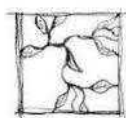


Parish of Nettleham

Character Assessment



*Completed for
Nettleham Parish Council.
This work was grant
funded by MHCLG through
Groundwork UK.*



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1.0 Introduction

1.1 Objectives

The aim of this *Character Assessment* is to provide an assessment of the existing character of the Parish of Nettleham. It will form the basis of the revision of the existing *Neighbourhood Plan* for Nettleham that is currently being prepared by Nettleham Parish Council.

The assessment was commissioned by Nettleham Parish Council in September 2020 and carried out by Austin Heritage Consultants during the period of September 2020 – February 2021.

This work was grant funded by MHCLG through Groundwork UK.

The following assessment will include an overview of the historical development of Nettleham. This will be complemented by an assessment of the heritage assets and architectural stock of the parish, as well as landscape, setting and views that all contribute to the historical, physical and visual character of the parish today. The assessment aims to inform future change within the parish.

1.2 Study Area

The study area comprises the area shown on Figure 1 and is defined by the boundaries of the Parish of Nettleham. The parish is contained within the West Lindsey District Council area, but it also borders the northern side of the City of Lincoln district.

The village core of Nettleham is centred around a group of buildings and features including the prominent Grade I listed Church of All Saints on the east side and the village green on the west side. This historic core is surrounded by incremental and ongoing development from agricultural buildings to modern housing that has evolved along the many key thoroughfares running north, south, east and west from the village, with the beck running west to east across the landscape and through the village and serving as a prominent feature within Nettleham.

The boundaries of the parish are defined by Wragby Road (A158) along the southeast side; the outer edge of Lincoln and the A46/A158 on the southwest side; a north-south boundary line cutting through Riseholme and fields on the west side; and various field boundaries across the northern and east sides of the parish. Nettleham village is surrounded by a rural landscape comprising arable fields.

The parish has been further subdivided for the purposes of this assessment into four character areas:

1. Historic Village Core & Conservation Area
2. 20th Century & Later Village Development Areas
3. Green Corridor & Lincoln 'Edge'
4. Rural Outer Landscape

The boundaries of these areas are defined on Figure 2 and again in more detail within the introductory section for each character area assessment.

1.3 Acknowledgements

I would like to acknowledge the assistance of the following individuals and organisations during the completion of this assessment.

- Groundwork UK and Locality, funders
- John Evans, Chris Higham, Debbie Locker, Malcolm Leaning, Terry Williams, Angela White, John Barrett, Richard Porter and Carol Worthington, Christine Johnson – Nettleham Neighbourhood Plan Group
- Kathryn Murphy, Historic Environment Record, Lincolnshire County Council
- Luke Brown, planning policy advisor
- Lincolnshire Archives
- Lincoln Central Library Local Studies
- West Lindsey District Council
- Heritage Gateway
- Archaeology Data Service
- Numerous other online resources as required

Please see 'Appendix I – Sources' for those used within this report. Photographs within this report are by Austin Heritage Consultants unless otherwise stated.

1.4 Previous Reports

A *Character Assessment* for the parish was completed in 2014-2015 as part of the existing *Nettleham Neighbourhood Plan 2014-2031*, dated December 2015.

Other reports completed as part of the preparation of the *Neighbourhood Plan* included an *Ecological Strategy* by the Nettleham Woodland Trust and there is also a *Nettleham Village Design Statement* (December 2010). Article 4 Directions have also been published by West Lindsey District Council for properties on Chapel Lane and Church Street in the village.

Numerous archaeological assessments have been carried out for individual sites throughout the parish and the Historic Environment Record was consulted during this assessment.

The *Nettleham Conservation Area Appraisal* was published by West Lindsey District Council in 1985. Some of the content of this appraisal has been incorporated and expanded upon as part of the *Character Assessment*.

1.5 General Comments & Limitations

This *Character Assessment* is based upon site inspections carried out during September, October and December 2020 by Jen Austin, combined with desk-based and archival research. Assistance and comments were generously provided by John Evans, Chris Higham and Debbie Locker of Nettleham Parish Council, as well as members of the Nettleham Neighbourhood Plan Group, and Luke Brown, planning policy advisor, during completion of this report. Base mapping within this report does not fully reflect the recent and ongoing development in some areas of the parish and some areas have been built upon since these maps were produced, particularly along the southwestern edge on the south side of the bypass road.

