To ensure that opportunities are maximised to improve the provision of community facilities within the Plan area and to encourage the building of a village hall (subject to funding)

Community Objective 4: Tourism

Recognising the valuable economic role tourism plays by promoting development that builds upon the distinctive strengths of the local tourist economy.

Community Objective 5: Development Location Principles

To ensure that development is smaller scale and sensitively located to reinforce the existing linear settlement pattern

Community Objective 6: Non – Vehicular Routes

To protect, enhance and where possible extend walking and cycling routes through and out of the Parish.

Community Objective 7: Housing Design

To ensure that all new development respect local materials, colour patterns, scale and style, so that it enhances, rather than diminishes, the existing character of the Plan area and enables homes of high quality and sustainable design to be constructed.

Community Objective 8: Housing Type

To ensure that future housing development meets the needs of the Neighbourhood for a balanced 'all age' community.

Community Objective 9: Pedestrian Safety²⁶

To work with Nottinghamshire County Council to seek solutions to the problems of speeding traffic and the lack of a continuous footpath through the village.

10. Consulting the Community: A Key Principle

85. This Plan is a reflection of the community's desire to play a role in shaping the future of development in the Parish. The importance of pre-application consultation is endorsed in paragraph 188 of the National Planning Policy Framework.

86. This community knows their area and wants to be involved constructively in ensuring new development is well designed. The key principle set out below is intended to encourage applicants who are submitting plans for new build or replacement buildings to talk to the Parish Council prior to a scheme being submitted for planning permission.

87. Encouraging consultation between the developer and the Parish Council at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage in the process. This process should result in a scheme that is more acceptable to the community and is more likely to secure approval by NSDC.

Key Principle: Pre-application Community Consultation

1. Applicants submitting development proposals (other than for residential extensions) are encouraged to actively engage in consultation with the Parish Council and the community as part of the design process at the pre-application stage.
2. Applicants submitting a planning application will be encouraged to include a short document explaining:
 - a) how the developer has consulted with the community; and
 - b) how issues of concern have been addressed; and
 - c) how the layout, boundary treatment and design of the proposal responds and reinforces local character (as detailed in the Kings Clipstone Design Guide); and
 - d) (where the proposals are for housing development), how this meets local housing need.

11. Sustainable Development

88. The countryside around Kings Clipstone provides a green lung for a much wider population than just local residents. The Sherwood Forest area and its associated activities make it a very popular

²⁶ This is a project to be implemented over the Plan period

regional and national visitor destination. With ready access to a network of footpaths and bridleways and on the doorstep of Sherwood Forest National Nature Reserve, it is not surprising that Kings Clipstone residents are unequivocal in their desire to protect and enhance this rural setting.

89. The heritage of the village, its linear shape and the location of the Palace add to the landscape sensitivity.
90. However, with a housing stock of larger dwellings and limited local employment opportunities, the community recognise that some appropriate development will provide local economic benefits and could provide housing to meet local need.
91. The NPPF states that there are *‘three dimensions to sustainable development; economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles... These roles should not be undertaken in isolation, because they are mutually dependent ...*
92. THE NPPF emphasises the importance of balancing the economic, social and environmental implications of all development
93. It is a challenge to achieve the right balance between maintaining the distinctive character of the area whilst allowing the modest growth that enables the community to thrive. Table 6 shows how the Plan policies will ensure the right balance is achieved.

Table 6 How the Neighbourhood Plan Policies deliver Sustainable Development

Sustainable Development Dimensions	Neighbourhood Plan Focus	Comment	Neighbourhood Plan Objectives and Policy
Economic	<ul style="list-style-type: none"> Promoting tourist initiatives 	Within the Parish employment relates to the tourist industry encouraging the suitable growth of this sector will provide more local jobs and reduce the need to travel	Community Objectives 4 Neighbourhood Plan policies 10, 1, 5, 6, 7
Environmental	<ul style="list-style-type: none"> the design of any new developments to be of a high standard that reflects the distinctive local character creating and enhancing walking and cycling routes to visitor destinations from the village 	The natural and built environment both require protection to ensure there is no erosion of character that will diminish the character of the Parish.	Community Objectives 1,2,5,6,7,9 Neighbourhood Plan policies , 1,2,3,4,6,7,8
Social	<ul style="list-style-type: none"> seeking opportunities to provide additional Community facilities 	<ul style="list-style-type: none"> Increasing community facilities will help to increase 	Community Objectives 3,8 Neighbourhood

Sustainable Development Dimensions	Neighbourhood Plan Focus	Comment	Neighbourhood Plan Objectives and Policy
	<ul style="list-style-type: none"> creating and enhancing walking and cycling routes to visitor destinations from the village. 	<p>social cohesion in the village</p> <ul style="list-style-type: none"> enabling people to walk/ cycle also improves health and well-being. 	Plan policies 5, 7, 9, 10

94. When commenting on development proposals Kings Clipstone Parish Council will take a positive approach that reflects the presumption in favour of sustainable development where it accords with the policies in this Neighbourhood Plan.
95. The Parish Council will work proactively with applicants to find joint solutions and will encourage applicants to work with them to ensure the scheme is in accordance with the design and location principles in this Neighbourhood Plan.
96. Feedback from the household survey showed a strong preference for very limited future housing. District policy supports limited growth where appropriate within the built up areas of the villages where the proposals comply with the scale, need, impact and character criteria. NP1 is in accordance with this District context.

NP 1 Sustainable Development

1. Development in Kings Clipstone Parish should be located so that it can make a positive contribution towards the achievement of sustainable development by;
 - a) directing development to locations within the Built - Up Area boundary as defined in Policy NP 2, with development outside the built up area being strictly controlled and restricted to uses which require a rural setting; and
 - b) ensuring that the density of development is appropriate and related to the rural character; and
 - c) having regard to the landscape character and heritage assets in the Parish including the setting of the village; and
 - d) minimising impacts on biodiversity and providing net gains in biodiversity where possible.

12. Development within the Built-Up Area boundary

97. Kings Clipstone remains essentially a linear village built along a ridge line. The two 'estates' of Squires Croft and Holbrook Crescent and the infill development at Old Barn Court have all been built in the last 30 years and have altered the shape of the settlement.
98. The Kings Clipstone Design Guide concludes that *'the urban morphology of Kings Clipstone relates strongly to the underlying landform, with an essentially linear structure occupying a local ridge above the Maun Valley. Where new development has broken this relationship, it has to an*

extent eroded the link between topography and built form, thus weakening the overall character of the village.'

99. It is important to carefully manage any future development to ensure the character of the settlement is not further eroded.
100. The Kings Clipstone Design Guide has identified how the settlement sits within its landscape and informs the character of the settlement, topography and relationship to the wider landscape. This evidence base has been used to inform NP 2.
101. NP 2 seeks to ensure new development maintains and enhances the distinctive settlement character and identity of the individual settlement. 89% of respondents to the village survey supported the principle of establishing a Built-Up Area boundary. The emerging Amended Core Strategy supports the identification of the main built up area in Neighbourhood Plans.²⁷
102. A settlement boundary defines the extent of a settlement's existing or proposed built-up area and is a tool that is used to direct the application of policies within this neighbourhood plan. Based on the evidence base in the Design Guide section 3 work has been undertaken to identify the Built-Up Area boundary for Kings Clipstone. Development in Kings Clipstone village should be concentrated within this boundary. The following criteria have been used to define the extent of the built-up area:
- a) the presence of predefined physical features such as walls fences hedgerows roads and streams; and
 - b) Open areas including informal recreation space and large rear gardens that form a soft boundary to the settlements contribute to the character or setting of the settlement and have been excluded either to safeguard their use or to maintain their contribution to the wider landscape setting; and
 - c) the conclusions and recommendations in the Kings Clipstone Design Guide 2016; and
 - d) analysis from the NSDC Landscape Character Assessment 2013; and
 - e) A consideration of the historic built form and an assessment of the amount of additional housing required in Kings Clipstone Parish to meet District and local needs up to 2033.
103. The options the Steering Group considered and the reasons they were either progressed or dismissed are set out below.

Table 7 Rationale for defining the boundary for the Built-Up Area

Option 1	Reasoned Assessment
No boundaries	Does not provide a clear Parish level policy framework and could endanger important gaps and significant views. Would be contrary to consultation and evidence of need for more detailed policy guidance on where development should be

²⁷ See para 4.25 of the Publication Amended Core Strategy July 2017

	located.
Option 2	Reasoned Assessment
Built up area boundaries that allow for modest infill in parts of the village that have the least landscape sensitivity.	This allows for incremental, sustainable growth of the village reflecting the community consultation and enabling the community to influence where growth takes place.

104. There is a commitment to undertake a 5-year review of this Plan. This will enable a reassessment of the built-up area boundary based on housing delivery across the District in accordance with District and national policies. The implications of the Amended Core Strategy and likely changes to national planning policy are particularly relevant in this regard.

105. Map 4 shows the built-up area boundary.

Map 4 Built Up Area Boundary



NP 2: Development within the Built-Up Area Boundary

1. Within the built-up area boundary shown on Map 4 proposals for infill development will be encouraged providing that all the following criteria are met:
 - a) the proposed development is of a scale, density, layout and design that is compatible with the character, appearance and amenity of the part of a settlement in which it is located; and
 - b) it will not cause the loss of, or damage to, any open space which is important to the character of the settlement or the setting of the Palace; and
 - c) it will not result in the loss of locally valued habitat which supports wildlife without compensatory provision being made elsewhere; and
 - d) any natural or built features on the site that have heritage or nature conservation value should be incorporated into the scheme where possible; and
 - e) it has a layout, access and parking provision appropriate to the proposed use, site and its surroundings; and
 - f) it is in accordance with the other policies in this Neighbourhood Plan.

