

Papplewick Neighbourhood Plan



Issues Scoping Document & Evidence Base

February 2017

Papplewick
Parish
Council

Papplewick Neighbourhood Plan 2017-2028

Issues Scoping Document & Evidence Base February 2017

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

Councillor Stephen Walker (Lead)
Roger Barratt
Phil Brealey
Maggie Else
Debbie Fairholme
Councillor Carolyn Hesketh
Richard Hull
Marguerite Hull
Margaret Kerr
Rob Kerr
Helen McNish
Councillor Nigel Penlington
Councillor Stephanie Roberts
Councillor Jules Salmons
Terry Savage
Bob Spencer
Carol Spencer



The Parish Council received professional planning support from Anthony Northcote at NEIGHBOURHOOD-PLAN.CO.UK during the production of this Neighbourhood Plan.



NEIGHBOURHOOD-PLAN.CO.UK

For any query relating to the Neighbourhood Plan contact:

Liz Gretton - Clerk to the Council

By post: 47 Claremont Avenue, Hucknall, Nottinghamshire NG15 6EE

Tel: 07971700434

Email: clerk@papplewick.org

Contents

Section 1 - Background

The Neighbourhood Plan Process	Page 6
Designation of Papplewick Parish as a Neighbourhood Planning Area	Page 6
Papplewick Parish	Page 8

Section 2 - Local Planning Policy Context

The Greater Nottingham Aligned Core Strategy - Adopted 2014	Page 10
The Gedling Local Planning Document - Submission 2016	Page 11
The Gedling Replacement Local Plan 2005	Page 13
The Nottinghamshire Minerals Local Plan 2016	Page 16
Relationship to Other Neighbourhood Plans	Page 17
Adjacent Local Planning Authority Area	Page 17
Strategic Policies for the Purposes of Neighbourhood Planning	Page 17

Section 3 - Consultation and Scoping

Initial Neighbourhood Plan Consultation	Page 20
Issues and Options Neighbourhood Plan Consultation	Page 20
Scoping Meeting	Page 20

Section 4 - Gedling Evidence

Other Planning Policy Evidence Base	Page 26
Strategic Housing Land Availability Assessment	Page 26
Papplewick Conservation Area Appraisal	Page 30
Retail	Page 33
Employment	Page 33
Housing	Page 33
Heritage	Page 33
Statutory Heritage Records	Page 34
Environment and Resources	Page 37
Growth and Infrastructure	Page 46



This page is intentionally blank

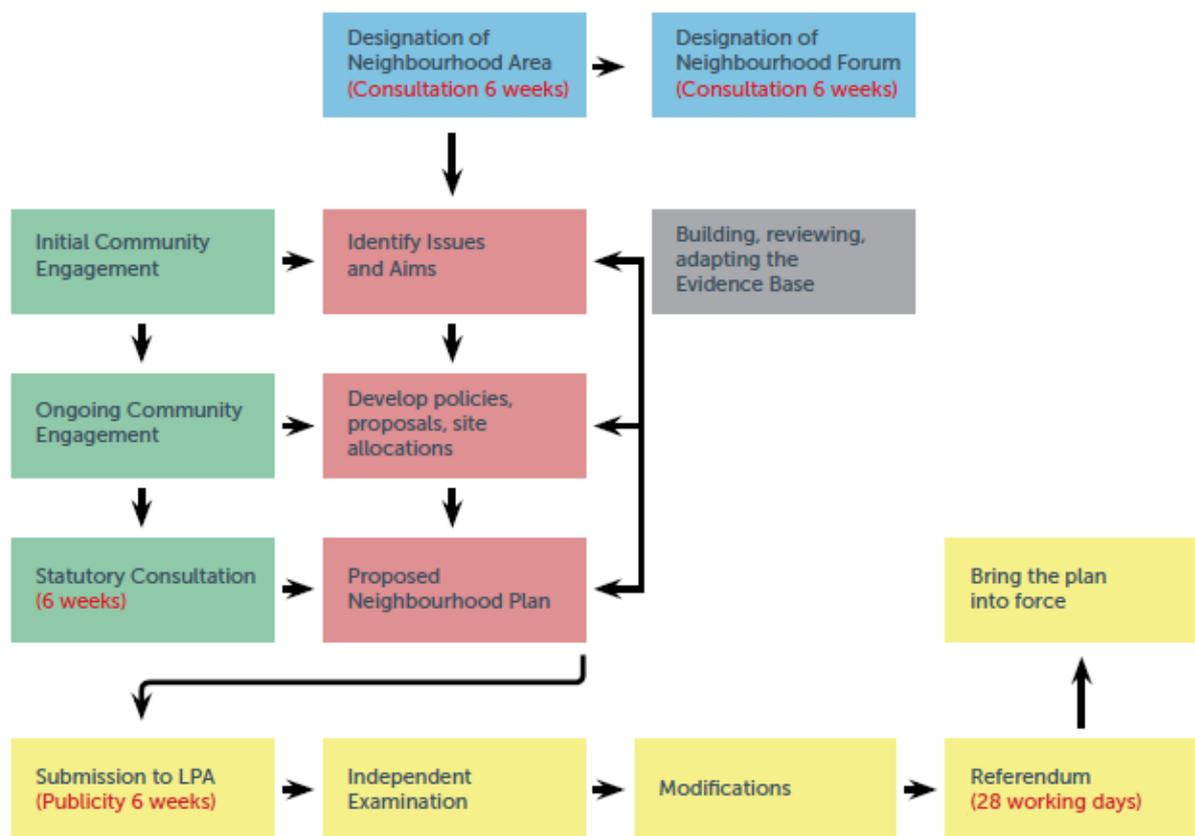
Section 1 Background



The Neighbourhood Plan Process

1. The Neighbourhood Plan process involves three main overarching stages: Designation of a Neighbourhood Area; Plan Production; and Examination. The [diagram](#) below sets out a more detailed set of steps:

Process Diagram



© Locality

2. NEIGHBOURHOOD-PLAN.CO.UK were appointed in January 2017 to provide Papplewick Parish Council with professional assistance in the production of the Papplewick Neighbourhood Plan.

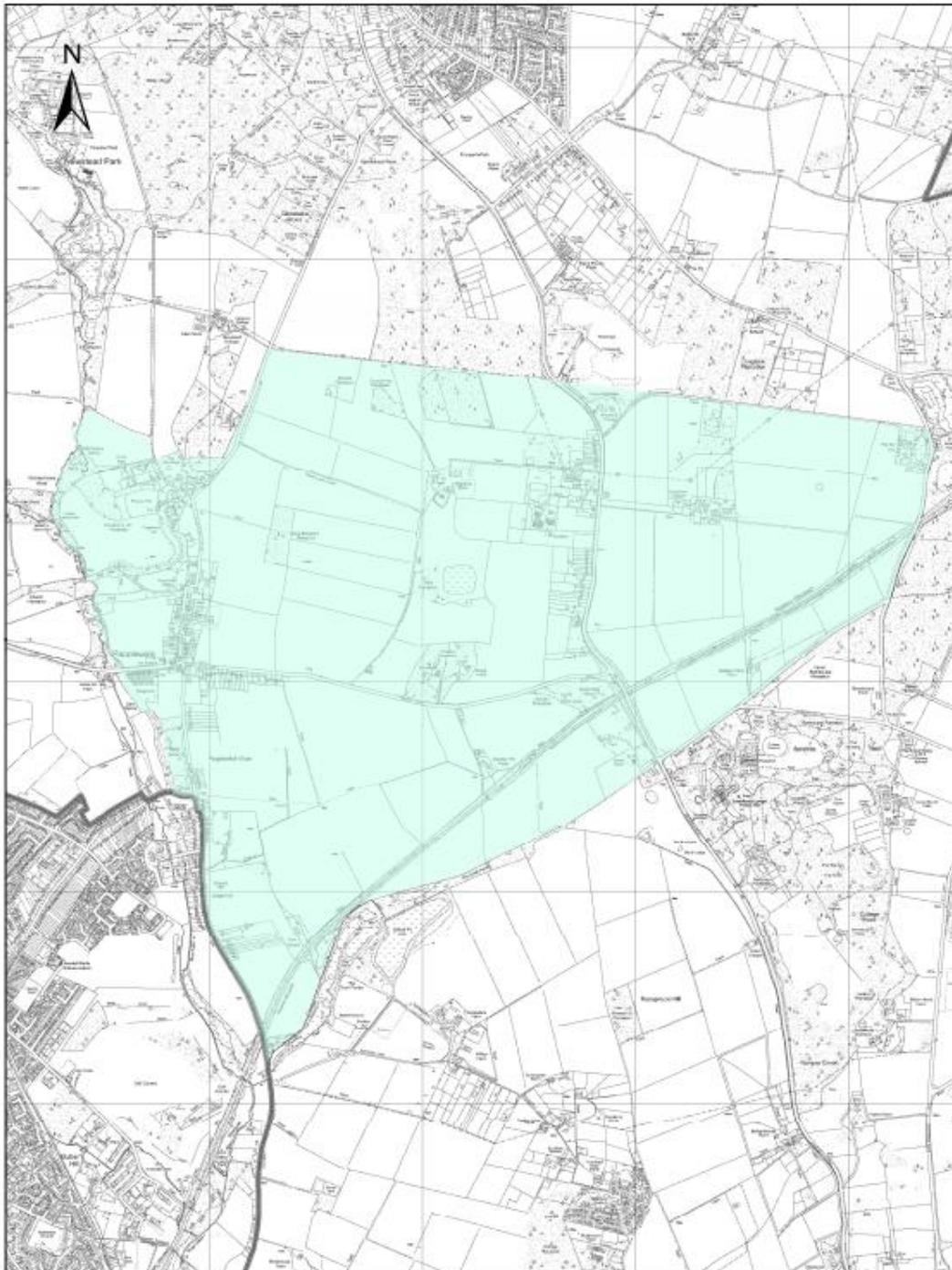
Designation of Papplewick Parish as a Neighbourhood Planning Area

3. A formal [application](#) was made by Papplewick Parish Council in early 2016 requesting that they be recognised as a Neighbourhood Area for the purpose of producing a neighbourhood plan, in accordance with the Neighbourhood Planning Regulations 2012.
4. Gedling Borough Council publicised this application to produce a neighbourhood plan for a 6 week period during February/April 2016. After reviewing the comments submitted,

Papplewick Neighbourhood Plan - Issues Scoping & Evidence Base February 2017

Gedling Borough Council designated the Parish of Papplewick as a neighbourhood area on 11 August 2016.

5. In response to the application submitted by the Parish Council, the Borough Council has acknowledged that a neighbourhood plan area that reflects the Parish boundary would be a logical and appropriate area for the preparation of a neighbourhood plan. The name of the neighbourhood area is the 'Papplewick Neighbourhood Area'.
6. The [plan](#) below identifies the designated Neighbourhood Area:



**Papplewick Neighbourhood Plan -
Designated Area**

 Borough Boundary

Reproduced with the permission of the Controller of H.M.S.O. Crown copyright, Licence No. LA100021246.
Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

© Gedling Borough Council © Crown Copyright - OS Licence No. LA100021246

Papplewick Parish

7. The 'parish of Papplewick' occupies 715 hectares, and is situated towards the west of central Nottinghamshire. The village of Papplewick is located in the west of the parish, surrounded largely by arable and dairy farmland. It is located approximately 12km north of Nottingham and 10km south of Mansfield.
8. Papplewick Pumping Station is a working museum comprising steam-powered pumping engines, cooling pond and grounds. It is situated in open agricultural land to the east of the parish, approximately 1 mile (2 km) east of the village.
9. The 2011 census found 756 inhabitants in 309 dwellings. The parish is bounded to the north by Ravenshead; to the north-west by Newstead; to the west by Linby; to the east by Calverton and to the south by Arnold and Bestwood St Albans. To the south-west lies Hucknall which is located in the District of Ashfield.

Section 2

Local Planning Policy Context



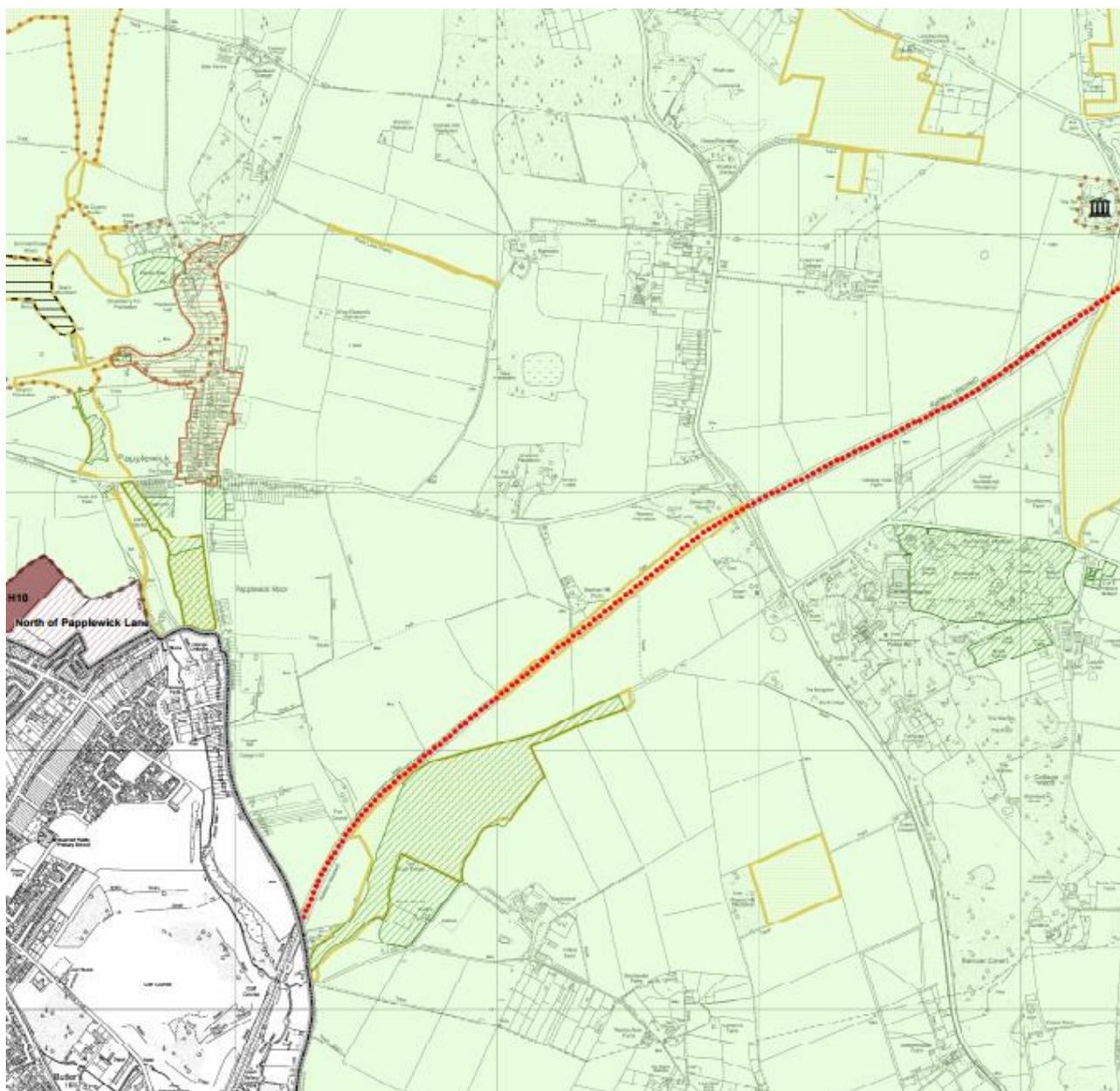
The Greater Nottingham Aligned Core Strategy - Adopted 2014

