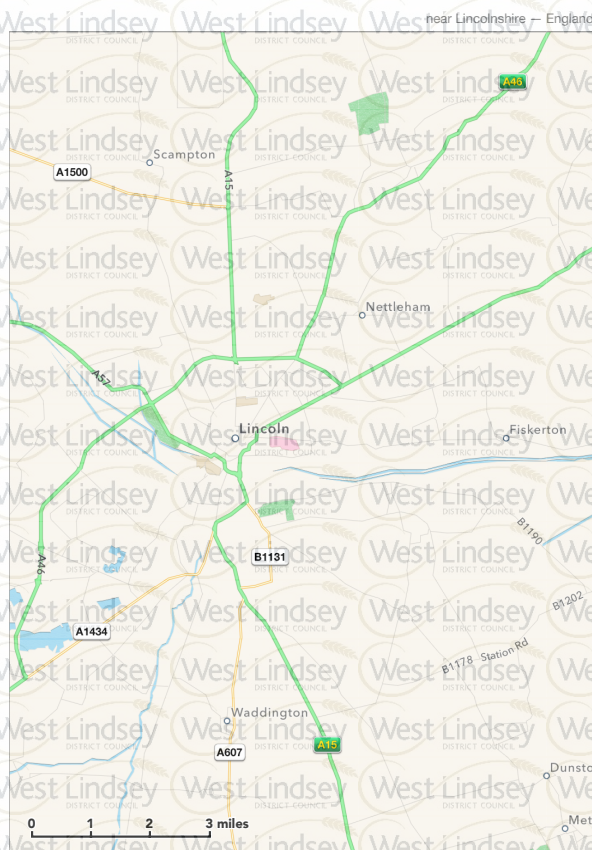
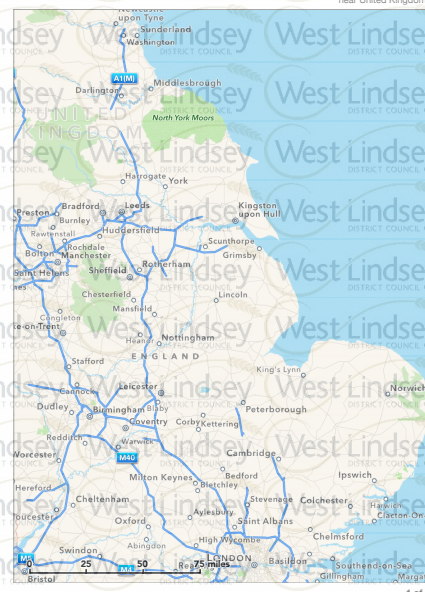


APPENDIX A Character Assessment

Location in UK

Nettleham is located in the district of West Lindsey in the county of Lincolnshire, one of the largest counties in the United Kingdom. Lincolnshire is predominantly agricultural in nature however the city of Lincoln has a long engineering heritage dating back to the early days of mechanized farming. The population of Lincolnshire is 725,000 of which 90,000 live in West Lindsey



The city of Lincoln is both the historic and administrative capital of the county. The City has a population of 95,000 and is an employment centre and site of the University of Lincolnshire. The parish of Nettleham lies approximately three miles north-east from the centre of the city.

