



Nettleton Development Guide

The first draft of the report received the authority of the Council as a consultation document; copies were widely distributed in the locality for comments, to the Parish Council and local residents. The District Council have considered all comments received and appropriate amendments have been made to this document, adopted by the Council on 17 March 1977 as the planning policy for Nettleton.

West Lindsey District Council
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20p

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INTRODUCTION

- 1 The report "Local Planning in West Lindsey" adopted by the Council in July 1974 sets out a programme of policy work which included the preparation of development guides for the twenty-three settlements selected for development under existing planning policies.
- 2 In certain circumstances whilst investigating a particular selected settlement, it has been found pertinent to study other minor settlements, for instance, where facilities such as sewage disposal are shared, and where there has been pressure for development.
- 3 This report relates to the village of Nettleton which was defined as a nucleated or infilling settlement in the document "Communities in Rural Lindsey" adopted by the Council in April 1974. This means that new housing development will be limited to the replacement of existing dwellings and the building of single or very small groups of dwellings on infilling sites on existing adequate road frontages. The siting, type and density of any new development should be in keeping with the existing village character. The main reason for investigating Nettleton is because of its close physical relationship with the town of Caistor. The village shares or is dependant on the town for the majority of its services. About 500 people live in the village at the present time.
- 4 Policies are based on the situation as far as can be foreseen for the interim period between now and 1980 and reflect the existing settlement policy for this part of Lincolnshire, viz, "Communities in Rural Lindsey", Lindsey County Council 1974. By 1980 the County Structure Plan should have reached an advanced stage and this report will then be reviewed in the light of the Structure Plan.

GENERAL

- 5 Nettleton is located 0.8 km (1 mile) south of Caistor astride the main road A46. It is basically a linear village. Early development generally followed Church Street eastwards from its junction with Caistor Road. Over the years, development has continued along Mansgate Hill, Normanby Road, Cooks Lane and Moortown Road. To the east of the village, the Lincolnshire Wolds rise steeply to the 100 metre (300 feet approximately) contour, presenting an attractive view from the village. The eastern part of the village is included in the Wolds Area of Outstanding Natural Beauty. (See Map 1).

- 6 The subsequent growth in traffic using the main road, A46, to and from the Grimsby area has left Nettleton at a disadvantage, in that the road now presents a dangerous element to villagers wishing to cross it or use it.

FUNCTION

- 7 Away from the main road, Nettleton has the atmosphere of a pleasant rural village. Residents are employed in a variety of situations. Some work locally while others travel to the Grimsby area, Market Rasen and Brigg. The village exerts some influence on the surrounding area and a number of people travel into Nettleton to work in local industries eg plant repair, trailer manufacture and sand and chalk workings.

POPULATION AND HOUSING

- 9 The population of Nettleton parish at the National Census dates was 469 in 1951, 568 in 1961 and 616 in 1971. It is estimated that the present population is about 640. Of these about 490 live in the village. This steady increase may be attributed to the popularity of the village's rural setting.
- 10 The number of households in the parish has increased by 45 over the three Census dates, from 145 in 1951 to 161 in 1961 and in 1971 was 190. The number of people in each household averaged 3.23, 3.52 and 3.24, at these respective dates.
- 11 In the period 1966-1975, housebuilding in Nettleton averaged two dwellings per year. However, if the isolated incident of 13 local authority houses being built in 1967 is discounted, a rate of one dwelling per year is the result.
- 12 At the present time there are outstanding planning permissions for about nine dwellings in the village. A site in Cooks Lane, near Wood Farm, for five bungalows, has recently been developed by the District Council.
- 13 In accordance with the present development policy for Nettleton, it is estimated that there could be a further ten sites suitable for infilling, bearing in mind the character and density of existing development.
- 14 This gives a potential for some nineteen new homes in the village and should satisfy building needs for this interim policy period up to 1980.