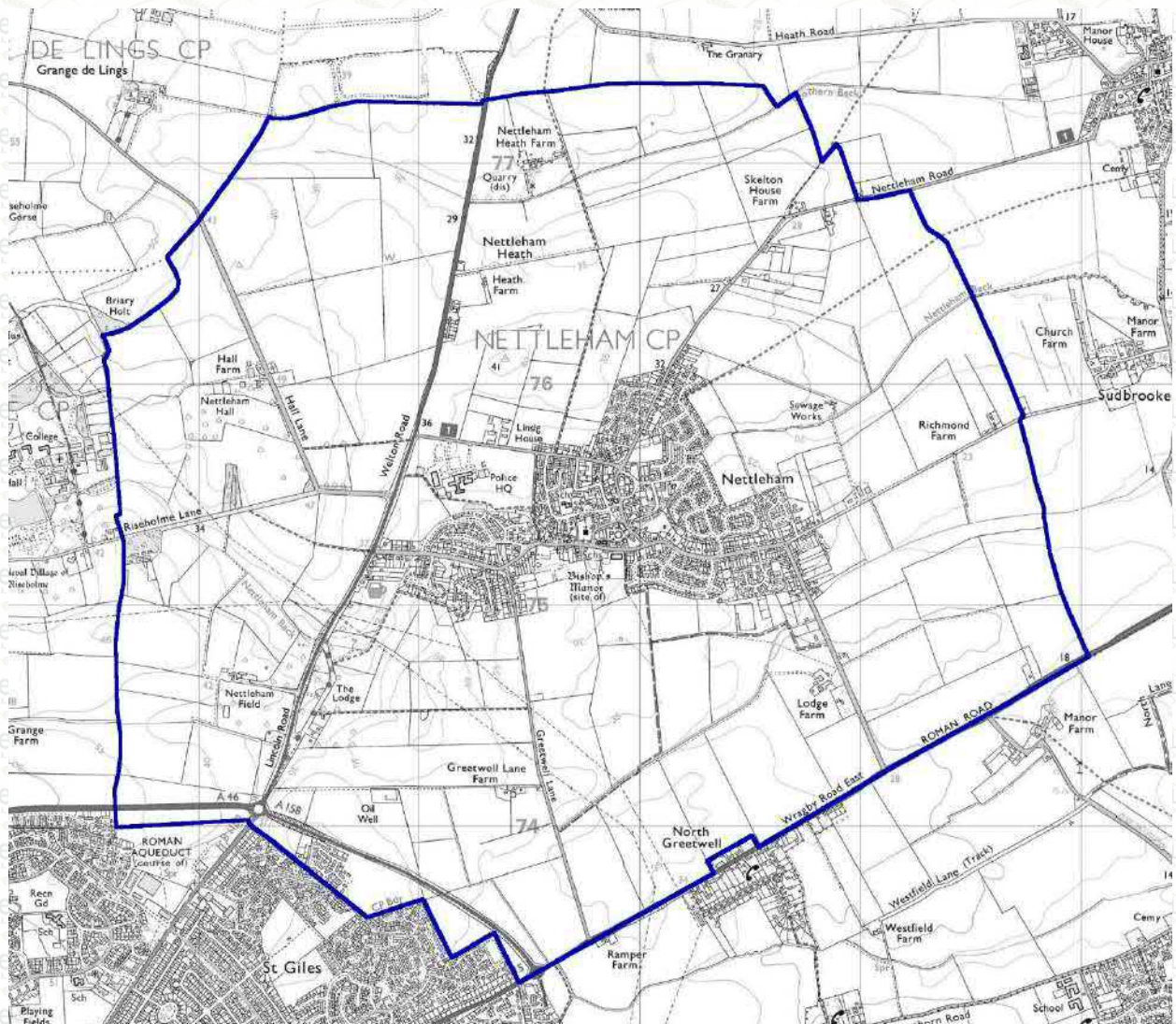


Figure 1 Parish boundary map.¹

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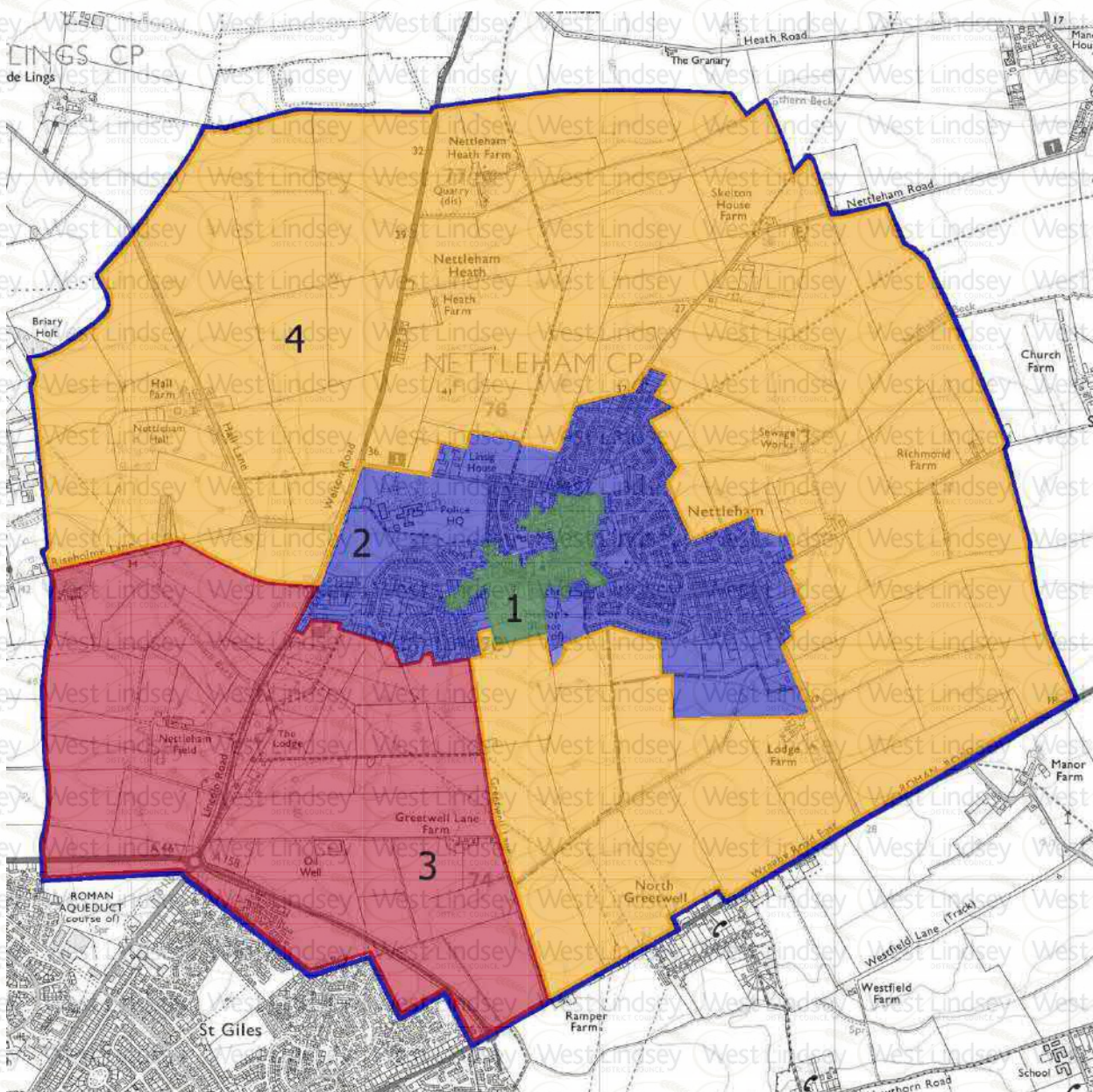


Figure 2 Parish character areas map.