13. Protecting the Landscape Character

106. The Landscape Character Assessment describes the Policy Zone as poor. The Policy Zone includes a wider area than just the Parish (e.g. the land adjoining the urban edge of Clipstone.) The qualities of the area around Kings Clipstone have been set out in section 7.

107. The LCA Actions relevant to the Kings Clipstone area are

- Restore the vernacular character and architectural style of Kings Clipstone²⁸.
- Improve the setting of the remains of Kings Johns Palace to allow for greater appreciation and understanding of this heritage asset.
- Restore the healthy character to woodland margins, tracks and roadside edges.²⁹
- Create heathland habitat within new areas of public open space where appropriate.³⁰
- Create new areas of oak woodland linking up with existing areas of woodland.

108. The Kings Clipstone Design Guide includes an analysis of the landscape of the Parish (see section 3). 4 areas are identified and studied in detail due to the role they play in contributing to the landscape character³¹.

1. The Maun Valley and ancient water meadows / fishing lakes
2. The field to the north of Squires Lane near to the flood dyke embankment
3. The views from Parliament Oak back towards the village
4. The Dog and Duck Meadow
5. King John's Palace

109. These areas are identified in figure 3 and described in more detail below.

²⁸ NP 4 will also contribute to achieving this action.

²⁹ NP 7 will also contribute to achieving this action

³⁰ NP 7 will also contribute to achieving this action

³¹ For the full description see the Kings Clipstone Design Guide

Figure 4 Landscape areas that have a key role in defining the landscape character.



1. The Maun Valley and ancient water meadows / fishing lakes

110. Kings Clipstone sits on a ridge line which follows the same contour profile as the River Maun which runs along a shallow valley to the north of the settlement. This is a distinctive feature within the landscape, offering a range of habitats and water bodies, many of which historically would have formed part of the flood dyke system from the early 1800s.

111. The Design Guide notes that *'the valley is home to a number of high quality industrial artefacts and heritage assets, and as such is of key historic significance to the village. It's openness and rural feel should be maintained and its setting preserved, including how the village on the ridge above presents its urban edge to this space.'*

2. The field to the north of Squires Lane near to the flood dyke embankment

112. The site is gently sloping away from the village edge to the River Maun. Development in the vicinity (Holbrook Crescent) is single storey and sits low in the landscape, this helps to preserve the views out into the countryside.

3. The views from Parliament Oak back towards the village

113. Whilst at the boundary of the Parish the long views back towards Kings Clipstone reveal how the village sits on the low ridge line with the back drop of Sherwood Pines beyond. Development

proposed in the village should consider its impact from this historic asset. (This view point is also shown as E1 on Map 6.)

4. Dog and Duck Meadow

114. This open field performs a number of important functions having both heritage and biodiversity value. It was the area of the Great Pond and has the only open remains of the flood dyke system. It is also adjacent to the former mineral railway embankment which, further down its length, is a Local Wildlife Site. The area has been identified as an important wildlife corridor by Nottinghamshire Wildlife Trust (see below on environment for more information on the nature conservation qualities of this site). In the context of landscape character, it also plays a key role in providing glimpses to the Palace site and beyond to the winding gear of Clipstone Colliery (listed).

5. King John's Palace

115. The Palace ruins have a dramatic impact on the landscape character on the southern edge of the village. The ruins are a scheduled ancient monument but the character comes from the setting of the Palace. This is clear in the Historic England entry where the ruins are listed.

*'Three standing walls of 12th century ruin of King John's Palace. Scheduled Monument. Information panel displays information. Recent excavations on the 11.5-acre site have revealed archaeological finds. The remaining walls stand within farmland (now grass) situated in the heart of Sherwood Forest. Recently consolidated the ruin gives little understanding of the palace that stood there. King John's palace adjoins the village of Kings Clipstone, still recognisable with that on the 1630 map. The site overlooks 1500 acres of Royal Hunting Park which was originally fenced high enough to keep the deer in and the locals out. The palace is surrounded by outstanding views, overlooking Sherwood Forest and the park, that justifies a place suitable for a palace. The secrets hidden beneath the site await further research. Royal accounts and estate records give glimpses into this intriguing place.'*³²

116. The Palace has been the focus for a number of archaeological digs including the Time Team TV programme. An academic paper notes that *'The royal palace at Clipstone was obviously therefore a large complex of chambers and utility buildings, with private quarters, military quarters and stabling as well as religious buildings. This all seems to have been enclosed within a palisade. This is clearly a larger area under occupation than that indicated by the surviving upstanding three walled structure.'*³³

117. Historic England have recently undertaken further assessment work and updated the entry.³⁴ The site identified now includes the grounds around the ruins to reflect the recent archeological evidence.

The aerial photo shows the extent of the area that made up the palace complex.

³² See <https://historicengland.org.uk/services-skills/grants/visit/king-johns-palace-ruins-kings-clipstone-ng21-9bj/>

³³ See http://www.mercian-as.co.uk/reports/Mercian_Occasional_Paper_1_Clipstone_Pa.pdf

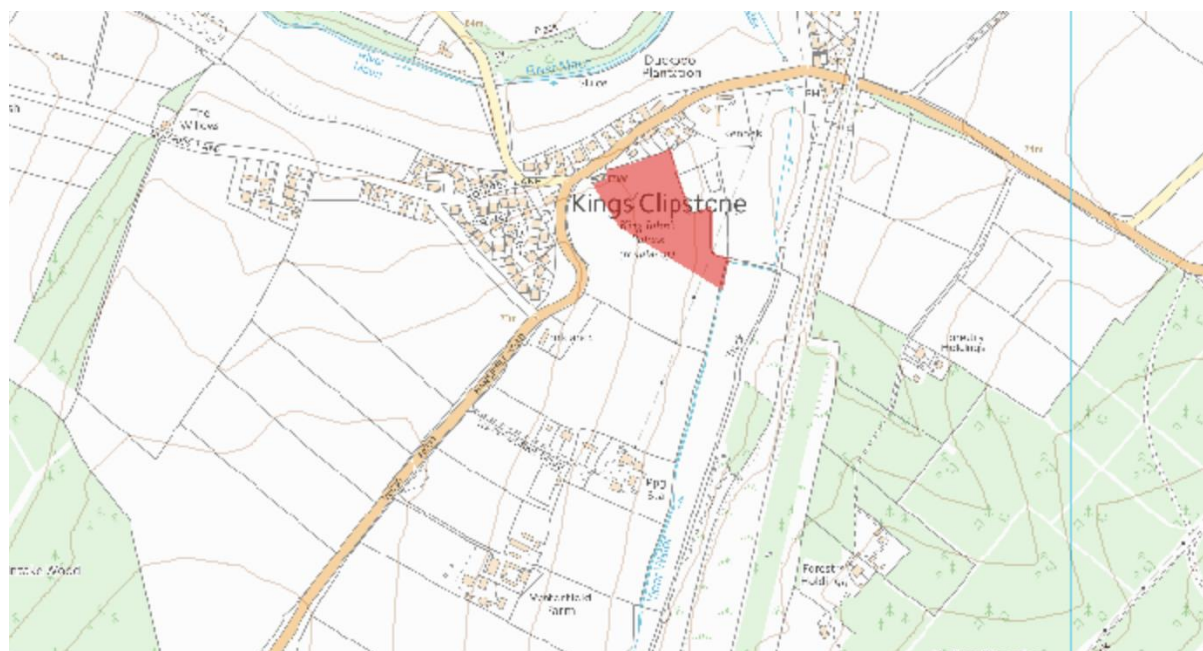
³⁴ See <https://historicengland.org.uk/listing/the-list/list-entry/1003481>



118. There is a wealth of written evidence about the Palace that demonstrates the historic value of the building remains of the parkland around it.³⁵

Map 5 taken from the Historic England schedule shows the extent of the area now listed. (List Entry Number 1003481.)

³⁵ A Celebration of Kings Clipstone Published 2002 Acorn Maltone Ltd; A Palace for our King's The history and archaeology of a Mediaeval Palace in the heart of Sherwood Forest James Wright; The Buildings of England: Nottinghamshire (2003); The English Mediaeval House. M Wood (1983); A Survey of King John's Palace Wright J. Thoroton Society Vol 108 (2004)

