

7A. Clifton Village Appendix – Further Information on Sites along the Walk

The walk routes are drawn using Open Street Maps from the internet <https://www.openstreetmap.org>, with some use of Google Maps <https://www.google.com/search?client=firefox-b-e&q=google+maps>, and old maps are from Old Maps Online <https://www.oldmapsonline.org/en/England> and National Library of Scotland, Ordnance Survey Maps <https://maps.nls.uk/os/6inch-england-and-wales/>

Facts, descriptions, old photographs and historical information used in the walks are from sources openly available on the internet. The sources are recorded with links – readers can use the links (available at time of writing - 2024) to obtain further information.

1. Clifton Estate

Council house building was an important part of Nottingham's growth in the first half of the C20th, with the city's oldest council housing, the Stockhill Lane estate, starting in 1919. Despite substantial further building across many parts of Nottingham, by the end of WW2 there was an acute shortage of houses. There was a housing waiting list of 10,500 people resulting from a combination of the demobilization of servicemen and women and slum clearance initiatives – and there was little land available to meet this demand within the city boundary.

Nottingham Corporation decided to look elsewhere and, in 1947, backed by the threat of a compulsory purchase order, bought 944 acres of land from the Clifton family for £83,000. Although the parish was technically within the boundaries of the old Basford Rural District Council, Nottingham sought planning permission for housing development and this was eventually granted in 1950 by the Minister of Housing and Local Government. The area formally became part of the City of Nottingham in 1951.

The Clifton estate was designed by planning officer Bill Dennis who had grown up in Finkhill Street (Broadmarsh), a high-density slum area demolished to build Maid Marian Way. Apparently he wanted to recreate the neighbourhood spirit of such areas but in an open, greener environment. This would involve dividing the estate into distinct neighbourhoods, each with 600 to 1,500 homes, shops, open spaces and primary schools.

Construction started in September 1950. The majority of the houses are made of "no fines" concrete (concrete which only has large aggregate included). This leaves air filled voids which add thermal insulation. The blocks enabled rapid construction – 30 homes a week. The first residents entered their new homes in September 1951 and by 1953 the population had rocketed from 383 in 1901 to 6,000 people living in 1,838 houses.

The estate grew to a population of over 20,000, becoming the largest council estate in Europe.

The increased population here was one of the factors causing more traffic crossing Trent Bridge into Nottingham. It soon became apparent a new bridge would need to relieve the pressure – the Clifton Bridge was constructed in 1955.



A 'Nottinghamshire Live' article in 2018 says that in the early days life was not easy. Much of what Bill Dennis had hoped for was not achieved. Clifton was to become no stranger to protests, bitter divisions and controversy. Residents complained about the lack of facilities such as shops and places of entertainment to accommodate the massive population increase and particularly for young people.

To compare with The Meadows, where, as seen on Walk 5, almost every street used to have a 'corner shop', this was not the case in Clifton. The site was so large, uniform and depressing in its design that a community spirit failed to materialize. The focal point for the criticisms came from a program broadcast in 1958 which profiled the estate as a '*hell on earth*' and a '*soul-less, heartless dormitory*'.

The estate was a regular feature in the Nottingham papers throughout the sixties and seventies with the same issues recurring over and over again. The lack of facilities, the drabness and the lack of community spirit.

In 1976 the residents objected to further building by pointing out that the estate '*already suffered from inadequate social amenities*' and highlighted increasing '*crime rate, child problems...*' A local newspaper described

the situation as '*A gloomy picture of life on Clifton Estate was painted at the public inquiry ... vandalism is rife ..., truancy and crime rates are rising and there is a general lack of facilities for the community ... it is an area of major social stress ... Clifton ... the size of a town ... had a population of 26,000 in 1971*' – and still the building projects continued. In 1978 the Clifton vicar described the estate as a 'dormitory' rather than a 'community'. At about the same time the Evening Post ran an article outlining the area as '*in terms of planning and architecture it is a monument to mediocrity. Not that it makes it different from any other housing estate. It's just that Clifton is ... perhaps the biggest in Europe.*'

However, over time community campaigns did help to forge a Clifton spirit and some improvements were made, with more shops, sports and other facilities.

The 'Right to Buy' scheme must also have had some effect on the population and uniformity of the look of the housing (see photos below), with more people being home owners or in private rentals. (Since the scheme's introduction by the Thatcher government in 1980, the number of available council houses in Nottingham has fallen from 55,000 to 26,000.)