Nettleham's Development

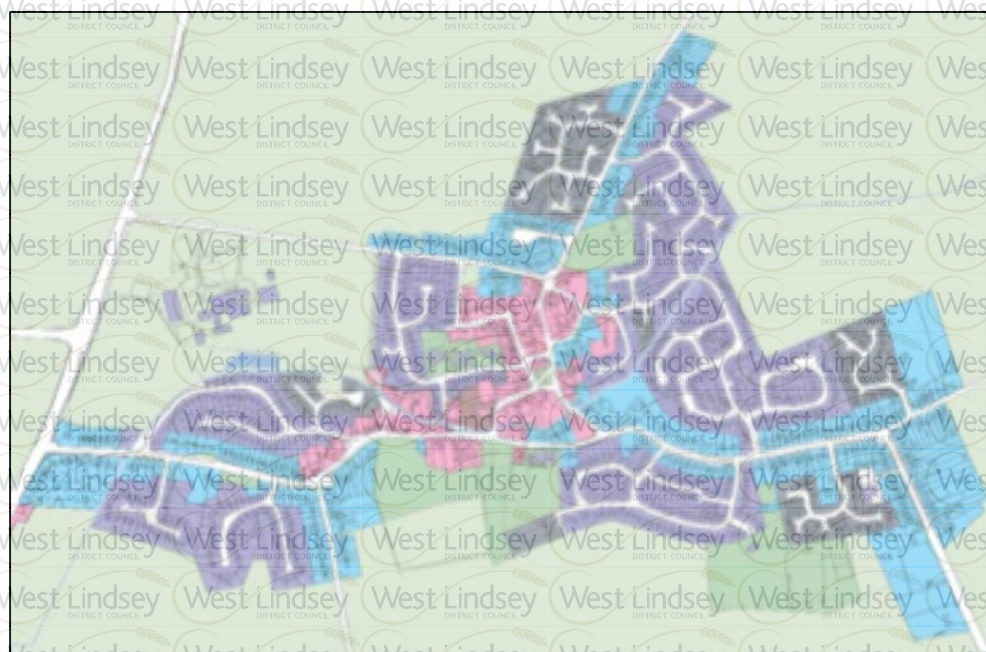
The growth of the village

The map of Nettleham above shows the development of the village from the original small pre-1900 central core up to the present day.

There was considerable development during the twentieth century, with typical ribbon development along the highways into the village from 1900 - 1950, followed by a number of major residential housing estates in the latter half of the century from 1950 - 2000.

There have been numerous modifications and additions of infill properties and the map shows only the general phases in the development of the village to its present footprint.

The chronological phases in the development of Nettleham





Most residential properties are detached, with a similar number of houses and bungalows.

History



Early Influences

The village of Nettleham has been known by numerous spelling variations over the centuries - Nethelom, Neudhalom, Netlam, Nethleham, but since the Enclosure Act of 1777 Nettleham has become the standard accepted version.

The first evidence of human activity comes from the discovery of a magnificent Neolithic axe head in The Rookery, believed to be up to 6,000 years old



Further evidence of human settlement in the area comes from the Bronze Age, with a cache of bronze implements and weapons, (The Nettleham Hoard), being unearthed nearby in 1860 and now in the British Museum.



The Romans and Anglo-Saxons

Following the establishment of the Roman garrison at Lincoln in 43AD, fresh water, taken from a spring on the outskirts of Nettleham, was taken into the city by aqueduct to supplement the wells there. (Nettleham water was also used in Lincoln during a typhoid epidemic in 1905).

Following the departure of the Romans in the 5th century, the invading Anglo-Saxons settled in Lincoln and the surrounding area. Although initially they claimed the manorial rights in Nettleham, the manor eventually became the property of Queen Edith, wife of Edward the Confessor and finally Queen Maud, wife of Henry I.

In the 12th century, the manor passed on to the Bishops of Lincoln, when the early Saxon manor house (originally located south of High Street opposite Watermill Lane) was enlarged to create a 'palace' more suitable as a country retreat for the Bishops of Lincoln.



An impression of how the Bishops' estate may have appeared around the middle of the twelfth century, although much is conjecture as evidence is too fragmented to create an accurate picture





The Middle Ages

It was in 1301, whilst King Edward I was in residence here, that he declared his son to be the first Prince of Wales.

Participants in the Lincolnshire Rebellion in 1536, protesting against Henry VIII and his reformation of the monasteries, stopped at Nettleham on their way to the city of Lincoln and caused much damage to property, particularly to the Bishops' Palace, and it was from this time that the buildings began to fall into disrepair. Having been in regular use for almost 500 years, it was finally demolished in the 17th century and little evidence now remains of this once magnificent residence, other than a number of grass mounds, marking the outlines of the original buildings, still visible to the present day. Properties utilising 'rescued' building material from the site may still be seen on High Street.

Situated in the heart of the Conservation Area in a picturesque location adjacent to the Beck, the parish church of All Saints, whilst of Saxon origin, has modifications and decoration from the Middle Ages through to the 19th century. Constructed predominantly from local honey-coloured limestone, it contains a number of beautiful stained glass windows, many the gift of the Hood family over the years.

The small area of woodland bounding the churchyard on the north and west sides and known locally as Vicar's Wood, is an important wildlife sanctuary in the centre of the village.