10. The Greater Nottingham Aligned Core Strategy was adopted in September 2014, it covers Broxtowe, Gedling and the City of Nottingham.
11. The [document](#) sets out the strategic policy direction for future development in Gedling Borough. It will be used to help decide planning applications and guide the location and design of development in the borough.
12. The Core Strategy:
 - provides a broad guide to development and growth in the Borough, setting out locations for major sites (over 500 houses)
 - sets out key issues faced by the Borough to 2028
 - co-ordinates policies, priorities and programmes together with the public resources to deliver them
13. The Core Strategy does not:
 - set out specific sites for smaller developments (less than 500 houses)
 - set out detailed policies to control future development
14. A legal challenge to the Aligned Core Strategies was submitted to Broxtowe Borough, Gedling Borough and Nottingham City Councils by Calverton Parish Council. The challenge was subject to a High Court Hearing which took place on 24th March 2015 *Calverton Parish Council v Nottingham City Council; Broxtowe Borough Council; and Gedling Borough Council [2015] EWHC 1078 (Admin)*.
15. This challenge involved an application brought under section 113 of the Planning and Compulsory Purchase Act 2004 (“the Act”) to quash, in part, the Greater Nottingham - Broxtowe Borough, Gedling Borough and Nottingham City - Aligned Core Strategies (“the ACS”), adopted by the Defendants in September 2014. The ACS is part of the development plan for each of the three Council’s areas. The challenge related to the approach of the ACS to the review of the Green Belt.
16. The [judgement](#) was published on the 21st April 2015 and the legal challenge was unsuccessful such that the Aligned Core Strategy remains a statutory part of the Development Plan.
17. The main implications of the Aligned Core Strategy on Papplewick are:
 - Papplewick is not a designated ‘Settlement’ the in Aligned Core Strategy and therefore it is not identified for any specific growth
 - The neighbouring Parishes of Linby, Calverton, Ravenshead and Bestwood St Albans are all identified for significant strategic growth which may impact upon Papplewick
 - Papplewick is surrounded and ‘washed over’ by the Nottingham/Derby Green Belt



The Gedling Local Planning Document - Submission 2016

18. Whilst the Greater Nottingham Aligned Core Strategy sets out the overall strategic policy framework for Gedling, more detailed policies and appropriate sites to address the Borough's development needs to 2028 are to be set out in the emerging Local Planning Document.
19. Consultation was undertaken between May 2016 and July 2016 on the Publication Draft. On 17th October 2016 the Local Planning Document was submitted to the Government for examination. The [document](#) sets out a range of Policies on a series of topics, many of which are applicable to Papplewick. This includes policies on the Green Belt:
 - Policy LPD 12 - Reuse of Buildings within the Green Belt
 - Policy LPD 13 - Extensions to Buildings within the Green Belt
 - Policy LPD 14 - Replacement of Buildings within the Green Belt
 - Policy LPD 15 - Infill Development within the Green Belt
20. The Local Planning Document also sets out Policies on heritage, including Conservation Areas and Local Green Space which are relevant to Papplewick. The Local Planning Document does not allocate any land within Papplewick for future development.
21. The Local Planning Document [Policies Map](#) illustrates various environmental and other designations covering Papplewick. Within Papplewick these include:
 - Papplewick Conservation Area
 - Papplewick Hall Historic Park & Garden
 - Protected Open Space (3 areas at Village Hall & land to south; Playing Field; and Griffins Head)
 - Green Belt
 - Local Green Space (west of Moor Road)
 - Papplewick Pumping Station Scheduled Ancient Monument and Historic Park & Garden
 - Recreational Route (along former railway line)
 - Local Wildlife Site (6 areas)



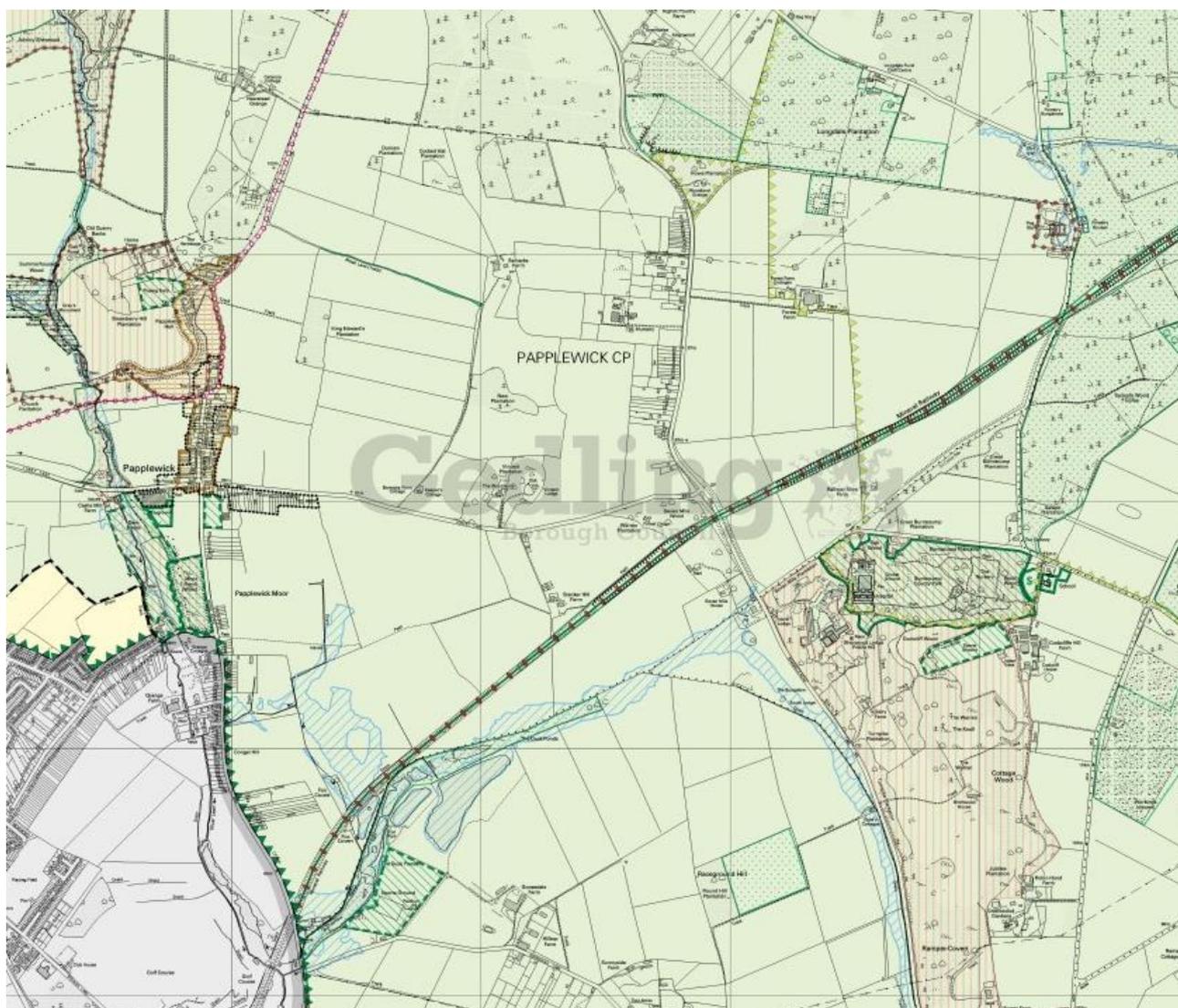
Extract from Gedling Local Planning Document Publication Draft Policies Map
© Gedling Borough Council

Legend

	Borough Boundary		Conservation Area
	Strategic Allocation		Ancient Woodland
	Housing Allocation		Local Wildlife Site
	Safeguarded Land		Hazardous Substances
	Employment Allocation		
	Retention of Employment		
	Arnold Town Centre Primary		
	Arnold Town Centre Secondary		
	Local Centre		
	Green Belt		
	Protected Open Space		
	Local Green Space		
	Local Transport Scheme		
	Local Transport Scheme		
	Gedling Access Road		
	Recreational Route		
	National Cycle Route		
	Scheduled Monument		
	Historic Parks and Gardens		
	Site of Special Scientific Interest		
	Local Nature Reserve		

The Gedling Replacement Local Plan 2005

22. The Local Plan, which was adopted on 12 July 2005, provides the current planning framework for the Borough alongside the Aligned Core Strategy. The Local Plan will be replaced by the emerging Local Planning Document once it is adopted.
23. The Local Plan identified particular areas as suitable for housing, industry, retail and other uses. It also includes specific policies to control the location and design of development within the Borough and to protect its heritage and local character. Planning applications are assessed against the Local Plan.
24. The Local Plan identifies a number of designations which are relevant to the Papplewick Neighbourhood Plan including:
 - Nottingham and Derby Green Belt
 - Protected Open Space
 - Sherwood Forest
 - Sites of Importance for Nature Conservation



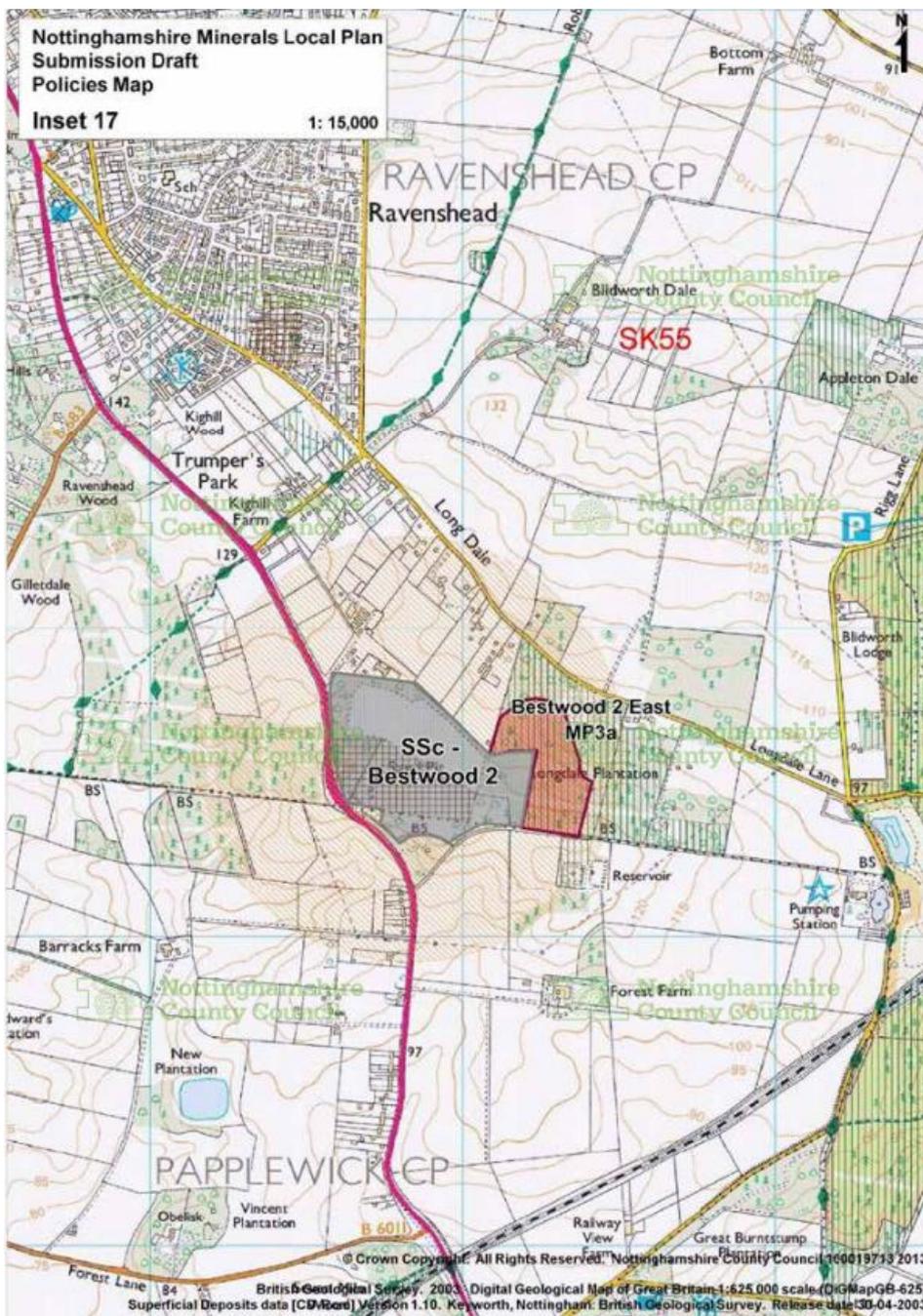
Extract from Replacement Local Plan Proposals Map