Uniformity of house frontages



An early Right to Buy house: notice a new brick wall, window, door and the faux stonework



A few notable people from Clifton:
 Jake Bugg, musician
 Brendan Clarke-Smith, politician
 Karl Collins, actor

Samantha Morton, actress
 Jayne Torvill, ice skater,
 Olympic gold medallist
 Viv Anderson, footballer

Darren Huckerby, footballer
 Jermaine Jenas, footballer
 Graham Dury, comic creator



Aerial view of houses on Clifton Council Housing Estate 1971.
 (Image: NOTTINGHAM POST)

<https://www.nottinghampost.com/news/local-news/60-years-of-clifton-estate-175090>

https://en.wikipedia.org/wiki/Clifton,_Nottinghamshire

<http://www.clifton-village.org.uk/cliftonhist/cclifton.html>

2. Kingfisher Court Care Home



The Care Home's website describes *"A conservatory and terrace overlooking the lake provide a lovely area ... for residents to sit on sunny mornings watching and listening to the wildlife of birds, ducks and geese that live on or around the lake"*.

<https://www.monarchhealthcare.co.uk/kingfisher-court/>

As shown on this 1885 map, this site used to be a brickyard with the lake being the clay pit.



3. Clifton Grove

The path from near Clifton Bridge, through Clifton Grove up to Clifton Hall follows a route from several centuries ago. It leads to Clifton Hall in what was Clifton manor, home to the Clifton family for 700 years.

No doubt the Cliftons would have made frequent trips to Nottingham and the quickest route was, from the late 1500s, through Wilford and across the Trent by ferry, as shown on this map of 200 years later (the last bit up to the Hall is not on the map).

As mentioned in Walk 1: Wilford Village, a wooden bridge replaced the ferry in 1864 and this was replaced with a cast iron bridge in 1870, paid for by Sir Robert Jukes-Clifton.



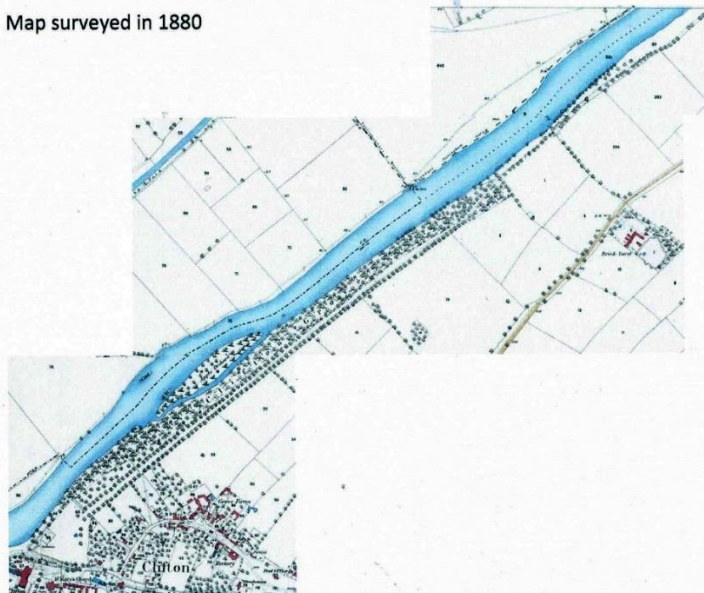
John Chapman's Map of Nottinghamshire 1774

Leaving Wilford following the alignment of the Trent, the carriage route to Clifton Hall went up the sandstone cliff that forms the bank of the river here. In 1677, to enhance the view and impress his visitors, Sir William Clifton planted a spectacular avenue of elm trees – the first part of which is indicated by the double row of dots on the left part of the map.

Visitors would travel the full length of the avenue, known as the Grove, starting at a small stone bridge over Fairham Brook, up the gradual slope of the cliff and ultimately to the gates of Clifton Hall itself.

Much of the avenue has gone but much remained in 1880, as shown on the map below, and the path through the woods remains today, although now much narrower than the original avenue which was allegedly wide enough for six (or even 12, according to the Historic England description) carriages abreast.

Map surveyed in 1880



This picture shows the approach along the Grove to Clifton Hall in the 1880s – this view no longer exists; the area is now full of trees.