18th & 19th Centuries

Until the 18th century, Nettleham, like many rural communities, was surrounded by large open fields, but the Enclosure Act of 1777 created a patchwork of smaller fields and meadows.

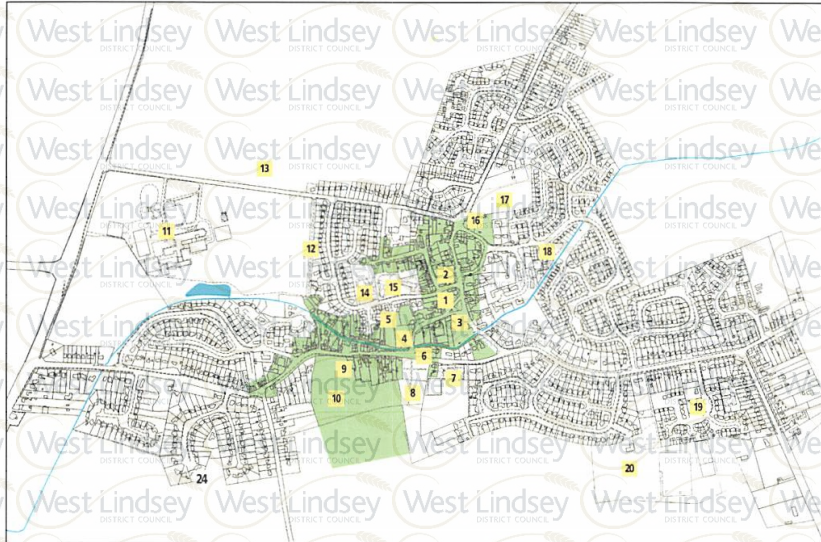
The coming of the Industrial Revolution saw many labourers leave the land and go into the cities and towns seeking work. Many of the village residents would have worked in the heavy engineering and foundries in Lincoln, or at 'The Iron', a large ironstone quarry at Greetwell.

In addition to the traditional village blacksmiths, millers, bakers and joiners, retail shops and other tradesmen appeared in the village, including several carriers taking both people and goods regularly to and from Lincoln.



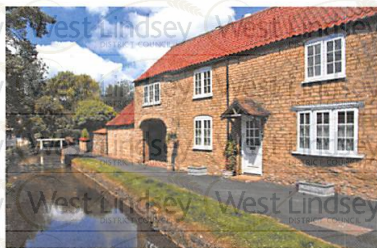
Nettleham's Development

07



- 1 Nettleham village green
- 2 Nettleham library
- 3 Post office and supermarket
- 4 All Saints parish church
- 5 Vicars' Wood
- 6 The Old School
- 7 Nettleham CE Junior School
- 8 Burial ground and extension
- 9 Nettleham Methodist Chapel
- 10 Bishops' Palace Field
- 11 Lincolnshire Police HQ
- 12 Green Lane
- 13 Nettleham Enterprise Park
- 14 Nettleham Infant School
- 15 Linelands and Church View
- 16 Nettleham police office
- 17 Bill Bailey's Field
- 18 Nettleham village hall
- 19 Nettleham medical centre
- 20 Mulsanne Park and sports facilities

Nettleham today showing the central Conservation Area, together with facilities and amenities in the village



Architectural styles

The long history of Nettleham and the surge in growth over the course of the twentieth century, has resulted in an eclectic mix of architectural styles, representing progressive developments in house design, construction materials and building technology. Most residential properties are detached, with a similar number of houses and bungalows.

