

# Calverton Neighbourhood Plan



**Evidence  
Southern  
Ridge Area**

**November 2016**

**Evidence**

# Calverton Neighbourhood Plan 2016-2028

## Submission Plan

Submitted to Gedling Borough Council in accordance with Regulation 15 of Neighbourhood Planning Regulations 2012

## Evidence Base - Southern Ridge Area November 2016

Produced by the Neighbourhood Plan Working Group on behalf of Calverton Parish Council:

Councillor Mike Hope (Lead)  
Councillor Emily Quilty  
Helen Lee  
Reverend Mike Arnold  
Dave Musson  
Chris Peck  
Gareth Bott (Clerk to the Council)  
Anthony Northcote (Professional Advisor)

Calverton Parish Council



The Parish Council received professional planning support from Anthony Northcote at [NEIGHBOURHOOD-PLAN.CO.UK](http://NEIGHBOURHOOD-PLAN.CO.UK) during the production of this Neighbourhood Plan.



NEIGHBOURHOOD-PLAN.CO.UK





*Planning to value Calverton's historic landscape setting - people, place and community...*

## Contents

Foreword.....	Page 4
1 Introduction.....	Page 5
2. Post-War Calverton: A Brief Overview	
2.1 Calverton Colliery - Rapid Change.....	Page 6
2.2 Calverton's Continued Growth.....	Page 6
2.3 The Loss of Dark Lane.....	Page 7
2.4 Shaping Future Growth Sustainably.....	Page 8
3 The Southern Ridge Area: A Valued Local Area - Key Features	
3.1 The Southern Ridge Area: An Overview.....	Page 9
3.2 Accessibility.....	Page 10
3.3 Heritage.....	Page 11
3.4 Natural Environment.....	Page 21
3.5 Topography.....	Page 23
3.6 Landscape.....	Page 25
4 The Southern Ridge Area: Personal Perspectives.....	Page 33
5 The Southern Ridge Area: Concluding Remarks.....	Page 41
References.....	Page 42
<b>Appendix A: The Southern Ridge Area - Inter-relationship of Key Features.....</b>	<b>Page 43</b>
<b>Appendix B: The Southern Ridge Area: Distribution of Salient Features.....</b>	<b>Page 45</b>
<b>Appendix C: Southern Ridge Area: Viewpoint Locations.....</b>	<b>Page 46</b>
<b>Appendix D: Blank Response Form.....</b>	<b>Page 47</b>
<b>Appendix E: English Heritage [Historic England] Advice.....</b>	<b>Page 48</b>



## Foreword

*'Consultation exercises for both this plan and GBC's Masterplanning process have highlighted the fact that residents regard the Southern Ridge Area as being integral to the overall setting of Calverton.... '*

*21.8 Calverton's Submission Neighbourhood Plan*

This document gives a brief overview of the Southern Ridge Area, in the context of Calverton's development, by drawing on local knowledge, archive material and the views of residents who use the area. In support of its integral historic value, reference is made to advice from Historic England and the analysis contained within the Calverton Conservation Area Appraisal.

With regard to residents' use of the Southern Ridge Area, this document is intended to provide qualitative evidence - in order to contextualise the quantitative data already compiled from consultation exercises. Evidence was obtained directly from residents, who were interviewed whilst they were using the area. The Neighbourhood Plan Group would like to thank those residents for the willing contribution that they made to this document and for agreeing to be photographed for inclusion in this report.

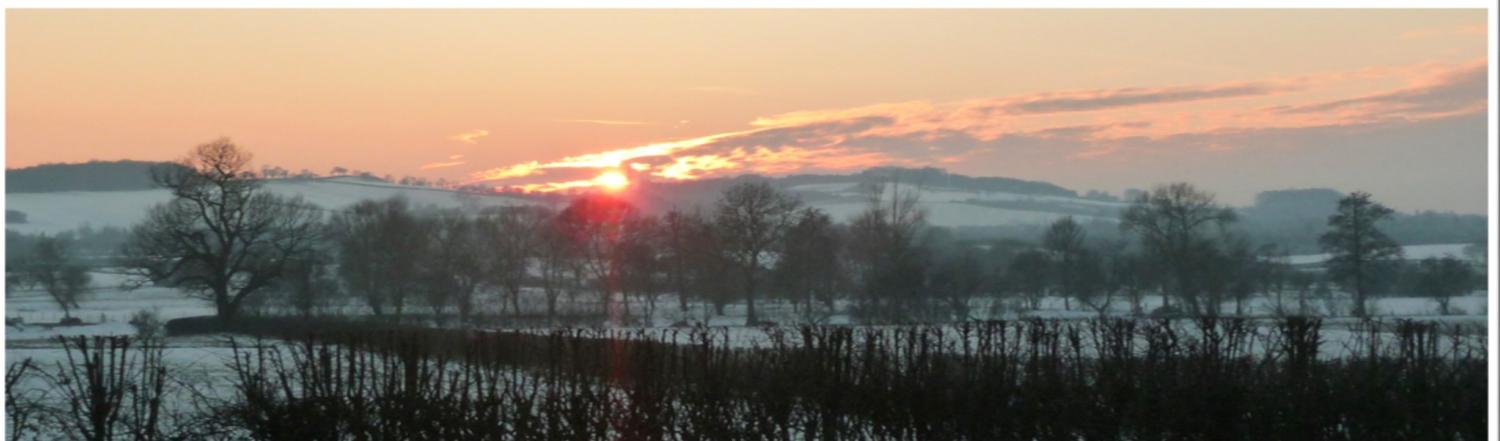




## 1 Introduction: Setting the Scene

Calverton is historically an agriculturally linear village and the built environment of the settlement nestles along the floor of a shallow valley. The 'Southern Ridge Area' has been used during Calverton's neighbourhood plan process to describe the countryside lying immediately to the south of built-up Calverton. (See *Policy NE4 - Setting of Calverton*).

Residents' appreciation of this landscape is a natural consequence of living in close proximity to it. That appreciation has seldom needed to be articulated or justified. Many would argue that post-war Calverton has, until this point, been principally shaped by top-down decision making that has placed relatively little importance on local opinion. This document can only give a flavour of the relationship between the community and the countryside. However, it is hoped that it will go some way to helping planners and other external decision-takers appreciate the value that local people place on this particular area of land.



The Southern Ridge Area is viewed by residents as an important visual backdrop to the village. Given its topographical prominence, it is a landscape that is enjoyed by residents from across the whole neighbourhood plan area.

This landscape is appreciated from both afar and at closer quarters. Whether viewed at a distance in its ridgeline entirety, or as glimpses above rooftops, in-between buildings and at the end of old lanes, the hillside has added great value to the day-to-day lives of the residents of Calverton.



## 2. Post-War Calverton: A Brief Overview

### 2.1 Calverton Colliery - Rapid Change

Calverton has changed almost beyond recognition over the post-war period. Calverton Colliery acted as a catalyst for growth - particularly from the 1950's. The 'top' and 'bottom' estates sprung up to accommodate the influx of miners and their families and this was accompanied by a growth in services. The built environment, particularly of the village centre, still bears the scars of this period of rapid development: much of the village's historic core was decimated to make way for new facilities. However, the early post-war development confined itself to Calverton's existing valley-floor setting to the north of Main Street. The newly-expanded village of Calverton quickly formed a tight-knit colliery community with a strong sense of local identity. Residents valued the surrounding countryside that provided a necessary balance to the now densely populated area.



### 2.2 Calverton's Continued Growth

The 1970's saw a second wave of development that took significant chunks of former Green Belt land rising up the hill to the south of Main Street - from Longue Jumelles in the south-west to Church Meadow in the south-east. This diminished the connectivity between the historic core of Calverton, running along the Main Street, and the open countryside to the south. It is probably as a consequence of this period of development that the community fought so hard to protect the remaining links between the 'old village' and the countryside beyond. During the 1980's, plans were put forward to develop the Dark Lane area of the Southern Ridge. A vigorous campaign was fought and residents were relieved that, ultimately, the land was not allocated for housing.



### 2.3 The Loss of Dark Lane

Residents mistakenly thought that, having successfully retained Dark Lane in the Green Belt, it would be protected from development for future generations. However, in 2003, housing plans for Dark Lane were again proposed; the community's efforts to resist the development of this area were not rewarded a second time round.

The recently commenced Dark Lane development is currently removing another precious area of land from the Southern Ridge Area; the entrance road necessitated the demolition of historic barns within Calverton's Conservation Area and will result in the loss of the orchard that had occupied the land between the Main Street and the ancient green lane and open countryside beyond. Regular reports in the local publication the Calverton Echo by the Calverton Preservation and History Society provide accounts stretching over many years of the long-running community battle to save this area from inappropriate development.

Much piecemeal development, both on a small and a larger scale, occurred within Calverton from the 1990's to the present day. It is a matter of record that none of this development provoked the level of response and local anger that compares to that prompted by the proposals to develop the Dark Lane area - but then none of that new development occurred on what remains of the Southern Ridge Area. Residents from across the village fought to save Dark Lane - this is indicative of the high level of regard that the community has for this area of landscape



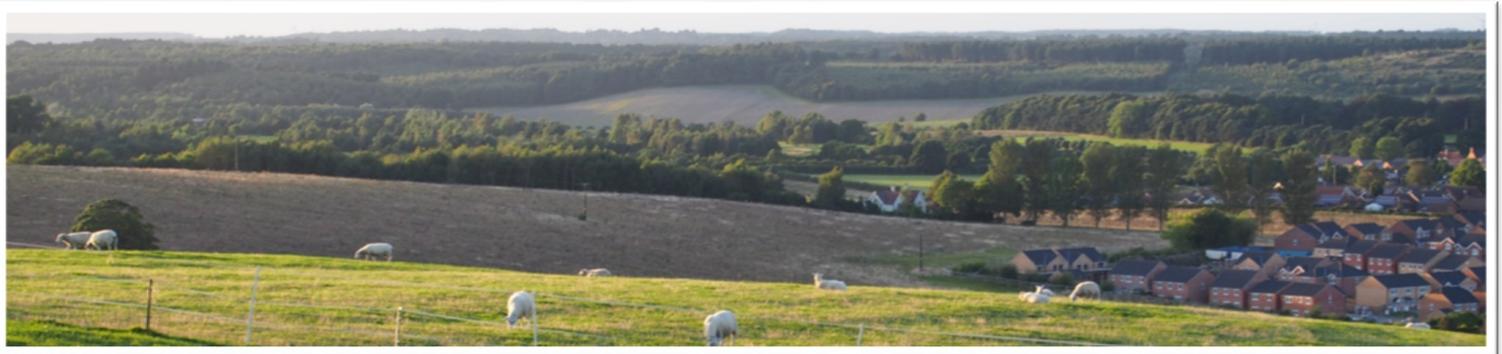
*Historic 'Conservation Area' barn - recently demolished to facilitate the entrance to the Dark Lane development.*



## 2.4 Shaping Future Growth Sustainably

The village accepts that it has lost its battle for Dark Lane. It also reluctantly accepts that the planned level of housing development is likely to significantly exceed local need. However, it is envisaged that the current neighbourhood plan process will help to direct the inevitable future growth in a manner that has the best possible outcome for the village as a whole.

The purpose of this additional evidence document is to illustrate why the Southern Ridge Area matters to Calverton residents and how maintaining an important element of its rural character in the future will provide a better living environment for both existing residents and the large numbers of new residents who will move into Calverton - both during the current local plan period and beyond. Protecting key aspects of the Southern Ridge Area in terms of its landscape, recreational, historic and environmental amenity can be achieved without compromising future development targets for Calverton and will greatly enhance the sustainability of that planned growth.



*Recent development - Longue Drive. View north-west from Spindle Lane.*

*Post war development in the Southern Ridge Area no longer 'nestles' in the valley. There is a strong desire in the community to avoid additional intrusive development extending further into the lower area of the Southern Ridge Area.*



### 3 The Southern Ridge Area: A Valued Local Area - Key Features

#### 3.1 The Southern Ridge Area: An Overview

The Southern Ridge Area is a significant asset enjoyed by residents across the village. It has long-been appreciated for its intrinsic qualities, as a visual backdrop for the village and as an area of recreation.

With respect to the built environment, the importance of the historic core - focusing on Main Street - was acknowledged in GBC's 'Calverton Conservation Area Appraisal':

*'It was evident from the response to the initial consultation process for this Appraisal, that the sense of historic continuity manifested along Main Street is clearly valued by many residents.'*<sup>1</sup>

The Gedling Masterplanning for Key Settlements Final Report for Calverton concluded:

*'...Development to the south of the village is considered unsuitable on a range of criteria, including landscape character, potential impact on the setting of heritage assets and village centre conservation area, significant lack of support from the local community, perceived high environmental value of the land (including three SINCs), topography...'*<sup>2</sup>

The Draft Neighbourhood Plan states that:

*'Consultation exercises for both this plan and GBC's Masterplanning process have highlighted the fact that residents regard the Southern Ridge Area as being integral to the overall setting of Calverton....'*

*21.8 Calverton's Submission Neighbourhood Plan*

The Southern Ridge Area has characteristics that, in combination, make it an extremely important area of Calverton's built and landscape environment - both as the village's backdrop and as an area of recreation.

The key qualities can be summarised under the following headings:

- ◆ **Accessibility**
- ◆ **Heritage**
- ◆ **Natural Environment**
- ◆ **Topography**
- ◆ **Landscape**

These qualities interact and reinforce each other in many respects (*Appendix A, Figure 1 and Table 1*).