These descriptions are from an article on the Clifton Village website by Roy Mat for his Wilford & Clifton Index in 1997.

<http://www.clifton-village.org.uk/cliftonhist/cgrove.html>

It was not just the Cliftons and their visitors who used this route; the Grove has been a popular attraction for the people of Nottingham for well over 200 years. Crossing the river by the ferry at Wilford and walking to the attraction of Clifton village had certainly become popular pastime by the 18th century. By the 19th century the Grove had become the most popular retreat from the rigours of Nottingham. Shaw's 'Guide to Nottingham' 1874 states; 'At Easter and Whitsuntide if the weather at all permits, thousands of Nottingham artizans with their wives and families, and young men and maidens, either with sweethearts or to gain sweethearts, flock to the Grove.'

The poet Henry Kirke White (1785–1806), who was born in Cheapside in Nottingham and later lived in Wilford (Walk No 1), made visits here. One of his longest poems, 'Clifton Grove', includes the following passages:

*Bespeak, blest Clifton! thy sublime domain.
Here, lonely wandering o'er the sylvan bower, I come to pass the meditative hour;
To bid awhile the strife of passion cease, And woo the calms of solitude and peace.....*

*How lovely from this hill's superior height Spreads the wide view before my straining sight!
O'er many a varied mile of lengthening ground, E'en to the blue-ridged hills' remotest bound.....*

*Dear Native Grove! where'er my devious track, To thee will memory lead the wanderer back.
Still, still to thee, where'er my footsteps roam, My heart shall point, and lead the wanderer home,
When splendour offers, and when Fame incites, I'll pause, and think of all thy dear delights
Turn once again to these scenes, these well-known scenes once more, trace once again old Trents
romantic shore
And tir'd with words, and all their busy ways, Here waste the little remnant of my days
Ride on the wind that sweeps the leafless grove, Sigh on the wood-blast of the dark alcove.....*

These are thy charms; the joys that these impart Bind thee blest Clifton close around my heart.

The poem has a number of verses about the Legend of Clifton Grove. There appear to be many versions of the legend, with different characters and even different periods in history when it was supposed to have occurred. The basic story is that a young man and a maiden of Clifton fell in love. They spent time together strolling in the Grove. However the man's lord and master (one of the Cliftons) was going away to some

far foreign land and needed his services. The couple halved a ring, or a gold coin depending on the version, and each kept a half as a token of their love – the maiden pledged to wait for his return when they would marry. Eventually the young man returned to marry his beloved only to find she had married someone else. He is then said to have killed himself by plunging into the Trent in despair. Soon after, the guilt ridden maiden was dragged into the river by a demon at the great 'chasm' in the the Grove below Clifton Hall.

Whites's 'Directory of Nottinghamshire', 1853, referencing John Throsby in the 1790s, gives a very different version: "*Here tradition says, the Clifton Beauty, who was debauched and murdered by her sweetheart, was hurled down the precipice into her watery grave*".

I was reading D. H. Lawrence's 'Sons and Lovers' (1913) recently and was pleased to come across a section where Paul Morel (the lead 'son') was out with Clara (one of his 'lovers') and took a tram to Wilford toll bridge:

They paid their two halfpennies at the turnstile and crossed the bridge. The Trent was very full. It swept silent and insidious under the bridge, travelling in a soft body.....

On the next page:

....They were at the entrance to the Grove. The wet, red track, already sticky with fallen leaves, went up the steep bank between the grass. On either side stood the elm-trees like pillars along a great aisle, arching over and making high up a roof from which the dead leaves fell....

....On the right, looking down, they could see the tree-tops of elms growing far beneath them, hear occasionally the gurgle of the river, Sometimes there below they caught glimpses of the full, soft-gliding Trent, and of water-meadows dotted with small cattle.

"It has scarcely altered since little Kirke White used to come," he said.

A while later ...*they went on into Clifton Village.....*

4. NTU Clifton Campus

Nottingham Trent University (NTU) was formed by the amalgamation of a number of separate institutions of higher education. It originated from the Nottingham Government School of Design founded in 1843.

In 1945, the Nottingham and District Technical College was established. In 1958, Nottingham Regional College of Technology opened and in 1964, Nottingham Regional College was opened.

In 1966, the original Nottingham College of Design was linked with the Regional College. Together they merged and the institution was upgraded to Polytechnic status in 1970 to become 'Trent Polytechnic'.