The Nettleham Settlement in 21st Century

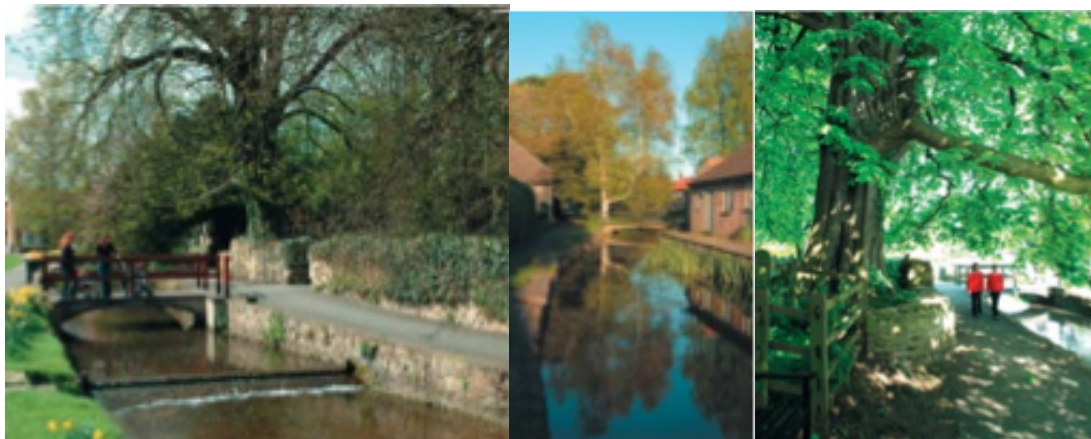
Shape of the settlement

Located around three miles north-east of the centre of the city of Lincoln, Nettleham is an attractive village situated on the banks of a rivulet or Beck which runs west-east towards Scothern.



The village lies in a shallow valley, with rich soils and an abundance of water from natural springs. Two old Roman roads pass close to the village and its proximity to these major transportation routes, together with the advantages of its natural topography, must have been an important influence in its development.

Originally the Beck served as a village street and livestock, together with carts and wagons, were frequently driven through it. It also provided the only access to many of the village houses.



The Village Settlement

Population

The population of the village has grown over the centuries: in 1842 it was 714, in 1885 it was 958, and in 1913 it was 1,012. Some of the village houses were divided into two dwellings in order to accommodate the additional inhabitants. However, by 1930 the population figure had reduced to 981.

In the latter half of the 20th century Nettleham was considered, in planning terms, as a village where housing development could be encouraged, together with the necessary social, educational and retail facilities to serve an increased population. As a result the population increased dramatically from 1,599 in 1951, to 1,940 in 1961 and 3,112 in 1971.

In 1981, the figure stood at 3,396.

The village has assumed a dormitory function for people working in Lincoln and is also the location of the Lincolnshire Police headquarters.

The village is designated a Main Village in the Lincolnshire County Structure Plan, reflecting the size to which it has grown. Present development policies for the village are set out in documents available from West Lindsey District Council.

Background

The centre of the village is a Conservation Area and contains a mixture of old residential, agricultural, commercial and civic properties, many built in the local limestone. A number of other zones adjoin the conservation area and although a wide variety of building styles, sizes and densities exist within the village, each zone (broadly speaking) is characterised by its own distinctive architectural style. Nettleham has some superb scenery and the Beck running through the heart of the village is a key feature to its identity.

Early records show “Nettleham parish comprises 3,491 acres of land, including many scattered farms and a few good houses”. Development up to the early 20th century consolidated the village around the High Street and the Green. Since that time development has spread to include the many estates to the north, east and west to give the village form seen today. The majority of village residents live in the relatively recent housing developments of the second half of the twentieth century.

The Conservation Area

In November 1969 a significant proportion of the village centre was designated as a Conservation Area under Section 1 of the Civic Amenities Act 1967 by the former Lindsey County Council. In 1984 the conservation area was reviewed by West Lindsey District Council, and a number of boundary changes resulted. A revised Conservation Area was designated in March and May 1985. An illustrated booklet produced by West Lindsey District Council, describes 47 of the 'Important Buildings' in the area.



Significant Historical Buildings

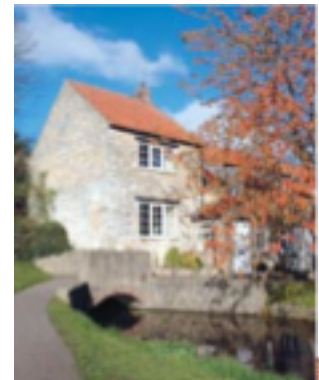
Visual evidence of Nettleham's history is present in the central conservation area, including four buildings associated with religious activity. The parish church, All Saints, rebuilt in 1891, includes work of the 13th through to the 15th centuries, and is notable for its gravestones and mediaeval stone coffin. The former Methodist Chapel and Wesleyan Chapel are both late 19th century, and the former Church Institute, built in the late 19th century, was converted into offices in 1974.