Map 5 King John's Palace Scheduled Monument

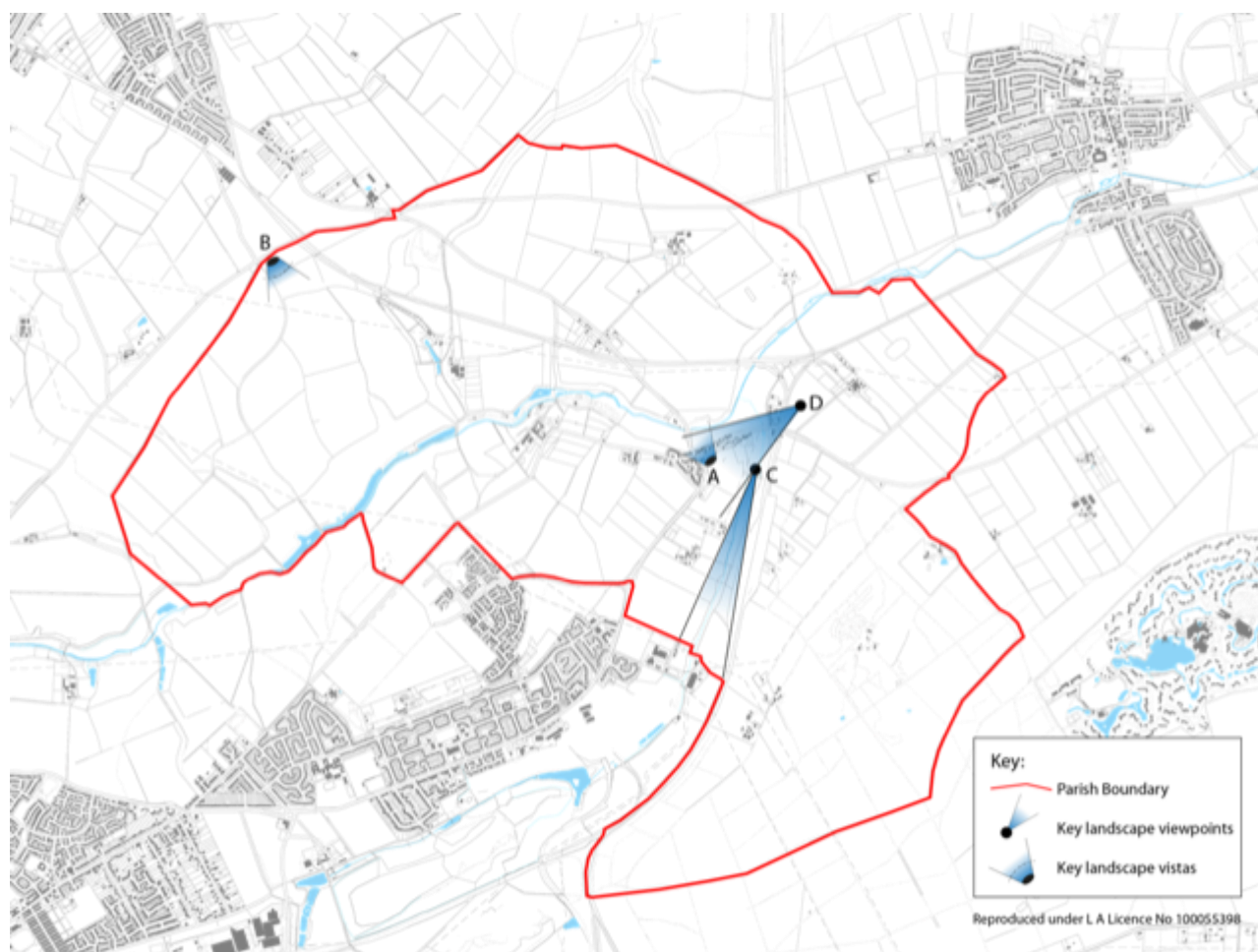
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Significant Vistas and View points

119. The topography of the Plan area affords medium and long views into and out of the village and across the Parish. Map 6 is based on local research and show views from publicly accessible locations to nature conservation areas and heritage assets. Appendix B provides photos and a description of each view point.
120. Parliament Oak is a veteran tree³⁶ that marks the boundary to the Royal Park. It is located at point B on Map 6 and provides a good vantage point to look across the Parish. The Parish Council are working with NSDC to put a tree preservation order on it.

³⁶ Definition in Annex 2 of the NPPF a tree which because of its great age size and condition of of exceptional value for wildlife, in the landscape or culturally

Map 6 Key View Points and Vistas



121. Points A and B show important vistas taken from vantage points; they both allow long views across the Parish; A is from King John's Palace ruins and B from Parliament Oak. The vistas show the undulating topography and open countryside that define the landscape character.

122. C and D are view points; C and D look across the King John's Palace site. Given the value placed on the Palace Complex by Historic England and the community it is important that development does not harm the setting or view of the ruins.

123. NP 3 will also contribute to enhancing the landscape character as identified in the Policy Zone restore and create action in NSDC's Landscape Character Assessment.

NP 3: Protecting the Landscape Character of Kings Clipstone Parish

1. Development should be of a high-quality design that protects and contributes to the distinctive landscape character of the Parish as demonstrated in vistas A and B on Map 6. Development should;
 - a) reflect the scale of the settlement and the rural nature of the Parish; and
 - b) reinforce the linear form of the settlement ensuring the historic relationship between the streets and plots within the village is protected; and
 - c) maintain a sense of openness and views across the valley from Squires Lane; and

- d) present a soft boundary to the open countryside (native hedges, low fences and native trees) to minimise the impact of development on the landscape character; and
 - e) maintain the green gap between the Dog and Duck Pub and the rest of the settlement reflecting the heritage and biodiversity value of the site.
2. The open fields around King Johns Palace are part of its setting. Development must protect the setting of King Johns Palace in accordance with Historic England's scheduling (Map 5).
 3. Development that will affect viewpoints C and D on Map 6, including the sense of openness and/or the sense of place surrounding King Johns Palace, must include an objective assessment of the effects the proposals will have on the setting and significance of the scheduled monument. This can be in the form of artist's scaled drawings or photography from critical viewpoints or techniques such as 3D modelling. Proposals that include vegetation screening as mitigation against negative impact on views C and D, must include an objective assessment of the effects the mitigation will have on these viewpoints and the view objects, when it reaches maturity.
 4. Development proposals should have regard to the actions of the landscape and built features recommended for the policy zone as designated in the Newark and Sherwood Landscape Character Assessment Supplementary Planning Document (December 2013). Where appropriate, mitigation planting should include native species recommended for the Sherwood Forest Character Area.

14. Design Principles for Residential Development

124. The Kings Clipstone Design Guide's analysis of the character areas illustrates the variety of design across the settlement. It is notable that the 3 estates built in the last 30 years have not only altered the linear shape of the village but Holbrook Crescent and Squires Croft have tended to use either brick or processed stone with more urban styling and limited reference to local building styles and colour palette.
125. The Landscape Character Assessment Supplementary Planning Document notes that *'the traditional red brick core of Kings Clipstone is intact with some limited recent infill and peripheral development adjacent to it... The overall cultural integrity is variable.'*
126. Given the criteria in NSDC's Spatial Policy 3 (scale, location, need, impact and character) and the limited availability of suitable locations for development within the Built-Up Area boundary, development within the village will be limited to small scale (1-2 dwellings) schemes.
127. However, even one dwelling can erode the character of its surroundings. The Kings Clipstone Design Guide considers critically the existing housing styles and layout and provides guidelines on how the design of any future housing development can enhance the positive attributes of the settlement.
128. A summary of the character areas is set out in Table 3 in section 7. Table 8 is a summary of the design lessons that should be reflected in any new housing development.

Table 8: Design Lessons from Character Analysis

Area	Lessons
Old Barn Court	Strong frontage; buildings set back from a clearly defined frontage Larger gardens allow for bigger tree specimens – helps to green the street edge and reduce appearance of built form in this rural location Ample on plot parking Development is shallow to the main street so homes are placed near to a street that offers access to the rest of the village.
Holbrook Crescent	Uniformity of design with simple range of materials and regular arrangement of plots and buildings does give a cohesive character to the development but there is no reference to the traditional styles or materials in the historic core of the village. The street layout means the development looks in on its self and makes little reference to the frontage onto Squires Lane which is one of the higher order routes through the village. The development is all single storey which does ensure that the scheme is not overly obtrusive as its northern and western boundary is sensitive (open countryside dropping away to the shallow Maun Valley.)
Squires Lane	Some impressive individual buildings but the built form is too varied to generate a cohesive character. The character of the street comes from the views out into the valley to the north and the playing field to the south. The hedges help give a softer rural edge to the street but the walls and railings can make the space feel hard and urban at times.
Squires Croft	Single largest extension to the built environment but does not relate to the history and context of the rest of the village. Ample on plot parking and neat and simple detailing but little reference to village location, rural setting in terms of street layout, boundary treatment and materials.
Main Road	Main Road is fragmented with mainly large dwellings set in generous plots fronting the street; little coherence in design or materials of properties on eastern side of village and little reference to traditional style or boundary treatment; there is also the remains of a dense village core with buildings hard up against back edge of street.
Archway Road	Consistent boundary treatment and uniform way buildings front the street gives coherence. Low walls and soft verges reflect rural location.

129. Future development should use materials and a colour palette that reflects the rural nature of the village and reinforces the traditional character of the settlement.

130. Boundary treatments and front plots should encourage the planting of native hedges and native trees. This will contribute to enhancing the landscape character as identified in the Policy Zone restore and create action in NSDC's Landscape Character Assessment.

131. In addition, this Plan also encourages the use of Building for Life 12 (BfL 12)³⁷ by developers in the preparation of their planning applications. BfL 12 is the industry standard endorsed by

³⁷ See <http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

government for well-designed homes and neighbourhoods that local communities, local authorities and developers are encouraged to use to help stimulate conversations about creating good places to live. It can be used at all stages in the design process to check that new development is meeting the standards required.

132. BfL 12 comprises 12 easy to understand questions that are intended to be used as a way of structuring discussion about proposed development. There are four questions in each of the three chapters:

Integrating into the neighbourhood
 Creating a place
 Street and home

133. Based on a simple 'traffic light' system (red, amber and green) proposed new developments should aim to:

- a) Secure as many 'greens' as possible
- b) Minimise the number of 'ambers' and;
- c) Avoid 'reds'

134. The more 'greens' that are achieved, the better a development will be. A red light gives warning that a particular aspect of a proposed development needs to be reconsidered. 9 greens are considered the acceptable threshold to constitute good design, some ambers are acceptable but reds are not. A summary of the 12 BfL12 questions are listed at Appendix G.