Clifton was originally home to the Nottingham College of Education which began in 1959. It amalgamated with Trent Polytechnic in 1975. The Polytechnic changed its name to 'Nottingham Polytechnic' in 1988.

Under the Further and Higher Education Act 1992 all Polytechnics and some higher education colleges became eligible for full university status; at this point, Nottingham Polytechnic officially became 'Nottingham Trent University'

NTU now has over 33,000 students of which over 8,000 are based at the Clifton Campus. In addition to the School of Education, this houses the School of Arts and Humanities and the School of Science and Technology. The Clifton campus also hosts an Anthony Nolan Trust Cord Blood Bank, the John van Geest Cancer Research Centre, the Lee Westwood Sports Centre and student accommodation.

NTU has won a number of prestigious awards in recent years, including:



University of the Year 2017 in the Times Higher Education awards



Modern University of the Year by The Times and The Sunday Times Good University Guide 1918 & 2023.



University of the Year 2019 in The Guardian University Awards



University of the Year at the Whatuni Student Choice Awards 2023



Gold for teaching in the 2023 Teaching Excellence Framework (TEF).

5. Clifton Hall Ice House

There is a notice board which explains that the ice house dates back to the mid-18th century and is Grade II listed. It is thought that it was restored during the 20th century and is now sealed for safety.

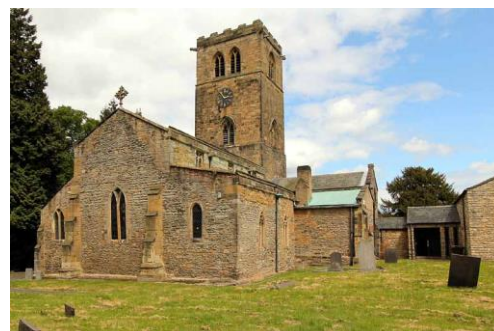
It is brick with a round-arched tunnel entrance. This leads to a deep chamber. Ice collected during the winter was brought here to keep food cold for use in the kitchen of Clifton Hall.



6. Church of St Mary the Virgin

The church is mentioned in the Domesday Book. Built in the form of a cross, with a lofty tower, it was restored in 1846 by Sir J.G.J. Clifton and inside is the family vault of the Cliftons, in which are deposited several generations, its entrance bearing the date of 1632. There are also gravestones for members of the family in the graveyard.

<https://southwellchurches.nottingham.ac.uk/clifton-st-mary/hintro.php>



7. Clifton manor & Hall

The Clifton Hall building is Grade I Listed and the early to mid C17 terraced garden is Grade II Listed.

An article in the West Bridgford Wire (Aug 2020) <https://westbridgfordwire.com/2-7million-18th-century-clifton-hall-mansion/> describes the hall:

Widely regarded as having some of the most enchanting rooms in Nottinghamshire, Clifton Hall oozes elegance, charm and exquisite examples of the late Carolean and Georgian periods....

It has pictures of a number of the rooms – I include just one:



....The Octagon Hall - Probably the most spectacular of the rooms at Clifton Hall, it was constructed in the well of the former watchtower hence the shape. Finely proportioned with a resplendent domed ceiling, niches around the room contain plasterwork friezes of the Roman gods Diana, Neptune, Bacchus and Apollo.

Much of the history here comes from "*The Clifton Book (Nottingham)*" by Rev. Rosslyn Bruce, 1906, (Rector of Clifton) on the Nottinghamshire History website (www.nottshistory.org.uk/), Wikipedia (https://en.wikipedia.org/wiki/Clifton,_Nottingham), "*Clifton Family of Clifton: A Brief History*", Nottingham University, and the Clifton Village website (www.clifton-village.org.uk).

Before the Norman Conquest, according to the Rev. Bruce, '*In the reign of Edward the Confessor (1042-1066) Clifton belonged to Gode the Countess*'. Gode the Countess is described elsewhere as a *Kings Thegn* – in Anglo-Saxon England, a thegn was a lord who held land directly from the king in return for military service in time of war. Thegns could earn their titles and lands or inherit them.

In the Domesday Book, Clifton is mentioned as having "*a priest and a church*" and also a mill. The manor belonged to William Peverel. Interestingly, the value of the manor had decreased in the 20 years since the Norman Conquest of 1066 from £16 to £9 – presumably, properties being commandeered by the Crown and given away to favourites resulted in the opposite of demand led price inflation.