A number of buildings associated with the village's agricultural past still remain, notably Watermill House, a heavily converted and modernised former watermill, and a number of old farm houses, barns, stables and cart sheds.

Characteristic limestone rubble walls and pantile roofs emphasize the agricultural character of the village. The windmills that were once present in Nettleham have unfortunately gone, the last one on High Street being demolished in 1927, although their locations are remembered in house names and street signs.

The administrative offices of Nettleham Parish Council are now located in The Old School, also used for community purposes. The adjacent school-house dates from 1856.

Four public houses: The Plough, The Black Horse, The Brown Cow and The White Hart add to the character of the area, the latter a former Court House, built about 1730 and once used as the village gaol.





Residential Buildings

Several cottages and other buildings, mainly on the High Street and around The Green, originally date from the 16th - 19th centuries.

Other notable residential properties include:

Beck House, C16 is regarded as the oldest residential property in the village. Characterised by its limestone



rubble walls, steeply pitched pantile roof and casement windows.

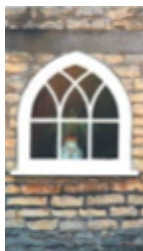
Nos 19 and 27 High Street, late C17 houses with minor recent alterations, with limestone walls, pantiled roofs, three chimney stacks and sash windows.

The Old Vicarage, East Street, late C18, limestone rubble walls with a pantile roof, two brick gable chimney stacks and sash windows.

No 5 Beckside, a late C18 cottage, formerly a pair of cottages.

A number of C18/C19 cottages and houses on Chapel Lane, Cross Street, The Green, Church Street and East Street with characteristic limestone or brick walls, pantile roofs and casement windows.

There are also a number of non-listed buildings that have individual architectural merit and add to the character of the conservation area.



Buildings

Types of Building: Styles

Nettleham has developed and grown over a significant period of time and the resultant styles of buildings in and around the village reflect this growth.

However the growth in styles is not *ad hoc* and there is a definite pattern of development, as sections of the village have undergone periods of growth followed by stability. Around the High Street and the Green there is a high proportion of limestone-walled and pantile-roofed buildings, together with some brick and pantile buildings, many adapted from agricultural buildings.

In the building developments of the latter half of the twentieth century, the buildings are typically constructed of imported brick with tile roofs. Within these distinct areas there are other individual styles, but they tend to be 'infill' developments, often visually obtrusive and would not meet recent planning guidance.



House Sizes

Nettleham has a wide range of house sizes from very small cottages to much larger houses and it is this variety in size that is part of the attraction of the village.

New estates have largely comprised detached houses and bungalows having 3 and 4 bedrooms, with the later buildings constructed on ever-decreasing plot sizes.

For the village to maintain its essential character, buildings of different sizes should be part of future planning.

The Parish Plan completed in 2007 clearly revealed the village's higher than national average elderly and retiree population, and the need for smaller, more affordable homes, both as retirement dwellings for elderly persons wishing to 'downsize' and to encourage younger people to either remain in, or join, the village community.

Open Spaces

There are significant amounts of open space within the core of the village and also in the more modern developments. One of the most important central areas of open space in daily community life is the Village Green, located in the very heart of the village and the scene for a number of events throughout the year, including the popular annual village carnival in July.



It was purchased for the village for £1 by the Parish Council from the successor to the Lord of the Manor - the Bishop of Lincoln.



Other notable areas of open space enjoyed regularly by the residents of the village are Vicar's Wood, the Lincolnshire Police HQ grounds, (including strip woodland, lake and green space), Green Lane and the Bishops' Palace Field.

Open recreation areas such as Bill Bailey's Field, Mulsanne Park and the new burial ground extension add significantly to the feel of the village as an open green community and allow a peaceful and tranquil atmosphere to be retained.