- 15 With one exception, these potential sites are within the limits of development shown on Map 1. Other factors taken into account are the need to resist the further spread of the village into open countryside and the restriction of further development adjacent to the A46 road on general safety grounds.
- 16 Beyond the limits of development, planning permission will only be granted for development in connection with agriculture or for some other special local need.
- 17 As a minimum provision, one garage space will be required together with space for visitors' cars. Consideration should also be given to the parking of such things as householders' caravans and boats. The lack of space around dwellings often results in caravans and boats occupying front gardens where they give an untidy appearance to the street and can restrict a neighbour's outlook.
- 18 It is not possible or desirable to indicate precise design or materials for new houses for the obvious reasons that the possibilities are too numerous, individual family needs cannot be foreseen accurately and there must be scope for individual choice and architectural style. However, there are general principles which should govern the design and materials of new development to ensure that new building is an asset to the village.
- 19 Design of new dwellings should be in keeping with rural simplicity of line and informality of layout, avoiding fussy and 'gimmicky' details such as large mock stone chimneys or circular windows. Gable roofs are generally more appropriate to a rural area than hipped roofs. New development should seek to blend with local materials, colours, textures, bricks and roof tiles should be of the same basic shades as the older buildings in the village and violent contrasts should be avoided.
- 20 Detailing such as walls, fences and gates are important to the overall appearance of the village and the same rule of simplicity applies to these features as to the houses themselves. Materials should be in sympathy with a rural area and this implies wood rather than wire or concrete for fencing and walls of plain brick or stone in simple styles.
- 21 Features such as ditches, roadside verges, hedges and trees are of importance for wildlife conservation. New development should take account of this and the retention of such features, or their replacement with native tree species, is encouraged by the Council.

INDUSTRY AND EMPLOYMENT

- 22 The present adopted policy of the District Council discourages the introduction of new and the extension of existing industrial activity in Nettleton.
- 23 However, in the Nettleton area there is an unusual variety of long established enterprises concerned with the manufacture of articulated trailers, plant hire, the construction industry and the extraction of minerals.
- 24 The trailer business has been a cause for concern for some time and invariably presents an untidy appearance to the main road, A46. In the light of the present policy, proposals to extend and/or intensify this use will be looked at very critically.
- 25 The plant hire activity also causes concern because of its close proximity to homes and the narrowness of Cooks Lane which serves the site. This activity has been established for some years and the problems have tended to increase with the growth in the size of modern vehicles. There are physical limitations to the site and any proposal to extend the site for industrial purposes will be resisted.
- 26 There are two mineral types extracted in the Nettleton area, sand off Moortown Road and Normanby Road, and chalk by Mansgate Hill. The sand workings on Normanby Road are almost exhausted and quarrying is expected to cease in the near future. Those on Moortown Road have recently been extended.
- 27 Any future planning application to extend mineral workings in the area will be considered by Lincolnshire County Council in the light of the national and local need for that mineral.
- 28 The District Council, in December 1975, carried out an employment survey in the Caistor area as part of the preparation for a Development Guide to Caistor. Nettleton was included within the area of survey.
- 29 The survey showed that over 60 people were employed by businesses in the village, all but a few of those male. A significant proportion, nearly 60%, lived either in Caistor or Nettleton.
- 30 The villages businesses, therefore, make an important contribution to the enjoyment structure of the immediate area.

FACILITIES

- 31 There are two general shops in Nettleton of which one is a post office.

- In addition mobile shops serve the village selling fruit and vegetables, groceries, meat, fish, bread and cakes. There is also one public house.
- 32 The village has a playing field, of 2 hectares (5 acres), which includes childrens' play equipment.
- 33 Nettleton has a primary school which is attended by some 61 children. Children of secondary school age attend schools in Caistor.
- 34 Nettleton is only 1½ kilometres (about one mile) from Caistor Library and car owners in the village, and others travelling to Caistor, can use the library there. A mobile library is available to those without transport or who do not wish to travel to Caistor. It has at present seven stops in the village spread over 2½ hours on fortnightly visits every other Thursday. A school library collection at the primary school is also provided.
- 35 The Lincolnshire Library Service consider the service available to Nettleton to be adequate to meet current demand, and it should not require any radical alteration during the next ten years.
- 36 The nearest health facilities used by villagers; doctor's surgery, dentist, child health clinic and dispensing chemist, are located in Caistor. The proposed Caistor Health Centre, expected to open in 1978, will also serve Nettleton.