William Peverel was a favourite of William the Conqueror. He was greatly honoured after the Norman Conquest and as his reward from the king, he received over a hundred manors in central England. The Domesday Book records William as holding the substantial number of 162 manors, forming collectively the Honour of Peverel, in Nottinghamshire and Derbyshire, including Nottingham Castle.

At that time the warden of Nottingham Castle was a man named Alvaredus or Alvered. He is the earliest known English ancestor of the first 'de Clifton' – see below.

William Peverel's son, also William, inherited the Honour of Peverel on his father's death in 1115. William "the Younger" was apparently a principal supporter of King Stephen (king from 1135-1154). Stephen's successor, King Henry II, dispossessed William of the Honour in 1153, because, historians speculate, the King wished to punish him for his "wickedness and treason" in supporting King Stephen. The Honour (including ownership of Clifton) stayed in the Crown for a period before being gifted to Gerard de Rhodes.

In the late 13th century, Gervase de Clifton purchased the manor of Clifton (together with nearby Wilford) from the de Rhodes family and adopted the surname 'de Clifton' from his new seat.

For 700 years the 'de Clifton' family (from the 1450s, just 'Clifton') owned the manor, of which their manor house was Clifton Hall. Its position on the cliff meant it was easily defensible – and it was originally a fortified tower house, designed for defence as well as habitation.

Over the centuries, the de Cliftons, and then Cliftons, were very much part of the English landed gentry, with many roles including High Sheriffs of Nottinghamshire, Derbyshire, Yorkshire and the Royal Forests, Knights, Bannerets, Baronets, MPs, JPs Commission of Array (to muster and array the inhabitants and to see them in a condition for war), and fought in various wars and battles (Shrewsbury, Tewkesby, Wars of the Roses, Bosworth, WW1 and WW2).



Arms of Clifton of Clifton, Nottingham:
Sable semée of cinquefoils and a lion rampant argent



The site of Clifton Hall was a fortified tower house from medieval times. This is shown to the left of a 1676 engraving by Hollar, from Thoroton's 'The Antiquities of Nottinghamshire' (The tower on the left is the Church tower.)

The five-gabled three storey country house building on the right is late C16th with alterations by John Smythson in c1632.

John Smythson was the son of architect Robert Smythson (most renowned as principle mason on the building of Longleat and later the design and supervision of the building of Wollaton Hall). John originally worked as a mason at Wollaton Hall and pursued a similar career to his father. He worked for the Cavendish family and, in particular, was involved in the rebuilding of Bolsover Castle.

Further alterations to Clifton Hall were carried out during the later C17th and again in 1731-62. A more substantial remodelling of the hall in Georgian style took place between 1778 and 1797 by the 6th Baronet, Sir Gervase Clifton.



Picture: Clifton Hall in 1791, from 'Thoroton's History of Nottinghamshire, republished, with large additions, by John Throsby'.

Clifton employed the premier architect in the north of England John Carr of York (whose work included Buxton Crescent in Derbyshire and Harewood House in West Yorkshire). Presumably the old tower was demolished at this time. Carr built a new octagonal hall on the site of the previous Great Hall (beneath the tower), but incorporated many of the existing state rooms into the new house.

Further alterations were made during the C19th by the 9th Baronet, Sir Robert Jukes Clifton (1826-1869), who was responsible for the development of Clifton Colliery and the construction of Wilford Toll Bridge (Walk No 1).

In 1947, Lt.-Col. Peter Thomas Clifton (1911-1996) sold 944 acres in Clifton to Nottingham City Council for a housing estate. In 1953 an auction of the contents of Clifton Hall took place, and he moved to Home Farm in Clifton. In 1958 he sold the remainder of his estate in Clifton and Barton in Fabis and moved to Dummer in Hampshire where he was a churchwarden for many years.

After the Clifton family, the Hall has had a number of uses and owners. In 1958 it became Clifton Hall Girls' Grammar School, the alumni of which includes ice-skater Jayne Torvill. The school closed in 1976. Nottingham Trent University (then Trent Polytechnic) then used the Hall until 2002.

It was then bought by Chek Whyte, the foster child from an Ilkeston estate who became a millionaire businessman responsible for renovating Bunny Hall, where he lived, Colwick Hall and Stanford Hall. He converted Clifton Hall into two luxury 'apartments' (one with 7 bedrooms, the other with 9) and built fourteen houses to the south east of the Hall.