135. The importance of design and the use of design codes like BfL12 in Neighbourhood Planning was further highlighted in the Government's Housing White Paper February 2017³⁸ and in the revised NPPF para 128.

136. New housing development will be encouraged to use Building for Life 12 to help shape design proposals. This will provide assurance to the community that the scheme will be of the highest design standards, reflecting the value of the built and natural environment in the Parish.

NP 4: Design Principles for Residential Development

- 1. Proposals should demonstrate a high design quality that will contribute to the character of the historic, rural village. The use of national design standards (i.e. BFL12 or equivalent with scores of at least 9 greens and no reds) is encouraged.**
- 2. Proposals should be able to demonstrate how the buildings, landscaping and planting creates well defined streets and attractive green spaces that positively respond to the existing built form in terms of enclosure and definition of streets and spaces.**
- 3. In order to achieve high design quality development should:**
 - a) incorporate green boundary treatment including native trees, low walls and native hedgerows; and**

³⁸ see A.65 Strengthening Neighbourhood Planning and Design at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf

- b) use materials that are in keeping with the character of the surrounding area; and
 - c) address the primary street with building frontages.
4. Backland development may be acceptable in places, so long as it remains shallow to the main street.
 5. Development along Main Road should use a locally inspired range of materials mostly red brick with some render to ensure a narrow colour palette.
 6. Development along Squires Lane and Main Road should have a scale and mass that does not obstruct the views to the wider landscape.

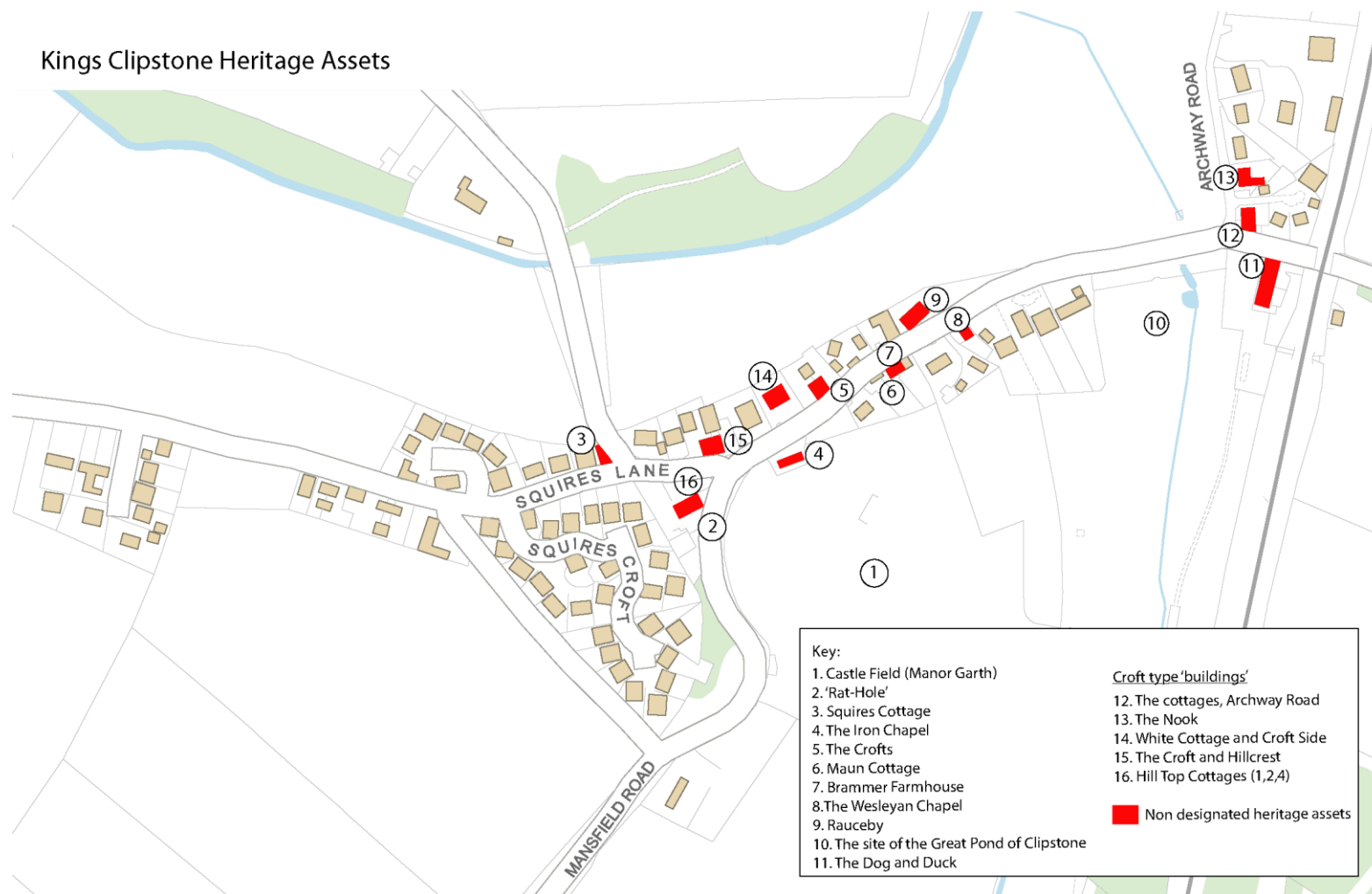
15. Protecting or Enhancing Heritage Assets

137. The NPPF requires Local Plans (and neighbourhood plans where applicable) to set out a positive, clear strategy for the conservation and enhancement of the historic environment.
138. The various and varied heritage assets have been described in section 7. The heritage value of the Plan area is significant yet there are only 2 listed buildings in the Parish and a scheduled ancient monument.
139. An Inspector of Ancient Monuments from English Heritage notes that *'the extent of the ancient monument and important archaeological remains at King John's Palace appears considerably greater than the area presently scheduled under the 1979 Ancient Monuments and Archaeological Areas Act which comprises a line drawn many years ago tightly around the standing ruins'*.³⁹
140. The response to a planning application for development on the Dog and Duck meadow⁴⁰ from English Heritage (now Historic England) and the County Archaeologist reveals the weight afforded to the location of the Great Pond (on the Dog and Duck meadow) and its relationship with the setting of the monument *'how the complex of buildings was viewed and how one viewed the landscape around from the Palace was designed to augment the architectural design of the complex. We see this in the orientation of the surviving standing range to the views north (as would have been from upper stories) and as the County Archaeologist sets out we see this again in the use of water around the monument both for aesthetic and potentially also defensive purposes.'*
141. Neighbourhood Plans cannot amend or add to any statutory listings; however, the community are concerned to continue to protect the Palace and its setting. There is evidence to support a robust approach to resisting development where it will harm the setting of the Palace.
142. Local residents have identified a number of buildings and structures that they consider are of significant local historic and/or architectural merit. Further local and commissioned work for this Neighbourhood Plan provides more analysis of these assets. They are listed at Appendix C and identified on Map 7.

³⁹ see background document 4. Landscape on Parish council web site.

⁴⁰ See background document 5a Heritage assets and evidence

Map 7 Buildings and Structures for consideration by NSDC as possible non designated heritage assets



143. NSDC will be requested to consider adding these buildings and structures to their local listing records where they accord with the NSDC criteria for listing as non designated heritage assets.
144. NP 5 requires that the effect of any development on locally listed buildings or structures is minimised.

NP 5: Protecting or Enhancing Heritage Assets

- 1. Development must not cause substantial harm to the significance of King John's Palace and/or its setting (as defined by Historic England and identified on Map 5) by virtue of its impact upon the significance of the scheduled monument or its setting, or in relation to the Great Pond.**
- 2. The buildings and structures identified in Appendix C and on Map 7 are regarded as historic buildings and structures of local significance. Development adversely affecting these buildings and structures or their settings will be resisted.**