### 3.2 Accessibility

One of the principal features of the Southern Ridge Area is its accessibility - both for direct use and as a prominent visible feature.

As the setting for the village, its topographical prominence makes it important as an aesthetically pleasing backdrop that can be viewed from across Calverton - in this form, it is accessible to all Calverton residents.

The value of the Southern Ridge Area to Calverton residents as a place for recreation is greatly enhanced by the fact that it is so easily accessible from the whole length of the village from east to west (Appendix B, Figure 2). Flexible use of the area is enabled by the network of paths (encouraging a large variety of different routes to be taken) - including a bridleway - and the different categories of land-use.

As well as a large parish-owned park (with a mix of formal play areas, mown grassed areas and woodland) - intentional recreational spaces within the area include: the Woodland Trust-managed Millennium (Hollinwood) Wood, Ramsdale Golf Course, Calverton Cricket Club and a Riding School. Fox Wood, on the ridgeline, lies just outside the Parish and Neighbourhood Plan boundary, but is still much used by residents. For the purpose of this exercise it is, therefore, regarded as part of the Southern Ridge Area. Whilst the Neighbourhood Plan can only set out policies within the parish of Calverton, the Southern Ridge Area does extend beyond the parish boundary in terms of topography and landscape character.



*Millennium - Hollinwood.*

*The management of this area by the Woodland Trust includes a timetable of seasonal grass-cutting in order to keep a network of paths clear for recreational use throughout the year.*

*“...a number of paths climb up through the planting joining a path along parts of the southern and eastern boundaries, creating a variety of circular walks...Hollinwood formed part of the Woodland Trust's 'Woods On Your Doorstep' project, supported by the Millennium Commission, which created 200 new community woods within walking distance of towns and villages.”<sup>3</sup>*

The public footpaths, bridleways and unregistered paths form an interconnected network across the Southern Ridge Area. They are distributed in a manner that permits many different routes to be taken, providing expansive views across the length of the area, into the village and to the countryside beyond.

This flexibility of access extends to the way the area is used; serving a spectrum of local need. Residents with physical disabilities, the young and the elderly or those constrained by lack of time may choose to remain at the base of the slopes, others may choose to go a little way up the hill or enjoy strenuous walks of many miles.



### 3.3 Heritage

The Southern Ridge Area incorporates many historic elements, both within the natural and the built environment. Cumulatively, and in conjunction with other key features, these individual elements contribute to the overall character of the area.

#### 3.3.1 Cottages Built From the Countryside

The historic core of the village runs along the base of the Southern Ridge Area. The close connection between the built environment and the agricultural land to the south of Main Street is etched into the street pattern of the old village core:

*“...its gently meandering course, that widens and narrows on its way through the village, remains a distinctive section of Calverton. It affords often tightly defined views of historic cottages, with wider vistas of the still open countryside climbing up the ridge to the south of the village. While there are obvious modern interventions, the visual links along its length serve to underline a sense of historic continuity and give the village a clear sense of character among its expansive modern developments.”*<sup>1</sup>

*Calverton Conservation Area Appraisal, Paragraph 2.2*

Calverton's agricultural economy was supplemented, for over 300 years, by framework knitting; following the invention of the loom (1589) by Calverton's William Lee - all future knitting and lacemaking machines had their origins in this Calverton invention. It is noteworthy that Calverton has more surviving examples of framework knitters' cottages than anywhere else in Nottinghamshire.

The main building material for the red pantiles and bricks of the cottages of the Southern Ridge Area is locally-sourced clay...the Potteries' were located at the end of Woods Lane and the name-choice for the 1970's Brickenell Road bears witness to the close connection between the historic built environment and its surrounding landscape. The farmhouses, barns and stockingers' cottages are literally made from the earth (and indeed form an important part) of the village's ridgeline backdrop - it is little wonder that, by comparison, the post-war building constitutes a visual incursion into the countryside, rather than sitting comfortably within it.



Longue Drive. View south towards George's Hill (Monks' and Lamp Wood)



Barn to the east of the James Seely Playing Field



### 3.3.2 Ancient Ways - Connecting the Present with the Past

As detailed in the section on 'Accessibility' (3.2), connectivity between the settlement of Calverton and the Southern Ridge Area can be seen in the series of public footpaths that run from the historic core of the village to the top of the hill. Rooted in the practical necessity of the past, these ancient ways continue to serve Calverton's residents, ensuring that this locally-special area of open countryside can be regularly enjoyed by many. The fact that there are public footpath routes that run from Main Street, along old lanes - often between cottages (Burnor Pool, The Avenue, Woods Lane) - consolidates the link between the historic built environment and the surrounding countryside. It is part of the justification for viewing the Southern Ridge Area as naturally commencing at Main Street, rather than at the beginning of the open countryside beyond. The Calverton Conservation Area Appraisal acknowledges the importance of the agricultural setting to Calverton's historic core, recognising the inter-relationship between the landscape and built environment of the Southern Ridge Area:

*“Calverton's initial development was shaped to a large extent by agriculture, with a number of small farms fronting on to Main Street, often backed by orchards ...with countryside beyond...Trackways and paths from these farms and from Main Street radiated out into enclosed fields that ran down into the village centre .”<sup>1</sup>*



*Woods Lane*

*An example of the old lanes that run perpendicular to Main Street, connecting the village with the countryside. Woods Lane joins with Dark Lane .*



*'The Stripe' - a longstanding footpath.*

*Its name originates from pre-enclosure strip farming. Running up the middle of a cultivated field, the footpath connects the village-edge at the bottom of the hill to Spindle Lane at the top.*



### 3.3.3 Points of Historic Interest Within the Southern Ridge Area

This document should be considered in conjunction with Gedling Borough Council's 'Calverton Conservation Area Appraisal' <sup>1</sup> as this provides a detailed assessment of the built environment of the Conservation Area and the importance of the landscape setting to its historic integrity. It also highlights many designated and non-designated heritage assets of the Southern Ridge Area's open countryside - from ancient hedgerows and earthworks to the importance of the historic open space of the James Seely Playing Field.

In addition to historic features detailed in the Conservation Area Appraisal, some other points of local historic knowledge are briefly noted below. It is important to stress that this document is only intended to give a flavour of the Southern Ridge Area and is by no means a comprehensive representation of its heritage assets.

#### Burnor Pool

'Burnor' is derived from the Anglo Saxon for 'a swampy place'. Although there is no pool now, it was here that members of a religious sect specific to Calverton - the Roeites - were baptised (see Roeite Chapel entry for further detail).

#### Dark Lane

The dog-legged lower section of this historic green lane bears witness to the boundaries of the old field layout. The deep banks of the area around Keenwell indicate that this part of the lane is particularly ancient - likely to date from at least Saxon times, it is an obvious route to the ridgeline (where there is plenty of evidence of occupation from the Iron Age onwards. The very deep-sided (now wooded) bank at the southern end of Dark Lane may have been the site of clay extraction for local building materials - the distinctive red clay bricks and pantiles.



*A painting of the Dark Lane 'Tunnel' by local artist S. Wood*



*A photograph from the 1950's of a local family at Dark Lane.*



*The Dark Lane 'Tunnel' - view south.*



### Fox Wood

This is a scheduled ancient monument - possibly of Iron Age origin, with a later Roman hillfort. Although just outside, but contiguous to, the Calverton Parish boundary, it is intensively used by many Calverton residents as part of the Southern Ridge Area. There is a network of well-worn footpaths within Fox Wood that have been enjoyed by generations of Calverton residents; the historic earthworks certainly add to the enjoyment and atmosphere of the area. Although the wood was cut down for the 'War Effort' in the 1940's, it soon regrew. Fox Wood has been in existence since at least the 13th century - then known as 'Foxthweut'. It is also marked on a Sherwood Forest map of 1609 and today forms a distinctive feature of the ridgeline. <sup>4</sup>

### George's Lane

This old lane winds up the hill, through Lamp Wood, to the ridgeline. It meets the end of Spindle Lane, and continues along the ridgeline - passing close to the scheduled ancient monument of Cockpit Hill. It dissects an interesting series of earthworks that run through Lamp Wood on either side of the lane; the proximity to the Iron Age / Roman camps has prompted consideration that these features may be linked. Local stories about George's Lane being haunted abound - as a quick internet search would confirm!



### Keenwell

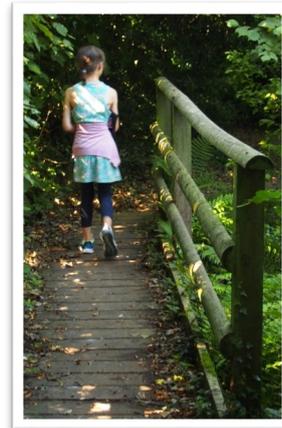
Local legend has it that the old Saxon Kings bathed their eyes here as a protection against failing sight. It feeds a small pond, now crossed using a footbridge, that has been the focus of community-based projects on a number of occasions. <sup>4</sup>



*Girl Guides - 'Adopt & Cherish' Project 1983 <sup>5</sup>*



*Keenwell Community Project*



*The 'new' footbridge has been well-used.*



### Millennium Wood (Also known as 'Hollinwood' and marked on maps as Fox Covert)

This consists of around 16 acres of woodland managed by the Woodland Trust. Although planted relatively recently, to celebrate the millennium, it has as its focus three old oak trees - thought to be remnants of a time when it was part of hunting grounds. It is significant that a clone of Sherwood Forest's Major Oak was planted in this wood during a community event, as part of the millennium celebrations - Calverton was a significant place in medieval times, the location of a forest court for the Royal Forest of Sherwood.<sup>3</sup>



*View of Millennium (Hollinwood) Wood - looking south west towards SAM at Cockpit Hill (Ramsdale).*

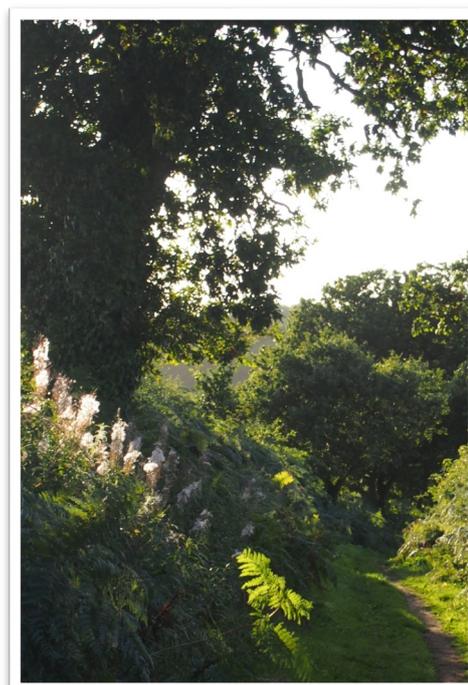
### Plumtree Gardens

Built in the area that used to be home to John Roe's orchard - home to the plum tree that was named after the self styled 'pastor' - the local 'Johnny Roe' plum.<sup>4</sup>



### Spindle Lane

An ancient track that runs along a large part of the ridgeline and the parish boundary - it facilitates an appreciation of the connectivity between the various historic elements of the Southern Ridge Area.