Papplewick Neighbourhood Plan - Issues Scoping & Evidence Base February 2017

		Policy Number:
	Borough Boundary	
	Conservation Areas	ENV13-ENV15
	Important Open Spaces within Conservation Areas	ENV15
	Special Character Areas	ENV16, ENV17
	Scheduled Ancient Monuments	ENV23
	Historic Parks and Gardens	ENV25
	Green Belt	ENV26-ENV29 ENV27 deleted
	Infill Boundary	ENV30
	Safeguarded Land	ENV31
	Primary Ridgelines	ENV32
	Secondary Ridgelines	ENV32
	Site of Special Scientific Interest	ENV35
	Sites of Importance for Nature Conservation	ENV36
	Local Nature Reserves	ENV36
	Proposed Local Nature Reserves	ENV36
	Mature Landscape Areas	ENV37
	Areas Potentially at Risk of Flooding	ENV41
	Ancient Woodlands	ENV45
	Public Transport Corridor	Paragraph 2.5 (H1)
	New Housing Allocation	H2-H6
	Arnold Major District Centre Primary Shopping Area	S1-S5, S16, S17
	Arnold Major District Centre Secondary Shopping Area	S1-S6, S16, S17
	Carlton Square District Shopping Centre	S1-S4, S7, S16, S17
	Mapperley Plains District Shopping Centre	S1-S4, S8, S16, S17
	Netherfield District Shopping Centre	S1-S4, S9, S16, S17
	Local Shopping Centres	S1, S3, S10, S16, S17
	Out of Centre Non-Food Retail	S12
	Out/Edge of Centre Food Retail	S12
	New Employment Allocation	E1
	Calverton Mixed Use Development	E2
	Protected Employment Site	E3
	Calverton Colliery Redevelopment	E8
	Inappropriate Employment	E10
	Gedling Access Road	H3, T3
	A612 Southern Link Road	T3
	Safeguarded Passenger Railway Line	T3
	Former Gedling Station	T3
	Nottingham Express Transit Extension	T3
	Proposed Park and Ride Sites	T4
	National Cycle Route	T9
	Proposed Cycle Routes	T9
	Trentside Path	T11
	Protected Open Space - Public	R1
	Protected Open Space - Private	R1
	Protected Open Space - School Playing Fields	R1
	Gedling Colliery Park / Protected Open Space	R1, ENV44
	Golf Courses	R4
	Allotments / Protected Open Space	R5
	Sherwood Forest	R7
	Greenwood Community Forest within Gedling Borough	R7, ENV43
	Calverton Mineral Line - Recreational Route and Safeguarded Passenger Railway Line	R9, T3

The Nottinghamshire Minerals Local Plan 2016

25. The [Minerals Local Plan](#) was published for consultation during February and March 2016. Whilst the Papplewick Neighbourhood Plan cannot address any minerals or waste matters by law, existing or proposed minerals and waste proposals may impact upon other planning issues being addressed in the Neighbourhood Plan.
26. The Bestwood 2 site which has consent for the extraction of Sherwood Sandstone through to 2023 lies partly within the Parish of Papplewick. A proposed eastern extension lies outside but immediately adjacent to the Parish of Papplewick.



Relationship to Other Neighbourhood Plans

27. Papplewick Parish Council as the qualifying body for the Papplewick Neighbourhood Plan has agreed to work closely with Linby Parish Council as the qualifying body who are also developing a Neighbourhood Plan for Linby at this time. The two Parish Councils have agreed to jointly fund employing a traffic consultant - who will look specifically at the issues related to the roads, including traffic management for vehicles, pedestrians and cyclists. The two Neighbourhood Plans will however be produced separately.

Adjacent Local Planning Authority Area

28. Papplewick lies on the western edge of Gedling Borough, the adjacent land to the south-west is the unparished area of Hucknall which is actually located in the neighbouring Ashfield District. There is no legal requirement for the Papplewick Neighbourhood Plan to have regard to the Development Plan in Ashfield. This is made up of the Saved Policies of the Ashfield Local Plan 2002 and the emerging Ashfield Local Plan.
29. The emerging Ashfield Local Plan is awaiting its Independent Examination to commence and then determine whether it should become part of the Development Plan for Ashfield. The properties in Hucknall on the western side of Moor Road which abut the Papplewick boundary are excluded from the Green Belt and are included in the Main Urban Area Boundary for Hucknall. The undeveloped land which abuts the Papplewick boundary is included within the Green Belt, the woodland south of Papplewick opposite the southern end of Moor Ponds Wood is designated as Green Space.



Strategic Policies for the Purposes of Neighbourhood Planning

30. The system of neighbourhood planning allows Parish and Town Councils to produce neighbourhood plans to guide development at a local level. One of the requirements of such plans is that they should be in line with the 'strategic policies' of the adopted development plan for the local area.
31. Gedling Borough Council as the Local Planning Authority defines which policies are to be considered 'strategic' with regard to the production of a neighbourhood plan. They consider that in addition to the policies and allocations contained within the Aligned Core Strategy, which are all considered to be 'strategic', Gedling proposes that all of the policies, allocations and designations within the Local Planning Document are also considered 'strategic' for the purposes of neighbourhood planning. However until the Emerging Local

Papplewick Neighbourhood Plan - Issues Scoping & Evidence Base February 2017

Plan is adopted the Papplewick Neighbourhood Plan has no obligation to be in general conformity to it.

Section 3 Consultation and Scoping



Initial Neighbourhood Plan Consultation

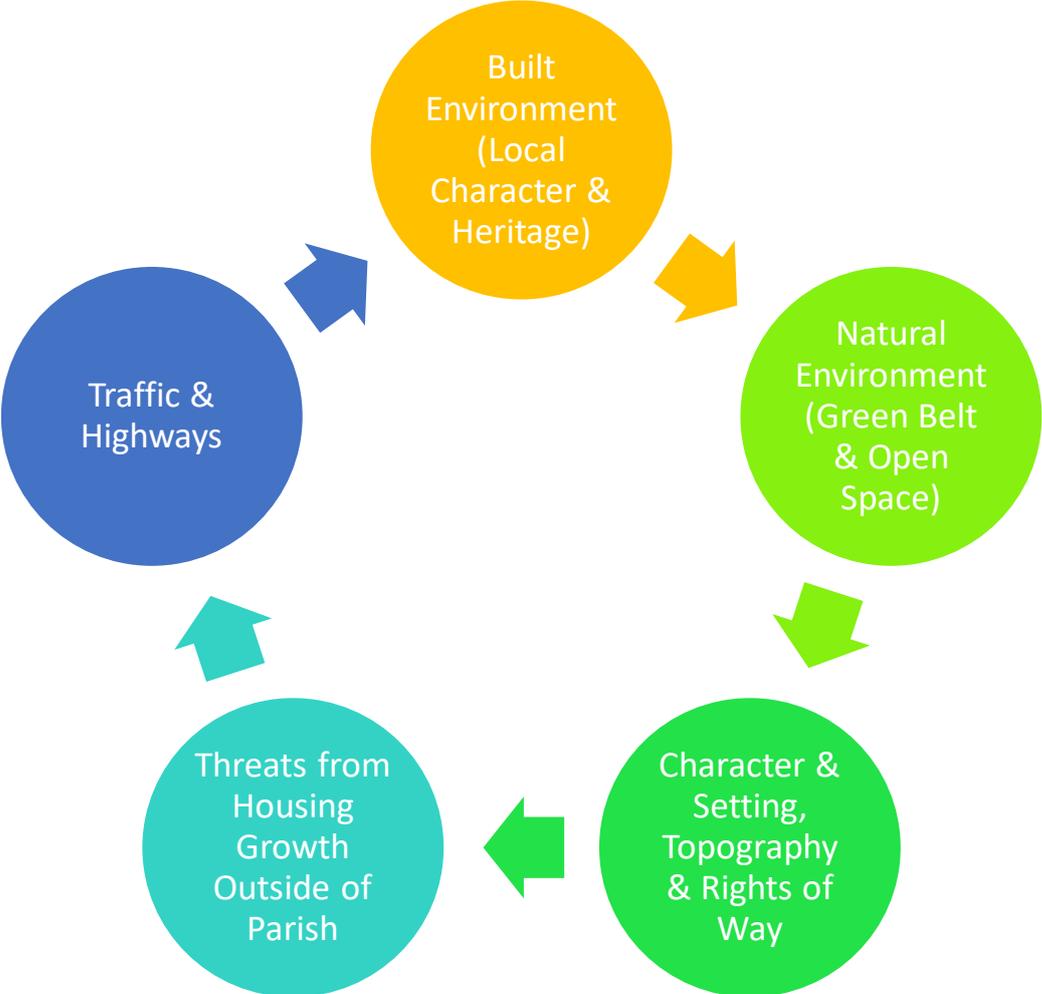
32. Information and ideas workshops were held in May 2016, these were run as launch events and were held on Sunday 22nd May and Tuesday 31st May in the Papplewick and Linby Village Hall. The meetings were well attended and a wide range of topics were discussed. A list of issues of concern was created, and some agreement on what we wish to conserve and maintain in the community over the coming years. Some 18 people attended the Sunday event and a further 38 people attended the Tuesday event.

Issues & Options Neighbourhood Plan Consultation

33. A [questionnaire](#) was circulated in February 2017 to all households in the Parish and some households just beyond the Parish boundary who receive the Papplewick village newsletter. Completed questionnaires have been requested to be returned by 10th March 2017, completed questionnaires can be returned to the Griffin's Head Public House or the Village Hall in hard copy or to the Clerk to the Parish Council by email.

Scoping Meeting

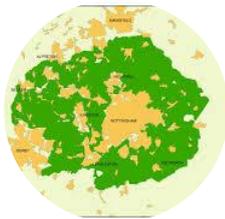
34. A Neighbourhood Plan Working Group was formed, the group met for the first time on 10th November 2016. They discussed aspirations, and the aims of the plan. They reviewed the feedback from the community meetings held in May 2016. They examined plans issued by other councils and suggested possible areas of interest for the Papplewick Plan.
35. Main Issues for the Papplewick Neighbourhood Plan could be summarised as follows:



Built Environment (Local Character & Heritage)



Natural Environment (Green Belt & Open Space)



Review of The Green Belt Character & Setting



Protection of Green Space, Parks, Open Land, Footpaths & Woodland

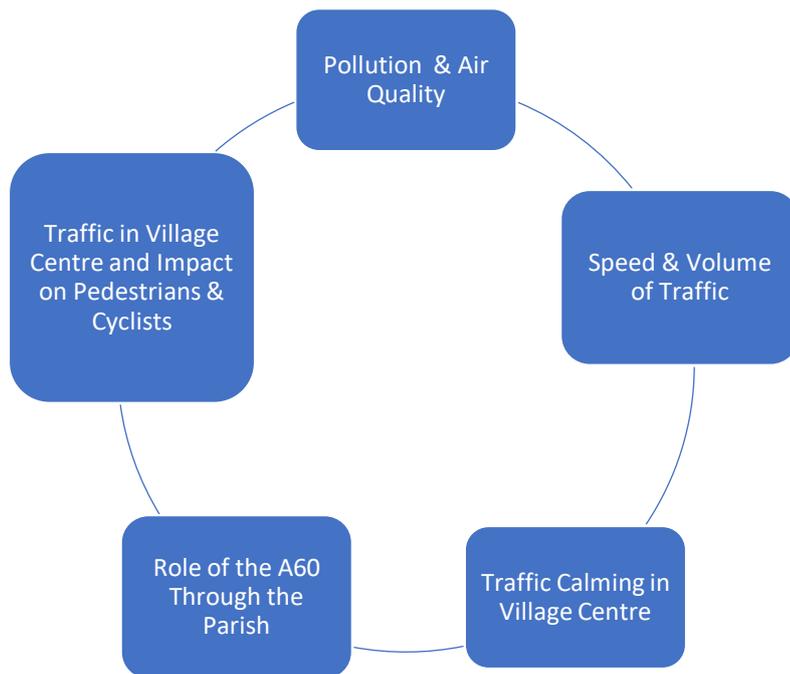
Character & Setting, Topography & Right of Way