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2.0 Historical Development of the Parish of Nettleham

2.1 Early History

It is believed that the settlement of Nettleham dates from at least the Late Bronze Age and developed later as a Roman settlement, from which water was drawn via an engineered system to serve the Roman fortress of Lindum Colonia (Lincoln).²

William the Conqueror was the owner of most of the manor of Nettleham in 1068 at the time of the *Domesday Book*, but he also gave land here to his nephew, Gilbert de Gant (also Gaunt, or Ghent) and Remigius, the Bishop of Lincoln.³ At this time, Nettleham was variously referred to as 'Netelham' and 'Etelham', and the lands formerly belonged to Queen Edith.

An Anglo-Norman charter of 1081 named the village 'Nethleham' and there have been numerous variations in the spelling of the name since this time until about the mid-19th century when the name 'Nettleham' came into common use.⁴ In 1101, the royal manor of Nettleham was granted to Robert Bloet, bishop of Lincoln.⁵

Nettleham was the site of one of the palaces of the medieval bishops of Lincoln⁶ and this was centred on the site of the palace earthworks on the south side of the village that forms a significant green space for the village today. It was originally a manorial holding, administrative centre and residential base where visiting dignitaries could be accommodated in close proximity to Lincoln.⁷

In 1284, King Edward I stayed in Nettleham⁸ and in 1299, Bishop Oliver Sutton died at Nettleham and the Myle Cross was installed where the bishop's body rested overnight while being conveyed to Lincoln Cathedral.⁹

In 1301, Edward I lodged at the manor at Nettleham while he held parliament in the chapter house of Lincoln Cathedral¹⁰ and on 7th February 1301, the Bishop's Palace at Nettleham was the site of the declaration for the creation of the first English Prince of Wales. It is also thought that Edward I made several further visits to Nettleham during his reign and likely stayed in Nettleham in 1303 and 1304.¹¹ The Bishop's Palace site at Nettleham remained an important seat of business for the Church as the Bishops of Lincoln were lords of the manor.

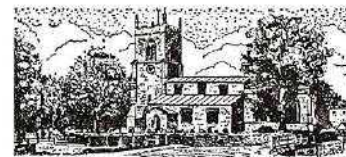
In 1336, Bishop Henry Burghersh was licensed to crenelate the palace and fortify it with a stone wall.¹³

In 1536, the Mile Cross (or Myle Cross) at Nettleham was where the leaders of the Lincolnshire Rising (Pilgrimage of Grace) met in October 1536 to revise their demands. The host camped at Nettleham Field on the southwest side of the parish.¹⁴ During the Rising, the Bishop's Palace at Nettleham was attacked and suffered damage, but it remained in use for another fifty years.¹⁵ Bishop Williams obtained royal licence to demolish the Bishop's Palace in 1630 and materials were removed to the palace at Lincoln for work there, but some buildings remained at the site by the mid-17th century.¹⁶

By the latter 17th century, Nettleham was no longer a centre for the business of the Diocese¹⁷ and by 1777, there were no buildings remaining on the palace site.¹⁸

Nettleham parish had at least two mills in the 18th century, including a post mill and a water mill on the beck.¹⁹

The aforementioned Nettleham Field was also the location for hangings, with one particular incident noted in 1732 of the hanging of the murderer of Thomas Gardiner, a post-boy whose grave is located within the churchyard of the Church of All Saints in the village.²⁰ The house at Nettleham Field today dates from 1796.²¹



The First English Prince of Wales
created at Nettleham, near Lincoln
7th February, 1301.



Figure 3 Graphic from the first day of issue of the Prince of Wales stamps to celebrate the investiture of HRH Prince Charles in 1969.¹²



Figure 4 Gravestone of Thomas Gardiner in the southwest corner of the Church of All Saints churchyard.

2.2 1776-1778: Enclosure of Nettleham

The beck formed the dividing line between the pre-Enclosure North and South Fields.²² Pre-Enclosure, the parish comprised the two large divisions separated by the 'Great Beck' and the village old enclosures. The beck flows from the west through Riseholme Lake and flows east through Nettleham towards Sudbrooke.²³

Within both the North and South Fields lay areas that were not in arable use and were used for grazing and as meadow. In the North Field these included areas near Hasleback Drain and the Broad Syke, and in the South Field, the areas were known as the Lord's Meadows, Cum Syke, Easy Syke and Street Syke.²⁴

In 1776, the Act was passed to divide and enclose the open and common fields within the manor and parish of Nettleham. The Enclosure Award was finally confirmed in 1778.²⁵

Six public roads were laid out as part of the Enclosure (including the existing turnpike road from Lincoln to Wragby), as well as six bridle and private roads, eight footways, one public drain (the Great Beck through the village), and six private field drains.²⁶ See Figure 5 for overall layout of fields and property in the parish following Enclosure.