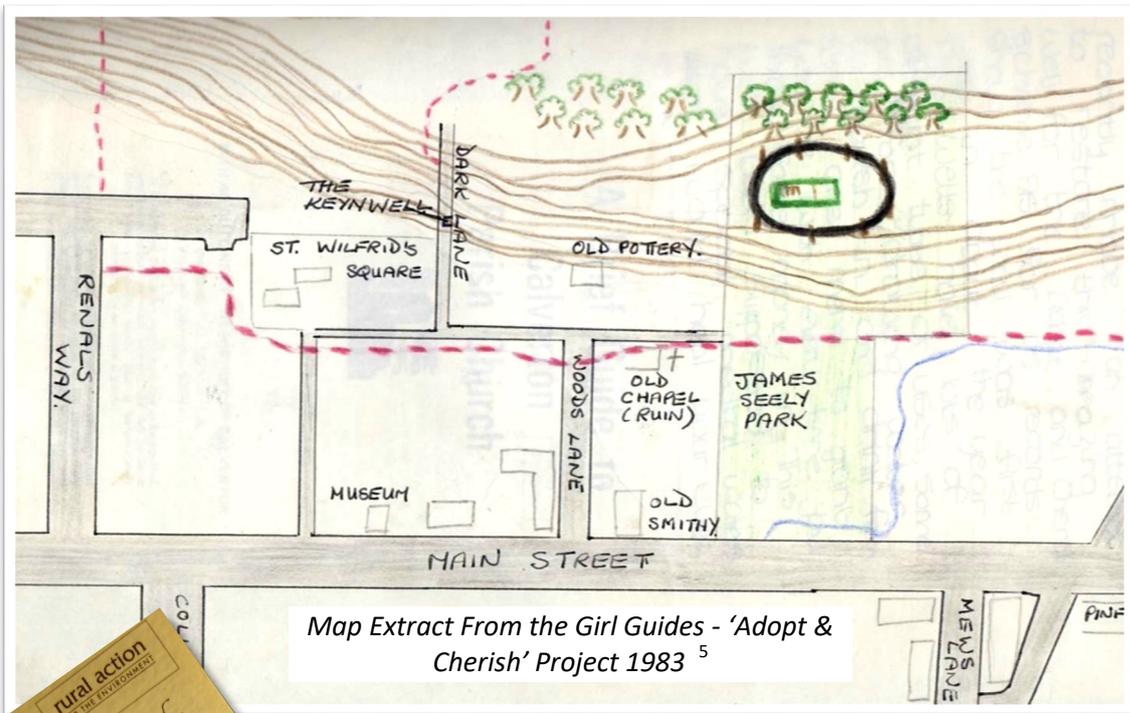
*View west along Spindle Lane.*



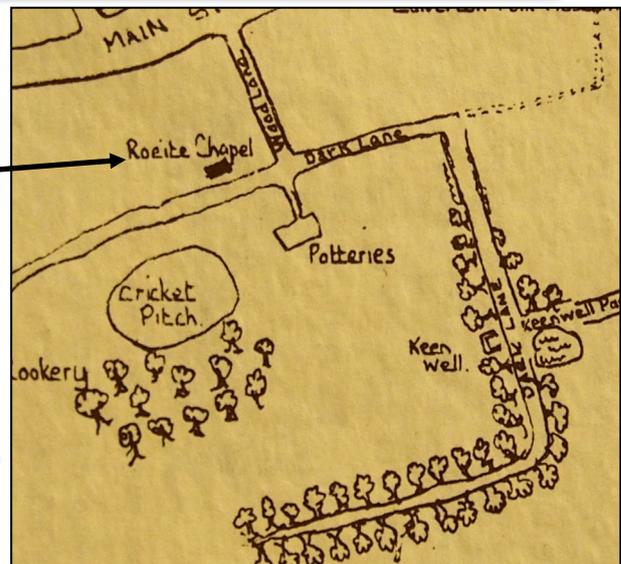
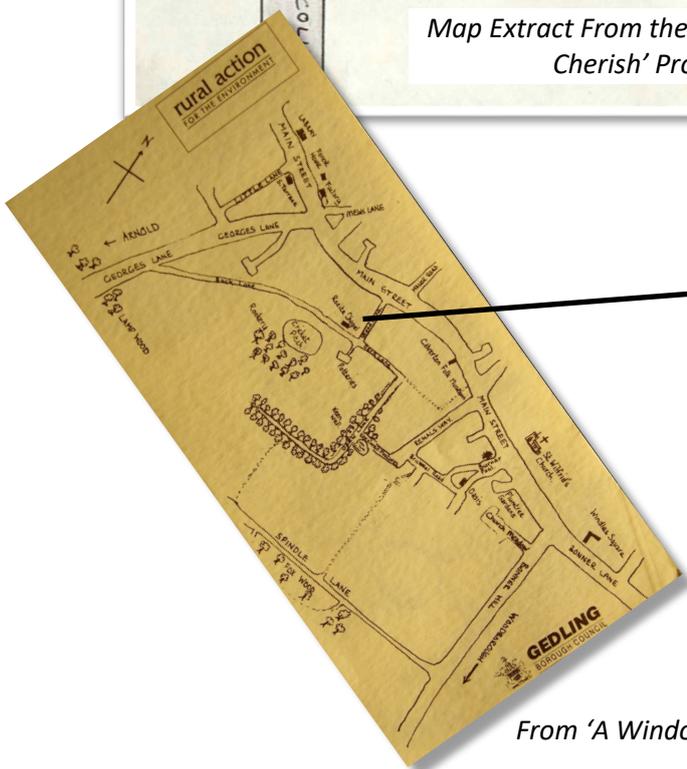
### The Roeite Chapel

Located at the junction of Dark Lane and Woods Lane, there is little left of the remains of the chapel where John Roe preached in the 18th century. Known locally as 'Pastor' Roe, he was born in 1732 and lived until the age of 91. He led a sect that called themselves the 'Reformed Quakers' and married each other by a system of casting lots - which caused a huge scandal at the time.

The old Roeite Church is unlikely to show up on any conventional map - its site is shown in hand-drawn maps by residents who were recording knowledge that had been passed down in the village over hundreds of years. This is the sort of information that is unlikely to be flagged up in desk-top searches carried out by outside consultants.



Map Extract From the Girl Guides - 'Adopt & Cherish' Project 1983 <sup>5</sup>



From 'A Window on Calverton' - Leaflet, hand-drawn by local artist Sheila Wood. <sup>4</sup>



### The Stripe

This footpath's name harks back to Calverton's pre-enclosure days of strip farming and is a visual reminder of the important historic connection between the built-up area of the village and hillside.



*Local schoolchildren walking up the Stripe - on their way to visit the Fox Wood Iron Age hillfort. <sup>6</sup>*

### The Yew Tree

Located on the corner of Burnor Pool and Main Street, it is thought that this yew tree is at least 400 years old. Excavations associated with the widening of Main Street revealed that St. Wilfrid's Church graveyard used to extend towards Burnor Pool, making it likely that this yew tree was once part of the church grounds. <sup>4</sup>



*The Yew Tree - 'Yew Tree Cottage' Burnor Pool*



### 3.3.4 The Historic Setting of the Village

The quality of the landscape, irrespective of the historic element, provides a scenic backdrop to the village. The historic environment provides an additional dimension to the landscape that has been formally acknowledged within the Conservation Area Appraisal and by advice received by Historic England relating to local planning applications within the Southern Ridge Area:

*'The site boundary [Dark Lane Site] also lies within the setting of the scheduled monument, Foxhills [sic] earthworks. This is a large hill fortress which lies in a position central to a number of earthworks, and our consideration focuses on the impact of the proposed housing development on both the setting of the SAM and the Calverton Conservation Area...This landscape helps reinforce the patterns of development which historically follow the linear routes defining this area. The site and its immediate environs have both an aesthetic and a communal value...The aesthetic is derived from the contrast and experience of the rural landscape against the urban historic form. This includes the enjoyment of views towards the rural landscape and beyond to the earthworks, and the understanding gained from looking back towards the historic urban settlement, its definition and the parameters of its expansion. The historic environment is a shared resource and there is a communal value for those who identify with this part of the rural landscape which is distinct from the built up areas within the town. The important spatial and visual relationships between the rural field and patterns of historic development particularly along Main Street and with views towards the scheduled monument on the hillside, are significant and form an essential part of the character of this part of the setting of both the conservation area and the earthworks. Despite the post war housing development the preservation of the relationship of the historic urban settlements to the topography of the surrounding rural landscape, can be clearly seen and appreciated.'* Historic England <sup>7</sup> (Appendix E)



*Fox Wood Scheduled Ancient Monument: View up from the village-edge and reciprocal views down the slope.*





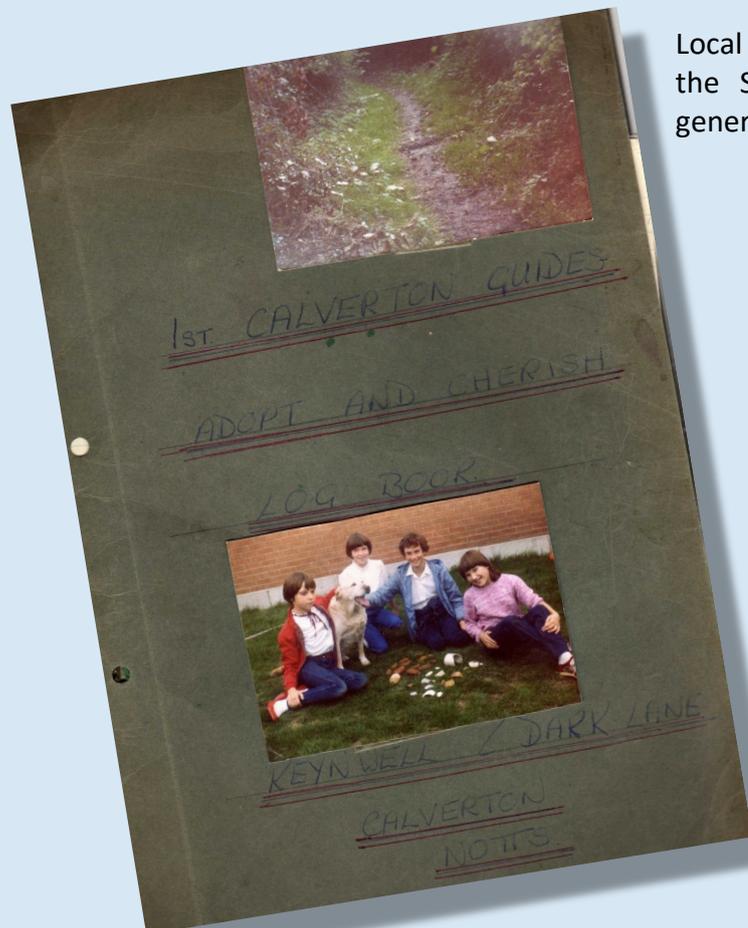
Whilst this advice was submitted with specific reference to proposed housing within the Dark Lane area, it is important to note that it gives professional support for local opinion about the importance of the wider Southern Ridge Area as a historic setting for designated and undesignated heritage assets. It is likely to be of direct relevance in determining the extent of the setting of the SAM at Cockpit Hill (Ramsdale), which is a similar type of heritage asset that dates from a similar period of history. It also confirms the principle that views should be valued not only looking out from the village, but also looking into the village from the ridgeline. It establishes that a sense of place can be derived from the presence of such historic elements and that these need to be understood as part of the wider landscape, rather than in purely evidential site-specific terms. The interconnectivity between the heritage assets of the ridgeline, operates on both a cultural level and a more objective physical level (with a degree of intervisibility and the shared, easily accessed landscape setting).



*Cockpit Hill Scheduled Ancient Monument: View west towards Ramsdale from Spindle Lane, near Fox Wood.*



*Fox Wood Scheduled Ancient Monument: Local schoolchildren enjoy having history on their doorstep as they walk around and learn about the Iron Age / Roman earthworks. <sup>6</sup>*



Local schools and community groups have made use of the Southern Ridge Area as a historic amenity for generations.



*1st Calverton Guides: Adopt & Cherish Project - Keenwell & Dark Lane 1983 - pottery finds. <sup>5</sup>*



### 3.4 Natural Environment

The Southern Ridge Area has four areas that are designated as biological Sites of Importance for Nature Conservation (SINCs):

- ◆ **2/516 George’s Lane Scrub (woodland)** Grid Reference: SK 604 486
- ◆ **2/367 Dark Lane (woodland)** Grid Reference: SK 613 487
- ◆ **5/335 Fox Wood (woodland)** Grid Reference: SK 613 484
- ◆ **5/334 Grassland (Horse-Grazed)** Grid Reference: SK 612 488

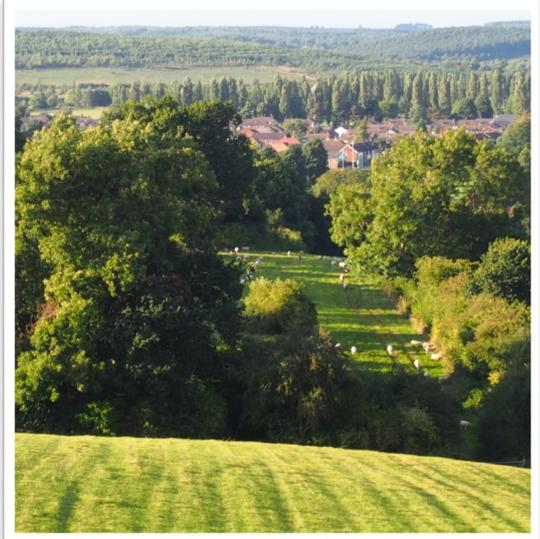
Whilst the grid references enable the SINC locations to be viewed with accuracy, the approximate location of the sites are shown in this document at Appendix B, Figure 1.

*Sites of Importance for Nature Conservation (SINCs) are places that are of at least county-level importance for the wildlife they hold. Nottinghamshire’s SINCs are home to many rare and scarce species, and some are the last fragments of habitats that were once widespread and typical of the Nottinghamshire landscape. Collectively, they form an essential network of corridors and ‘stepping stones’, allowing the migration and dispersal of species. The survival of these sites is vital to safeguard our wildlife from the pressures of development, agricultural change and climate change.*<sup>8</sup>

Two of the SINC areas (Fox Wood and Dark Lane) are accessible to local residents via public footpaths and well-used unregistered paths. All of the SINCs are close to well-used parts of the Southern Ridge Area and, given the established wildlife corridors that are facilitated by verge ways and hedgerows, enhance the natural environment as an amenity for users .



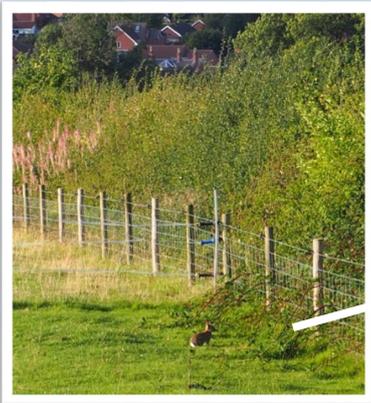
Footpath running along the southern edge of the Dark Lane SINC.



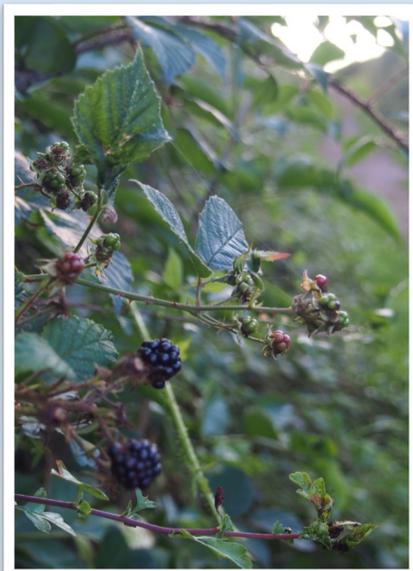
View north of Grassland SINC from Spindle Lane. The hedgerows in the foreground are connected to the Dark Lane SINC. The hedgerows to the west border the Rookery - important wildlife corridors.