Threats from Housing Growth Outside of Parish



Traffic & Highways



Section 4 Gedling Evidence



Other Planning Policy Evidence Base

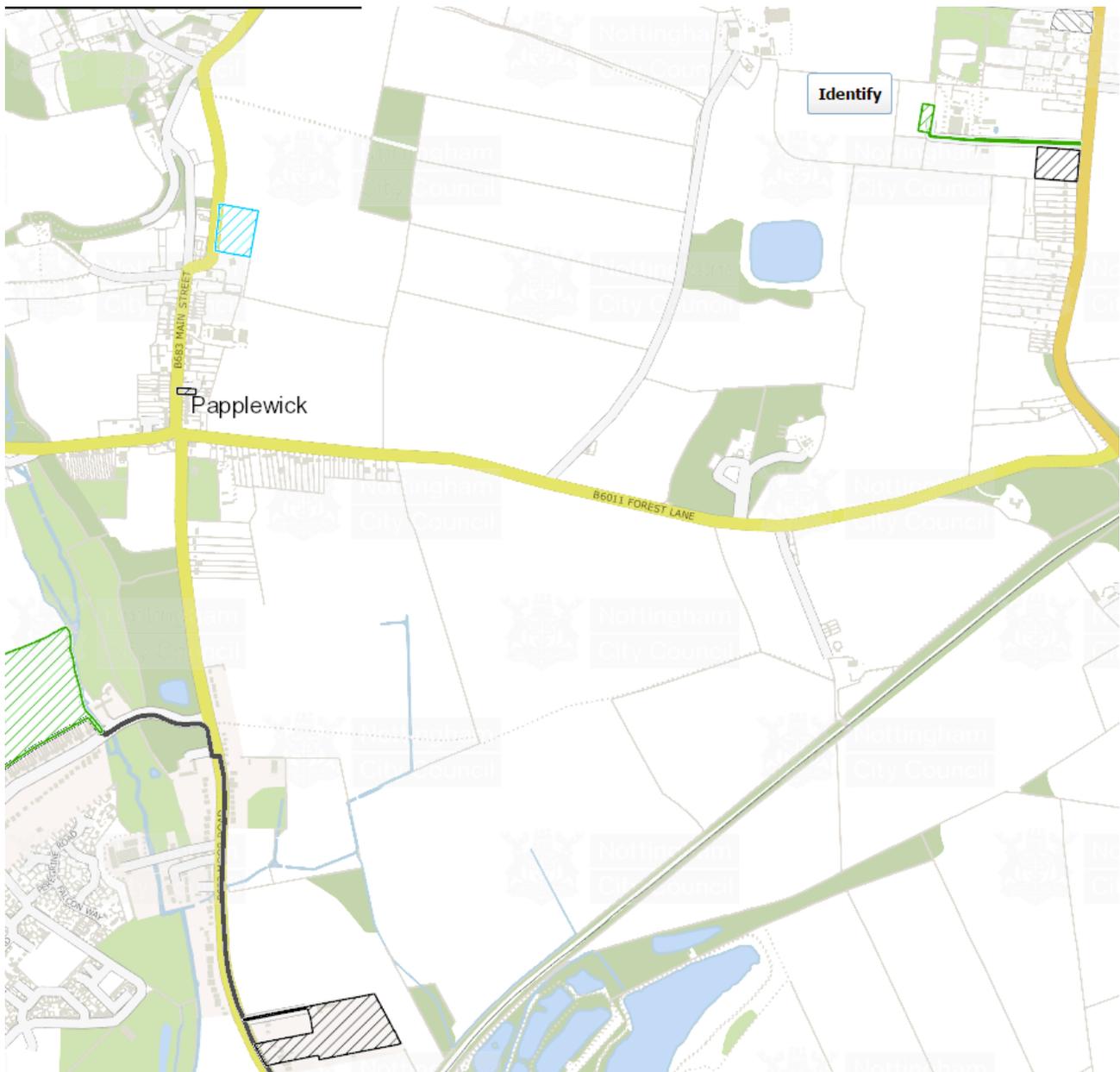
36. Policies and proposals must be based on a robust and comprehensive evidence base, in accordance with Government guidance. The Aligned Core Strategy was based on a wide range of supporting [documents](#), the Gedling Local Planning Document is supported a large number of documents forming the [library](#) for the public examination currently underway.

Strategic Housing Land Availability Assessment

37. The [SHLAA](#) undertaken during 2015 across Nottingham City, Broxtowe and Gedling sought suggestions for potential sites that may be suitable for housing.
38. The Strategic Housing Land Availability Assessment is an annual review of potential housing sites. Its purpose is to help us understand where and when housing could be built in the future.
39. Sites in the Strategic Housing Land Availability Assessment are assessed against a range of criteria to establish their suitability, availability and achievability for development. The results of the Strategic Housing Land Availability Assessment feed into the production of development plan documents including this Neighbourhood Plan and the Gedling Local Planning Document.
40. The assessment includes land that has come forward from a range of sources, including sites that have already been granted planning permission and sites that have been put forward by landowners and developers.
41. It is important to note that inclusion in the Strategic Housing Land Availability Assessment process does not in itself allow for development to occur on site and that planning permission must still be granted. Some of the sites in the assessment can only come forward if planning policy is changed. Decisions to change planning policy are taken through the development plan process.
42. The SHLAA is an online tool, the snapshot below illustrates the latest position following the 2015 call for sites.

SHLAA - assessment

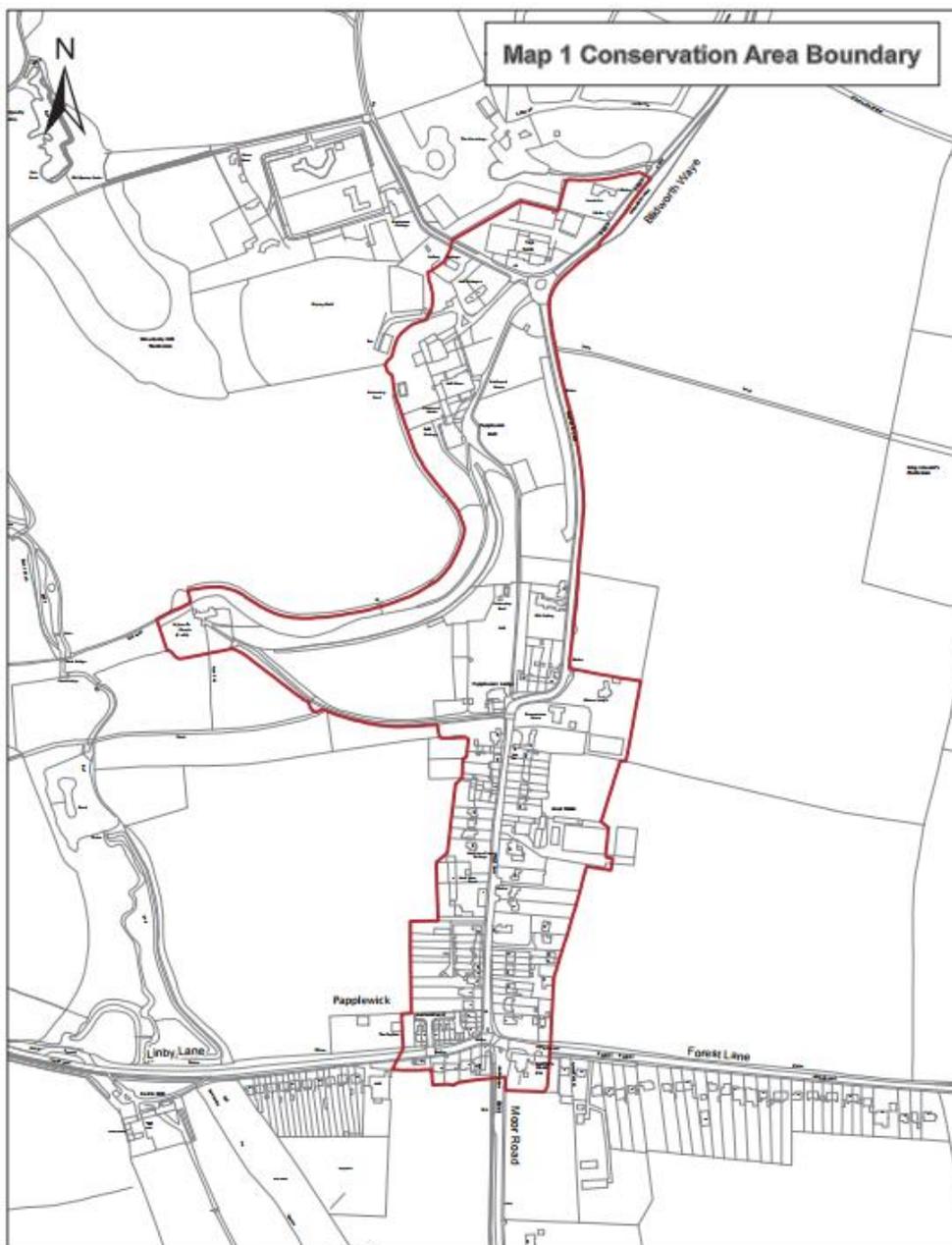
-  - Deliverable
-  - Developable
-  - Not deliverable or developable
-  May be suitable subject to policy change
-  = Suitable
-  = May be suitable
-  = Not suitable
-  Excluded from assessment
-  = Excluded from final assessment
-  Not assessed
-  Not yet entered here - See More Information
-  Achievable
-  Available (not achievable)
-  Suitable (not available)
-  Not suitable



43. Within the Parish of Papplewick, two sites were identified as being suitable ([site 806](#) on Mansfield Road) or suitable to policy change ([site 976](#) north of Altham Lodge). Of these the site on Mansfield Road has planning permission for residential development in the form of a replacement dwelling (2013/0772).
44. Neither of these sites have been allocated for development in the Gedling Local Planning Document Publication Draft. The Site Selection [Document](#) for the Gedling Local Planning Document Publication Draft also assessed the site north of Altham Lodge, now referred to as Site A3, it concluded as follows:

Papplewick Conservation Area Appraisal

45. Areas of special architectural or historic interest are designated as Conservation Areas to help preserve and enhance them for future generations.
46. A draft Papplewick Conservation Area [Appraisal](#) was produced to highlight qualities of the area that are seen worthy of protection and enhancement. The appraisal was never finalised, however the document and associated [maps](#) provide useful background information.



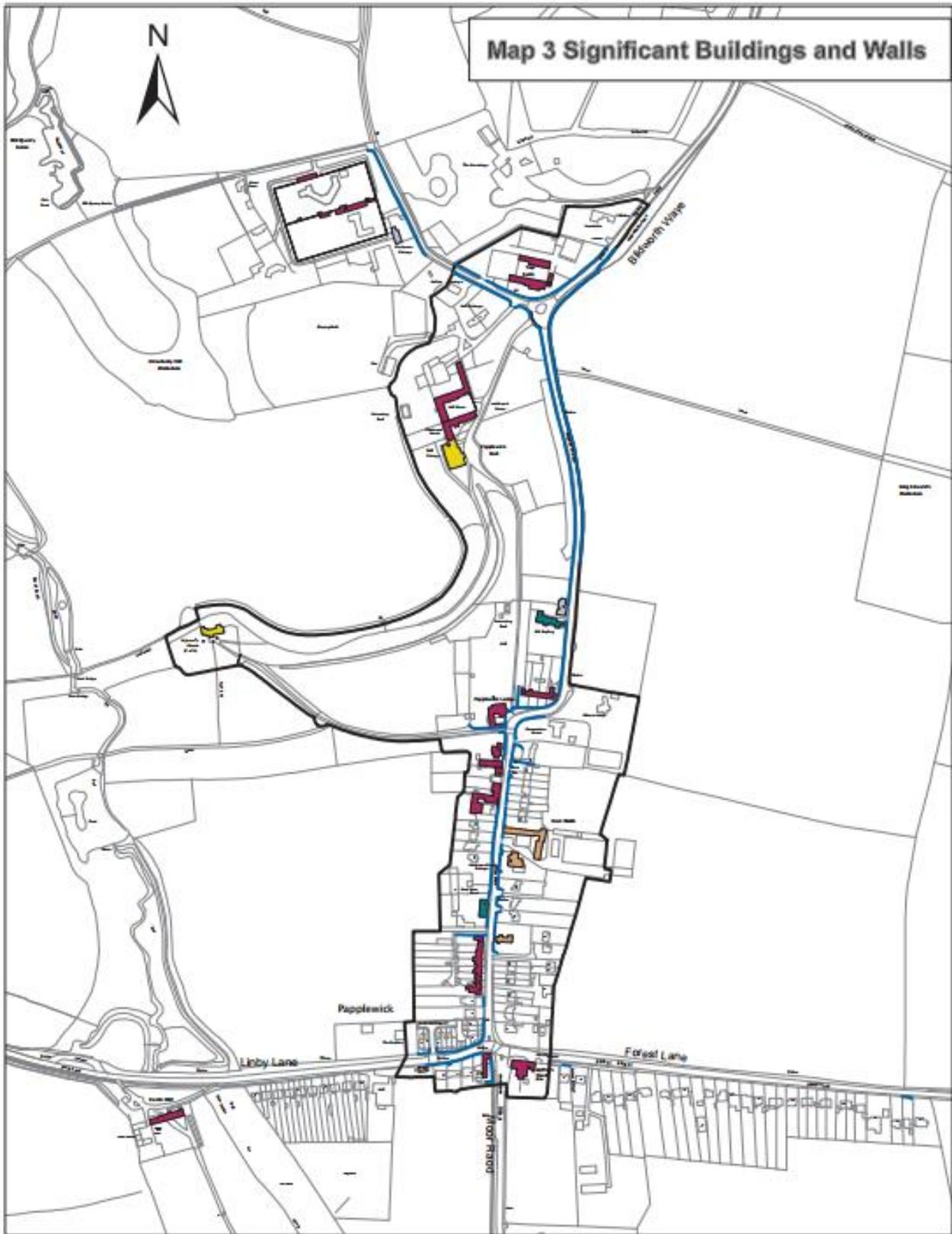
47. The draft Appraisal defines the special interest of the Papplewick Conservation Area as being:

“A number of features are key to the special architectural and historic interest of Papplewick, and these are best summarised as follows:

- the prevalence of vernacular buildings, largely associated with farming - whether as farmhouses, cottages, or subsidiary buildings such as barns;*
- construction materials - particularly the predominant honey-coloured, local stone, used for buildings, boundary walls and embankments, which provides coherence;*
- the retention of historic architectural details - particularly with regard to door and window openings, and timber, horizontal sliding sash windows;*
- the sense of enclosure (provided by either greenery or the stone buildings) along Church Lane, Blidworth Way (to the north of Top Farm), Linby Lane, and Main Street, and the way in which this contrasts with a sense of open space and connection with the surrounding farmland along Moor Road, Forest Lane and Blidworth Way (south of Top Farm);*
- the rolling landscape, open countryside around the village, and the use of hedges, and local stone walls and embankments as boundary markers which help to maintain Papplewick’s rural character;*
- the meandering road pattern of Church Lane, Blidworth Way, Hall Lane, Linby Lane and Main Street, which, along with the topography and boundary treatments, provides closed views within the Conservation Area of traditional structures and/or greenery;*
- the presence of a medieval building (St James’s Church tower) which, as well as being of special interest in its own right, helps to give a picture of Papplewick’s development over time;*
- the contrast between the ‘polite’ architecture of Papplewick Hall, and the vernacular architecture of other historic buildings within the village;*
- the contrast between the open views of farmland to the east, and the park and Hall to the west (from Blidworth Way), which add extra interest to this part of the Conservation Area;*
- the survival of earthworks from the middle ages or medieval times, and the remnant of the hollow way, which help to connect the village with its earliest settlers.*

All of these key features contribute to the rural character of Papplewick, and help to provide its ‘sense of place’. Other contributory factors include the generally high level of maintenance of front gardens, the abundance of greenery, and the use of small stone blocks (particularly at the entrance to Hall Lane) to manage verge parking.”