PUBLIC UTILITIES

- 37 Nettleton shares the use of a sewage disposal works with Caistor, the works being situated in Navigation Lane. At present it is operating at two-thirds capacity. It is designed to cater for a population of about 4,000, and at present serves about 2,800. After development of all the land for housing in Nettleton and Caistor Development Guides the works is likely to be serving some 3,500 population, within the total capacity.
- 38 No problems are anticipated regarding water and electricity supplies. There is no gas supply to the village and the East Midlands Gas Board have no plans to provide a supply to the village for the period up to 1980.

TREES

- 39 Existing trees in Nettleton are few and because of this are very important to the village, adding character and enhancing the street scene where they are found.

- 40 The important trees are shown on Map 1 and every effort should be made to retain them. Where felling is unavoidable, for instance, through age or disease, the felled trees should be replaced by a tree of the same or similar species. Where necessary the District Council will make Tree Preservation Orders on any of these trees. There is one Tree Preservation Order in the village which covers groups of trees around Pelham House, east of Holton Road, and ten individual trees alongside and off Moortown Road, Caistor Road, Holton Road and Church Street.
- 41 Several local residents have planted trees in their front gardens, this is to be encouraged as this will ensure enhancement of village streets in future years.
- 42 Additional tree planting is needed in and around Pottinger Gardens and Draycot, and the District Council will prepare and carry out a scheme at an appropriate future time.
- 43 The recent road improvements to the A46 necessitated the felling of three poplar trees. The County Surveyor made allowance for tree planting in the project and a scheme is being prepared. It is not possible to state when this will be carried out but it is unlikely to be before the 1977/78 planting season.

CHURCH STREET AND NORMANBY ROAD

- 44 These older parts of Nettleton Village in common with other small Wold villages in the area, are unusual in Lincolnshire in that development has taken place in the bottom of a narrow, steep sided, winding valley. They are shown as an area of special character on Map 1.
- 45 Most of the buildings are constructed of coursed rubble with red brick dressing and quoins of red brick and have pantile roofs. The ironstone rubble has a mellow red brown appearance and the buildings are mainly at the back of the footpath. Views out from the street between the buildings are closed by the valley sides.
- 46 Collectively, these features are to be found along Church Street and Normanby Road, giving them an attractive character. Certain modern buildings have owed no allegiance to this character and it is considered that greater care is needed in the design of new buildings in order to preserve the character of the area.
- 47 This means that any new buildings or extensions to existing dwellings proposed here should be of a similar scale and of compatible materials to the existing. Their roofs should be gabled and no standard deep

building line will be applied.

- 48 For this area the general policy outlined in paragraphs 16 to 21 will be vigorously applied. In addition, the District Council will consider the designation of a Conservation Area.