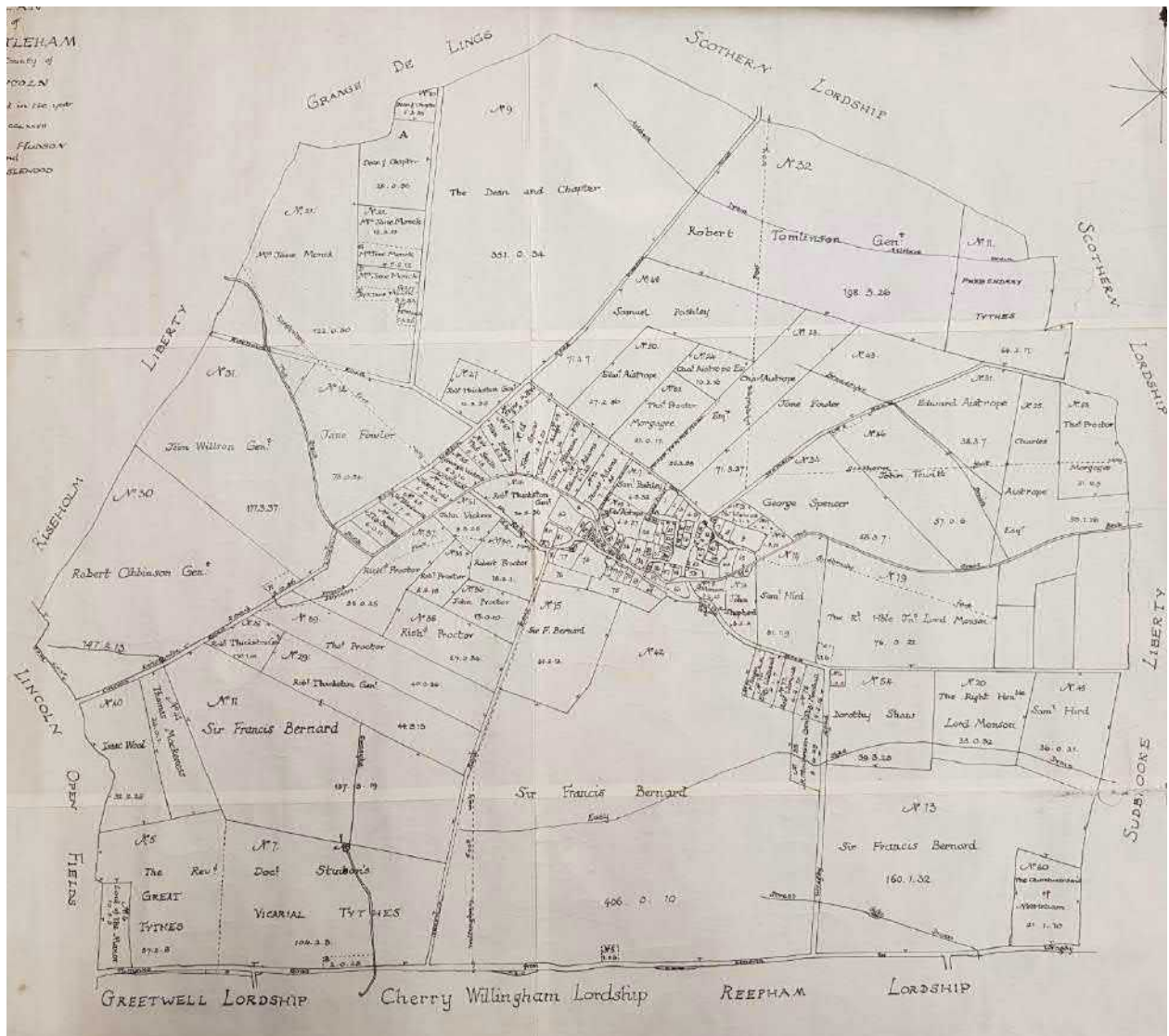


Figure 5 Modern tracing of the 1777 Enclosure Plan for Nettleham Parish showing layout of the parish following Enclosure.²⁷

2.3 19th Century Development

The 19th century brought considerable change to Nettleham and in the first half of the 19th century, the population of the parish almost tripled due to industrial expansion and changes in agriculture in the local area and further afield, with many people settling in Nettleham.²⁸

The 1824 map at Figure 6 shows that at this time, development around the north and northeast side of Lincoln was limited and that Nettleham was surrounded by fields and an open rural landscape – much of which survives today, despite encroachment of development from the south. Riseholme was a notable country estate on the western boundary of the parish and not far from Nettleham Hall. The farm site of Nettleham Field is also clearly depicted at this time in the southwest part of the parish, as well as several other smaller building complexes off the key routes into the village and the A46.

In 1827, it was decided to build a workhouse in Nettleham, and it was located on the north side of the village green, taking part of the green for a garden in 1829. This is now the Black Horse public house.²⁹

By 1842, the parish population comprised 714 inhabitants and the land was held by various copyholders and leaseholders of the Bishop of Lincoln, lord of the manor.³⁰ By 1891, the population had risen to 918.³¹