The expanding area of woodland, as Millennium Wood has become established, has allowed the deer population to increase in this area. Foxes and rabbits are commonplace and badgers have been reported. Birdwatching is facilitated by the wide-range of species from larks to buzzards. Bats are well-established in the area. Whilst the presence of Sites of Importance for Nature Conservation within the Southern Ridge Area is indicative of a reasonable level of biodiversity, it is important to note that most residents will appreciate the presence of 'wildlife' at a general level - pleasure can be derived from the 'everyday' experiences. There is a growing body of scientific evidence that exposure to natural outdoor environments has significant positive health benefits. <sup>9</sup>



Rabbit on Monks' - viewed from Spindle Lane.



A quick glimpse of a commonplace animal like a rabbit can be an exciting event for a child - this process is about recognising what makes a positive contribution to the locality, not necessarily protecting amenities of wider significance.

**Extracts from response forms completed by residents who were actually in the process of using the Southern Ridge Area - answer to question 'What do you use the Southern Ridge Area for?'**

*'...scenic views. Wildlife. Flora. Foraging - Hazelnuts, fungi, blackberries'*

*Response Form No. 11*

*'...scenery...bird watching...'*

*Response Form No. 7*

*'...Relaxation - scenery, quietness & peace - views - a lot of nature, bluebells, birds - wildlife'*

*Response Form No. 8*



### 3.5 Topography

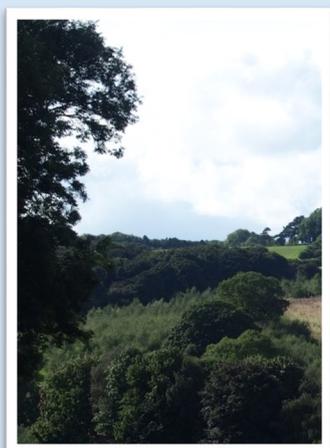
The highest elevation, near Ramsdale Hill in the west is 157m - the lowest elevation at the eastern edge of the Southern Ridge Area is around 45m.

As conveyed by the Notts County Council Landscape Character Assessment,<sup>9</sup> the principal type of topography within the Southern Ridge Area is 'rolling' and 'undulating'. Ordnance survey contour intervals convey areas of relatively steep relief over the Southern Ridge Area. The lowest gradients are closest to the edge of the built-up settlement. This facilitates both open views of the steeper slopes from within the built-up area and from the footpaths of the lower slopes.

The fact that there are areas of lower gradient at the base of the ridgeline makes the open countryside accessible to the greatest number of residents; the scenic sloped landscape can be appreciated without a climb. This is particularly the case with regard to the lower areas of Dark Lane, the footpath running from the James Seely Park to George's Lane, the lower parts of Hollinwood Lane and the permissive paths leading to the lower areas of Millennium Wood.

The assessment of the interaction between key Southern Ridge Area features (Appendix A) indicates that there are cultural local topographical features, including the earthworks of the ridgeline forts, Lamp Wood and prominent ridge-furrow. Clay extraction for bricks/pantiles of houses in the historic core of the village may have contributed to the area of very steep banks in the wooded area (SINC) at the end of Dark Lane. The ridgeline topography enhances understanding of the historic landscape simply because topography would have been a principal determiner of the original siting of the Iron Age/Roman hillforts and remains such a significant component of the local landscape. The wooded areas that correspond with the location of the hilltop earthworks make a positive visual contribution to historical continuity of this cultural topography.

The assessment of the interaction of key features also indicates the contribution made by the topography to other aspects of the Southern Ridge Area. The variety of landform has impacted on the way the land has been used - with steeper areas more likely to be left uncultivated to become wooded, semi-wild pockets. This in turn has a positive impact both on biodiversity and landscape - increasing the variety of natural components.



*View west from Rookery*



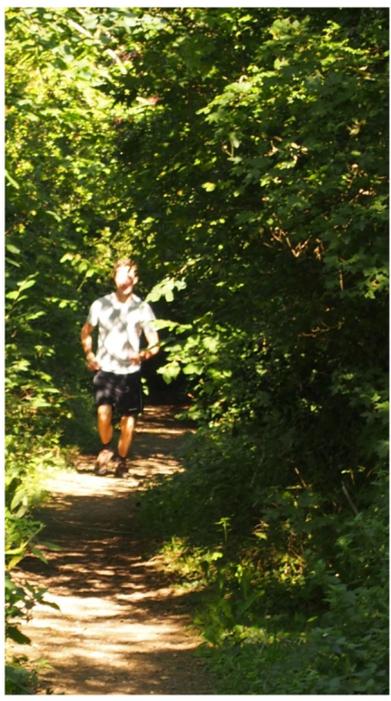
*View south-east from Ramsdale.*



*Steep banks of Dark Lane SINC*



Separation of the area's topography as a feature that is distinct from landscape enables the recognition of the fact that there are some elements of use by local residents for which topography, when considered in isolation, makes a significant contribution. For example, sledging is a popular seasonal activity at a few well-known local spots within the Southern Ridge Area. As part of residents' daily use, the varying levels of relief allow for differing levels of aerobic exercise. The undulating landscape adds enjoyment to activities such as golf, cycling and horse-riding within the area. Local schools hold an annual cross-country event that incorporates footpaths running up and down the hill and along the ridgeline.



*A runner going up Dark Lane towards the ridge.*



*The steep gradient of the new Ramsdale Golf Course footpath certainly helps with snowball construction, but makes it difficult to stop!*



*A local resident from Manor Road, Calverton, uses the Southern Ridge Area two - three times a week in summer for vigorous exercise to 'raise his heart rate' and to enjoy the views and the wildlife.*



*Steeper parts of footpaths - Spindle and Millennium Wood are used for sledging, but more locals use James Seely Park & Monks' .*



*Sledging on the James Seely Park*



## 3.6 Landscape

### 3.6.1 Planning Context

#### The Landscape Character Assessment

Formal landscape appraisal has been carried out at a county level - the 'Nottinghamshire Landscape Character Assessment (LCA) 2009; resulting Policy Zones have been used to inform Local Planning Authority decision-making.<sup>10</sup>

The LCA designate the vast majority of the Southern Ridge Area landscape as worthy of conservation and enhancement. The higher slopes to the southwest of the area are part of the 'Dumbles Rolling Farmland' area - the overall landscape strategy is to conserve and the character is predominantly rural. The largest proportion of the Southern Ridge Area is categorised as 'Woodborough Sloping Farmland' - this area of Calverton's landscape accords with the overall descriptors:

*'The settlements are nestled on lower ground...there are long, unenclosed views over the undulating farmland and out to the surrounding landscape areas. Views in the valleys are channelled by landform; hedgerow trees are prominent features on the skyline.'*

The eastern end of the Southern Ridge Area falls into the 'Calverton Village Farmland' LCA area which notes *'remnants of the medieval field pattern near to the historic core of the village of Calverton'*.

#### The Landscape and Visual Analysis of Potential Development Sites

The Landscape and Visual Analysis study was commissioned by Gedling Borough Council to support decision-taking for the Local Planning Document.<sup>11</sup> The assessment was based on a methodology that applied uniform weighting to pre-set criteria. There was acknowledgement within the assessment of the importance of the Southern Ridge Area landform for the character of Calverton. For example, in the case of identified Site 6/45 Georges Lane/Gorse Close it is noted that 'Visual Susceptibility' is high due to the site forming *'a key part of the village setting and backdrop'*.<sup>12</sup>

However, the analysis did not reflect the community's views consistently. This is understandable as individual site-by-site analysis is not designed to capture the fluidity with which residents understand and use a landscape.

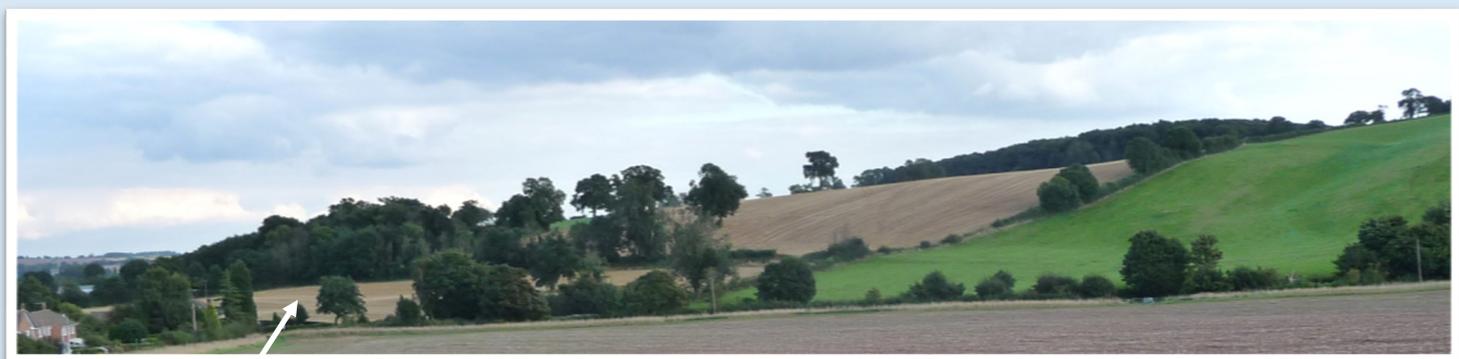
Given the fact that the highest point of the Southern Ridge Area is 157m and the highest considered site for development in the Southern Ridge Area is around 95m, it is noteworthy that in the LVIA a key view from the actual ridgeline was only included for one of the sites analysed. All other key views were from an elevation of no more than 6m higher than the highest point within the site being assessed. The one case that did consider the site viewed from the ridgeline bridleway of Spindle Lane concluded that the:

*'View looking north from elevated right of way illustrate open views of the site and the pattern of the existing settlement edge. From an elevated position the site occupies a significant section of land which is an extension of the existing settlement pattern, and which is visible from long distance views to a valley shaped landform.'*<sup>11</sup>



The Lampwood Site (LVIA Calverton 6/36 Lampwood Close) is an example of a significant level of divergence between the value of landscape as assessed by planning consultants and the views expressed by the local community as part of the Neighbourhood Planning and Masterplanning processes. The 'Landscape and Visual Analysis' considers primary receptors as being purely residential. It acknowledges the PRoW within the site - **'Rights of way - site is part of escape from village to countryside'**.<sup>11</sup> However, the consistency with which the methodology has been applied for the LVIA has to be questioned. The Lampwood Close site has a popular footpath located within it, but this is viewed as a 'secondary receptor' and awarded a 'Medium' score for 'Visual Susceptibility'. In contrast, Site 6/665, located on land to the north of the village, has no footpaths within the site - 'primary receptors' are footpaths running nearby, achieving a 'high' score for 'Visual Susceptibility'. Local knowledge would indicate that there has been a significant lack of appreciation of the value placed by residents on the Lamp Wood site's public footpath. Not only is it regarded as an 'escape' into the countryside but as an integral part of the Southern Ridge Area countryside. The LVIA states that the **'landform to the north of site forms backdrop to village however site itself is relatively contained'**.<sup>12</sup>

This indicates a significant lack of local understanding of the Southern Ridge Area landscape, its popular network of footpaths and the complexity of viewpoints from which the area is enjoyed. A photograph from the higher slopes on a footpath near the Ramsdale Golf Course conveys the salience of the Lampwood Site and its importance as part of the ridgeline area and as a setting for the village:



**The Lampwood Site**, viewed from well-used part of ridgeline area to the west, is a visually prominent feature of the ridgeline's lower slopes - this is not reflected in the LVIA carried out for the Local Planning Document, which assesses it as visually 'contained'.<sup>12</sup> Development within either this area, or the site depicted in the foreground (**6/45 Georges Lane / Gorse Close** site) would represent a significant incursion into the landscape of the Southern Ridge Area and interrupt existing expansive views within and into the area.



The immediate area of open countryside around Calverton (within the boundary of the Southern Ridge Area to the south and contained elsewhere by the B6386 and A6097 main roads) has over 8 miles of public rights of way alone. 20 sites for the 2014 Landscape assessment were visited over 3 days (half in a single day). Obviously, informal path networks were not considered. Qualification is offered in the report for the potential accuracy of its conclusions:

*'The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided...The work described in this Report was undertaken between 29/09/2014 and 02/12/2014 and is based on the conditions available during the said period of time. The scope of this Report and the services are accordingly factually limited by these circumstances.'*

The accuracy of landscape assessment will have value in determining patterns on a broad scale - the Landscape Character Assessments can determine general patterns effectively - but the subtleties of local landscape value is very dependent on local knowledge of the way in which local countryside is accessed and appreciated.

The lack of consideration of well-used viewpoints that was illustrated above using the example of the LVIA's treatment of the sites off George's Lane is repeated with respect to other key parts of the Southern Ridge Area. Of immediate significance is the proposed development of Site H15 in Gedling Borough Council's Local Planning Document. This is presented as a lower lying site that is 'contained' and therefore has little landscape value. However, it is located adjacent to an important access route into the wider Southern Ridge Area and, as will be explored in the section below, the lower slopes can be enjoyed by all, but may offer greater value to certain vulnerable groups within the community.



