



ENGLISH HERITAGE

NEWARK & SHERWOOD LOCAL DEVELOPMENT FRAMEWORK

ALLOCATIONS AND DEVELOPMENT MANAGEMENT DPD

EXAMINATION IN PUBLIC

FURTHER WRITTEN STATEMENT BY ENGLISH HERITAGE

Matter 5: Site Specific Issues (Mansfield Fringe Area)

Q27: Do the policies include adequate and appropriate safeguards with regard to the potential effects of development on the historic environment, flooding and biodiversity? Has satisfactory provision been made in respect of transport and other infrastructure requirements?

1. Introduction

- 1.1 English Heritage's responsibilities, as the Government's adviser on the historic environment, include the protection and management of England's historic assets. In planning terms, this role includes providing advice to ensure that statute and national policy, particularly in the National Planning Policy Framework (NPPF), are reflected in local planning policy and practice. English Heritage is consulted on local development documents under the provisions of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.2 This statement addresses the above question as it relates to Policy CI/MU/1 for Clipstone and its impact on heritage assets and the soundness of the Allocations and Development Management Development Plan Document (DPD). Our original representation on the Publication version of the DPD regarding Clipstone (75/21) remains valid. Although we are not due to appear at the Mansfield Fringe hearing session, we hope the following comments are of assistance.

2. Response to Question 27

- 2.1 Our original representation raised concerns that the Policy CI/MU/1 did not recognise the heritage issues for the land at the former Clipstone Colliery site, particularly the future of the Grade II listed headstocks and powerhouse. We suggested an amendment to the policy to ensure an adequate and appropriate safeguard for the historic environment.

- 2.2 Since submitting our representation, there have been some developments with regards to the listed building. The list entry has been updated to provide a clearer and more detailed description (see Appendix 1). Furthermore, an options appraisal for the listed building has been jointly commissioned by English Heritage and the Council, although it is not due to be completed until after the examination of the DPD. The options appraisal will consider the future use of the listed building and will have some bearing on the redevelopment of the colliery. Finally, English Heritage has also been in correspondence with the Council regarding Policy CI/MU/1.
- 2.3 This correspondence has included some discussion about whether the site can accommodate the amount of development stated within the policy, bearing in mind the need to safeguard the significance and setting of the listed building. The Council have calculated the amount of land required for employment, housing and other proposed uses and have shown that in basic terms there is enough land to accommodate the stated development with an amount of undeveloped land left over. However, it remains for the Council to be content that this amount of development will avoid harming the significance and setting of the listed building. In the event that there is harm, such harm will need to be justified in accordance with the NPPF. The impact of any proposed development will depend on its design and how it relates to the listed building. The nature and use of any undeveloped land may or may not be of benefit to the listed building depending on the overall scheme.
- 2.4 The Council and English Heritage have been in the process of negotiating amendments to Policy CI/MU/1, to include more explicit reference to the listed building and the need to respond to the conclusions of the options appraisal. The revised policy as of 29 November is shown in Appendix 2. It is anticipated that this revised wording will be presented as a proposed modification in advance of the hearing session. We hope that it will provide an adequate and appropriate safeguard with regards to the potential effects of development on the historic environment. Such modification should also resolve our concerns with the soundness of the policy and the DPD.

Tom Gilbert-Wooldridge MRTPI
English Heritage

29 November 2012
Word Count = 570

Appendix 1: List description from November 2012 (extracted from the National Heritage List for England online at: <http://list.english-heritage.org.uk>)

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: Headstocks and Powerhouse at the site of the former Clipstone Colliery

List Entry Number: 1380235

Location

Former Clipstone Colliery, Mansfield Road, Clipstone, Notts.

The building may lie within the boundary of more than one authority.

County: Nottinghamshire

District: Newark and Sherwood

District Type: District Authority

Parish: Clipstone

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 19-Apr-2000

Date of most recent amendment: 12-Nov-2012

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 479997

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

A mid- C20 industrial complex, comprising the headstocks, power house and heapstead structures and buildings of the former Clipstone colliery in Nottinghamshire.