Anwar Rashid, a businessman with a £25 million fortune and a portfolio of 26 properties including a chain of nursing homes and a hotel in Dubai, bought the house (for £3.6m) in January 2007 and applied to Nottingham City Council for a 'change of use' to hold weddings, etc. The council refused permission. In addition, from the first day in the house, the

family allegedly experienced paranormal activity, leading them to believe that Clifton Hall was haunted; a belief that was also present when the Hall was the Girls Grammar School. After spending eight months there, the family moved out of the house in August 2007. They stopped paying the mortgage in January 2008 and, in September 2008, the Yorkshire Bank reclaimed the property.

The North Wing sold for £1.25m in 2016. The South Wing was for sale recently at £2.7m.

Just one final piece. In his 'The Clifton Book (Nottingham)' the Rev. Bruce tells of the possibility of underground passageways in the vicinity of the Hall:

'There are believed to be still the remains of many hidden passages. One is supposed to run from the Church to the Hall, and to continue to the little monastic Chapel on the Terraces and thence to the River, and even, one early writer adds, under the Trent to Lenton Priory. Someone else must verify these traditions, but there are certainly many points which puzzle the architects'.

I have not found any verifications but.....who knows?

8. Clifton Wood

Clifton Wood is a large and diverse woodland that forms part of a series of woodlands that run for several miles along the River Trent. Different species grow throughout the woods. To the south, there's mainly beech, lime and larch, whilst the northern end of the woods is dominated by large oaks and sycamore.

The woods, which are a Grade II Registered Park, were originally used as a grand back garden for the Clifton family in the 17th and 18th century and sits by their old house, Clifton Hall.

There are remains of a pump house and the 'Witches Steps'. While this may sound eerie, it's a flight of steps leading down to the former site of Colonel Clifton's Pool (Holme Pit). If you hunt around the wood, you'll also find the remains of a fountain and a shooting lodge dating back to the 18th century.

The wood is also an ancient woodland, a Local Wildlife Site (LWS) and forms part of the Clifton Grove, Clifton Woods and Holme Pit Local Nature Reserve (LNR).

<https://nottinghamparks.co.uk/spaces/clifton-woods.html>

9. Clifton Name Origin

The name "Clifton" means 'Cliff settlement', from the Anglo-Saxon term 'ton' meaning farm or hamlet, and is assumed to refer to the settlement on top of the cliff. Whilst Clifton is mentioned in the Domesday Book (1086), a settlement most probably existed on or near the site long before that date due to its commanding hill position overlooking the river. However, there is also evidence of a Bronze Age settlement by the river here.

In 1937 the employees of the Trent Navigation Company, when dredging for gravel near the foot of Clifton Grove, found their work impeded by a large number of wooden piles which had been driven six or eight feet into the gravels. Also some human remains had been brought to the surface, together with three bronze spears. Further investigation led to the conclusion that it had been a late Bronze Age Pile settlement, as the type of spears found indicated that period. Two dug-out canoes were found, also several large bronze spearheads, bronze swords, rapiers and knives or daggers, together with a crucible containing metal, and a quern or mortar. Practically all these implements and objects, now preserved in Nottingham Castle Museum, belong to the middle and late Bronze Age; dating from 1000 to 500 B.C.

This settlement at Clifton appears to have extended a little over 100 yards and stretched two-thirds across the river. The piles would stand out above flood level, with cross beams to form a platform upon which the huts were erected.



<http://www.nottshistory.org.uk/articles/villagepacks/clifton.htm>

10. Holme Pit

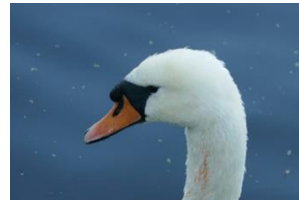
Holme Pit (also known as Colonel Clifton's Pond) is owned by Nottingham City Council and forms part of the Clifton Woods, Grove and Holme Pit Local Nature Reserve (LNR).

The pond is thought to have originated as a marl pit sometime before 1763. Marl is an earthy material rich in carbonate minerals, clays, and silt. When hardened into rock, this becomes marlstone. Marl has been used as a soil conditioner and neutralizing agent for acid soil and in the manufacture of cement.