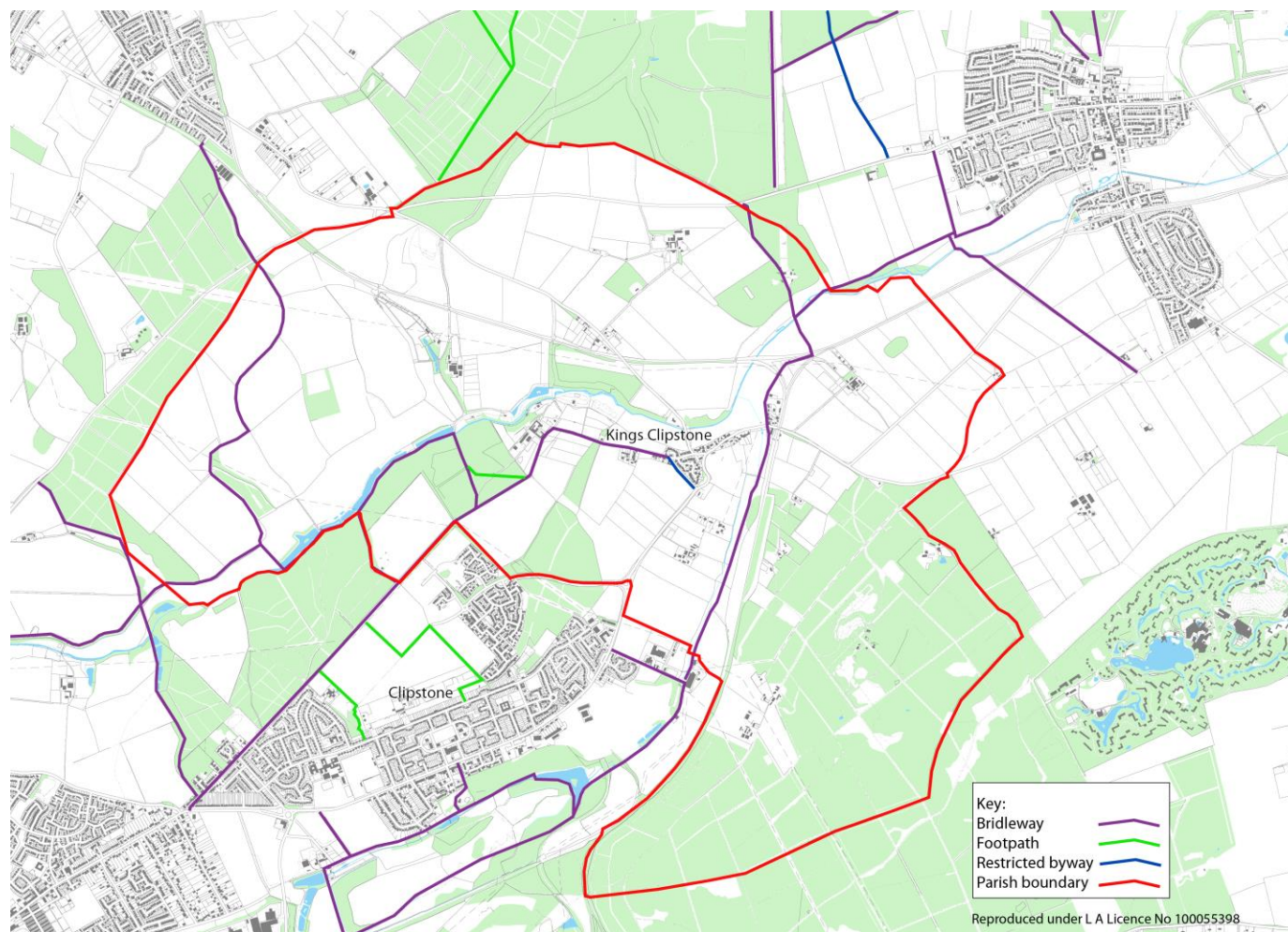
16. Protect or Enhance Cycling and Walking Routes and Bridleways

145. The NPPF requires planning policy to seek to promote healthy communities. The Nottinghamshire Joint Strategic Needs Assessment (JSNA) provides a picture of the current and future health needs of the local population and states the importance that the natural and built environment has on health.⁴¹
146. The 'Spatial Planning for Health and Wellbeing of Nottinghamshire' document approved by the Nottinghamshire Health and Wellbeing Board in May 2016 confirms that local planning policies play a vital role in ensuring the health and wellbeing of the population and how planning matters impact on health and wellbeing locally. In addition, a health checklist is included to be used when developing local plans and assessing planning applications.⁴²
147. The Parish Council and local people are equally aware of the improved quality-of-life and health benefits that come from being able to access local services and facilities and/or go on walks into the countryside without needing to use the car. 90% of respondents to the village survey wanted to see improved footpaths.
148. The Parish benefits from an extensive network of Public Rights of Way and permissive paths which provide access from the village to areas of heritage and environmental interest like Sherwood Pines, Sherwood Forest and the Parliament Oak. (see Map 8)
149. One of the projects listed at Appendix D is for Kings Clipstone Parish Council to work with landowners to ensure continued public access to the existing routes and where possible to seek additional connections to extend the network of routes.

⁴¹ see <http://jsna.nottinghamcity.gov.uk/insight/StrategicFramework/NottinghamshireJSNA.aspx>.

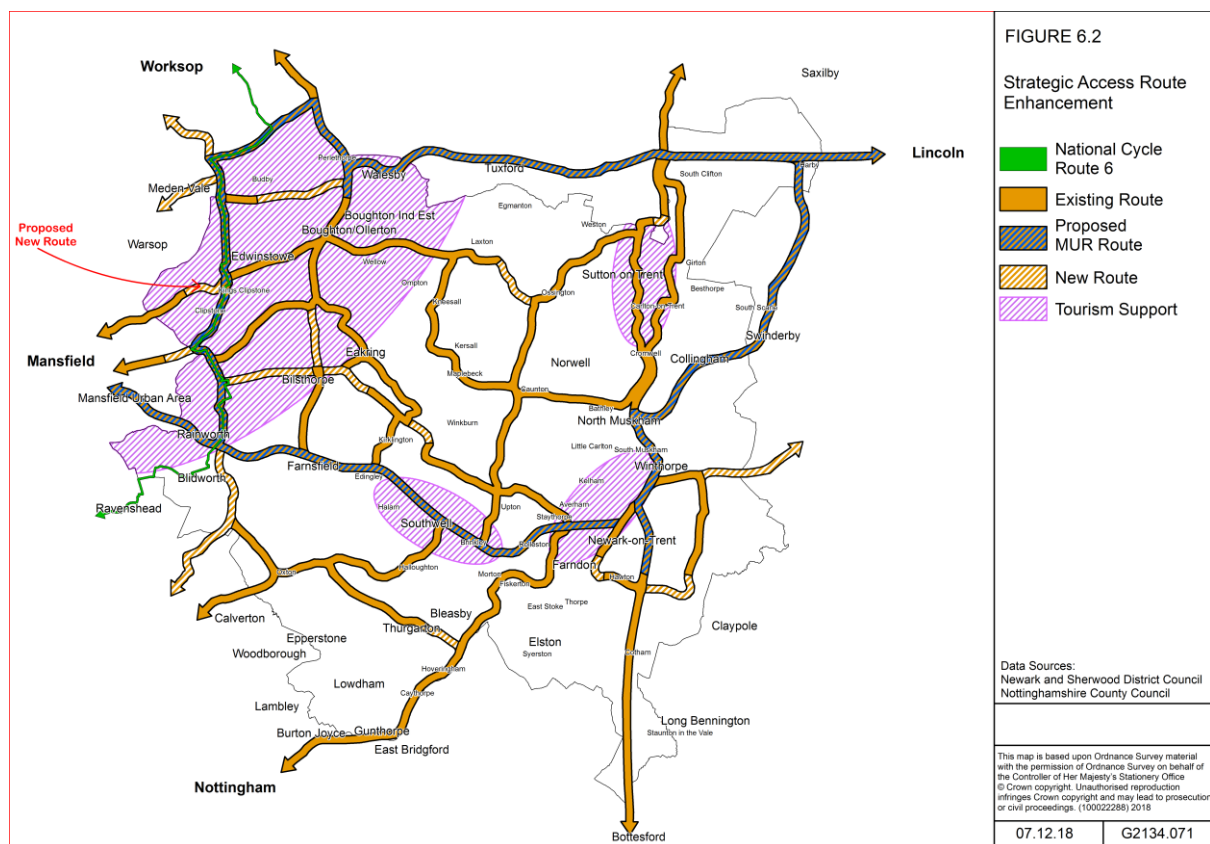
⁴² see <http://www.nottinghamshire.gov.uk/caring/yourhealth/developinghealthservices/healthandwellbeingboard/strategy/>

Map 8 Cycling, Walking Routes and Bridleways



- 150. Walking or cycling through the village is particularly dangerous. The B6030 runs through the historic core of the village; where pavements do exist, they are hard up against the older properties. There is not a continuous pavement along one side of the road, pedestrians are required to cross the busy road several times to walk through the village. The volume and speed of the traffic as it descends into the village from the east makes this very dangerous.
- 151. Securing a safe route across the village from Squires Lane to National Cycle Route 6 and along to Sherwood Pines is a priority. This will not only enable more local residents to cycle and/or walk into and around Sherwood Pines, it would attract visitors from both the Mansfield area and cyclists on the national cycle route who would otherwise drive to Sherwood Pines without being aware of the heritage and walks in the rest of the Parish.
- 152. Increased visitor interest in the village would increase customers in the Dog and Duck, supporting this valuable local facility.
- 153. The need for a multi user route to enable safe non-vehicular access to the Sherwood Forest Area was identified in NSDC’s Green Infrastructure Strategy 2010. This document was commissioned to support the NSDC Core Strategy.
- 154. Figure 5 is taken from the Green Infrastructure (GI) Strategy, the hatched orange line indicates the proposed new route running through Kings Clipstone.

Figure 5



155. NSDC's GI Strategy suggests the following actions to deliver these new routes
- Improved surface conditions, allowing multi user access where appropriate
 - Creation of new paths
 - Directional signage with distance/time/destinations
 - Biodiversity enhancements alongside the route corridors where appropriate
 - Development proposals that abut or cross the network should include provision for enhancement or extension of access routes and their use as above
 - Investigation into the potential for extending the access network via disused but not dismantled railways
156. In accordance with Core Policy 12 of the Core Strategy the community supports the creation of a multi user link. The Parish Council will work with NSDC to assist in creating this route. (See projects at Appendix D).