48. The draft Appraisal also defined a number of buildings considered to be of local interest, areas of significant landscape features and open space, together with features that make positive or negative contributions to the streetscene. The draft Appraisal also identifies key views and vistas.



P. Bagley (BOROUGH) M.C.D., M.P.T.R.,
 Head of Planning and Environment
 Civic Centre, Arundel Hill Park, 16-18
 Hellingly Lane, SO24 8LJ

Papplewick Conservation Area Boundary

- Listed Grade I
- Listed Grade II
- Local Interest
- Other significant NCC H.E.R
- Other significant buildings
- Significant walls

Reproduced with the permission of the Controller of H.M.S.O. Crown copyright. Licence No. LA100021246
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings

Draft Papplewick Conservation Area Appraisal

Retail

49. The [Broxtowe, Gedling, Nottingham and Rushcliffe Retail Study 2015](#) does not set out any particular requirements for Papplewick.

Employment

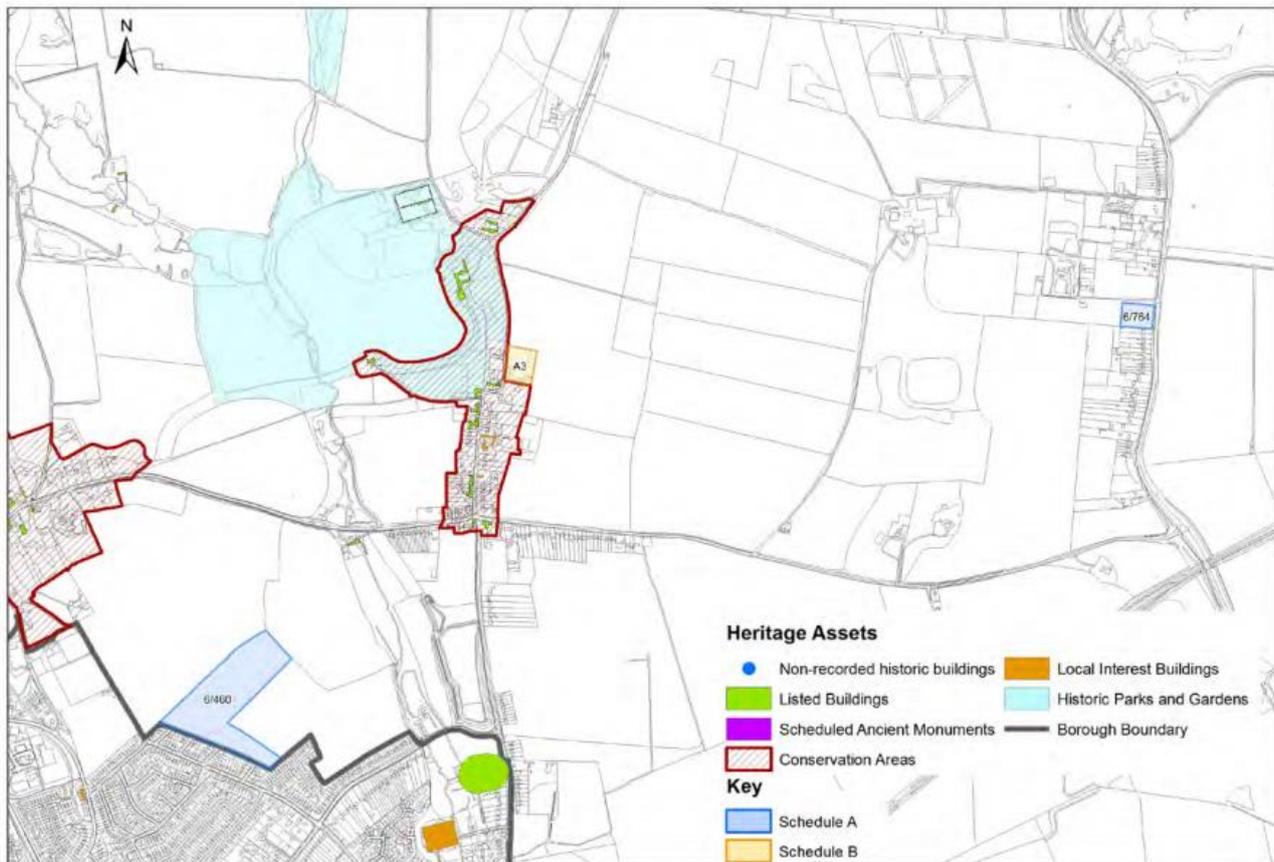
50. The [Nottingham City Region Employment Land Provision Study](#) does not set out any particular requirements for Papplewick.

Housing

51. As detailed in the [Gedling Five Year Housing Land Supply Assessment 2016](#), within Papplewick there is only 1 site on Mansfield Road that has an extant planning consent for a single dwelling.

Heritage

52. A document was produced in October 2015 [Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council \(to inform the preparation of the Local Planning Document\)](#).
53. The purpose of the document is to assess the impact of the development of possible development sites in the Borough on the range of heritage assets, including Listed Buildings (and their settings), Conservation Areas, Registered Parks and Gardens, Scheduled Ancient Monuments, local interest buildings and other non-recorded historic buildings.
54. This document was supplemented by an [Assessment of Impact of LPD Development Sites on Scheduled Monuments](#) produced in January 2017 and amended in February 2017.
55. In relation to Papplewick the documents confirm the following:
“Linby and Papplewick Conservation Areas are least affected by possible development sites.”



Reproduced with the permission of the Controller of H.M.S.O. Crown copyright. Licence No. LA100021246. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Papplewick

© Gedling Borough Council

© Crown Copyright - OS Licence No. LA100021246

The sites in blue on Schedule A are not considered to have an impact on heritage assets. The sites in yellow on Schedule B are considered to have an impact on heritage assets.

56. The assessment draws the following conclusions with regard to the likely magnitude of impact on heritage assets.

A3	Altham Lodge, Main Street (land north of)	Papplewick	0.81	15	A
----	---	------------	------	----	---

- A Major impact on Historic Asset**
- B Impact on Historic Asset**
- C Minor impact on Historic Asset**

Statutory Heritage Records

57. The Statutory list of Listed Buildings cites the following in Papplewick:

Grade I

- Papplewick Hall, off Blidworth Way (Formerly Main Street)
- Church of St. James, Church Lane

Grade II*

- Engine House, Boiler House and workshop at Papplewick
- Pumping Station, Longdale Lane

Grade II

- Chetwynd House and Boundary Wall, off Blidworth Way (Formerly Main Street)
- Stable range at Papplewick Hall off Blidworth Way, (Formerly Main Street)
- Walled kitchen garden 100 metres north of Papplewick Hall, Off Blidworth Way
- Top Farmhouse and adjoining stables, Blidworth Way
- Barn and stable at Top Farmhouse, Blidworth Way
- Gate piers and boundary wall, Church of St. James, Church Lane
- 2 headstones 8 metres south-east of south porch, Church of St. James, Church Lane
- Chest tomb 8 metres south of south porch, Church of St. James, Church Lane
- 3 headstones 10 metres south of Tower, Church of St. James, Church Lane Obelisk 20 metres north-west of Vincent Lodge, Forest Lane
- The Griffins Head, Forest Lane
- 1 and The Barn, Linby Lane
- Boiler house chimney at Papplewick Pumping Station
- Smithy, stable and cartshed at Papplewick Pumping Station
- Cooling pond at Papplewick Pumping Station (Formerly listed as Retaining Walls to Reservoir)
- Deputy's house at Papplewick Pumping Station
- Superintendent's house at Papplewick Pumping Station
- Boundary wall and gates at Papplewick Pumping Station
- 9a, 9b, 11,15, 17, 19, 21, 23, 25 Main Street
- 49 (Pembroke Cottage), 51 and 53 Main Street
- The Old Post Office, 55 Main Street
- Morton's Farmhouse, 57 Main Street
- Stable and garage to south of Morton's Farm, Main Street
- Papplewick Lodge and adjoining stables, Main Street
- Sundial 16 metres north of Papplewick Lodge, Main Street
- 67, 69, 71,73 Main Street (Formerly listed as Nos 68-71)
- Howe Plantation Obelisk, 70 metres north-east of Woodland Grange, Mansfield Road
- Boundary stone 500 yards west of Mansfield Road
- Boundary stone 30 metres north of Howe Plantation Obelisk, Mansfield Road
- Boundary stone to north of Papplewick Pumping Station, Longdale Lane, at SK 58357 52201
- Boundary stone to north of Papplewick Pumping Station, Longdale Lane, at SK 57454 52320
- Boundary stone at entrance to Newstead Grange at SK 55276 52573

58. The Statutory list of Ancient Monuments cites the following in Papplewick:

- Papplewick Pumping Station

59. The Statutory list of Historic Parks and Gardens cites the following in Papplewick:

Grade II*

- Papplewick Hall

Grade II

- Papplewick Pumping Station

60. The Conservation Area Appraisal identifies the following local heritage designations:

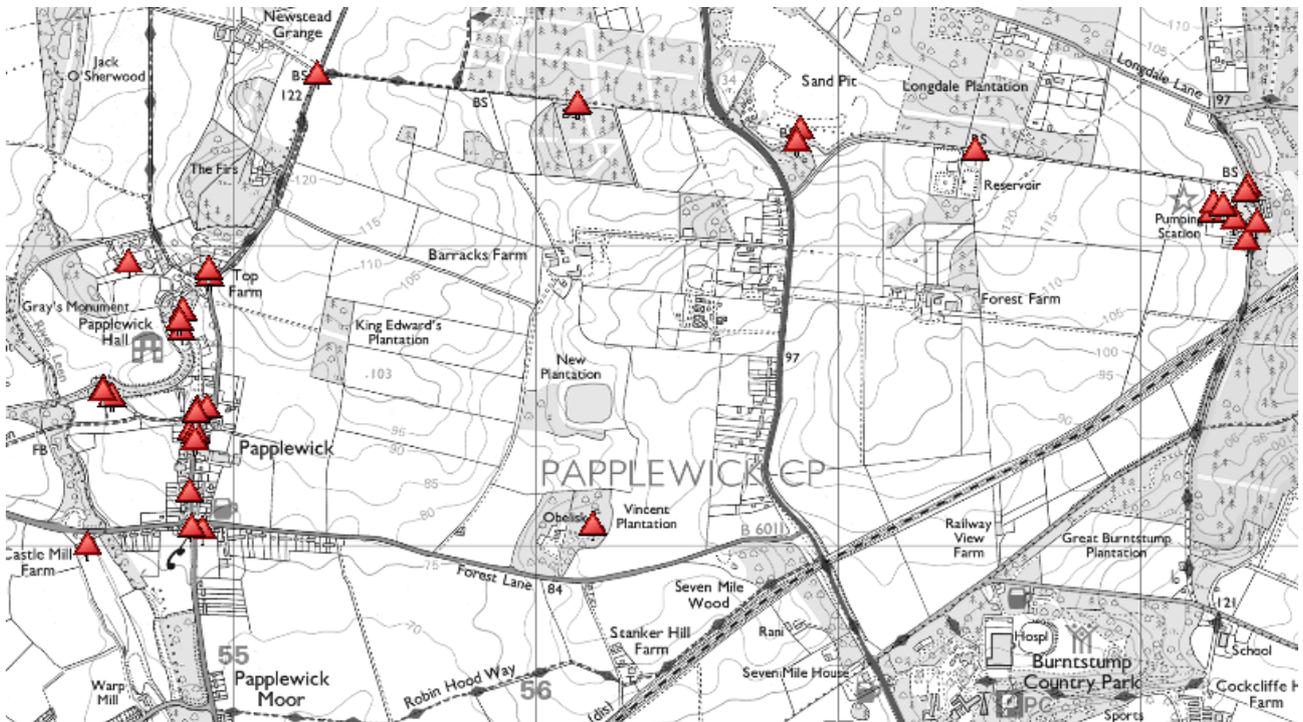
Buildings of Local Interest

- Gateway to Papplewick Hall, Blidworth Way
- Wheelwrights Cottage, 30 Main Street
- West View Farmhouse and adjoining outbuildings, 46 Main Street

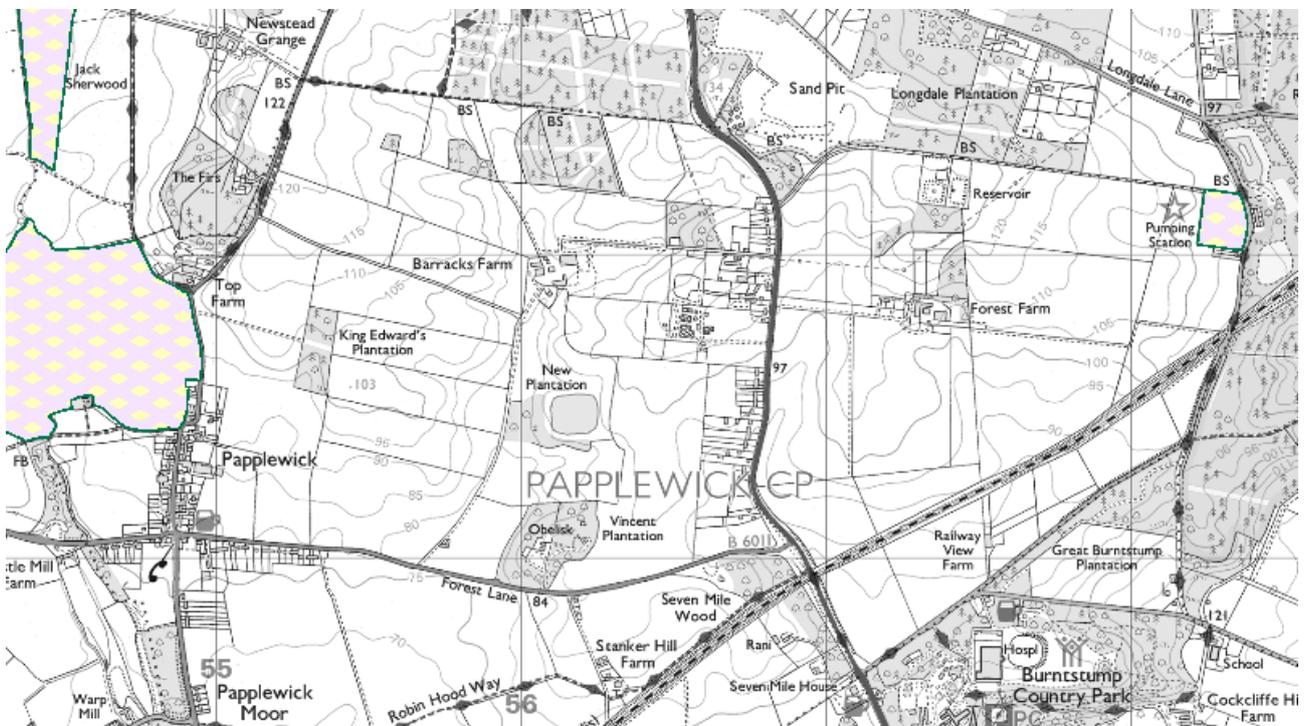
Papplewick Neighbourhood Plan - Issues Scoping & Evidence Base February 2017