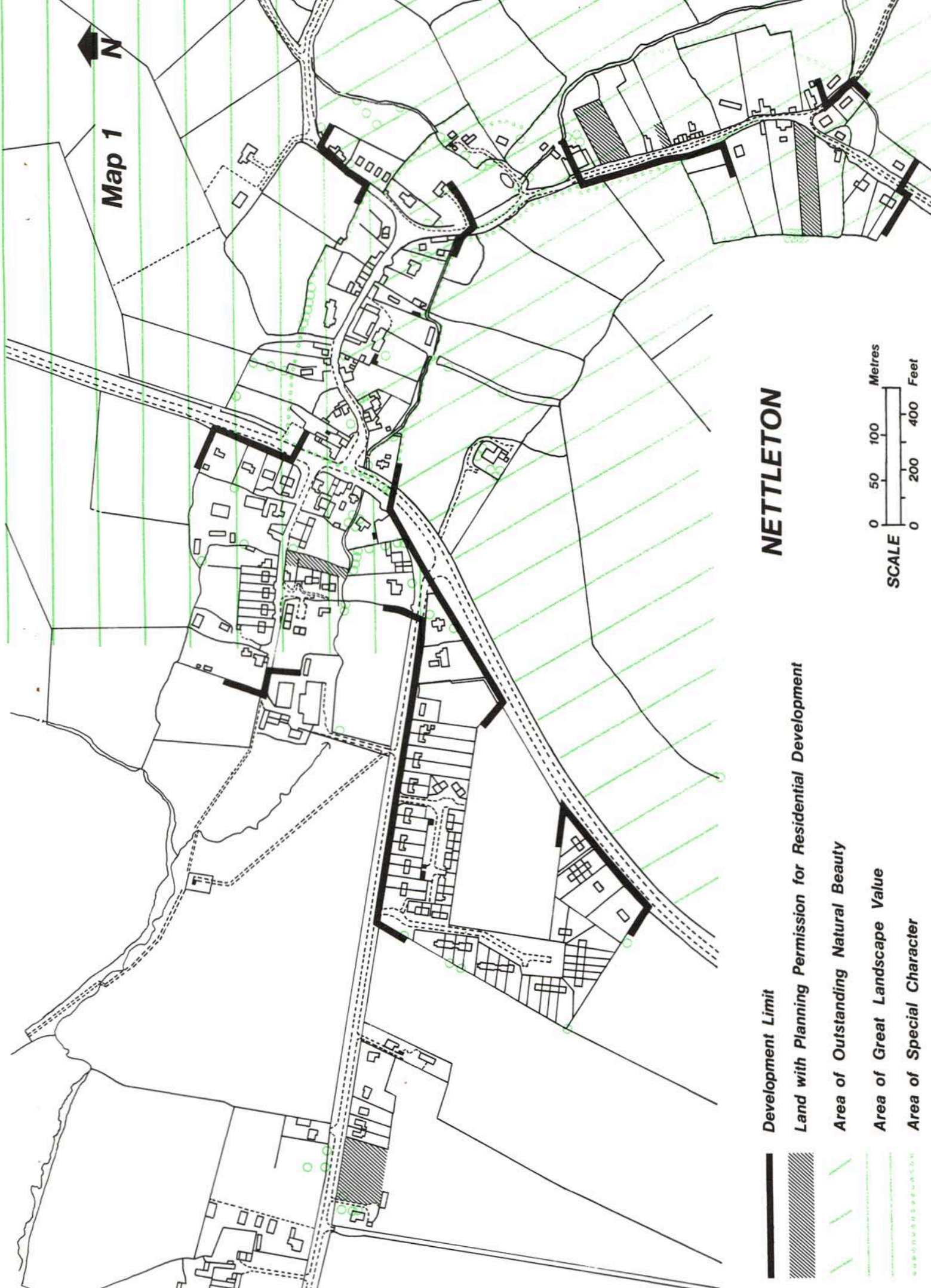
TIPPING OF REFUSE

- 49 In February 1976 the Lincolnshire County Council expressed their intention to establish a refuse tip on 8 hectares (20 acres) of land at Woods Hill, Nettleton. The site lies $\frac{1}{2}$ kilometre (about $\frac{1}{4}$ mile) south of the village in the valley bottom along Normanby Road. The area is generally unused and was formerly quarried for sand.
- 50 The tip will be used mainly for household refuse. Other refuse, such as construction industry waste will be deposited but no toxic materials will be accepted.
- 51 It is expected that about 15 vehicles will visit the site each day, most of these travelling through the village from the A46.
- 52 The proposal met with local opposition from the Parish Council and individuals. The District Council objected to the proposal. The general concern was that the proposed tip would be an eyesore in what is a visually attractive area and windblown litter would add to the problem. Also, vehicles travelling to the tip from the A46 would create additional dangers for people and other traffic along Church Street and Normanby Road. Planning permission was subsequently granted by the County Council for a temporary period of three years in order to assess the effect of the proposal on the locality. The tip will be manned during the working day and refuse will be covered daily. The site will be progressively restored for future agricultural use.

CONCLUSION

- 53 It has been seen that recent building in Nettleton has taken place within a reasonably compact village framework and in accordance with a planning policy of infilling development.
- 54 Over the next five years people working in the area may look to Nettleton as a place to live probably for the reason that the village has so far experienced only limited change and as a result has retained an identifiable village atmosphere. To meet this demand there would appear to be opportunity for the development of some nineteen dwellings for the period up to 1980.

55 Beyond this there may not be the opportunity or the desire for more development and in view of Nettleton's limited facilities and size it would seem inappropriate to suggest further change for the village.



Map 1

NETTLETON

- Development Limit**
- Land with Planning Permission for Residential Development**
- Area of Outstanding Natural Beauty**
- Area of Great Landscape Value**
- Area of Special Character**