NP 6: Protect or Enhance Cycling Routes, Walking Routes and Bridleways

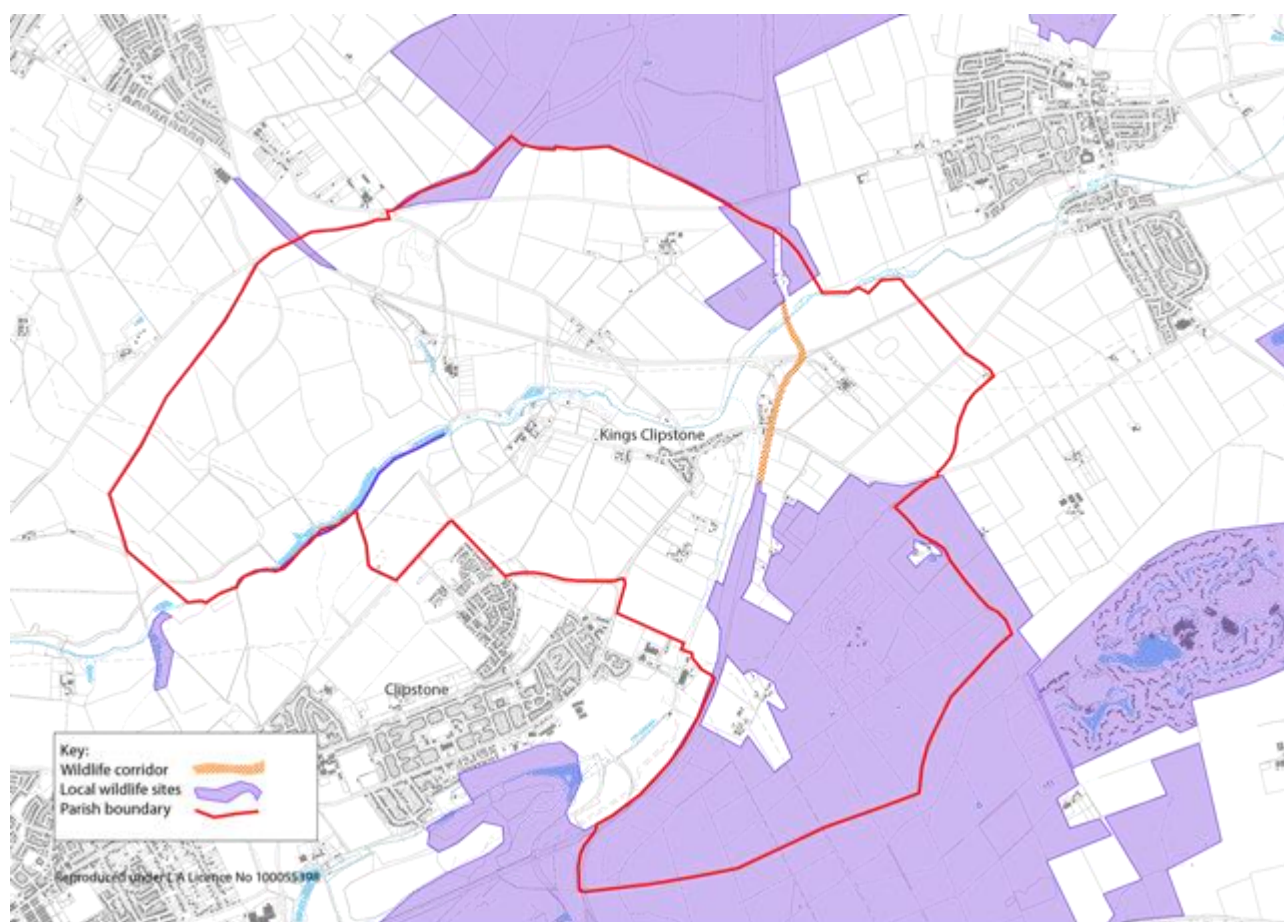
1. **Planning permission will be supported for development that conserves or enhances cycling routes, walking routes and bridleways where the proposals;**
 - a) **do not detract from the landscape character or ecological value as defined in the Newark and Sherwood Landscape Character Assessment Supplementary Planning Document (December 2013); and**
 - b) **show how they contribute towards the creation of a network of walking and cycling routes in accordance with A Green Infrastructure Strategy for Newark and Sherwood (February 2010); and**
 - c) **are for enhancing the understanding or enjoyment of the area's biodiversity.**
2. **The provision of a safe cycling or walking route from Squires Lane to National Cycle Route 6, (as identified on Figure 5), and into Sherwood Pines for walkers and cyclers is supported.**
3. **Proposals that secure the completion of a multi user route, (as identified on Figure 5), through Kings Clipstone to Sherwood Forest in accordance with NSDC policy is supported.**

17. Protect and Enhance the Parish's Biodiversity

157. Making biodiversity an integral part of the development process in Kings Clipstone can help manage environmental risk and improve resilience to climate change.
158. Climate change is likely to have a major impact on the biodiversity around Kings Clipstone over the Plan period and beyond. The impacts of development on climate change should be minimised through the use of renewable energy and Sustainable Urban Drainage (SUDS).
159. The Parish has historically been transformed by drainage systems. SUDs should use native non-invasive planting to reduce the effect on the quality and quantity of runoff from developments and provide amenity and biodiversity benefits.

160. Notts Wildlife Trust have identified a wildlife corridor that is not designated but that extends from Clipstone Railway Yard along the railway embankment and crosses the River Maun and connects with New Lodge Plantation around Archway House. In accordance with the Landscape Character Assessment actions to create and restore and Core Policy 12 of NSDC's Core Strategy a project in this Plan is to get this gap designated as a Local Wildlife Site. ⁴³
161. NSDC's Core Strategy and Green Infrastructure Study identifies the Maun River Corridor as an important wildlife link.
162. This Neighbourhood Plan also supports proposals by the Forestry Commission, Sherwood Forest Trust and Notts Wildlife Trust to enrich or restore the biodiversity of the Sherwood Character Area as defined in the Landscape Character Assessment.
163. Map 9 shows where improvements could be made to link habitats to create a continuous wildlife corridor.

Map 9



⁴³ see Appendix D

164. Although development will be limited in the Parish, even one or two dwellings on green field sites could cause harm to the natural environment. A tree planted to replace a tree removed due to development will take decades to achieve the biodiversity and amenity value of what has been lost. Ancient woodland or veteran trees are irreplaceable but outside of these circumstances proposals that replace a removed tree with at least two trees would improve biodiversity.

NP 7: Protect or Enhance the Parish's Biodiversity

- 1. Proposals should protect and enhance biodiversity by;**
 - a) protecting designated sites, protected species and ancient or species-rich hedgerows, grasslands and woodlands and wildlife corridors as defined on Map 9; and**
 - b) preserving existing ecological networks, and the migration and transit of flora and fauna; and**
 - c) protecting ancient trees or trees of arboriculture value; and**
 - d) promoting the mitigation, preservation, restoration and re-creation of wildlife habitats and the protection and recovery of priority species; and**
 - e) adopting best practice in Sustainable Urban Drainage.**
- 2. Proposals which enhance the wildlife corridor that extends from Clipstone Railway Yard along the railway embankment and crosses the River Maun and connects with New Lodge Plantation around Archway House as shown in Map 9 are supported.**

18. Improving Community Facilities

165. The provision of adequate community space fosters social cohesion and wellbeing, providing space for a range of community activities for young and old. Local facilities reduce car travel for residents who otherwise have to travel outside the Plan area. Those without a car would otherwise be unable to access these facilities.

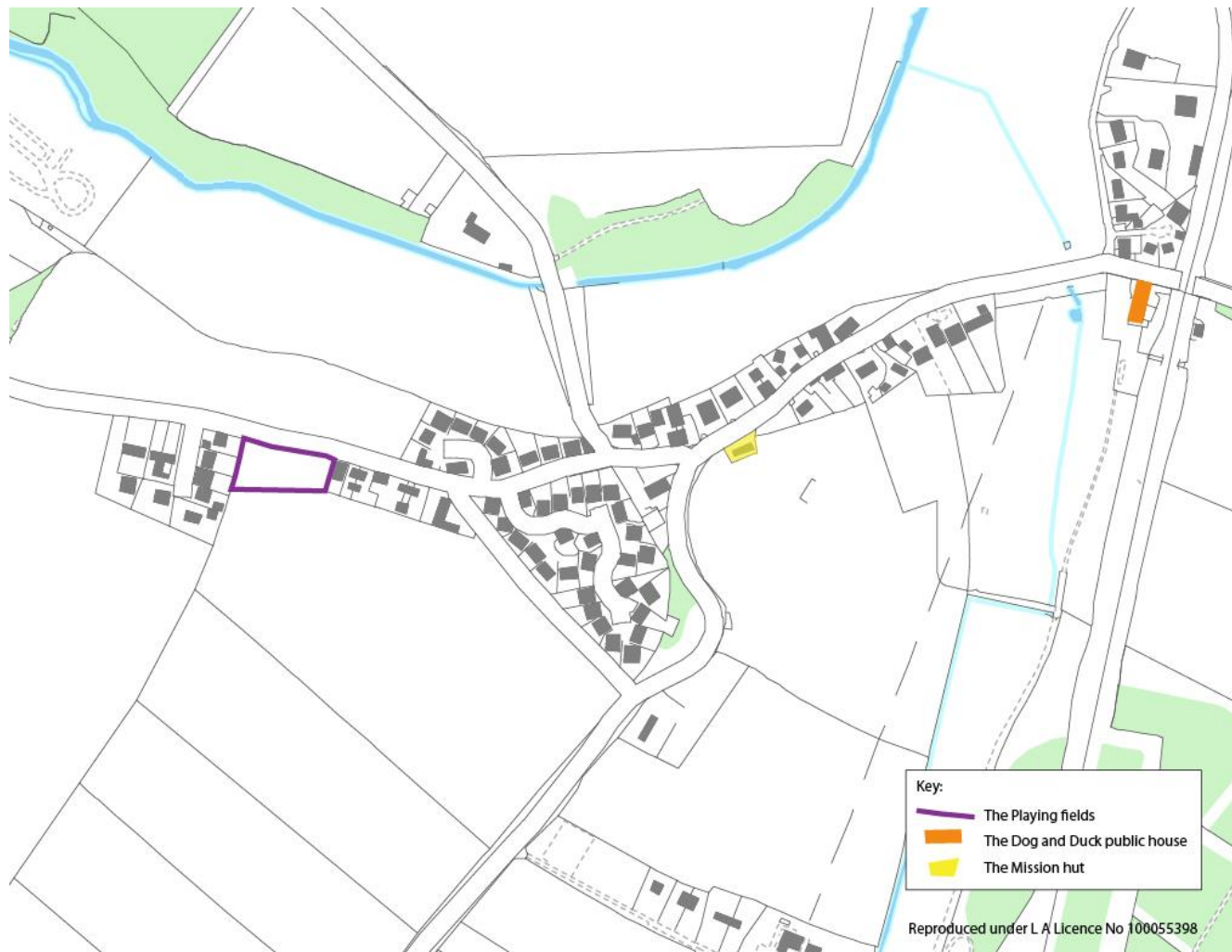
166. The Dog and Duck Pub is the only indoor space where villagers can meet on a regular basis. The village also has some playing fields which were purchased by the Parish Council in 2017. This serves as a valuable play area and is used for community events in the summer.