Other Significant Buildings

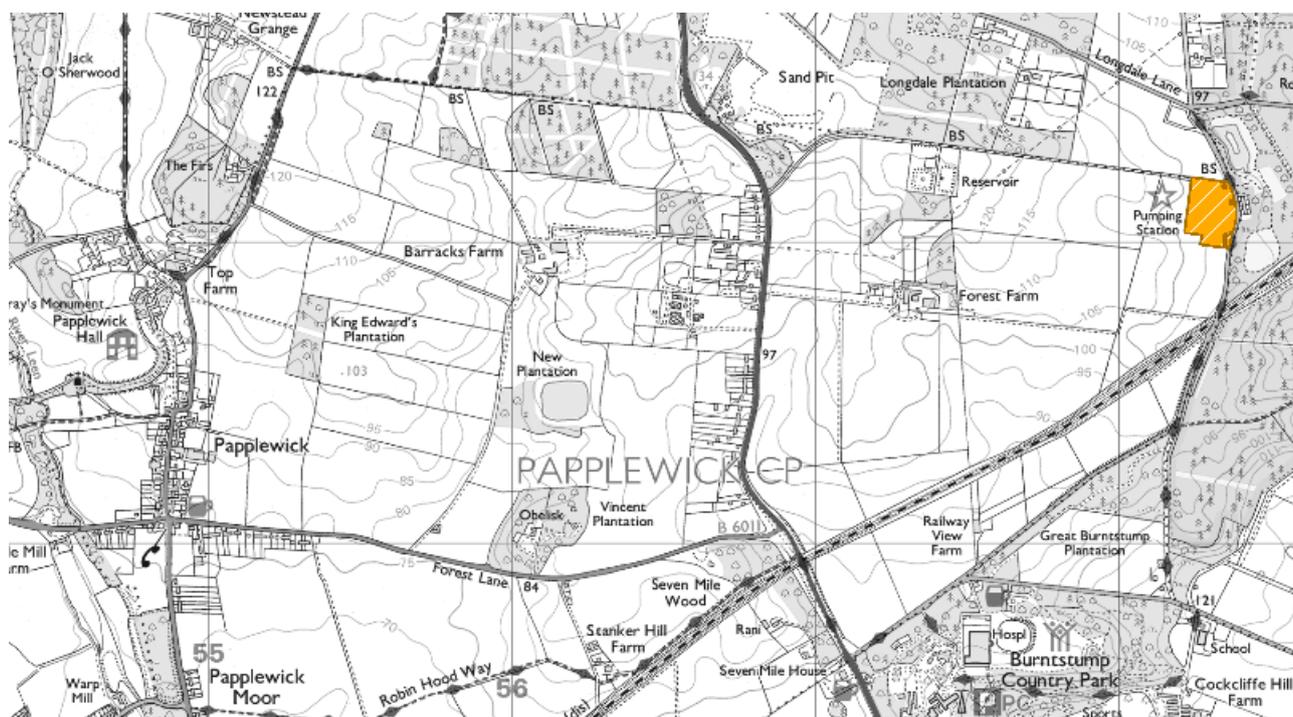
- Gardener's Cottage, Hall Lane
- Ward Cottage, Blidworth Way
- 11 Linby Lane



Listed Buildings in Papplewick © Historic England



Registered Parks and Gardens in Papplewick © Historic England

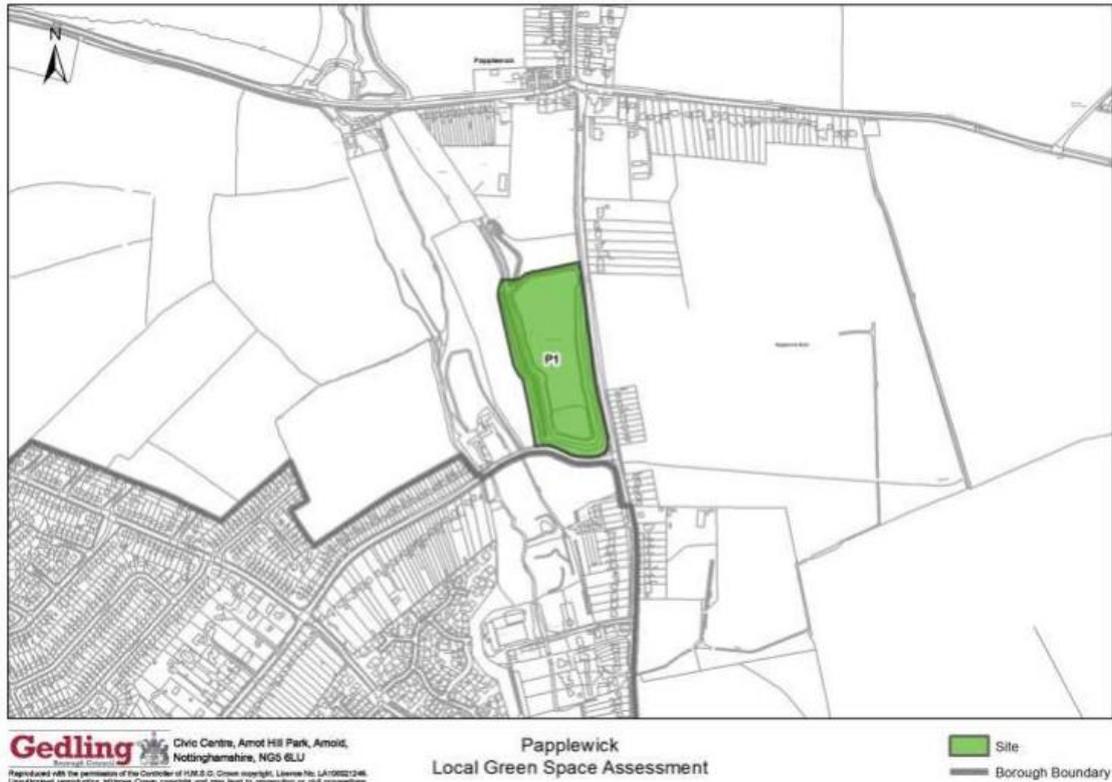


Scheduled Ancient Monuments in Papplewick © Historic England

Environment and Resources

61. A [Landscape Character Assessment](#) was undertaken by URS in December 2014. This work has been undertaken to assess the impact of development on specific sites in terms of both landscape and its visual impact and to identify any opportunities for mitigation. This has no particular implications for Papplewick.
62. The [Green Space Strategy](#) 2012-2017 prepared by Gedling Borough Council provides a vision and objectives for how the Council publicly owned green spaces should be planned and managed. It highlights some key data relating to Papplewick as follows:
 - At the time of the 2012 study there was no waiting list for allotment plots
 - The Church graveyard is at full capacity
 - Papplewick has no alternative burial ground provision
63. The [Local Green Space](#) Report 2016 identifies one site in Papplewick for designation as a Local Green Space at Walk Mill Pond / Moor Pond Woods.

Appendix E – Papplewick



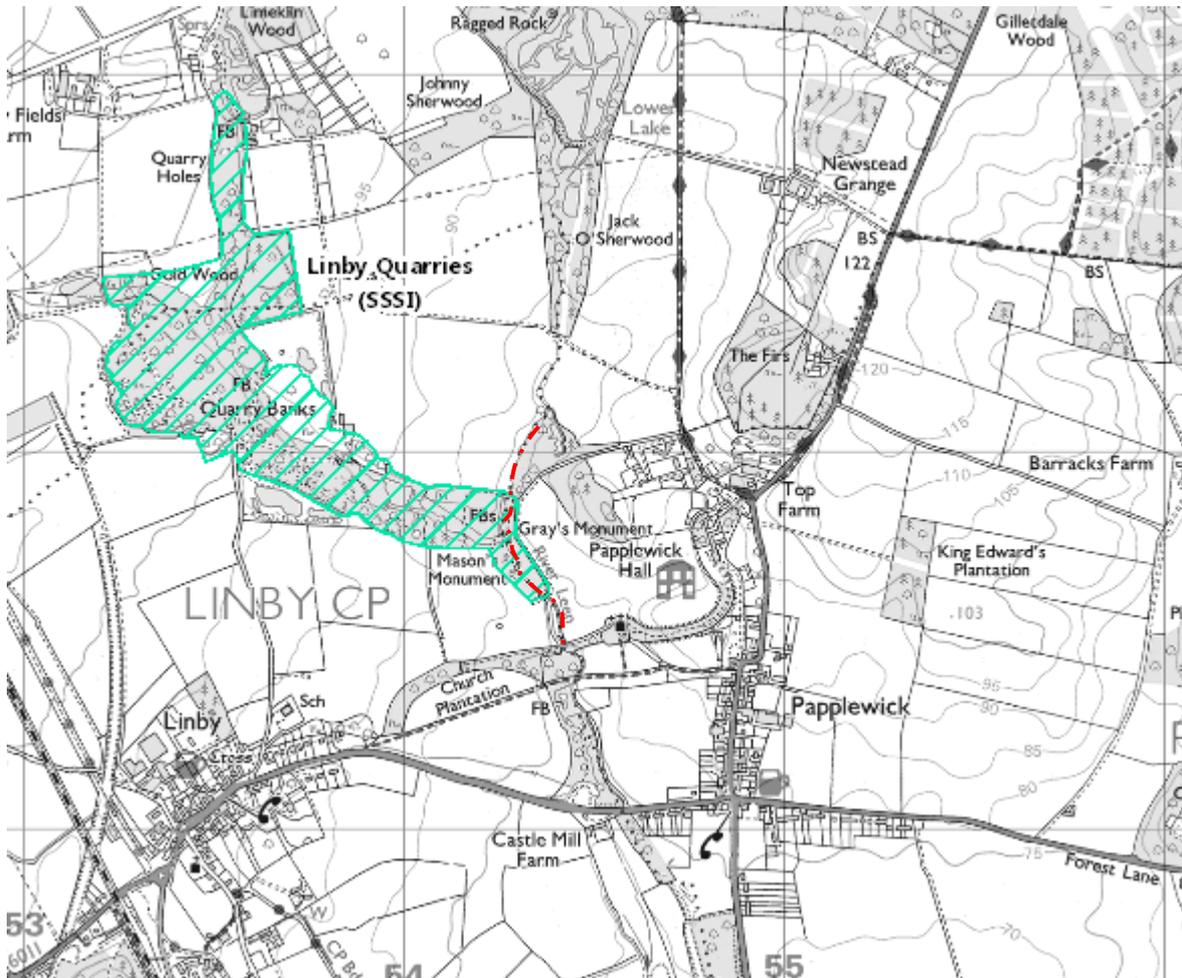
© Gedling Borough Council
 © Crown Copyright - OS Licence No. LA100021246

<p>P1 Walk Mill Pond / Moor Pond Woods</p> <p>The site lies between Hucknall, Papplewick and Linby. The site was developed by the Robinson family in the late 18th century as a system to supply water to their cotton mills. The woods are now a wildlife and recreational site; there are well-maintained footpaths and benches throughout.</p> <p>To the west of the site lies the River Leen which runs through Linby; to the east is Moor Road (B683). The sites lies close to existing development and agricultural land is notable in the surrounding landscape.</p>	
---	--

Nominate d Site (Ref)	Replacement Local Plan (2005) – policy designations	1. Is it in reasonably close proximity to the community it serves?	2. Is it demonstrably special to a local community and holds a particular local significance?	3. Is it local in character and not an extensive tract of land?	Conclusion
Walk Mill Pond / Moor Pond Woods (P1)	<ul style="list-style-type: none"> - Green Belt - Local Wildlife Site (ENV36) - Mature Landscape Area (ENV37) - Protected Open Space - Private (R1) 	The site is close to Papplewick village and the North of Papplewick Lane site allocated in the Aligned Core Strategy. Access to the site is via the main road (Moor Road). The site is adjacent to the residential area within Ashfield District.	Moor Pond Woods is an area of archaeological and ecological interest that lies to the west of the village, between Linby and Papplewick. The woods occupy the site of a system of ponds and channels that fed water to cotton mills in the 18th century. The site is accessible to the public via a network of surfaced paths. The Moor Pond Woods Project was inaugurated in 1999 and the area is managed jointly by the 'Friends of Moor Pond Wood' and Nottinghamshire County Council. The site is presently designated as a Local Wildlife Site.	The site area is 3.87 ha and it is considered not to be an extensive tract of land.	<p>The site has historic, recreational and wildlife value.</p> <p>Recommended that the site is designated.</p>