The proposed LPD Site H15 (Main Street/Hollinwood) is presented in the LVIA as of *'overall low visual sensitivity'* due to it being *'visually contained'* <sup>12</sup> No consideration has been given by the local planning authority to the fact that it is visually prominent when viewed from recreational areas and well-used footpaths upslope to the south.



### 3.6.2 Landscape value - a matter for local judgement.

Unlike formal, consultant-led planning judgement, the evidence underpinning the Neighbourhood Plan process is rooted in local knowledge that is evidenced in the everyday use of the area and the regard that residents have for the area. Local people are aware that the Southern Ridge Area is a complex landscape - there is a new view around every corner and different perspectives depending upon the time of year and whether the view is from the lower slopes looking up, or the higher slopes looking within, across or out. A true reflection of landscape value for the purpose of a neighbourhood plan is to facilitate a more accurate and locally-sensitive reflection of perceived landscape value. No imposed assessment of worth with respect to criteria of national significance, for example, is of direct relevance to residents for whom day-to-day value is necessarily measured relative to what is available in their immediate locality.

For members of the community who find it difficult to access countryside outside the immediate neighbourhood (whether through lack of resources or physical difficulty) easily accessible views may be of disproportionately high value. As has already been noted in the section on topography, a gentle walk along the lower slopes of the Southern Ridge Area may be as much access to the countryside as some vulnerable community members can manage. A formal landscape appraisal, carried out in order to determine site suitability for future development, may conclude that such areas are less visually susceptible, because they are lower lying. In the case of the Southern Ridge Area, this not only overlooks the importance of these sites when viewed from upslope (Section 2.4.1) but also undervalues their significance as accessible areas of the countryside with their own intrinsic value, rather than merely providing conduits to the countryside beyond. Sufficient weight needs to be given to the use of such sites by the community.



*View uphill from the footpath running between George's Lane and the James Seely Park.*



It is a matter of fact that the lower slopes are closest to the settlement edge. The accessibility of these areas is increased, both because of their proximity to the built up area and because of their lower gradient. This results in the lower slopes being the most intensively used for recreation by the widest cross-section of the village. The scenic open views of the higher slopes, without the hillside having to be physically accessed, gives added amenity to these recreational areas. As illustrated by the selection of views on the following pages, taken from across the Southern Ridge Area, this is a high-level landscape regardless of elevation. The northern extent of the Southern Ridge Area has taken the lead from the Conservation Area Appraisal which drew attention of the importance of the inter-relationship of the ridge to Main Street. The boundary has therefore been drawn along Main Street. Main Street and the lower lying areas provide the visual linkage between the actual ridgeline and the heart of the historic village.

The value of the Southern Ridge Area as a whole in landscape terms lies in the variety of views that can be accessed within a relatively small area - from the panoramic to the intimate. There is a huge contrast between the exposed viewpoints of Ramsdale or Spindle relative, for example, to the 'secret' paths and views that can be discovered within and looking out of the wooded, undulating topography of places like the Rookery.

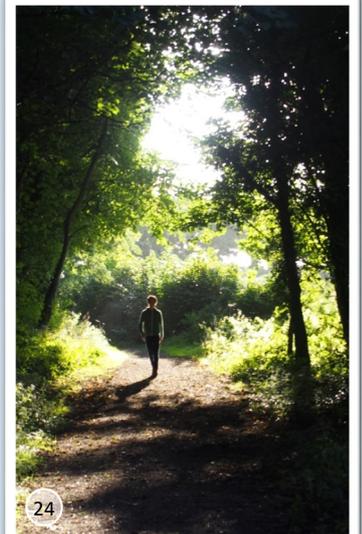


*A 'secret' view from the Rookery.*



Views from across the Southern Ridge Area - see Appendix C for location of viewpoints.









## 4 The Southern Ridge Area: Personal Perspectives.

The various qualities of the Southern Ridge Area have been presented in some detail. These key characteristics enable the whole Southern Ridge Area to be worth more than the sum of its parts. Whilst general patterns of use can obviously be identified, it is important to recognise that every resident who enjoys this part of Calverton will have their own perspective of this area. Evidence was gathered from residents as they actually used the Southern Ridge Area, some of that material has already been referenced in this document.

Whilst the number of respondents for this particular exercise represented an extremely small proportion of total use, it nevertheless provided useful, high-quality evidence that reinforced the feedback that has already been given by the community, in response to the many consultation events that have taken place over the years. The selection of residents taking part was purely based on the people who happened to be using the area at the time - apart from the lady who kindly agreed to give evidence with respect to the 'Memorial Tree' - with whom the meeting on Spindle Lane was pre-arranged (page 34).

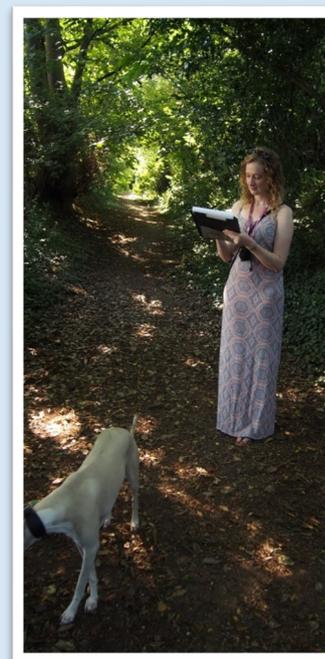


This couple have only lived in the village for a couple of years - they have derived a great deal of pleasure from having the countryside on their doorstep. This seat, located at the highest point on Spindle Lane, provided a welcome resting place where they could enjoy the view. Their rambles often stretch to a great many miles as they explore the area - they mentioned that they have discovered the footpaths up around Ramsdale golf course.

Response Form No. 6

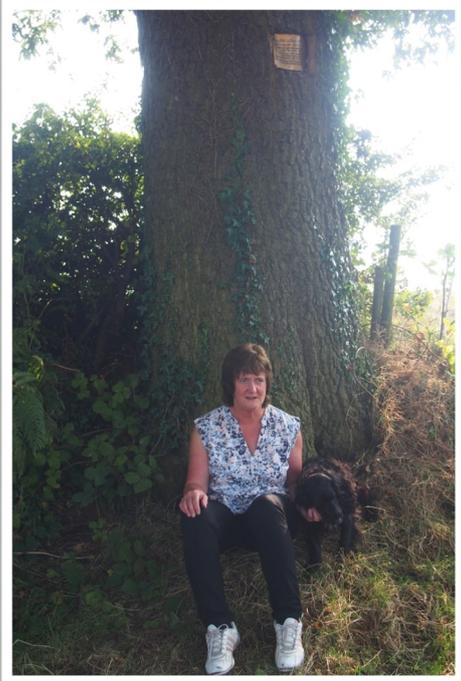
Another recent arrival in Calverton, pictured here on Dark Lane. She moved to the village two years ago *'for the countryside'*. She walks the area daily *'for the views and open spaces'* and enjoys *'most areas, usually the hillside to the side of Main Street'*

Response Form No. 3





### 'The Memorial Tree - Spindle Lane



Joan has lived in Calverton since her childhood in the 1950's. Along with her siblings, she has fond memories of her use of this area - both throughout her childhood and as an adult.

When her brother's much-loved dog 'Sam' died, it was carried to and buried at the foot of this tree on Spindle Lane.



A stone, engraved with the dog's name, marks the spot where he is buried.



A small engraved plaque, placed on a tree as a memorial to the person and the place he loved to be.

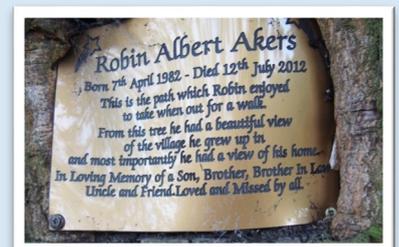


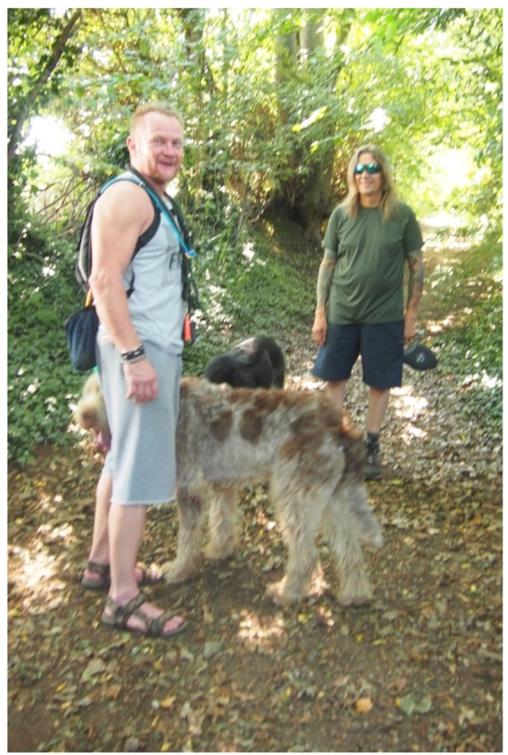
When Joan's brother passed away, her family placed a plaque in his memory on the tree; the tree is visible from the upstairs window of their home on Park Road - on the northern side of the village. Some of her brother's ashes were scattered around the tree.

Response Form No. 8

A separate plaque, on the same Spindle Lane tree, is a touching memorial to another Calverton resident, it reads...

*'This is the path which Robin enjoyed to take when out for a walk. From this tree he had a beautiful view of the village he grew up in and most importantly he had a view of his home.'*





The resident on the left of this Dark Lane picture uses this footpath, along with Spindle, Ramsdale & Millennium Wood, daily for 'walking & running and taking in the view of Calverton'.

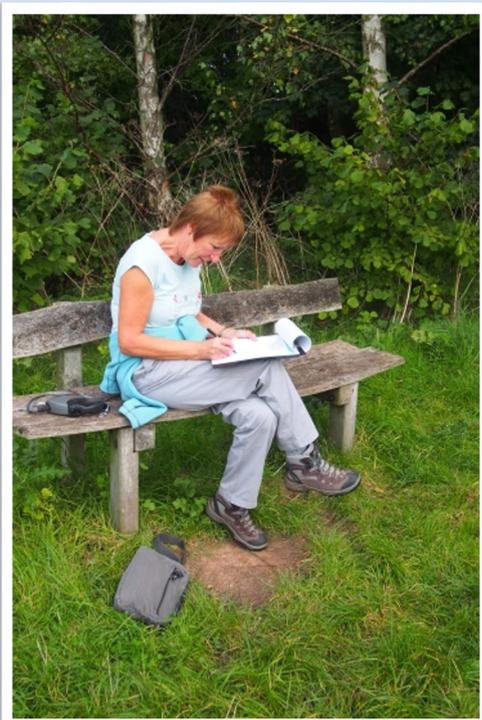
The resident on the right also uses the same area daily for 'walking & looking at great views'.

*Response Forms No. 4 & 5*



This longstanding Calverton resident, pictured here at the highest point on Spindle Lane, walks in the area 2-3 times a week with her dog. She uses most parts of the Southern Ridge Area.

*Response Form No. 9*



Photographed here in Millennium Wood, whilst filling out a response form, this lady uses the Southern Ridge Area twice daily. She lists the areas used as: 'Millennium Wood - all over, Hollinwood Lane, Spindle bridle path, Dark Lane and Fox Wood Roman camp.'

The type of activities that she uses the area for are listed as: 'Dog, walking, scenic views, wild life, flora, sledging on Monks' field, foraging - hazelnuts, fungi, blackberries.'

Response Form No. 11



This resident is a very frequent user of the Southern Ridge Area, dog walking 'every day, morning and evenings - weekends also.' As well as the Spindle Lane area (pictured here at the bench at the highest point on the lane), she also uses Millennium Wood and Ramsdale golf course.

In response to the question about her reasons for using the area she writes:

'...Scenery, children exercising on their bikes. Husband a keen photographer. Bird watching.'