167. The Mission Hut is sometimes used for community events but it remains in private ownership and requires substantial renovation. It is in a prominent part of the village and can be seen from the B6030 and is within the wider area now designated by Historic England as being part of the King Johns Palace complex.

168. Parish council meetings are held at the offices of Edwinstowe Parish council (the adjoining Parish to the east).

169. The lack of an indoor community facility to enable villagers to meet within the Parish is a matter of local concern. The playing field would be a suitable location for a village hall. It is inside the proposed Built Up Area boundary and development that results in the provision of a village hall on this site would be supported.
170. The recent purchase of the playing fields by the Parish Council represents a commitment to improve indoor and outdoor community provision in the Parish.

Map 10 Community Facilities



NP 8: Enhancing the provision of community facilities

- 1. Planning permission will be supported for a village hall on the playing field where it can be demonstrated that the scheme;**
 - a) does not have significant harmful impacts on the amenities of surrounding residents; and**
 - b) is of a design and scale that reflect the rural character of the area; and**
 - c) uses a narrow colour palette in keeping with the houses in the vicinity; and**
 - d) does not have significant harmful impacts on the surrounding local environment; and**
 - e) does not have unacceptable impacts on the local road network.**
- 2. The refurbishment of the Mission Hut is supported where**
 - a) this leads to a level of public access that is at least equivalent to the public access currently available; and**
 - b) the proposals recognise that the building is an historic building of local significance.**
- 3. The change of use of the Mission Hut and/or Dog and Duck Pub (shown on Map 10) will be resisted unless it can be demonstrated to the satisfaction of Newark and Sherwood District Council that the operation of either facility is no longer financially viable or necessary.**

19. Supporting Tourism

171. With the increasing mechanisation of farming practices, jobs in agriculture locally have declined. However, the location of the various visitor attractions within and around the parish means that tourism already plays a key role in providing local jobs.
172. Local people are concerned that increasing the attractions within Sherwood Pines and Sherwood Forest will only create more traffic through the village. However, other policies in this Plan (improving walking, cycling and bridleways) will enable people to pass through the Parish to reach these destinations more sustainably.
173. It is also expected that the heritage policy in this Plan will improve accessibility and awareness of the other destinations within the Parish that are currently not well known and seldom visited.
174. Given the likelihood that tourism development will take place over the Plan period, the value of such development to the local economy and the importance of tourism development not undermining the qualities that make the area attractive to visitors, a policy on tourism development was considered appropriate.
175. The consultation feedback showed that the community strongly support policies that promote the tourism potential of the Plan area where it is not detrimental to existing local wildlife sites, heritage assets or informal recreational facilities. (See March 2014 feedback 93% support tourism initiatives).
176. The ancient monument, the veteran trees, ancient woodland, industrial heritage and activities in Sherwood Pines provides a rich source of interest. The community also appreciate the economic benefits that accrue from sensitively designed development where it provides

information to help tourists navigate around the area and that would enable tourists to stay longer in the area.

NP 9: Tourism Development

- 1. Proposals for new build, change of use or conversion will be supported where they enhance the offer of tourist facilities by;**
 - a) extending accommodation for visitors; or**
 - b) providing facilities to inform and interpret the features of historic or archaeological interest in the Plan area.**
- 2. Any tourism related development will be required to demonstrate that it is appropriate in its location, scale and design and that it would not be detrimental to the character and appearance of the natural and historic assets of the Plan area in accordance with other policies in this Plan.**

20. Aspirations

177. This section sets out the remaining issues that were developed as part of this Neighbourhood Plan process and for which there was considerable community support. They relate to land use and their implementation would contribute to the delivery of the vision and objectives of this Neighbourhood Plan. Where opportunities arise, the Parish Council will continue to seek ways of progressing these areas of interest or concern.

Sherwood Forest Regional Park

178. The East Midlands Regional Plan 2009 proposed that a Regional Park be developed in the Sherwood Forest area. This principle was supported in NSDC's Core Strategy 2011. A Regional Park Board was established in 2009 and the initiative is being taken forward by Sherwood Forest Trust.
179. The proposed Regional Park boundary extends across much of Nottinghamshire reflecting the historic extent of Sherwood Forest. The Plan area will fall within this Regional Park and will benefit from a coordinated approach to considering how best to protect and enhance the ancient woodland whilst also promoting Sherwood Forest as a visitors' destination to benefit the local economy. This is a project at Appendix D.
180. Travelling from the M1 and from urban areas to the west, the Parish of Kings Clipstone acts as a gateway for visitors to Sherwood Forest providing their first views of the ancient woodland as they arrive from the west.
181. The open countryside between Clipstone and Kings Clipstone serves a number of important functions:
- a) it provides a landscape buffer marking the edge of the urban area that runs from Mansfield to Clipstone and prevents further ribbon development along the B6030; and

b) it provides long views west towards the listed headstocks in Clipstone and north east to the first long views of the Birklands and Bilhaugh National Nature Reserve (i.e. the ancient woodland that most people associate with Sherwood Forest).

182. At the Drop-in Consultation in July 2014 96% of respondents agreed that the area between Clipstone and Kings Clipstone was of high landscape quality.

183. It is an aspiration of the Parish Council that Kings Clipstone Parish will be part of the Sherwood Forest Regional Park. It is hoped that as part of this body the role of Kings Clipstone as a gateway to Sherwood Forest will be recognised. This is an action identified at Appendix D.

Pedestrian Safety

184. 94% of respondents to the first survey expressed concern about the safety of pedestrians walking through the village. The speed of traffic and the lack of continuous pavements creates significant highway safety issues.

185. However, a Neighbourhood Plan is required to set out policies in relation to the development and use of land. Aspiration policy 1 is intended to identify opportunities for projects that might be funded as part of a wider programme by NSDC, Nottinghamshire County Council, or the Highways Agency that may form the basis of a bid for other funding sources where they become available over the Plan period.

186. The NSDC proposal to create a multi user link between the urban areas to the west of the District and Sherwood Forest area may be helpful in seeking creative solutions to this problem.

Aspiration 1: Pedestrian Safety

1. **The Parish Council will work with the Highway Agencies to seek solutions to control the speeding of vehicles along the B6030 through Kings Clipstone village.**
2. **The Parish Council will work with local landowners and the Highways Agency to explore alternative pedestrian and cycle routes through the village and routes to enable a safer access to Sherwood Pines.**

21. Implementation

187. The policies in this Plan will be implemented by Newark and Sherwood District Council as part of their development management process. Where applicable, Kings Clipstone Parish Council will also be actively involved, for example as part of the pre-application process. Whilst NSDC will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.

188. There are several areas of activity which will affect delivery and each is important in shaping Kings Clipstone Parish in the months and years ahead. These comprise:

- a) The statutory planning process, including this Neighbourhood Plan, which will direct and shape private developer and investor interest in Kings Clipstone. However, this is also in the context of the wider Newark and Sherwood District Council adopted policies in the Core Strategy and the future Local Plan.
 - b) Investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability for the Parish. In the context of the prevailing economic climate and public funding, there is recognition that public investment in the Parish will be challenging to secure.
 - c) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and Parish life. This sector may play a stronger role in the future.
 - d) The role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process.
189. The Neighbourhood Plan will become part of a hierarchy of planning documents. In relation to improvements to the Plan area, the Parish Council will also look to District and County Council investment programmes where a policy can be shown to be delivering District and County objectives.

22. Monitoring and Review

190. The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the Plan period will be monitored by Kings Clipstone Parish Council.
191. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. This will enable an assessment of the implications of the Amended Core Strategy and likely changes to national planning policy in particular. It is the expectation of the Neighbourhood Plan group and the Parish Council that there will be a complete review of the Plan 5 years after it has been 'made' to ensure that the policies still enable NSDC to meet district and national policy requirements.
192. Any amendments to the Plan will only be made following consultation with Newark and Sherwood District Council, local residents and other statutory stake holders, as required by legislation.