Papplewick Neighbourhood Plan - Issues Scoping & Evidence Base February 2017

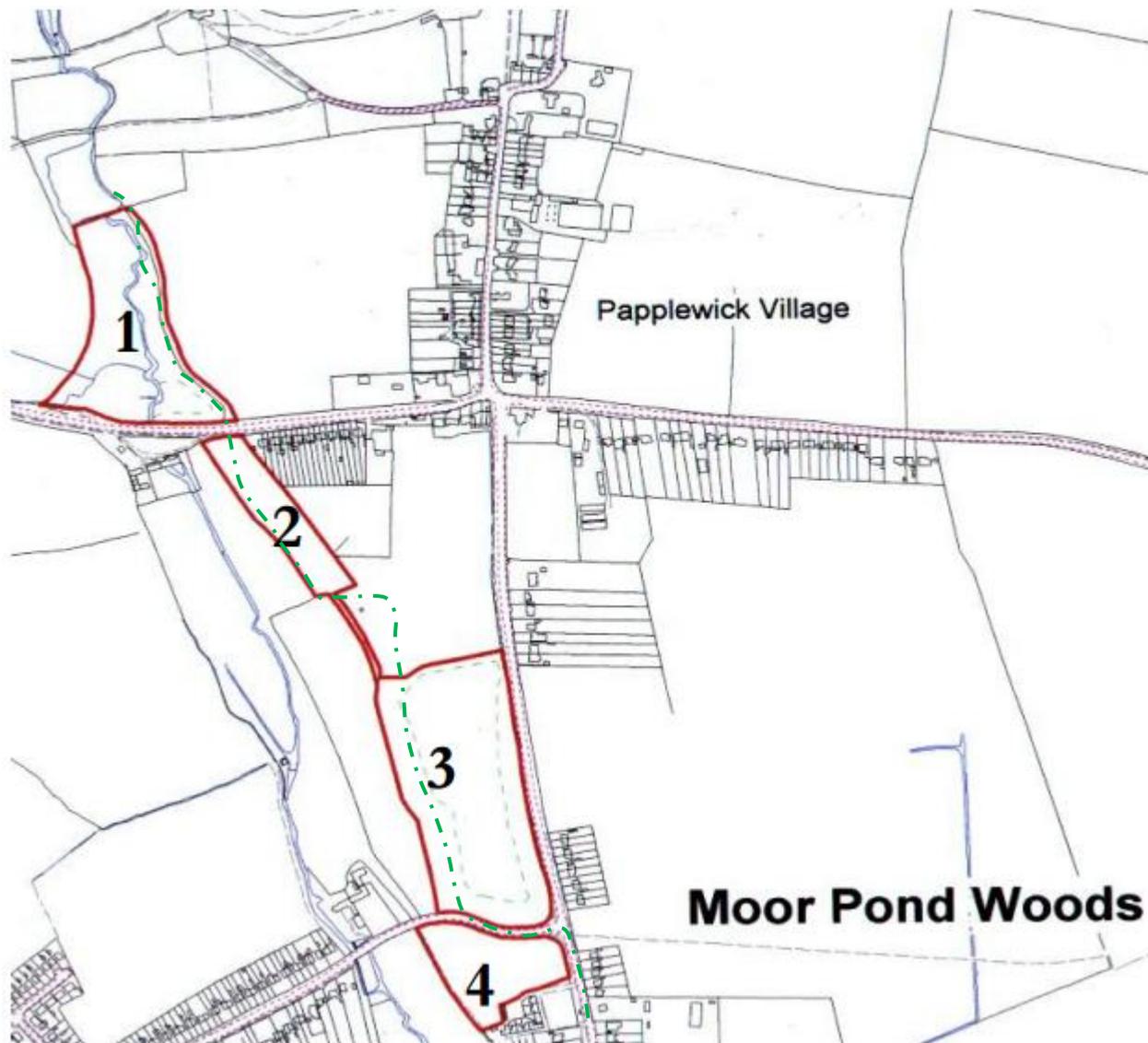
64. Linby Quarries SSSI lies mostly within the neighbouring parish of Linby but is also partially within the Papplewick Neighbourhood Plan Area. Moor Ponds Woods is a designated Site of Importance for Nature Conservation, it straddles the Papplewick and Linby boundary:



© Defra (Magic Website) [Extract Taken on 29 July 2017]

Western Boundary of Neighbourhood Plan Area

Moor Ponds Wood SINC



Moor Ponds Woods © Friends of Moor Pond Wood
Western Boundary of Neighbourhood Plan Area

65. The [Greater Nottingham Strategic Flood Risk Assessment](#) does not raise any significant issues for Papplewick. It was prepared by Black & Veatch in June 2008 (updated October 2008 and October 2010) in consultation with the Environment Agency to inform how future development should take place and to assist emergency planning in Greater Nottingham.
66. Data produced by the Environment Agency highlights the following areas at risks of flooding in Papplewick:

Papplewick Neighbourhood Plan - Issues Scoping & Evidence Base February 2017

Enter a postcode or place name:

Other topics for this area...

Flood Map for Planning (Rivers and Sea)

Papplewick, Nottinghamshire



Flood Map for Planning



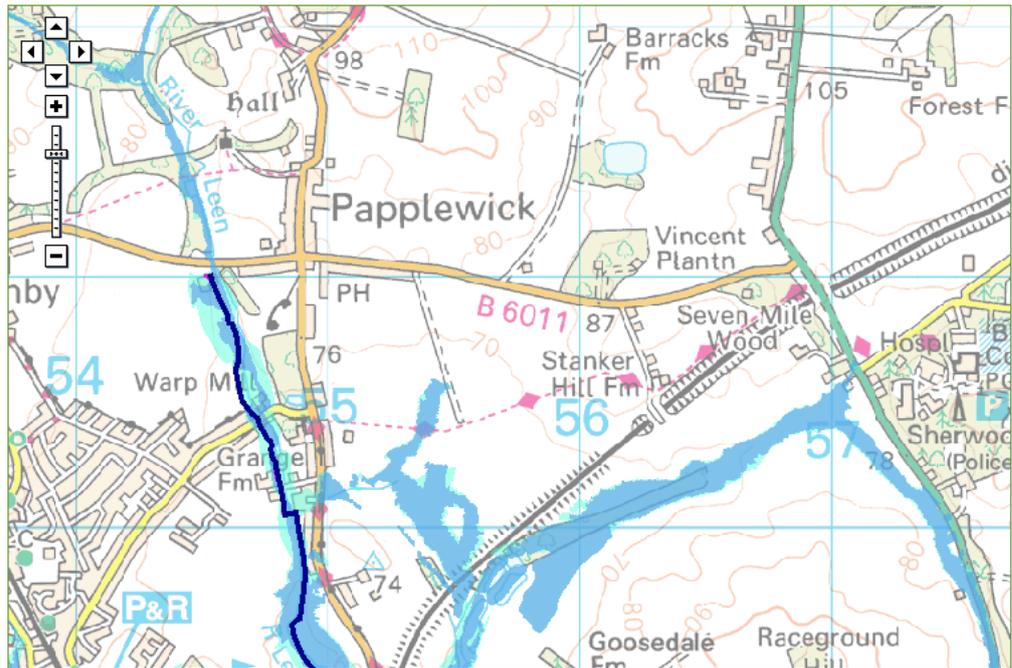
Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

- Flood Map for Planning (Rivers and Sea) ⓘ
- Flood Zone 3
- Flood Zone 2
- Flood defences (Not all may be shown*)
- Areas benefiting from flood defences (Not all may be shown*)
- Main River ⓘ
- Main River
- Other national environmental organisations ⓘ
- Natural Resources Wales Area of responsibility
- Scottish Environment Protection Agency Area of responsibility

Papplewick, Nottinghamshire at scale 1:20,000

Other maps ⓘ Data search ⓘ Text only version ⓘ



© Environment Agency copyright and database rights 2017. © Ordnance Survey Crown copyright. All rights reserved. Environment Agency, 100024198. Contains Royal Mail data © Royal Mail copyright and database right 2017. This service is designed to inform members of the public, in line with our terms and conditions. For business or commercial use, please contact us.

Enter a postcode or place name:

Other topics for this area...

Flood Map for Planning (Rivers and Sea)

Papplewick, Nottinghamshire



Flood Map for Planning



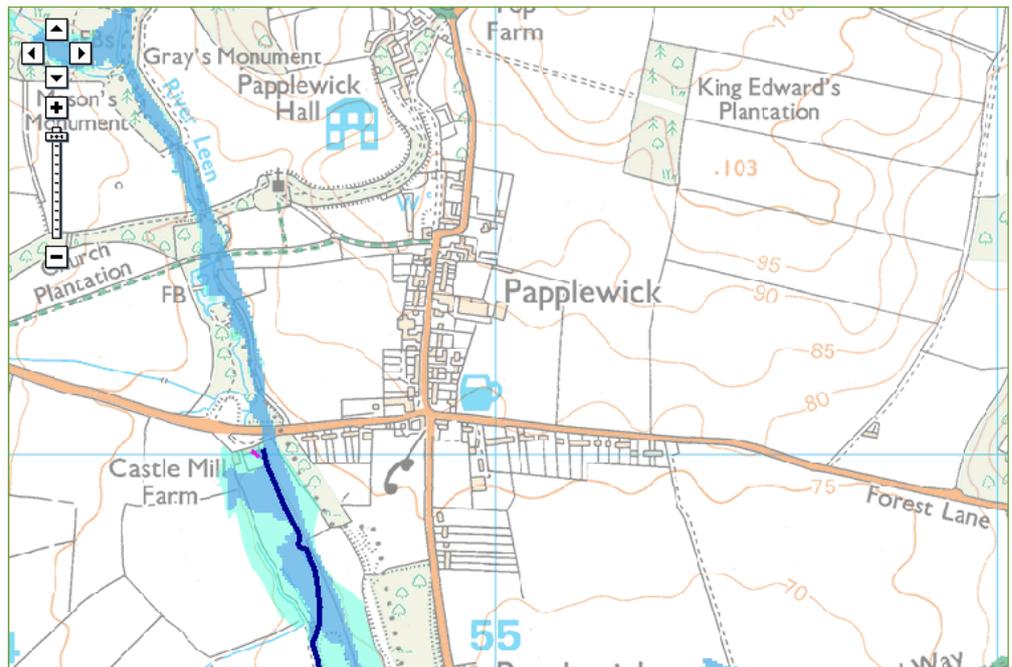
Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

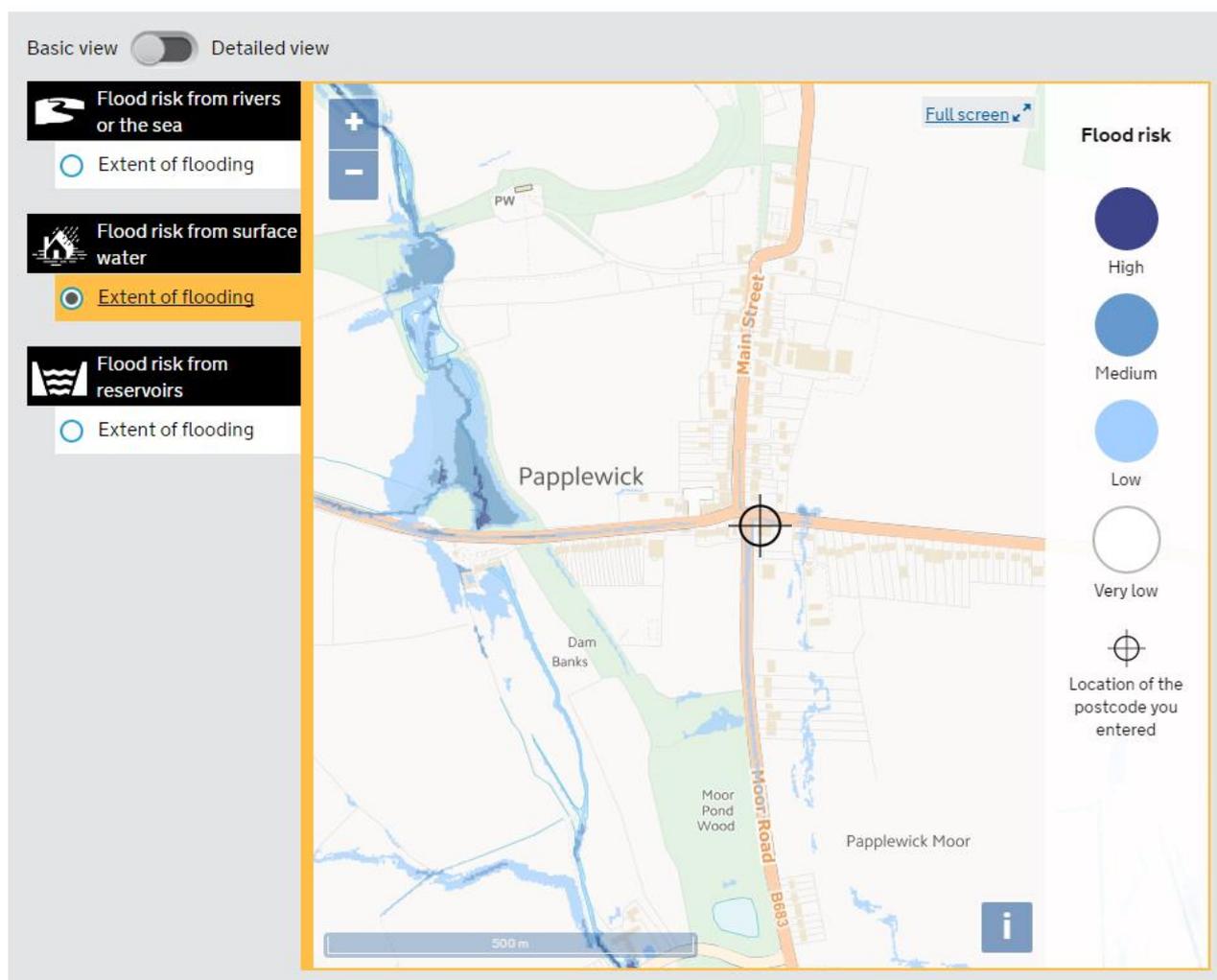
- Flood Map for Planning (Rivers and Sea) ⓘ
- Flood Zone 3
- Flood Zone 2
- Flood defences (Not all may be shown*)
- Areas benefiting from flood defences (Not all may be shown*)
- Main River ⓘ
- Main River
- Other national environmental organisations ⓘ
- Natural Resources Wales Area of responsibility
- Scottish Environment Protection Agency Area of responsibility

Papplewick, Nottinghamshire at scale 1:10,000

Other maps ⓘ Data search ⓘ Text only version ⓘ



© Environment Agency copyright and database rights 2017. © Ordnance Survey Crown copyright. All rights reserved. Environment Agency, 100024198. Contains Royal Mail data © Royal Mail copyright and database right 2017. This service is designed to inform members of the public, in line with our terms and conditions. For business or commercial use, please contact us.