Response Form No. 7



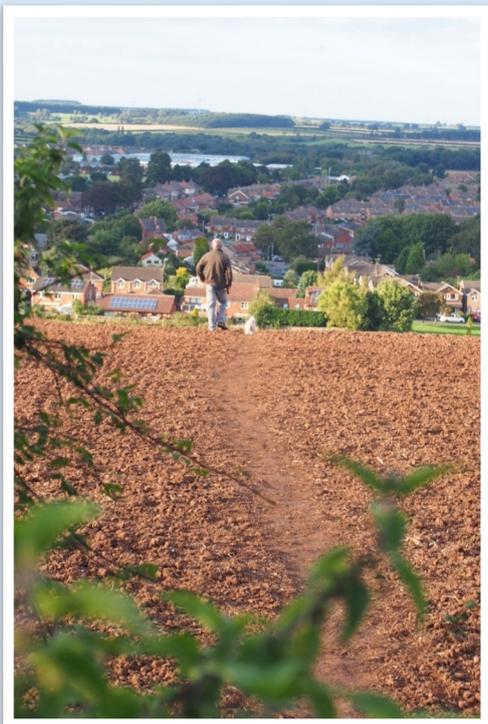
This resident, photographed here on the James Seely Park, had walked from Little Lane using the footpath from George's Lane. He uses the area 'Every day. Sometimes twice a day' for 'Dog walking & connecting with the countryside & enjoying the ridge views and walks'

*Response Form No. 13*



Pictured on the area of Dark Lane that is destined for housing, this respondent was on his way to the James Seely Park with his two young children. He uses the local 'footpaths, Dark Lane and the Rookery' weekly for 'walking, looking at horses with children (handy for local walks, good views)'

*Response Form No. 12*



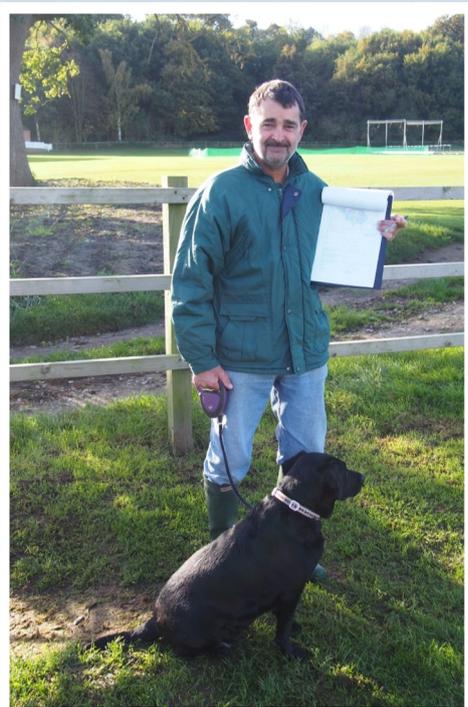
This photograph was taken looking north down 'the Stripe' from Spindle Lane. The pictured resident, from Church Meadow, walks this area four times a week and enjoys the expansive views.

*Response Form No. 1*



This mother of two young boys is photographed sitting in the James Seely Park. She uses the 'footpath from George's Lane to James Seely Park...every week - it's wonderful to be in open countryside.' She uses the area for 'walking with my children and dog...wildlife spotting, sledging in winter. It's a real beauty spot.'

*Response Form No. 14*



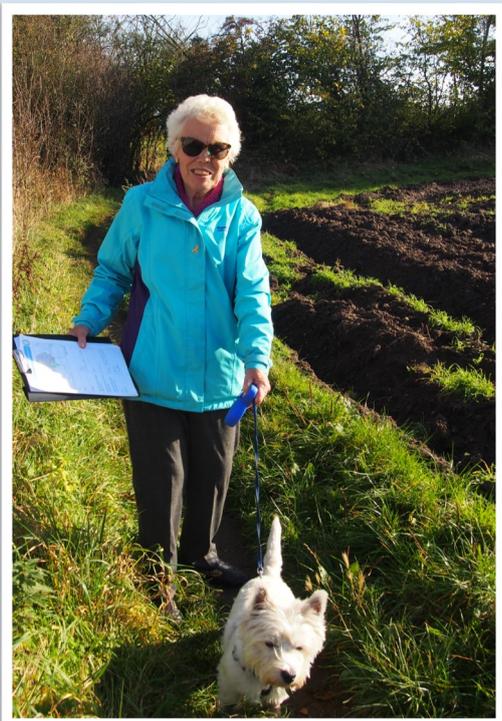
Calverton-born, this resident has enjoyed living close to the Southern Ridge Area all his life. He uses Dark Lane and the James Seely Park for dog walking and for the 'scenery'.

*Response Form No. 15*



In response to the question about the parts of the Southern Ridge Area that are used, this resident wrote: 'All over' including 'Kids - park & walking dogs...exploring the woods & sledging with kids' He found it a convenient, accessible place to take his children to straight after school

*Response Form No. 16*



This Calverton resident is photographed here on the field next to George's Lane, to the west of the James Seely Park. She walks daily from her home on Main Street, via Little Lane, to use the 'footpath from George's Lane to the cricket pitch'. She appreciates the fact that she can access this area so easily. She very much enjoys the 'views of the hillside - seeing the sheep...I love watching the changing seasons, the different crops in this field.'

Response Form No. 17



'I mainly use the areas close to the village. But I greatly enjoy the open areas that are available to be seen'.

This resident uses the area most days - sometimes twice a day - for 'relaxation' and is photographed here by the gate of a path that leads from Hollinwood Lane (near Main Street) to Millennium Wood.

Response Form No. 18

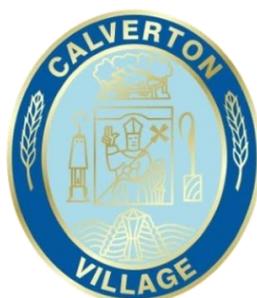


## 5 The Southern Ridge Area: Concluding Remarks.



It is hoped that this document has provided a sufficiently detailed overview to enable anyone who has no personal knowledge of the Southern Ridge Area to appreciate why local people have such high regard for this part of Calverton.

The village of Calverton has experienced extremely rapid change over almost a seventy year period. With planners having now designated Calverton as a 'Key Settlement', it will be the focus of continued significant change over the coming decades. It is hoped that the Southern Ridge Area can play an important role in providing a sense of continuity - both in terms of Calverton's setting and character and in the way that the community can find a high quality of life through their shared access to this special area of Calverton's past, present and hopefully its future.





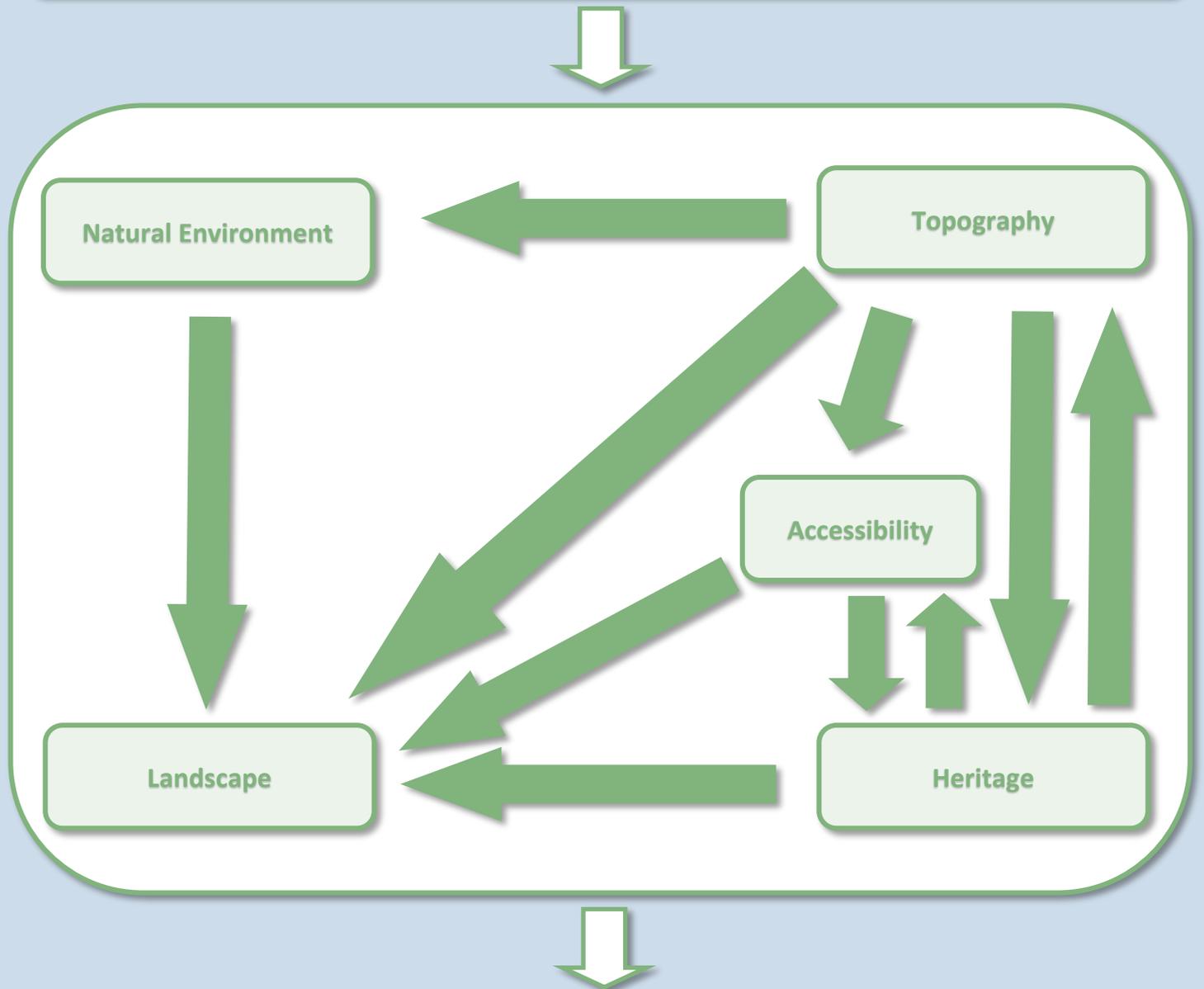
## References

- 1 Gedling Borough Council, Calverton Conservation Area Appraisal, 2007, <http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Calverton%20CACA%20FINAL%20DRAFT%20jan07%20with%20maps.pdf>
- 2 URS: Gedling Masterplanning for Key Settlements - Final Report - Calverton, April 2014, <http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/localplanningdocument/CALVERTON%20FINAL%20040414%20JH.pdf>
- 3 Woodland Trust Hollinwood Management Plan 2015-18 <http://www.woodlandtrust.org.uk/woodfile/441/management-plan.pdf?cb=638b962c1ed34f18939533125f579d8b>
- 4 Wood, S. A Window on Calverton. *Public Information Leaflet*. Gedling Borough Council, Rural Action for the Environment. 1998
- 5 1st Calverton Guides. Keenwell/Dark Lane, Calverton: *Adopt & Cherish Log Book*. 1983
- 6 St Wilfrid's Primary School. Gallery. Website. 2014-15. Available from: <http://www.stwilfridsprimary.com>
- 7 English Heritage [Historic England]. Advice, submitted to Gedling Borough Council re. Application No. 2005/0910, Land on the West Side of Calverton Nottinghamshire. 30 November 2011
- 8 Nottinghamshire County Council. Public Information Leaflet: DP&P 10-07/COM/5495
- 9 Nieuwenhuijensen MJ. Natural outdoor environments and mental and physical health: relationships and mechanisms. *Environment International* Vol 77, April 2015, Pages 35-41
- 10 Nottinghamshire County Council. Landscape Character Assessment. 2009. Available from: <http://cms.nottinghamshire.gov.uk/home/environment/landimprovements/landscapecharacter/lcapolicies.htm>
- 11 URS. Landscape and Visual Analysis of Potential Development Sites. Final Issue for Gedling Borough Council. December 2014. Available from: <http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/localplanningdocument/1%20-%20Report.pdf>
- 12 URS. Landscape and Visual Analysis of Potential Development Sites. Final Issue for Gedling Borough Council. Appendix A: Pro-formas and data sheets. Calverton. December 2014.



## Appendix A: The Southern Ridge Area - The Inter-relationship of Key Features

### The Southern Ridge Area: Intrinsic Value - The Inter-relationship of Key Features



No single feature of the Southern Ridge Area can be considered in isolation. These key characteristics combine to make the Southern Ridge Area a significant local amenity. It contributes to the setting and character of the whole village - providing residents with a 'sense of place'. It can be enjoyed passively - as a peaceful backdrop to an often congested, hectic village - or actively, by those who choose to physically access the area for a wide range of recreational activities.

Figure 1



The Southern Ridge Area: The Inter-relationships of Key Features

KEY FEATURES: POSITIVE INFLUENCE ON OTHER KEY FEATURES WITHIN THE SOUTHERN RIDGE AREA (SRA)

INFLUENCED BY OTHER KEY FEATURES

	Accessibility	Heritage	Landscape	Natural Environment	Topography
Accessibility		Ancient ways were established through the historic use of this area - underpinning today's rich network of public RoW. Therefore, whilst accessibility facilitated the area's use in the past, that continued use in turn reinforced its accessibility.			Whilst incorporating the hillside to the south of Calverton valley, the SRA remains accessible. The gentle gradients at its base facilitate easy access from the village and Spindle ridge is a gentle, undemanding route.
Heritage	Gentle slopes gave easy access to the prominent ridgeline - facilitating the historic use of this area. Today, the extensive network of paths allows residents to appreciate the area's heritage.				Topography had a significant influence on the original siting of Iron Age / Roman hillforts within the area and determined the location of Calverton village's historic core in the valley.
Landscape	The accessibility of the area allows the landscape to be appreciated from a wide range of viewpoints - across, within and out of the area.	Historic, manmade surface features contribute to landscape interest. From Iron Age/Roman earthworks to medieval ridge-furrow, the high banks of ancient Dark Lane and historic hedgerows.		Areas of natural vegetation break-up the cultivated landscape. A relatively large proportion of the SRA is deciduous woodland /historic hedgerows, enhancing the landscape value.	The undulating topography has created landscape interest - allowing a variety of views, ranging from the intimate to the expansive. Topographical influences on non-cultivated land in turn impact on landscape.
Natural Environment		The varying quality of the local natural environment reflects a range of socio-economic historic factors from land enclosure & farming patterns to the more recent post-war sinking of the colliery and imposed planning regime.			Areas of steeper gradient provide pockets of uncultivated land - important for natural habitats. Lower lying meadows at the base of the clay slopes have long been flood-prone - impacting on flora and fauna.
Topography		Historic activity in the area has had a locally -distinctive impact on surface features - from Iron Age & Roman earthworks to medieval ridge-furrow and clay extraction.			