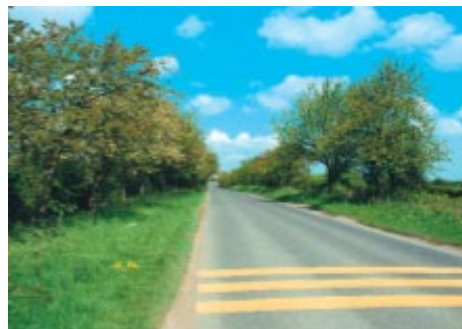


The Surrounding Area

Gateways into Nettleham

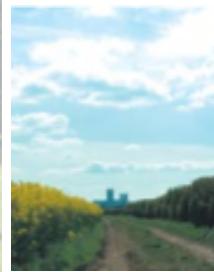
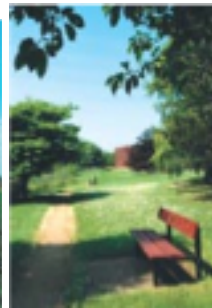
Six main routes lead into Nettleham, of which four (Scothern Road, Lodge Lane, Greetwell Lane and Sudbrooke Lane) are long and relatively straight, with houses set well back from the road. Grass verges, together with open or hedge-bounded fields, offer wide, uncluttered and very distinctive approaches to the village.

Further ribbon development along any of these gateway routes into the village would inevitably harm the rural character of the parish and should be avoided. Residents have indicated a strong desire that Nettleham should not visually merge into the city of Lincoln.



The Village Surroundings

The village has the advantage of close proximity to Lincoln, whilst retaining an open landscape and countryside around it. The Beck, flowing west to east through the village, contributes greatly to its character and its conservation is of great importance for the benefits of wildlife and the recreational pursuits of both the local community and visitors to the village.



Footpaths and Bridleways

A network of public footpaths, fieldpaths and bridleways link local areas and those of neighbouring communities and are well preserved, clearly marked and frequently used by residents and visiting walkers.

Hedgerows, often bordering footpaths, contribute strongly to the rural and agricultural setting of the village, and their importance, both as visual amenities and wildlife corridors, should not be under-estimated.

In a public consultation for the Nettleham Village Plan, there was an overwhelming majority view of residents for the village to acquire the police field, lake and woodland.



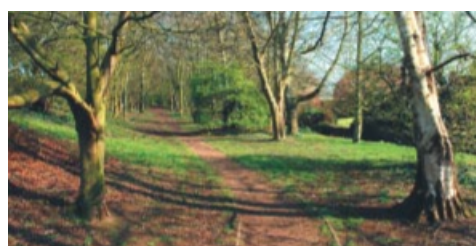
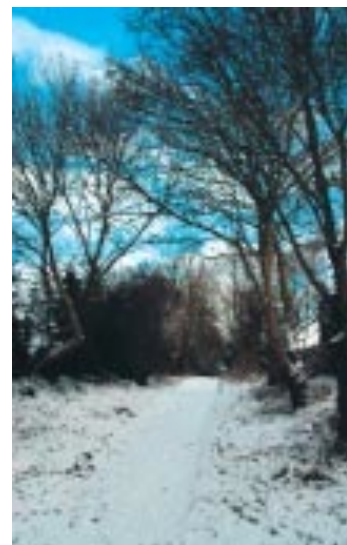
Trees, Hedges and Verges

Woodland and hedgerows within the parish are now one of its most valued features. This is demonstrated by the change to the 'Parish Wood' from a private (Bowskill's) orchard which was purchased by the Church as the site for a future vicarage, then subsequently sold for a nominal £500 to the Parish Council for woodland in the 1960's (Vicar's Wood).

Many trees were planted in the village in the 1970s, when Nettleham was selected to illustrate a national publication: "Trees in the Village" featuring photographs which compared the visual effect of trees on the same village scene taken from the same viewpoint over a number of years. Tree planting in the area continues to the present day through the activities of Nettleham Woodland Trust.

Some of the issues affecting the landscape around Nettleham:

- Loss of boundary hedges leading to large 'prairie' fields
- Encroachment of urban features and character into adjacent open rural areas
- Ribbon development along the approach roads to the village
- Safeguard the existing network of paths and walks in and around the village
- Loss of trees and woodland throughout the area and county.



Changes in Land Use

The parish is primarily a residential area, with a high proportion of retired residents. There is a small amount of commercial activity within the village boundaries and this is welcomed by residents for the local employment opportunities and services available to the community.

Two areas for light industry and offices were found to be needed and identified in the mid 1980s on Lodge Lane and Deepdale Lane. A new small (1Ha) business park has subsequently been constructed on Deepdale Lane. The buildings, located on approximately 0.15Ha plots, are in the barn conversion style to harmonise with the rural nature of the area.