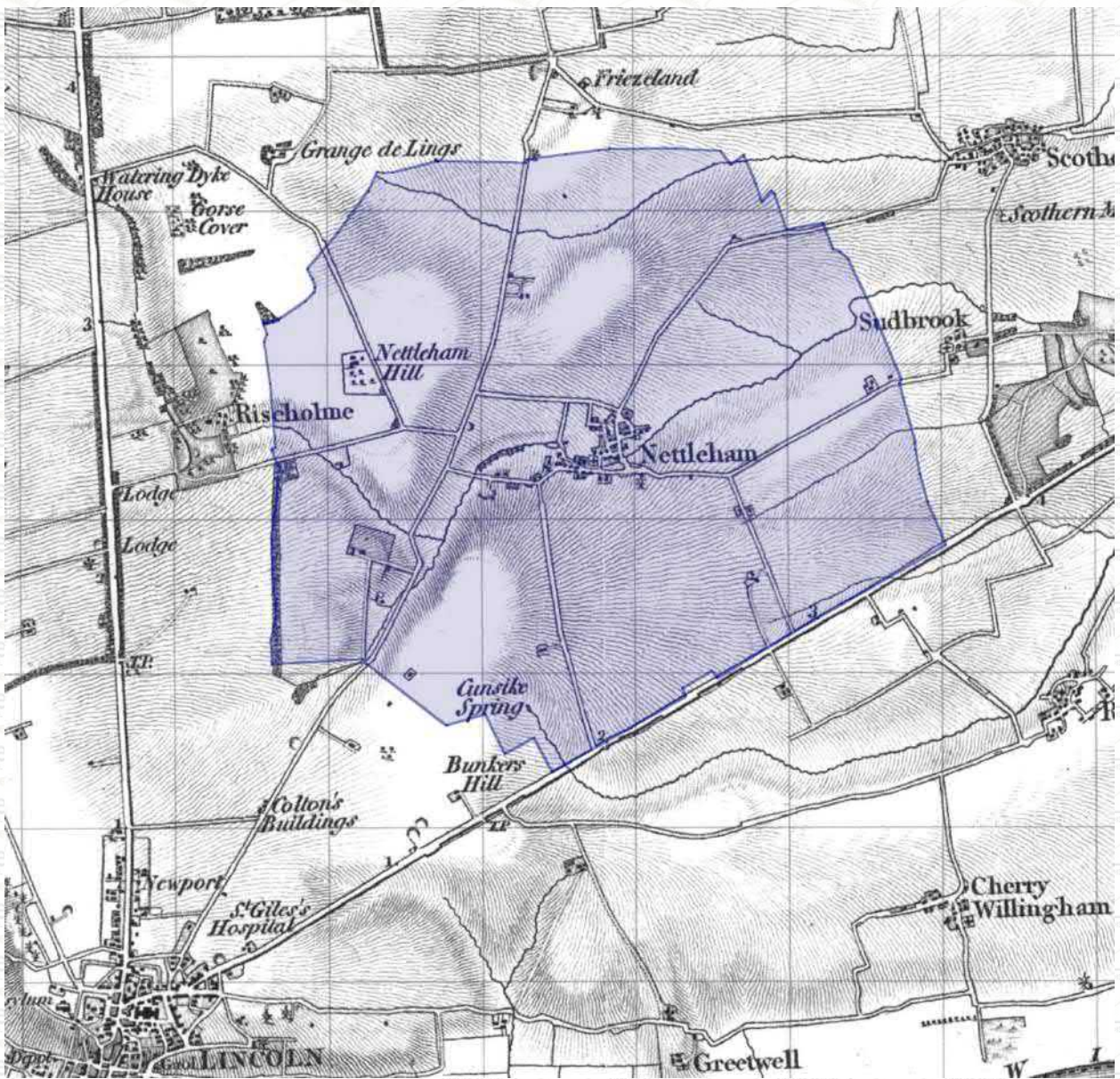


Figure 6 1824 map showing the approximate parish area overlaid in blue.³²

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Nettleham Hall was the seat of the lord of the manor of Nettleham and it was occupied from about 1828 by John Hood, who was lord of the manor at West Firsby.³³ It was located in the northwest corner of the parish on the west side of the A46 and fell into ruin following a fire in 1937.³⁴ Until about the mid-19th century, it was known as Nettleham Hill (as depicted in Figure 6) and it was the residence of the Hood family. S Frankland Hood greatly enlarged the property in 1876³⁵ and Lincoln architect William Watkins was responsible for the work.³⁶ The elaborate c.1720 entrance gates of wrought iron were brought to the estate in 1856 from the former churchyard at St Peter at Arches in Lincoln.³⁷

An estate map of 1856³⁸ (extract at Figure 7) showed that George Tomline Esquire was an owner of a considerable amount of land by the mid-19th century in the village and in the southern part of the parish.



Figure 7 Extract from the 1856 estate map for Nettleham showing land owned by George Tomline Esquire.³⁹ Tomline owned most of the land south of the village between Greetwell Lane and Wragby Lane, as well as land to the east of Wragby Lane and a section of land to the west of Greetwell Lane between it and Welton Road.

In 1859, the National School was opened in Nettleham. It was expanded in 1882 to improve the accommodation and part of the pinfold walls were reputedly used in the construction of the new classroom.⁴⁰ The smaller detached school building known as the Infant School was begun in 1900.⁴¹ The new and current school further east from the original school buildings and on the south side of the High Street was opened in 1956.⁴²

The Vicarage at Mill Hill/Vicarage Lane was built in 1860⁴³ and it has been suggested that a traditional 'ducking pond' was located on the beck at the rear gate of the vicarage site.

The post mill at Mill Hill and the water mill on Watermill Lane were in use until c.1860-70, when the post mill blew down and the water mill closed because it caused flooding.⁴⁴ The tower windmill, built pre-1887 on the south side of the village to the east of the Bishop's Palace site was the last one in use in the 19th century in Nettleham until it was taken down in 1927.⁴⁵

In 1892, the principal landowners within the parish were S Frankland Hood Esquire of Nettleham Hall, W Rudgard Esquire and the Ecclesiastical Commissioners.⁴⁶

On the south side of the village green, the Nettleham Institute was constructed for the benefit of the village in 1893 and it was opened in 1894 with refreshment rooms, reading rooms and even a rifle range.⁴⁷

In 1897, the Jubilee Bridge was constructed over the beck at the southeast corner of the Church of All Saints and over the original ford. It was paid for by public subscription and dedicated in celebration of Queen Victoria's Diamond Jubilee.⁴⁸

The Wesleyan Chapel was built in 1899 on the south side of the High Street and adjacent to the Bishop's Palace site. It was supported by Alfred Mansford, prominent local shopkeeper.⁴⁹ A photograph from c.1910 showed that there were trees along the western side of the chapel on the Bishop's Palace site (Figure 8.) Reputedly, fabric from the former palace was incorporated into the chapel and a stairwell was found during construction.⁵⁰



Figure 8 c.1910 photograph of the Wesleyan Chapel on the south side of the High Street with the Bishop's Palace site to the right of the image with trees lining the west side of the chapel.⁵²

The parish is also historically associated with the Burton Hunt.

One tradition in Nettleham was the village Easter festival, the 'Flaun' that was held on the 'Lord's Waste' ground east of the former Saracen's Head public house (now two cottages) and in front of the White Hart Inn. Watermill Lane would house caravans during the festivities.⁵¹

2.4 20th-21st Century Development

Little change in the layout and development of Nettleham village or the parish was noted while comparing the OS Maps of 1887 and 1906. In fact, there had been little change to the overall road layout of the village core since the late 18th century.