Table 1



## Appendix B: The Southern Ridge Area: Distribution of Salient Features

### Key Areas, SINCs and Routes

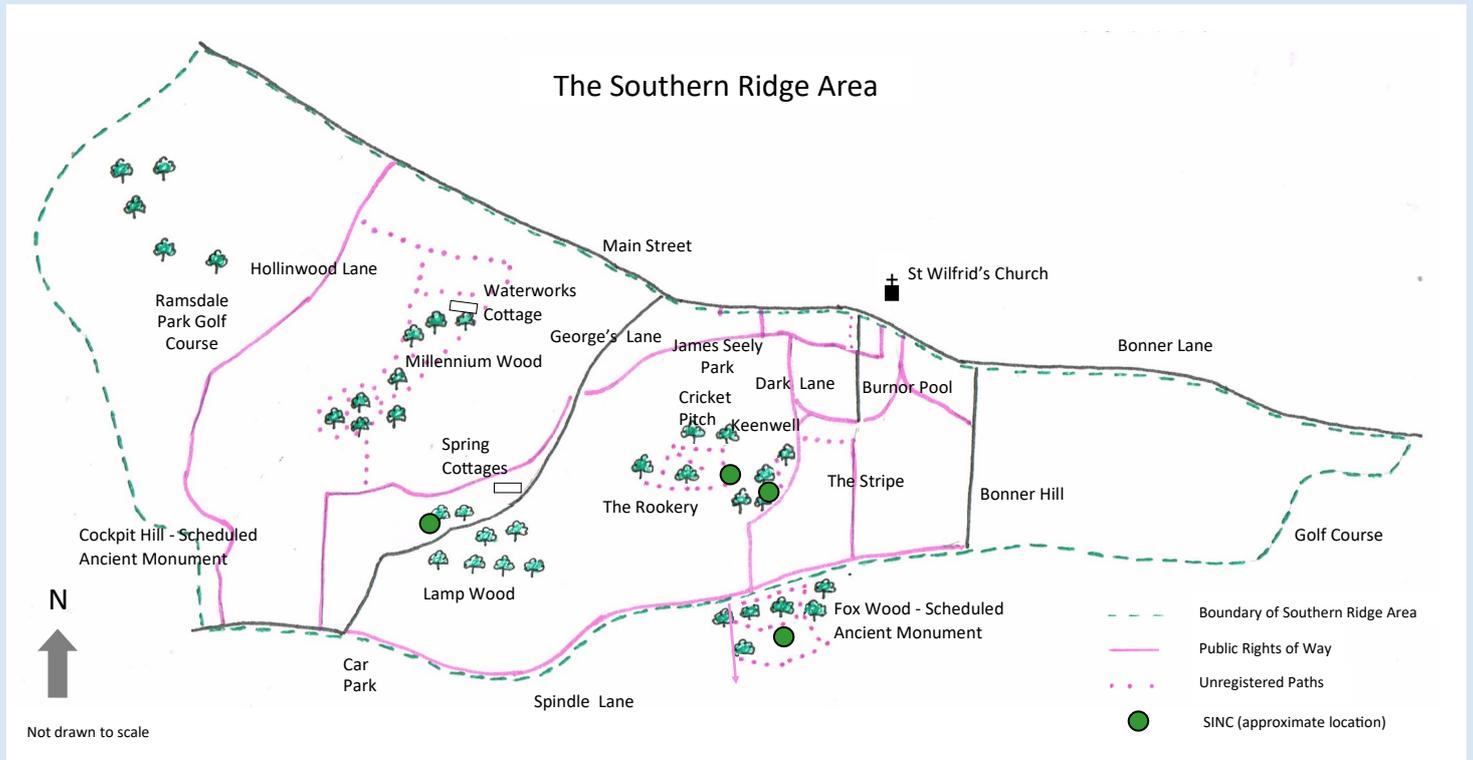


Figure 1

### Key Areas and Points of Access Into and Within the Southern Ridge Area

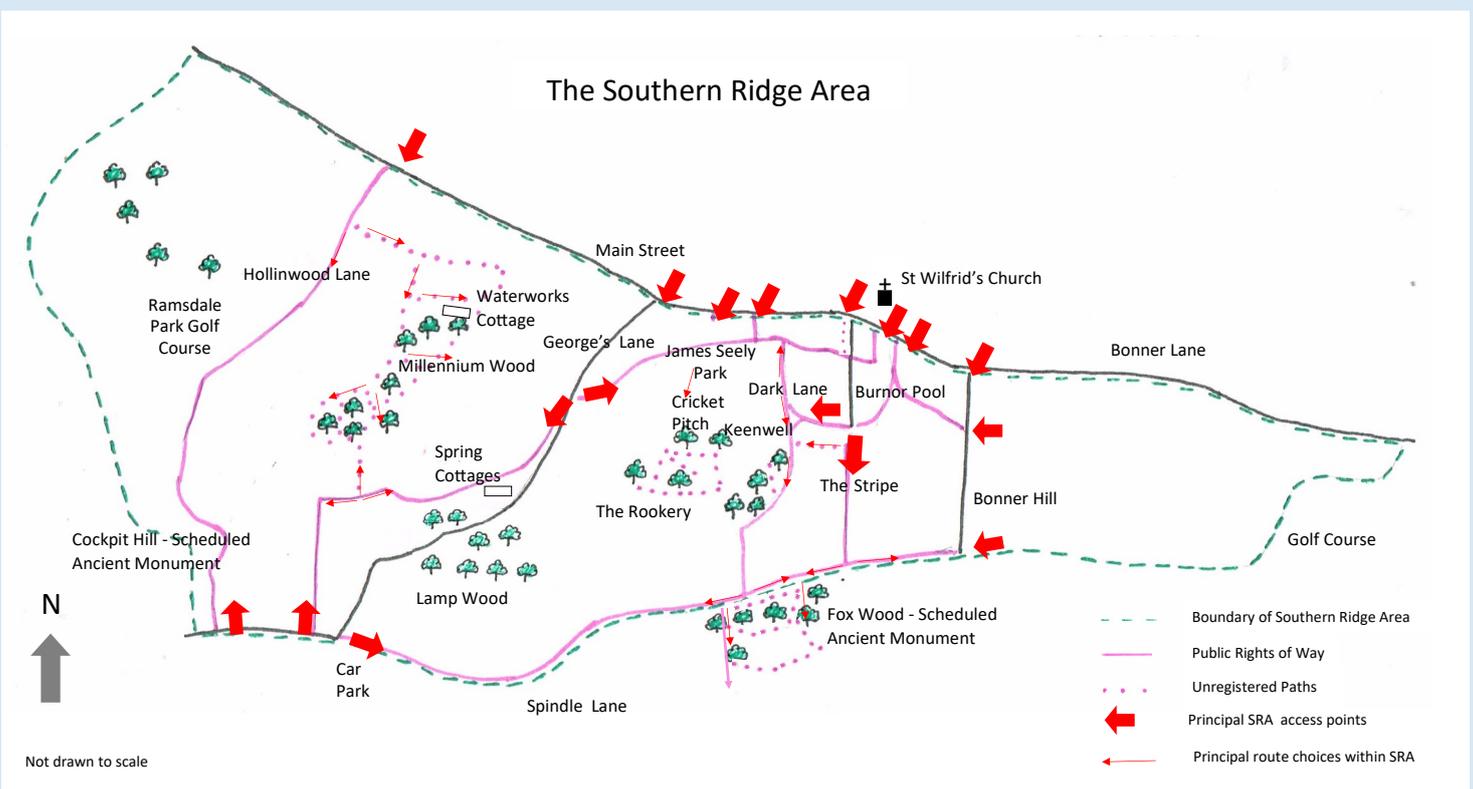
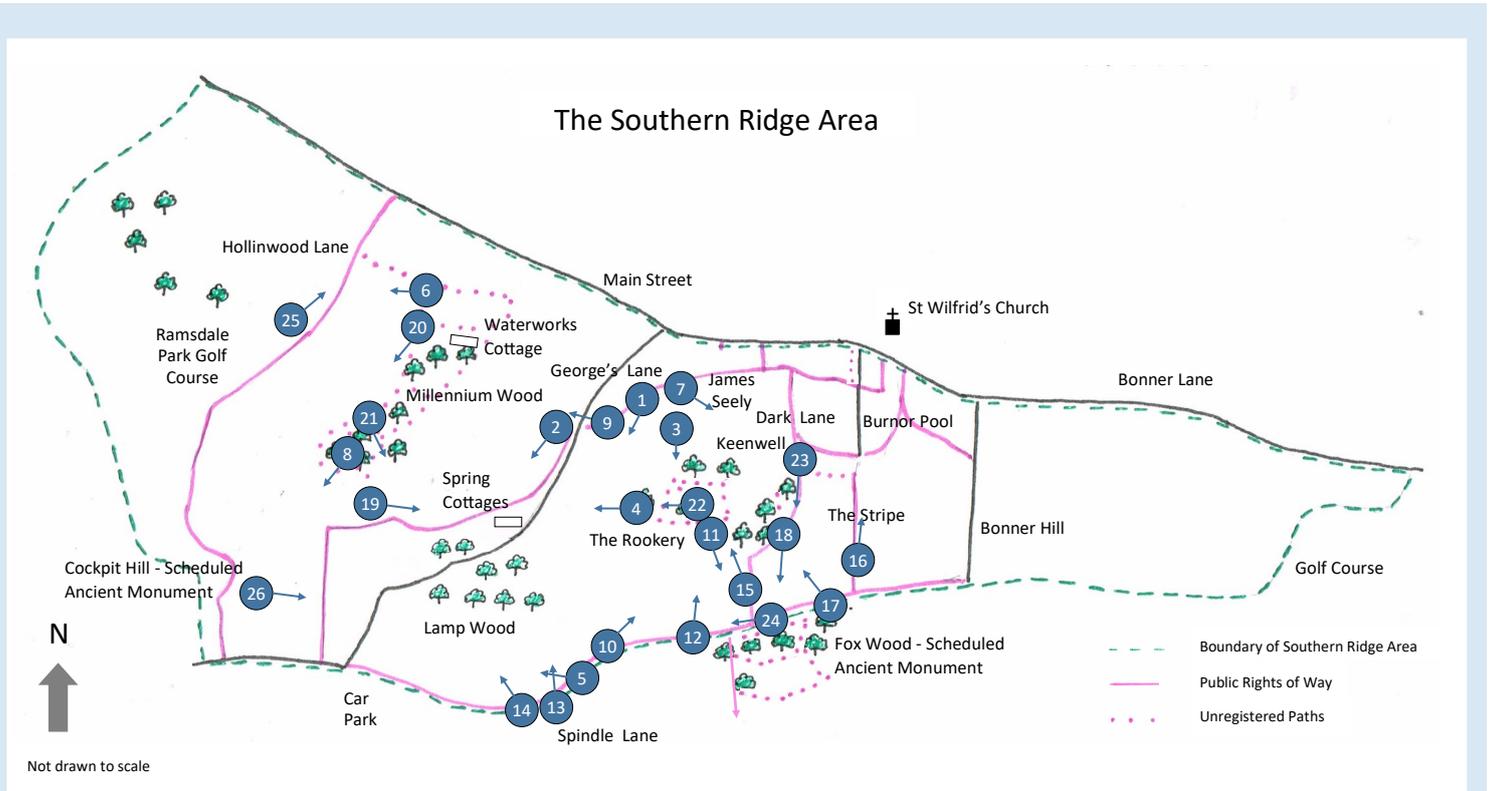


Figure 2



## Appendix C: The Southern Ridge Area: Viewpoint Locations

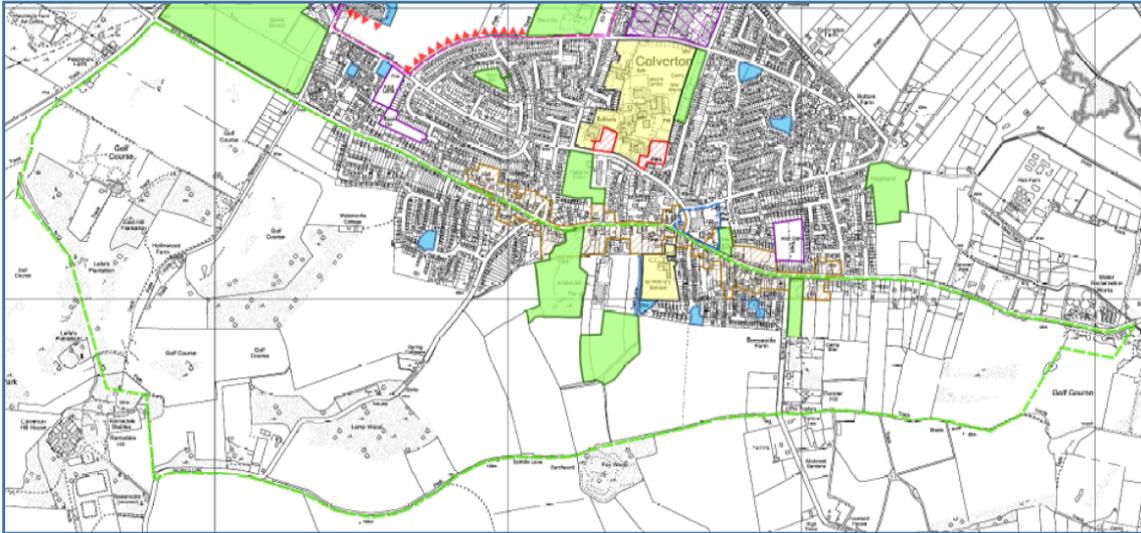


See main document, Section 3.6.2, pages 30 - 32 for corresponding photographs.