Reasons for Designation

The headstocks and powerhouse at the site of the former Clipstone Colliery are listed at Grade II for the following principal reasons:

- * Historic interest: the complex was a state-of-the-art installation in the post-War development of the coal mining industry in England, at one of the country's most productive coal mines.
- * Architectural interest: the buildings located below the prominent headstocks are of a Modernist design, in which the winding machinery, power generating plant and shaft head equipment were accommodated in an architecturally co-ordinated complex.
- * Technological interest: the complex was developed to utilise the Koepe system of winding, an important technological advance not widely represented in English collieries until the post-War period, and retains the winding engines and headstock sheaves which characterise this type of winding technology.
- * Completeness: the headstocks and powerhouse complex is structurally complete with the remains of much of the original plant and machinery in-situ.
- * Landscape prominence: the headstocks, when constructed were the tallest structures of their type in England, and remain an iconic and highly visible presence in the former colliery landscape.

History

The Clipstone Colliery dates from the early C20 when a new excavation was begun by the Bolsover Colliery Company to exploit the 'Top Hard' coal seam in the vicinity of Clipstone village in Nottinghamshire. The sinking of the pit shaft was interrupted by the First World War, and the development of the colliery site did not resume until 1919. The new colliery was operational by 1922, and went on to become one of the most productive pits in Britain, delivering four thousand tons of coal per day by the 1940s. In the post-War

period, the colliery underwent further development to access the Low Main Seam, a deeper seam of coal located almost eight hundred feet below the Top Hard seam. In order to exploit these rich new reserves of coal, a pair of new winding engines were installed to operate the coal and man shafts at the colliery. Two headstocks, linked by a central powerhouse were completed in 1953 to the designs of architects Young and Purves of Manchester. The headstocks were constructed by Head Wrightson Colliery Engineering of Thornaby-on-Tees and Sheffield, whilst the winding engines were manufactured by Markham and Company in Chesterfield.

The engines were 'Koepe' winders, a system of friction winding developed by the German mining engineer Frederick Koepe in the 1870s, and first installed at the Hannover Colliery in Westphalia in 1877. The Koepe system was particularly well-suited for use in deep mines, as it permitted winding from increasing depths as a colliery developed, as at Clipstone. Most British collieries used drum winders, designed to operate to a specific depth, and it was necessary, when using this system, to close a shaft and install a new winder drum and longer winder rope if a shaft had to be deepened.

Koepe winders were installed throughout the German and Dutch coalfields from the late C19 onwards. There were a small number of late C19 and early C20 installations in England, but the Koepe system was not widely used until the post-War re-investment in and re-structuring of the mining industry after 1945. After the nationalisation of the coal industry in 1947, the advantages of the Koepe winder became more and more apparent as increased coal production needed to drive the post-War recovery became a priority. Central government funding for colliery expansion meant that sites such as Clipstone could invest in improved systems and increase production by working deeper seams more effectively.

Prior to nationalisation, the Bolsover Mining Company had become the third largest enterprise of its kind in Britain. Its Clipstone pit included one of the two deepest shafts in the country, and the new headstocks were the tallest such structures in Europe at that time. In the context of Britain's post-War mining industry, Clipstone was a state-of-the-art colliery, employing over thirteen hundred men at its peak, and produced almost a million tons of coal in 1986. The colliery ceased production in 2003 and the site has now been cleared of all the colliery structures and transportation systems with the exception of the winders, headstocks and powerhouse. This part of the colliery site had been listed, prior to closure, on the 19th April 2000 and now stands surrounded by security fencing within the recently remodelled colliery landscape. Since the pit closure, the powerhouse building and the machinery and electrical equipment it housed have been comprehensively vandalised and stripped of metals with high scrap value. The interiors of the building are heavily damaged, and there is now some evidence of localised structural failure. An application for consent to demolish the building and headstocks was made in 2003 to Newark and Sherwood District Council but has not yet been determined. English Heritage received an earlier request to de-list the building and headstocks, but this application was not taken forward as the application to demolish remains under consideration by the Local Planning Authority.

Details

Materials.

The powerhouse building is built of brick, concrete and structural steelwork. The headstocks are formed from rolled steel beams.