During the First World War, the village, like most others, suffered through loss of residents during service. This is reflected by the War Memorial located on the village green. The village also played a role during the war in aiding Belgian soldiers from 1914 and the Nettleham Institute building on the village green was converted for use by convalescing soldiers.⁵³

In 1921, the population of the parish was 981 and by 1930, the Bishop of Lincoln was still lord of the manor at Nettleham.⁵⁴

Electric light and gas came to Nettleham in 1934 and street lighting was installed in 1938. Mains water was installed in the village in 1937.⁵⁵ The Jubilee Bridge (built in 1897) at the centre of the village was widened in 1936.⁵⁶

In 1940 during the Second World War, two high explosive bombs were dropped in a field near Lodge Lane on the eastern perimeter of the village. Fortunately, no significant damage was reported.⁵⁷

After the Second World War, there was need for housing for returning soldiers and the Scothern Road field site was subsequently developed.⁵⁸

In the first half of the 20th century, OS Maps show that an existing quarry dating back to at least the 19th century on the corner of the A46 and Deepdale Lane (formerly known as Back Lane⁵⁹) had been expanded (formerly known as the 'parish pit' and a source of ironstone). Housing had developed by the mid-20th century in the following areas:

- Along the east and west sides of the north end of Lodge Lane near 'Prospect House'.
- Along the south side of the A158/Wragby Road just outside the southeast side of the parish boundary.
- On the east side of the north end of Greetwell Lane adjacent to the Bishop's Palace site.
- On the north and south sides of the west end of Washdyke Lane.
- Along the east side near the Brown Cow Inn (pre-1887).
- Significant housing development on the north and south sides of Bunker's Hill at the southern corner boundary of the parish (just outside the parish boundary) as well as up to the parish boundary from Lincoln to form the St Giles estate.
- Within the parish at the southern end, a nursery was constructed near 'Megg House'.
- There was further housing development along the east side of the A46 at Nettleham Heath.

- Development along the east and west sides of Scothern Road just north of the village core.

Within the village core, there were some further additions to the east of the vicarage and some minor changes within existing properties on the east side of the village centre.

In 1952-3, thirty-six Council houses were built on a field at the east end of Deepdale Lane to form a small estate⁶⁰ and in 1957, a new road was developed to the west of Greetwell Lane behind existing houses for new housing plots.⁶¹

With regard to development in the 20th century, there were 400 houses noted in the parish in 1938 and by 1957 there were 625 recorded.⁶² Many houses were built along the highway in ribbon type development.

By the 1970s, further significant development had occurred within Nettleham with expansion of housing:

- Along the north side of Washdyke Lane and infill of the land on the south side between the A46 and Greetwell Lane forming Cherry Tree Lane, Beech Avenue and Cliff Avenue.
- Beginning of the development around Kingsway on the north side of Washdyke Lane.
- Further housing infill on the north side of Deepdale Lane.
- Creation of Bill Bailey's playing field in c.1946 on the east side of Scothern Road.
- Substantial housing estates developed on the east and south sides of the village core to establish new road systems including Parkside, Greenfields, Westway, Eastway, and Field Close to the south of Mill Hill; and High Leas, Highfields, Wold View, Orchard Way, Riverdale, Midway Close, Ash Tree Avenue, Willowfield Avenue, Brookfield Avenue and Ridgeway on the east side of the village and north of Sudbrooke Lane/Mill Hill.

Changes by the mid-1970s also included the straightening of the A46 near Nettleham Field and cutting through the farm estate.

Post-1970s through to recent development has included:

- Further expansion to the north of Washdyke Lane behind existing housing including along Kingsway and the creation of Dalderby Crescent, Sutton Close and Manor Court (west of Watermill Lane).
- Creation of the County Police Headquarters within a parkland setting on the west side of the A46. The headquarters features in *The Buildings of England: Lincolnshire* guide by Pevsner and was constructed in 1976-9 by the County Architect's Department.⁶³
- Infill development of All Saints Lane and The Chestnuts south of Deepdale Lane.
- Infill development with the creation of The Croft, east of East Street and accessed off Crescent Close.
- Further expansion of housing on the north side of Deepdale Lane to form Frith Close and Baker Drive and expansion of the sewage pumping station and industrial units.
- Further expansion north along the west side of Scothern Road to create Shaw Way, Heath Road, Alma Court, Herrington Avenue, and Cotton Smith Way.
- Infill development with the creation of Poachers Meadow, Lacy Close, and Squires Place on the west side of the north end of Lodge Lane, including the Mulsanne Park sports field.
- Expansion of pre-1970s development on the north side of Sudbrooke Lane to form Larch Avenue, The Oaks and The Hawthorns.

Throughout the 20th century and the early 21st century, development has been ongoing and has effectively doubled the village footprint and enclosed the historic village core. Occasional, but significant flood events were also noted in the history of the village, with the most significant in living memory including those of the winter of 1947-8 and in June 2007.

There are current proposals to provide further residential accommodation on the east side of the village, expanding upon existing residential estates. One is being carried out on the north side of the beck and another proposed to the north of Sudbrooke Lane and south of the beck behind existing development, with fields still proposed between the developments and the beck.

At the time of writing, there was ongoing residential development at 'Minster Fields' on the south side of the A158, and 'Roman Gate' south of the A46, both in the southwest corner of the parish against the Lincoln boundary (forming the Lincoln 'edge') and there is also recent development on the west side of Lodge Lane. The 'Roman Gate' development is also to include a care home facility within the parish boundary. Areas between the Lincoln/Nettleham parish boundary and the A158 are believed to be earmarked for further infill development.