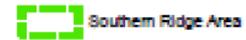


Appendix D: Blank Questionnaire

Calverton Neighbourhood Plan: Southern Ridge Area Questionnaire



reproduced with the permission of the Librarian of Plans & Local Council copyright, London Plan. All rights reserved. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.



<b>Name</b>	
<b>Address</b>	
<b>What do you use the Southern Ridge Area for?</b>	
<b>How frequently do you use the Southern Ridge Area?</b>	
<b>Which parts of the Southern Ridge Area do you use?</b>	
<b>Date</b>	
<b>Signature</b>	



## Appendix E: English Heritage [Historic England] Advice

### EAST MIDLANDS REGION

Mr Martin Russell  
Gedling Borough Council  
Civic Centre  
Arnot Hill Park  
Arnold  
Nottinghamshire  
NG5 6LU

Direct Dial: 01604 735400  
Direct Fax: 01604 735401

Our ref: P00115102

30 November 2011

Dear Mr Russell

**Notifications under Circular 01/2001 & GDPO 1995  
LAND ON THE WEST SIDE OF DARK LANE, CALVERTON, NOTTINGHAMSHIRE  
Application No 2005/0910**

Thank you for your letter of 20 October 2011 notifying English Heritage of the above application. English Heritage has been consulted on the above outline planning application for the demolition of the existing barns to the side of 115 Main Street as well as their partial rebuilding and their conversion to B1(a) offices, the construction of a new barn and the construction of 94 dwellings including the provision of a new access road to serve the development. We have also been reconulted on additional information for conservation area consent application (2010/0514). We have considered the supporting information and would offer the following advice.

#### Summary

English Heritage was previously consulted, as a special request, on the conservation area consent application for the demolition of two barns within the Calverton Conservation area. We have now received additional information 'Statement to English Heritage' prepared by Halsall Lloyd Partnership in conjunction with BSP Consulting, November 2011. We have also now been consulted on the current planning application. Our previous advice was restricted to a consideration of the significance of the barns to the Calverton Conservation area, recommending that the loss of the barns would have a harmful impact on the significance of the conservation area. We considered the supporting information insufficient and did not provide a proper justification for their demolition, and for this reason, we could not support the application. Our letter of 20 July 2010 refers.

The planning application is in outline and proposes the construction of 94 housing. Part of the site lies within the Calverton conservation area, the remainder within its setting. The site boundary also lies within the setting of the scheduled monument, Foxhills earthworks. This is a large hill fortress which lies in a position central to a



44 DERNGATE, NORTHAMPTON, NN1 1UH  
Telephone 01604 735 400 Facsimile 01604 735 401  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

*English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.*



## EAST MIDLANDS REGION

number of other earthworks, and our consideration focuses on the impact of the proposed housing development on both the setting of the SAM and the Calverton Conservation area.

Our guidance is given in line with PPS5 and the accompanying practice guide, and our own published policy guidance Conservation Principles 2008. The justification for the demolition of the barns is based on the needs for access into the proposed housing development site. In respect of the proposed demolition of the barns, our advice stands. The barns are considered of local interest within the streetscene and make a positive contribution to the existing Calverton conservation area, both in historic and architectural terms. We consider their loss, will have a harmful impact on the significance of the designated heritage asset and consider the information is insufficient to make an informed judgement on the justification for demolition. Whilst the application is in outline form with indicative drawings, the extent of housing and proposed layout would result in the loss of open space and the rural setting of both the scheduled monument and conservation area. This is considered harmful and we continue to recommend your authority considers whether the case has been fully made in accordance with PPS5 to enable your authority to weigh the public benefit of the proposal against the harm to the significance of the designated and non designated heritage assets.

With regard to the potential for impacts on buried archaeological remains within the footprint of the proposed development, English Heritage recommends that Gedling BC is guided by the advice of the development control archaeologist to your Authority, Ursilla Spence of Nottinghamshire County Council.

### **English Heritage Advice**

It is the Government's overarching aim as set out in PPS5 paragraph 7, that scheduled monuments, listed buildings, conservation areas and the historic environment generally should be conserved and enjoyed for the quality of life they bring to this and future generations. To achieve this, Government objectives for planning for the historic environment recognise that heritage assets are a non-renewable source and that more particularly heritage assets should be conserved in a manner appropriate to their significance. Conservation is defined as the process of maintaining a heritage asset and managing change to it in a way that sustains and where appropriate enhances its heritage significance.

### **Sufficiency of information**

Through the conservation area consent application for the demolition of the barns, English Heritage raised concerns over the lack of detail submitted. This, we believe does not meet the standards required to make a proper assessment of the impact of the proposal on the heritage assets, and we question whether an outline planning



44 DERNGATE, NORTHAMPTON, NN1 1UH  
Telephone 01604 735 400 Facsimile 01604 735 401  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

*English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.*



## EAST MIDLANDS REGION

application is sufficiently detailed to properly consider the conservation area consent application. Recently English Heritage was re-consulted on the conservation area consent application with additional information submitted - *Statement to English Heritage*, prepared by Halsall Lloyd Partnership in conjunction with BSP Consulting. This information considers the demolition of the barns in respect of providing access to the proposed development and in recognising harm to the significance of the conservation area, proposes a number of mitigation measures. The additional information does not, in our view, fully consider the contribution of the barns to the significance of the conservation area and the impact of the proposed development including demolition of barns on this significance. The information does not address the setting of the conservation area and scheduled monument. In this regard we would refer you to the English Heritage *Charter* and to our published *Conservation Principles*. We would recommend the local authority considers PPS5 Policies HE6.1-6.3 and HE7.1 which set out the information requirements for applications for consent affecting heritage assets. This advice repeats that given in our previous letter dated 20 July 2010.

### ***Significance of designated and undesignated heritage assets***

The proposed housing development lies within the setting of Fox Wood earthworks - a possible Iron Age settlement believed to consist of a well-defended enclosure with associated field system. Its location on high ground overlooks the rural setting to the north, the settlement of Calverton. Whilst the settlement has expanded significantly, the survival of the historic village running along Main Street is clearly discernable from the earthworks. The site itself forms part of this rural setting and with the high ground to the south towards the earthworks, the site is visible and significant to the character and appearance of this rural backdrop. The evidential value of the site is most noticeable in the historic boundary treatments. This helps to associate the historic value of the site as rural landscape, historic farmland beyond that of the urban settlement. This landscape helps reinforce the patterns of development which historically follow the linear routes defining this area. The site and its immediate environs have both an aesthetic and a communal value which contribute to its significance. The aesthetic is derived from the contrast and experience of the rural landscape against the urban historic form. This includes the enjoyment of views towards the rural landscape and beyond to the earthworks, and the understanding gained from looking back towards the historic urban settlement, its definition and the parameters of its expansion. The historic environment is a shared resource and there is communal value for those who identify with this part of the rural landscape which is distinct from the built up areas within the town. The connection with the wider countryside visually and physically through the large network of public routes will hold value for many people. The important spatial and visual relationships between the rural fields and patterns of historic development particularly along Main Street and with views towards the scheduled monument on the hillside, are significant and form an



44 DERNGATE, NORTHAMPTON, NN1 1UH

Telephone 01604 735 400 Facsimile 01604 735 401  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

*English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.*



## EAST MIDLANDS REGION

essential part of the character of this part of the setting of both the conservation area and the earthworks. Despite the post war housing development the preservation of the relationship of the historic urban settlements to the topography of the surrounding rural landscape, can be clearly seen and appreciated.

All heritage assets have a setting and this is crucial to the appreciation and significance of the site. The setting is designed as the surroundings in which the site is experienced. As policy advises, setting is not confined to visual factors such as sight lines and views, though these are very important, but also determined by historical and spatial associations between its features, even when they are not intervisible. The setting of a heritage asset is not absolutely fixed in time or space but may change with the changing character and understanding of asset and its surroundings. (refer to English Heritage practice guide)

The predominant character of the conservation area within Calverton is the survival of the original ribbon development of the rural farming and framework knitters community. The legacy of this community survive through the typical simple red brick and clay pantile former framework knitters cottages which still retain their original wide windows designed to allow maximum light into the buildings and the farmsteads. Along 115 Main Street in particular, the historic form of Calverton was shaped *'to a large extent by agriculture with a number of small farms fronting onto Main Street, often backed by orchards (such as that at 115 Main street) with countryside beyond.* (Calverton Conservation Area Character Appraisal). Therefore the barns within the site, and orchard present a rare survival of Calverton's historic past and are considered to make a positive contribution to the significance of the conservation area. The simple vernacular of the barns provides architectural interest to the area and is a good example of local craftsmanship and use of local materials.

Although much of the farmland immediately to the south of Main Street has been developed, the village's rural past is evident through the remaining small groupings of farmhouses and cottages, and its rural setting is retained. The site retains its network of paths running and remains a distinct part of the rural countryside, beyond the historic built form along Main Street.

We note the submitted archaeological desk based assessment prepared by CgMs Ltd which concludes that the site is considered to have low potential for prehistoric activity, a moderate potential for Roman activity peripheral to settlement, a low potential for Saxon activity, a moderate potential for medieval agricultural activity and a low potential for significant post-medieval/modern features.

### **Impact of the proposal on significance**

English Heritage has already advised on the proposed demolition of the barns in



44 DERNGATE, NORTHAMPTON, NN1 1UH  
Telephone 01604 735 400 Facsimile 01604 735 401  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

*English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.*



## EAST MIDLANDS REGION

response to the current conservation area consent application (letter 20 July 2010 refers). We have considered the additional information though remain of the view that the application (s) lacks a robust assessment of the significance of these barns. It is our view the barns are of local interest and make a positive contribution to the conservation area. Thus their demolition is considered harmful to the significance of the conservation area. In this respect we would draw your attention to policies contained within PPS5, notably HE7, HE9.1 & 9.4.

This site forms part of the rural setting of the conservation area and this elevated development site is seen from a number of viewpoints. Direct views and glimpses reveal this particular landscape setting of the conservation area and its significance as a defined boundary to the historic form along Main Street and the topography rising to the earthworks. These green fields reinforce the linear ribbon development. In this respect we are reminded by national policy and the accompanying practice guide which states that setting is not confined to visual factors such as sight lines and views; *it is as much defined by spatial associations; and, by our understanding of the historic relationship between places.* (para 114 Practice Guide). Such development would significantly intrude into the open countryside which is considered harm to the significance of the conservation area and the setting of the scheduled ancient monument. The application provides no proper assessment of the impact on the scheduled monument. We draw your attention to the submitted development brief states that the impact of the development on cultural heritage is '*adverse effect*' stating that '*damage to the setting of the hill fort (a scheduled ancient monument) is uncertain.*

We refer you to PPS5 HE10 which provides additional policy principles guiding the consideration of applications for development affecting the setting of a designated heritage asset. Consideration would need to be given to Policy HE10 which requires planning authorities to favour applications that preserve or contribute positively to the setting of a designated heritage asset in a way that increases its significance. For applications that do not achieve this, the harm to the setting should be weighed against the wider benefits of the application. For the reasons stated above, we do not consider the proposed redevelopment of this site for housing seeks to preserve the significance of the scheduled ancient monument nor the Calverton conservation area in any way which preserves or increases its significance.

### **Recommendation**

On the basis of the information submitted, English Heritage consider the loss of the undesignated barns will have a harmful impact on the significance of the designated heritage asset. We consider the proposed outline planning application for 94 houses is harmful to both the setting of the scheduled monument and the Calverton conservation area. We recommend your authority considers whether the case has been fully made to allow your authority to weigh the public benefits of the proposal



44 DERNGATE, NORTHAMPTON, NN1 1UH

Telephone 01604 735 400 Facsimile 01604 735 401  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

*English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.*



## EAST MIDLANDS REGION

against the harm to the significance of the designated and undesignated heritage assets.

With regard to the potential for impacts on buried archaeological remains within the footprint of the proposed development, English Heritage recommends that Gedling BC is guided by the advice of the development control archaeologist to your Authority, Ursilla Spence of Nottinghamshire County Council.

Please contact me if we can be of further assistance. We would be grateful to receive a copy of the decision notice in due course. This will help us to monitor actions related to changes to historic places.

Yours sincerely

**Eilis Scott**

Historic Buildings Advisor

E-mail: [eilis.scott@english-heritage.org.uk](mailto:eilis.scott@english-heritage.org.uk)



44 DERNGATE, NORTHAMPTON, NN1 1UH

Telephone 01604 735 400 Facsimile 01604 735 401  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

*English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.*

# Calverton Neighbourhood Plan 2016-2028

## Evidence Base - November 2016

Calverton Neighbourhood Plan is led by a Working Group made up of local volunteers supported by Calverton Parish Council

For any query relating to the Neighbourhood Plan contact:

Gareth Bott - Clerk to the Council  
Calverton Parish Council  
The Council Room, Main Street  
Calverton, Nottingham, NG14 6FG

Tel: 0115 965 4560

Email: [clerk2thecouncil@btconnect.com](mailto:clerk2thecouncil@btconnect.com)

Web: [www.calvertonpc.co.uk](http://www.calvertonpc.co.uk)



NEIGHBOURHOOD-PLAN.CO.UK 

© Calverton Parish Council 2016