Plan

The headstocks and powerhouse complex is an asymmetrical linear design comprised of two tall steel-framed headstocks flanking a central brick powerhouse. At the base of each headstocks is a heapstead building, also of brick. The complex was designed to operate two shafts, the No. 1 Service Shaft to the north for colliery staff and the lowering of materials, and No.2 Winding Shaft to the south, designed to raise the coal skips.

Exterior

The headstock structures are the most prominent components of the site, and each is comprised of a latticework tower of steel plate and girder construction, clasped by an inclined A-shaped steel frame which rises from the side of the central powerhouse building. The upper part of each of the headstocks incorporates twin headgear sheaves - twenty-four foot diameter spoked wheels - mounted in an 'under and over' arrangement to support the winding rope. The brick structures located below and between the headstocks are functionally-detailed Modernist designs, the stepped powerhouse building with extensive areas of glazing to its upper level. The two outer heapstead or pit bank buildings enclosed the shaft heads and the surface car circuits which were linked to underground coal and dirt conveyors. When the site was first listed in April 2000, the colliery was still operational, and the component structures - buildings and headstocks - were structurally complete. Since that time they have suffered from extensive vandalism and structural deterioration.

Interior

The building was designed to house large items of machinery and the electrical equipment needed to power them. The front section of the powerhouse contains two Koepe winding engines, each powered by two direct coupled electric motors linked to motor generator sets to convert the public AC supply to DC. Adjacent to each winder is a control cabin from which the winding in both shafts could be monitored. The generator sets and switch gear are located on two levels in the rear section of the powerhouse. On each side of the power house are pit bank buildings located above the shafts, into which the winding ropes extend via the headstocks. The shafts are now sealed, but much of the associated equipment including the rails on which the colliery cars ran, and the turntables which allowed them to be manoeuvred, remain in situ. Both parts of the powerhouse are equipped with travelling cranes and running beams carried on lattice metal piers which facilitated the installation and maintenance of the winders and generators.

When the site was first listed in April 2000, the machinery, fittings and fixtures housed within the building were in operational condition. Since that time they have suffered from extensive vandalism and theft, which has resulted in high levels of damage and delapidation throughout the interiors.

Selected Sources

Legacy Record - This information may be included in the List Entry Details.

Map

National Grid Reference: SK 59526 63263, SK5952663263

The below map is for quick reference purposes only and may not be to scale.



© Crown Copyright and database right 2012. All rights reserved. Ordnance Survey Licence number 100019088.

© British Crown and SeaZone Solutions Limited 2011. All rights reserved. Licence number 102006.006.

This copy shows the entry on 29-Nov-2012 at 11:40:50.

Appendix 2: Revised wording of Policy CI/MU/1 (as of 29 November)

Policy CI/MU/1

Clipstone – Mixed Use Site 1

Land at the former Clipstone Colliery has been allocated on the Policies Map for mixed use development. The site currently accommodates the Grade II listed headstocks and powerhouse to which national planning controls continue to apply in terms of their conservation. An options appraisal is currently under preparation to assess the future of this listed building. Assuming the retention of the headstocks and powerhouse, the site will accommodate around 120 dwellings, 12 hectares of employment provision, retail and enhanced Public Open Space. The retail element will be of a size and scale which helps facilitate the wider delivery of the scheme and may include a small supermarket and other complimentary facilities to help to meet the needs of the site and the wider settlement.

In addition to general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 2 Allocated Sites, and appropriate contributions to infrastructure provision in the Developer Contributions SPD, development on this site will be subject to the following:

- The preparation of a Master Plan setting out the broad location for development on the site and the phasing of new development;
- Responding to the conclusions of the options appraisal for the future of the listed former colliery headstocks and powerhouse.
- The implementation of suitable measures to address legacy issues such openings within the site which relate to its former use as a colliery;
- No residential development shall take place in areas identified as being within Flood Zones 2 & 3;
- The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding areas; Developer funded improvements to ensure sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development;
- The incorporation of buffer landscaping as part of the design and layout of any planning application to minimise the impact of development on the adjoining SINC and Vicar Water Country Park; and Green Infrastructure provision through the partial restoration of the site and connections to the Sherwood Forest Pines Park, Vicar Water Country Park and SUSTRANS Route 6 through the design and layout of any planning application.