Appendix A: Kings Clipstone Design Guide

Due to file size the Design Guide is on the Kings Clipstone web site

Paper copies for reference are available from the Parish Council offices. See

<http://www.kingsclipstone.co.uk/neighbourhood-plan/Kings%20Clipstone%20Design%20Guide%20REV%20F.pdf>

Appendix B: Viewpoints A-D

View A – Looking north from the Palace



View point taken from drone at the approx. height of top of the original Palace building.

The woods on the skyline mark both the western boundary of the Royal Hunting Park and the Parish boundary. The Old Churn Oak situated in the towards the left hand side of the field immediately in front of the boundary woods. Cavendish Lodge and the farm are the buildings on the left. The Maun runs from left to right in a deep valley just beyond Cavendish Lodge. Cavendish Lodge the point at which it turns towards the village.

<p>Amenity Value of viewpoint</p>	<p>Provides a view over the village towards the Royal Hunting Park as far the Parish boundary on Peafield Lane – the opposite view to view point B.</p>
<p>History of the view</p>	<p>This view across Sherwood Forest has been important since mediaeval times. Research shows that the Palace was sited where it was to allow such views across the hunting park.</p>
<p>Buildings and structures for consideration by NSDC as possible non designated heritage assets in the View</p>	<p>Remains of Clipstone Hunting Park – the trees on the skyline are the park boundary Cavendish Lodge and Farm buildings Moving closer to the hedge reveals rooftop views of the older parts of the village, Hill Top Cottages, Hillcrest and The Croft, Squires Cottage, The Old School, Park, Gates.</p>

<p>Significance of the view in local context</p>	<p>Much of the history of the heart of Sherwood is encompassed by this single view. Standing on the Palace precinct possible to get some understanding of the scale of the Royal Hunting Park and what happened the stone removed from the Palace over the centuries. Cavendish Lodge was built in 1745 by the Duchess of Oxford as a quiet country retreat to escape the noisy building works at Welbeck Abbey. Stone was taken from the Manor House on Squires Lane which itself was built using stone taken from the Palace precinct.</p>
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View B – Parliament Oak (Royal Hunting Park boundary) looking south



<p>Description of viewpoint</p>	<p>Ancient tree in the woodland boundary to the former Clipstone Royal Hunting Park. Positioned high up on a ridge there are panoramic views across the Maun Valley and the Heart of Sherwood Forest, with the former hunting park in the foreground. A more modern touch are the Grade 2 listed Clipstone headstocks.</p>
<p>Amenity Value of viewpoint</p>	<p>Public access route along the Park boundary enjoying views (framed by trees) across the Heart of Sherwood Forest.</p> <p>Its importance for the setting of the ancient boundary trees and the evolving story of Sherwood Forest. The view from the Old Churn Oak across the Heart of Sherwood Forest – one of the best public views in Sherwood Forest - old</p>

	grassland, broadleaved woodland in the foreground interspersed with conifer woodland in Sherwood Pines.
History of the view	This view across Sherwood Forest has been important since mediaeval times. It is reported that King John held a Parliament of his nobles under the Parliament Oak. Despite the many changes the view has undergone it has remained a key place to encompass the Forest in its many forms.
Heritage assets, and buildings and structures for consideration by NSDC as possible non designated heritage assets, in the View	Remains of Clipstone Park - boundary bank and trees – can be seen in the layout of field boundaries Clipstone headstocks(Grade 2 listed) Site of Beeston Lodge and the Spa Pond Kings John’s Palace ruins (Scheduled Ancient Monument)
Significance of the view in local context	Sherwood Forest is an ancient area of woodland that was sparsely settled because of its dry poor soils it became a Royal Forest in 12 th century. The valley of this part of the River Maun with its smaller deep dry valleys provided the perfect landscape for the Plantagenet Kings to create a Royal Hunting Park bounded by many trees such as the Parliament Oak and Old Churn Oak. The hunting park established by Henry II survived until about 1830 when the creation of the water meadows in the valley allowed the conversion of the park to arable fields. The water meadows were a very important example of a catch water irrigation system designed to fill the ‘hungry gap’ and allow the keeping of large numbers of sheep and cattle to fertilise the new arable. Because of its size the system was of European importance visited by the Russian Heir to the throne. The Headstocks are listed grade II and represent an important and striking relic of the 20 th century mining industry in Sherwood Forest.

View C - From Sus Trans 6 route next to the Dog and Duck Pub looking towards
Vicar Water



View Point D from Dog and Duck Pub Looking Across to the Palace Ruins



Description of Viewpoint C	National Cycle Route adjacent to the south side of the embankment and the Dog & Duck - looking up the Vicar Water Valley and across to the Palace site.
Description of Viewpoint D	Public view looking across land that made up Palace complex to the ruins. Open aspect strongly appealing as you enter the village on the main route through B6030
Amenity Value of assessment point C	Were the National Cycle Route crosses Main Road which provides a wide panorama of the landscape elements that create the setting in which the Royal Palace is set. One can sit at the Dog & Duck and contemplate the ruins and the site of the Great Pond.
Points of interest that can be seen	Dog & Duck Meadow – site of the Great Pond of Clipstone. The site of the remains of the Royal Palace. Unimproved grassland/wood grazing along the Vicar Water Valley. Local Wildlife Sites on the Network Rail land. Clipstone Shrogges regenerating on the Network Rail land. Main Road embankment mediaeval in origin
History of the view	Palace was built from 1164 onwards within a managed landscape surrounding it. This included the Great Pond of Clipstone, which stretched from the embankment across the meadow and well into the next field. Whilst the Palace passed out of use, the Great Pond continued to exist until 1830 when the Clipstone Park Water Meadows were constructed. Dog & Duck Meadow is surviving part of Clipstone Park Water Meadows.
Buildings and structures for consideration by NSDC as possible non designated heritage assets in the View	Palace and setting, includes site of Great Pond and the embankment. Dog & Duck meadow – panes, channels, last in situ shuttles stones of Clipstone Park Water Meadows Dog & Duck pub – formerly public house and farm – retains some of original farm buildings with ashlar blocks from Palace site. Views of Clipstone Shrogges

Significance of the view in local context	<p>The Royal Palace is major mediaeval site, the most important in Sherwood Forest. Evidence that site was carefully placed in the landscape to make the best of the views and the surrounding landscape managed (Great Pond).</p> <p>Dog & Duck meadow is both the site of the Great Pond with its embankment and the best-preserved relic of the Clipstone Park Water Meadows</p>
<p><u>Significance of landscape character</u></p> <p>The Vicar Water Valley is significant because of the mix of habitat types, especially the surviving unimproved grassland grassland, wood grazing and regeneration of birch/oak woodland on the Shrogges.</p>	

Appendix C Buildings and Structures for consideration by NSDC as possible non designated heritage assets.

Numbers relate to figures on map 7

1. Castle field including King John's Palace – in private ownership but holds the ancient history of the village. Please note that since beginning this work HE have included much of this area in the revised area designated as a scheduled ancient monument.
2. Rat Hole – well-known local road as eastern-entrance to the village with unusual features.
3. Squires Cottage - 1 Squires Lane – privately owned – has history that contributes to the evolution of the village.
4. The Iron Chapel or Tin Tabernacle built in 1903 – now privately owned – a design of building that became popular in the late 19th and early 20th centuries but very few have survived.
5. The Crofts - privately owned with history that impacted on the village.
6. Maun Cottages on Main Street - privately owned – has history that contributes to the evolution of the village.
7. Brammer Farmhouse - privately owned – has history that contributes to the evolution of the village.
8. The Wesleyan Chapel built in 1882 – now a dwelling but is a good example of building design within the village and history of villagers' religious development.
9. Rauceby – is probably the oldest dwelling in the village as suggested by it's outward appearance and possibly built on foundations of earlier properties which may have been part of properties mentioned on the 1630 map.
10. The site of the Great Pond of Clipstone later to become the Flood Meadows, was built by Henry II to provide fish for the table as well as protection to that boundary. Possibly covering a minimum of 12 acres and was feed by Vicar water. – now privately owned – but contributes to the history of the village.
11. The Dog and Duck Public House – central to the village and villagers

Croft Buildings

Until 1945 there were no private houses in the village all Croft cottages were for estate workers owned by the estate. However, following the death of the Duke, death duties forced the sale of the properties in May 1945

12. The cottages - Archway Road – all privately owned but interesting build design as well as part of the villages history and local interest.
13. The Nook - privately owned – has history that contributes to the evolution of the village.

14. White cottage and Croft Side - privately owned – has history that contributes to the evolution of the village.
15. The Croft and Hillcrest - privately owned – has history that contributes to the evolution of the village.
16. Hill Top cottages (1.2.4) - privately owned – has history that contributes to the evolution of the village.

Appendix D Projects

Project 1: To work with NSDC and NCC to create a safe walking/cycling route from the Dog and Duck to Sherwood Pines.

Project 2: To work with NSDC, NCC and Notts Wildlife Trust to extend the Clipstone Railway Yard and Grassland Local Wildlife Site along the former railway embankment to recognise the value of this route as a wildlife corridor.

Project 3: To work with NSDC to ensure the multi user link identified in NSDC's Green Infrastructure 2010 is created to run through Kings Clipstone to connect the Sherwood Forest area with Mansfield.

Project 4: To seek funding to secure improved community facilities on the playing field.

Project 5: The Parish Council will continue to work with the Sherwood Forest Trust, NSDC and NCC to develop the area as a Regional Park.

Project 6: To protect parliament oak by working with NSDC to put a tree preservation order on it.

Project 7: The Parish Council will seek to work with the Sherwood Forest Trust to recognise Kings Clipstone as a gateway into Sherwood Forest.