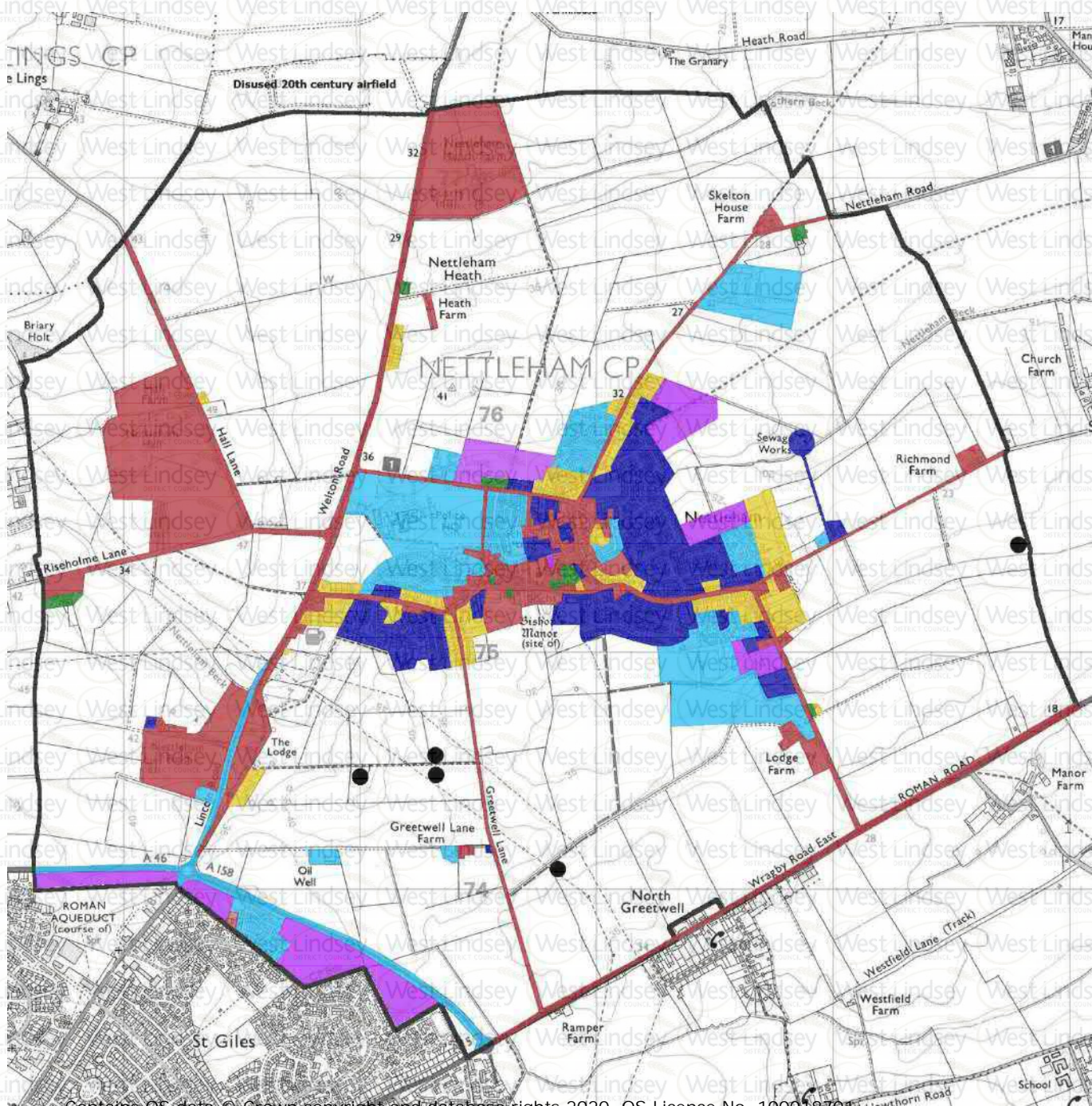
It is understood that the narrow area of development within the Lincoln 'edge' of the parish on the south side of the bypass road would potentially house one third of the population of the whole parish of Nettleham,⁶⁴ emphasising the concentration and density difference between this southern edge and the contrasting lower density and character of the rest of the parish.

Significant new allocations of housing of 10 dwellings or more noted since the completion of the original Nettleham Neighbourhood Plan in 2015 (since the approval of development on Scothern Road) included:⁶⁵

Table 1			
<i>Site Location</i>	<i>Number of allocated dwellings per site</i>	<i>Status</i>	<i>Allocation on Figure 10</i>
Site off the north side of Deepdale Lane including Baker Drive and Frith Close	50 market value houses 14 shared ownership bungalows 22 apartments for older people	Nearing completion	A
Site off the east side of Scothern Road (rear of 72 Scothern Road)	58 market value houses 10 affordable houses	Construction underway	B
Site off The Hawthorns on the east side of the village (East of Brookfield Avenue)	50 market value houses 13 affordable houses	Outline planning approved	C
Site off Lodge Lane and east of Mulsanne Park	34 market value houses 10 affordable houses	Nearing completion	-
Minster Fields/Nettleham Fields (on the south side of the bypass road within the Lincoln 'edge' of the parish) (Land off Wolsey Way)	374 new homes within Nettleham Parish area	Approximately 50% complete at the time of writing	-
Roman Gate (on the south side of the bypass road, west of the A46) – development area is also within the City of Lincoln district	24 x 1-bedroom affordable flats for people over 55 actually within the Nettleham Parish area	Currently at planning	-
All Saints Lane (Linelands)	30 dwellings ⁶⁶	No planning permission as at 31/03/2020	-
TOTAL	689 dwellings		

Table 1 indicates that there has been a significant increase in allocated housing development in the Parish of Nettleham since the completion of the original *Nettleham Neighbourhood Plan* in 2015. The preceding table shows the increased level of development in excess of that originally suggested in the *Nettleham Neighbourhood Plan*.

The map at Figure 10 was produced for the existing Nettleham Neighbourhood Plan and shows the areas allocated for housing development in 2015.



