

A THE PROPOSAL

The development proposes to refurbish a series of existing farm buildings at Manor Farm, Carburton to create holiday accommodation. 'Bike and Boot' are the proposed tenants, who provide holiday accommodation suited to visitors who want to freely explore the local landscape, on foot or by bike, with their dogs or on horseback. The general design principle is to retain and enhance the existing landscape character of Sherwood Forest. St Giles Church, a grade II listed building at the centre of the site, dates back to the early 12th century.

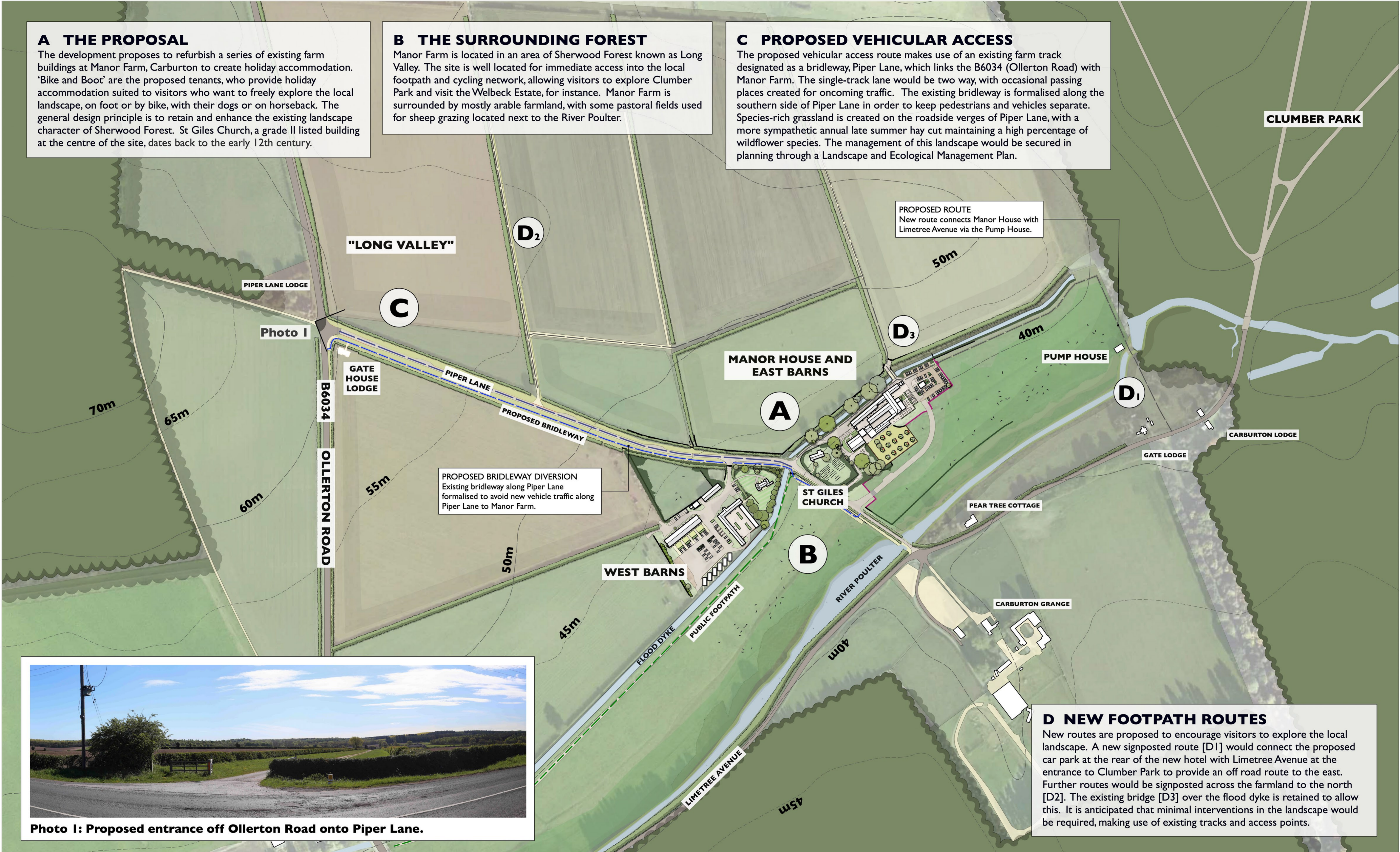
B THE SURROUNDING FOREST

Manor Farm is located in an area of Sherwood Forest known as Long Valley. The site is well located for immediate access into the local footpath and cycling network, allowing visitors to explore Clumber Park and visit the Welbeck Estate, for instance. Manor Farm is surrounded by mostly arable farmland, with some pastoral fields used for sheep grazing located next to the River Poulter.

C PROPOSED VEHICULAR ACCESS

The proposed vehicular access route makes use of an existing farm track designated as a bridleway, Piper Lane, which links the B6034 (Ollerton Road) with Manor Farm. The single-track lane would be two way, with occasional passing places created for oncoming traffic. The existing bridleway is formalised along the southern side of Piper Lane in order to keep pedestrians and vehicles separate. Species-rich grassland is created on the roadside verges of Piper Lane, with a more sympathetic annual late summer hay cut maintaining a high percentage of wildflower species. The management of this landscape would be secured in planning through a Landscape and Ecological Management Plan.

CLUMBER PARK



PROPOSED BRIDLEWAY DIVERSION
Existing bridleway along Piper Lane formalised to avoid new vehicle traffic along Piper Lane to Manor Farm.

PROPOSED ROUTE
New route connects Manor House with Limetree Avenue via the Pump House.

D NEW FOOTPATH ROUTES

New routes are proposed to encourage visitors to explore the local landscape. A new signposted route [D1] would connect the proposed car park at the rear of the new hotel with Limetree Avenue at the entrance to Clumber Park to provide an off road route to the east. Further routes would be signposted across the farmland to the north [D2]. The existing bridge [D3] over the flood dyke is retained to allow this. It is anticipated that minimal interventions in the landscape would be required, making use of existing tracks and access points.



Photo I: Proposed entrance off Ollerton Road onto Piper Lane.

I206 001 A LANDSCAPE STRATEGY: Context (1 of 4)

CARBURTON HOTEL, WORKSOP

REVISIONS:
- Initial Issue: 29th November 2021.
A 29 April 2022/ja. Revised to match Seven Architects drawing WMF_SEV_ZZ_ZO_DR_A_01001_PO2.

NOTES:
1. Initial issue based on Seven Architects CAD data Manor Farm_Site Plan_Proposed.dwg received on the 18th November 2021.
2. For arboricultural information, refer to Manor Lane Piper Farm Tree Survey by Outline Trees, dated February 2021.
3. For ecological information, refer to Baker Consultants Phase I Habitat Survey, dated November 2021.

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