Holme pit has connections to the Clifton family and Clifton Hall. The pond is surrounded by reed-swamp, wet grassland and willow carr vegetation. As a result of its range of wetland and neutral marsh flora and fauna it was designated as a Site of Special Scientific Interest (SSSI) in 1982.

It is now a Trent Valley Angling site with carp bream, roach, rudd, perch, pike, tench and eels.

<https://holmepit.wordpress.com/about-holme-pit/>

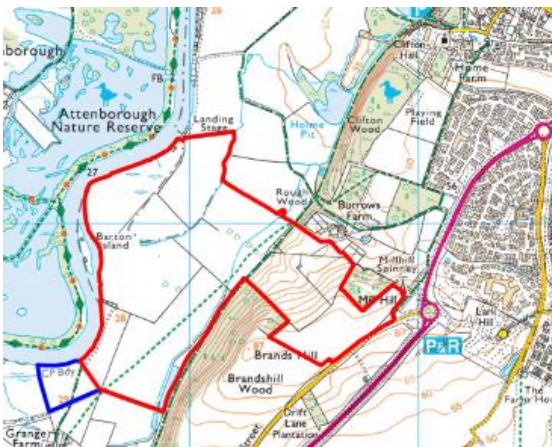


11. Barton and Mill Hill Quarry

Although the date for public comments on this proposal has passed, you may still see 'Stop the Quarry' posters around the village.

Planning Application, received by Nottinghamshire County Council on 2/2/2024, ref. ES/4621.

This planning application has been submitted to Nottinghamshire County Council (**NCC**) and Nottingham City Council (**Nottingham City**) to allow for the extraction, processing, sale and distribution of sand and gravel, and subsequent restoration together with the necessary associated infrastructure and access improvements on land off Green Street, Mill Hill and land at Barton in Fabis off Chestnut Lane (**the Site**). The Site and its surrounds are as shown on Drawing Reference KD.MHL.1.D.001 and KD.MHL.1.D.005.



Further information about the application and the objections:

<https://www.nottinghamshire.gov.uk/planningsearch/plandisp.aspx?AppNo=ES/4621>



One of the objecting groups (SAVE) writes:

Ever since it was first proposed in 2014, the local communities have opposed the development of a quarry which would cover all the land between Barton in Fabis alongside the Trent as far as Clifton Woods.

This site would have an estimated life of 12 years and an output of 200,000 tonnes every year and would not be restored and established for up to 25 years.

We managed to delay an initial planning application in 2017 and a revised planning application in 2021 was withdrawn in 2022 after another successful campaign. The objection deadline has closed and the application

assessment is currently underway. We've been told that the application is not likely to get to the Planning Committee before the autumn at the earliest, and most likely into next year. A total of 906 objections have been logged by the Council so far, as well as important and well-argued objections from organisations such as the Holme Pit Action Group and the Woodland Trust, and also local MPs Ruth Edwards and Lilian Greenwood. <https://www.savecampaign.net/>

12. Foxgrove Village Development

The City Council and Nottingham Trent University were joint landowners for this area and the land had been included as proposed housing development in the Nottingham City Local Plan (see below).

Despite widespread objection from residents as well as wildlife organisations, Nottinghamshire Wildlife Trust and Woodland Trust, outline planning permission was granted in December 2018 to allow between 265 and 285 homes on the site.

With Avant Homes as developer, detailed proposals were approved by Nottingham City Council's planning committee on Wednesday 21st February 2024.

Called Foxgrove Village the £77.5m scheme will be for 265 properties, with 20% designated as affordable homes.

<https://www.theconstructionindex.co.uk/news/view/nottingham-approves-clifton-expansion>
<https://committee.nottinghamcity.gov.uk/ieListDocuments.aspx?CId=249&Mid=10076&Ver=4>



Extract from:

Land and Planning Policies
Document (Local Plan Part
2) Nottingham City Council,
2020

Proposed use:
Residential (C3, predominantly family housing).