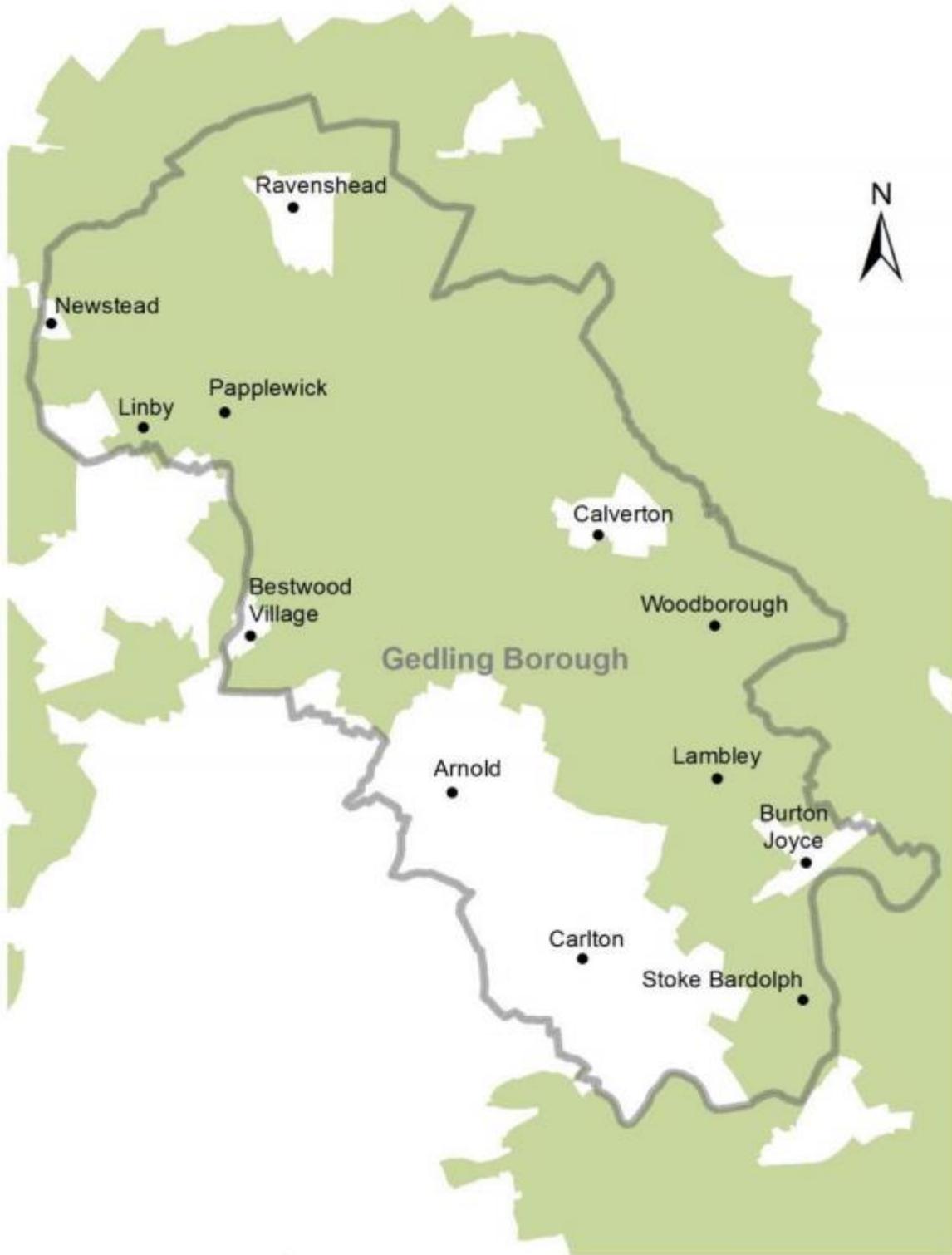


© Crown copyright and database rights 2017 OS 100024198. Use of this mapping data is subject to [terms and conditions](#).

67. Surface water flooding potential poses a limited constraint on future development opportunities within Papplewick.
68. The [Greater Nottingham and Ashfield Outline Water Cycle Study February 2010](#) prepared by Entec consultants, considers in more detail the likely water related constraints and impacts of the development levels set out for Greater Nottingham and Ashfield. In relation to Papplewick it does not identify any specific findings.
69. A number of documents have been prepared regarding the issues associated with a review of the Green Belt. The [methodology](#) framework was prepared by Ashfield, Broxtowe, Gedling and Nottingham City Councils to establish a common means of assessing the purposes of the Green Belt as part of a robust assessment of Green Belt boundaries within their area. If required, more detailed methodologies informed by local circumstances will be set out by each local authority in their Green Belt review documents.
70. Gedling has undertaken an [assessment](#) of broad areas and specific sites against the purposes of the Green Belt. The Green Belt Assessment does not itself determine whether or not land is included in the Green Belt or not. It is the role of the Local Planning Document to formally revise Green Belt boundaries and to allocate land for development.
71. This assessment continues to identify Papplewick as a village ‘washed over’ by the Green Belt. It states: *“The Green Belt around Papplewick is valuable in achieving the purposes*

Papplewick Neighbourhood Plan - Issues Scoping & Evidence Base February 2017

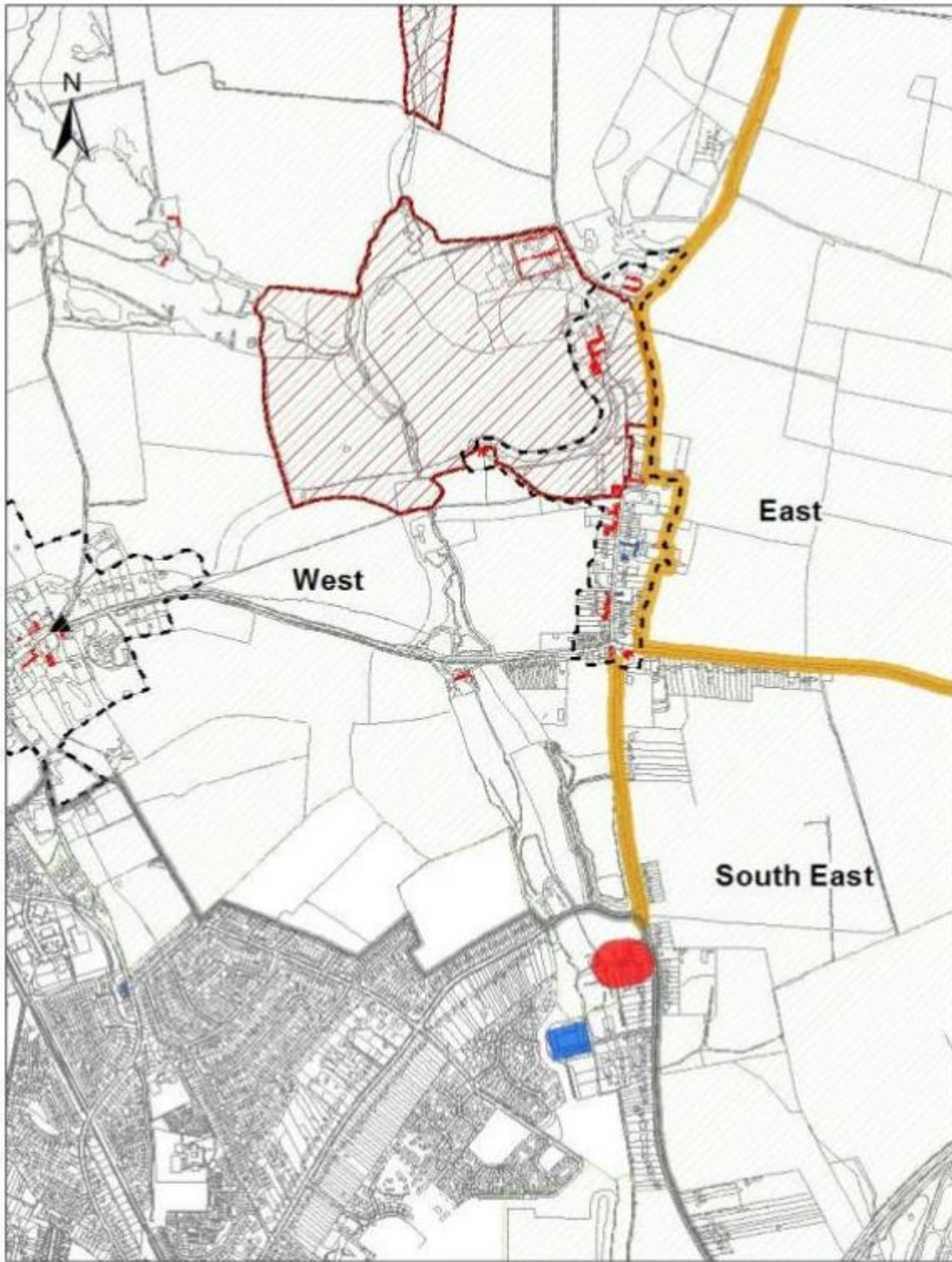
of the Green Belt in particular due to the narrow gaps with nearby settlements and the historic character of the area. Broad Areas to the east are of lower value as there is less risk of coalescence with other settlements. 5.16 Papplewick is a traditional linear village with a mix of open and less open areas such that parts of the settlement contribute to the openness of the Green Belt.”



Reproduced with the permission of the Controller of HMSO. Crown copyright. Licence No. LA100021246
Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

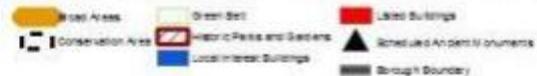
©

Gedling Borough Council
© Crown Copyright - OS Licence No. LA100021246



Papplewick Green Belt Assessment 2015

Reproduced with the permission of the Controller of HERODS. Crown copyright, Licensed to LA100021246. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.



Gedling Borough Council
 © Crown Copyright - OS Licence No. LA100021246

72. The assessment identifies scores, lower scores mean that a site or general area is, overall, less valuable in terms of the Green Belt. Whilst a site may have a low overall score, it may score particularly highly for one single Green Belt purpose. In these instances, it could be considered to be of sufficient importance on that one single purpose for the site to be

Papplewick Neighbourhood Plan - Issues Scoping & Evidence Base February 2017

retained as Green Belt. This will be particularly important for the following Green Belt purposes:

- Check the unrestricted sprawl of settlements.
- Prevent neighbouring towns from merging into one another.
- Preserve the setting and special character of historic settlements.

73. Whether sites are so important for one of the Green Belt purposes that they should not be removed from the Green Belt will be considered as part of making decisions about which sites should be allocated. No changes have been made to the Green Belt with regard to Papplewick.

Broad Area or Site	Score (out of 20)	Comment
Stage 1		
East	15	The Area is open with few defensible features and no non-agricultural development. The Area has one boundary with the settlement which includes a significant proportion of the Conservation Area; rising land to the east will exacerbate the impact on the historic character.
South East	17	The Area has only one boundary with the settlement and few defensible features. There is ribbon development along Moor Road and Forest Lane although the majority of the Area has no encroachment. The Area would only impact on a small part of the Conservation Area although there would be a significant reduction of the gap to Hucknall.
West	19	The Area makes a significant contribution to the historic character of Papplewick and development would result in the merging of Papplewick, Linby and also Hucknall. There is only one boundary with the settlement and few defensible features. There is ribbon development along roads but the majority of the area is free from encroachment.
Stage 2		
No Stage 2 Assessments due to the lack of potential development sites and the general high value of the Green Belt.		

74. The [Habitats Regulation Assessment](#) (HRA) Screening Record was undertaken for the Core Strategies. This found that there could be potentially significant effects on parts of the prospective Sherwood Forest Special Protection Area. It concluded that a precautionary approach should be followed and that policies should not encourage further visitors to this part of the Greenwood Community Forest.

75. Supplementary Screening Records in reference to Calverton and Top Wighay Farm in Gedling were subsequently undertaken. The Screening Record for Top Wighay concluded that the scale of development would not be likely to have significant impact on any European site. Potential effects on the Sherwood Forest prospective Special Protection Area could not be ruled out. Following consultation with Natural England, a number of appropriate mitigation measures are identified and required to be in place to avoid significant effects from development at Calverton. No measures are required in Papplewick.

Growth and Infrastructure

76. The [Greater Nottingham Infrastructure Delivery Plan](#), considers infrastructure requirements related to the Core Strategies of Broxtowe, Erewash, Gedling, Nottingham and Rushcliffe Councils. It seeks to ascertain what additional infrastructure is needed to support the level of growth, when it is required and the resources needed to deliver it. The report also considers the viability of strategic sites, as there are no allocations proposed in Papplewick it does not set out any definitive recommendations for the Parish.
77. [Parking Provision for Residential Developments](#) Supplementary Planning Document from 2012 sets out to ensure that new development is supported by the appropriate level of parking provision to accommodate demand, without exceeding demand which would lead to poorly designed developments that are dominated by the car, and without resulting in a shortfall which could lead to potential problems for highway safety.

This page is intentionally blank

Papplewick Neighbourhood Plan 2017-2028

Issues Scoping Document & Evidence Base February 2017

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

www.papplewick.org/NeighbourhoodPlan/NPlan_main.html

Papplewick Parish Council

NEIGHBOURHOOD-PLAN.CO.UK 

© Papplewick Parish Council 2017