Development principles:

The density of development should be similar to the existing residential development close by. The site is adjacent to a Conservation Area, Registered Historic Park and Garden and Listed Buildings. Development should be sensitive to the neighbouring historic environment and setting of heritage assets. The site is adjacent to both the Green Belt and within a Landscape Character Area (as identified in the Greater Nottingham Landscape Character Assessment). Both designations require sensitive design to minimise impacts, particularly at the boundaries of the site where enhanced planting should be provided to filter and soften views and to reinforce the Green Belt boundary. The careful layout of open/greenspace/allotments could also help to protect both the setting of heritage assets and avoid adverse impacts on the adjacent two LWS's, Clifton Woods Local Nature Reserve (which is also designated as an Ancient Woodland) and Holme Pit SSSI by providing a buffer of semi-natural habitat. There is potential for this development to help address open space deficiencies in the area, including for allotment provision. Part of the site falls within an archaeological constraints area which will require early consultation and consideration. Within a Mineral Safeguarding Area - prior notification required but not considered a barrier to development. Access to the site is safeguarded from Hawksley Gardens and Finchley Close under TR2.16.

13. Clifton Village

The manor of Clifton is recorded in the Domesday book as 'Clifton-cum-Glapton'. Glapton was a much smaller village, which was eventually absorbed by its neighbour but was still separate at the time of this map of 1883.

While the Clifton part of the village remains, Glapton has all but disappeared, fully absorbed by Clifton Estate.



14. Yew Tree Grange

This is a mid C18th, with additions c1870, and is Grade II Listed. It was on the market in 2023 for £1.3m and described as a *Georgian period residence of classical proportions and exceptional charm.*

<https://www.nottinghamworld.com/lifestyle/gorgeous-ps13m-house-for-sale-in-nottingham-4441211>



19/21. The Old Rectory & Coach House

The Old Rectory is a Grade II Listed Building, once the home of the Rector of Clifton and, more recently, a care home until 2004.



The property dates back to the mid 1700's and is a typical Georgian style building. Its size indicates the stature and financial circumstances of its incumbent. In 1909 there were twenty one rooms, those in the attics of course for servants. There were two staircases with halls and offices. In the outbuildings there were four larders and three stables for six horses, a fodderhouse, saddle room and coachhouse. There was also a cottage over the stables with three rooms and a larder. With a house of such size the rector must have always been a man of some substance, gaining income from other parishes within his domain, or been a close relative of the Lord of the Manor.



The Old Rectory was redeveloped recently. This involved the Rectory being divided into 4 separate homes: The Gatehouse, The Lodge, The Cottage and The Rectory, each with its own entrance and garden. There are also 3 new executive homes on Rectory Mews to the rear, which are called, Beech House, Cedar House and Oak House.

<http://www.clifton-village.org.uk/rectory.htm>

20. George Wells Almshouses

Hidden behind trees and a hedge, are the 'Wells' Almshouses. These are Grade II listed cottages built in the early C18th from the estate of George Wells based on his will written in 1712. They were to provide a roof for 'six poor unmarried or widow women'. Wells donated all his 'lands, tenements and hereditaments, in or near the towns of Cropwell Bishop, Wilford and Ruddington' to maintain the building. Sir Gervase Clifton and his heirs were appointed trustees of the Almshouses. Each occupant received a small allowance and three tons of coal each year from the Clifton Colliery.

Wells had a plaque mounted on the front of the building:

*'I to God's glory dedicate this place
Inspired thereto by His most holy grace.
May His great name forever here be praised
Then my ambition to its pitch is raised.
George Wells, Anno 1709'*



The building was restored in the 1970's and is now two privately owned homes.

Each has a small square building at the side. According to the Rev. Bruce these 'little out-door "offices", which belong to each house, are said to have been originally intended as oratories or chapels'.

www.nottshistory.org.uk



23. The Dovecote

The Dovecote sits on the village green (the black and white photo is from 1951). It is one of the largest dovecotes in England, apparently with an incredible 2,300 nesting places all of which go 14 inches into the wall. Pigeons were once housed in dovecote colonies all across the country as a source of winter meat.



There is a war memorial plaque on the centre of the south wall listing the area's 54 casualties from the first world war.

24. Clifton School and School House

Near the dovecote is the old Clifton School and School House (teacher's home). An 1885 map indicates the School House as a Post Office.

The old school building is today used as a village hall/community centre.

A plaque on the front of the building reads:

'These schools and school-house were erected by Henry Robert Clifton, Esquire, and the corner stone was laid by Mrs Clifton on the 3rd day of November, 1871.'

The school opened in April, 1872 with 48 children in attendance. A year later the school started to run a night school, initially attended by 13 men.

The school finally closed in 1956 when the areas modern schools were constructed in the new Clifton Housing Estate.