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Figure 9 Historical development summary map for the Parish of Nettleham. Periods of development: Pre-1887 (red shading); 1887-1906 (small areas shaded green); First half of the 20th century (yellow); 1950s-c.1970 (dark blue); Post-1970 (light blue); Areas where development had been recently completed, is ongoing, or land has been allocated for development (purple). Black dots refer to the locations of pre-1887 farm buildings or structures that have been lost.

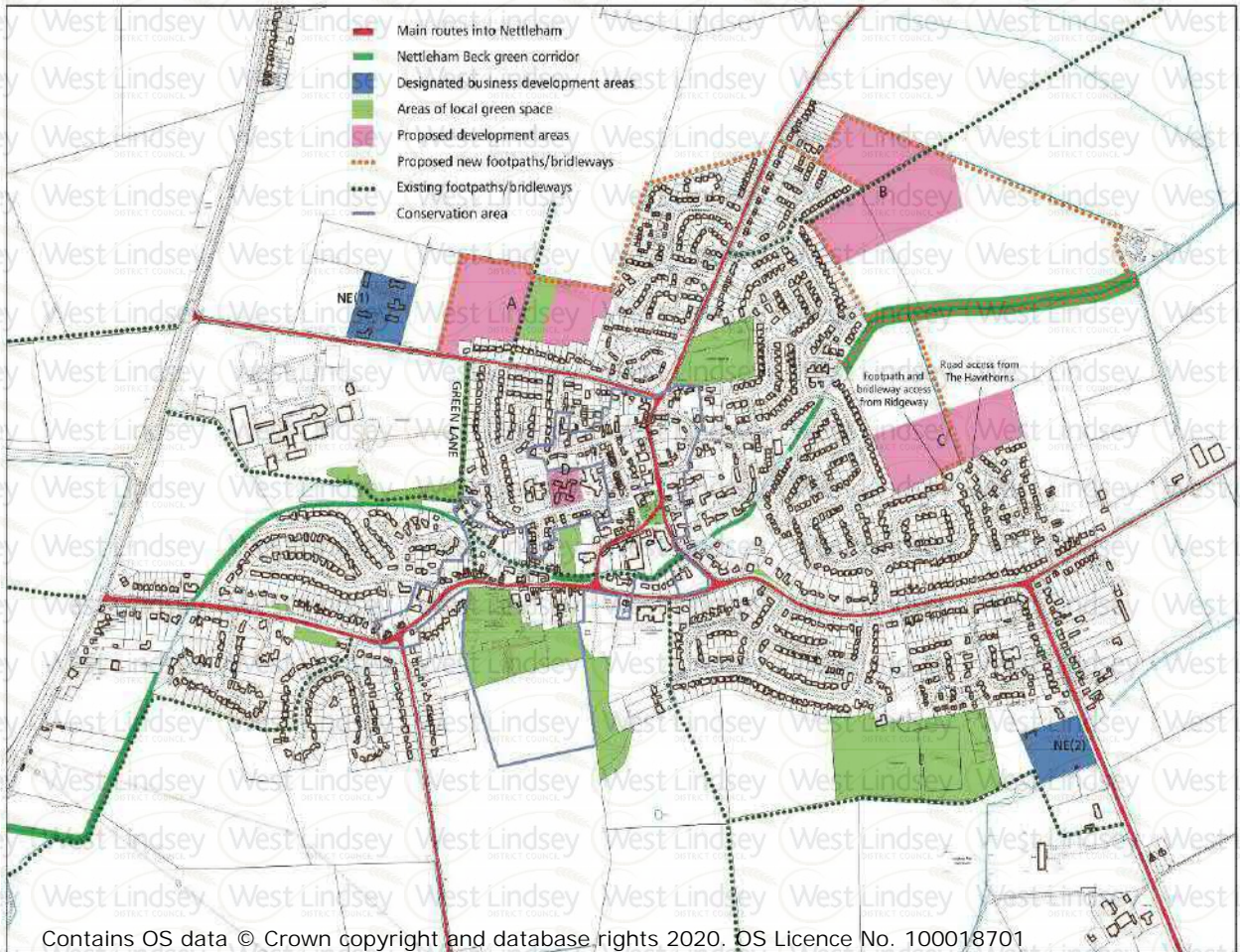


Figure 10 Map produced for the existing Nettleham Neighbourhood Plan showing areas allocated for housing development in 2015 shaded pink.

3.0 Character Assessment

3.1 Character Area 1: Historic Village Core & Conservation Area

3.1.1 Overview

The historic village core defined by the existing conservation area is centred around a group of buildings bookended by two of the key focal points within the village, being the Church of All Saints on the west side and the village green on the east side. The beck runs west-east through the centre of Nettleham, forming another important feature within the village landscape.

The church is surrounded by a small churchyard and Vicar's Wood is on the west side. The church dates from the 13th and 15th centuries and was rebuilt in 1891.⁶⁷

An additional burial ground on the south side of Mill Hill/High Street was consecrated in 1887 on land given by Bishop Wordsworth following the need to expand provision in the village.⁶⁸

The green is at the heart of the village and despite alteration, it remains a good surviving example of a traditional village green, surrounded by houses and businesses and only a short distance from the church.



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Figure 11 Character Area 1 shaded green.



Figure 12 c.1904 image looking west along Church Street towards to the Church of All Saints.⁶⁹



Figure 13 The village green looking southwest towards the Nettleham Institute and the Plough Inn.⁷⁰

A set of stocks were originally located on the green and there was a ducking pond at the beck, suggesting an earlier community use for the green and nearby beck to the south (to the rear of the vicarage) for punishment as well as a space for recreation. Physical evidence for the stocks and pond no longer survives.

Alfred Mansford had the village shop on the south side of the green in the 19th century⁷¹ (in the location of the current Co-operative supermarket) and it was a key feature in the village landscape before its replacement.

The core of the village comprises a good mixture of traditional residential, former agricultural, and commercial buildings and the south side of the conservation area contains the nationally important remains of the medieval Bishop's Palace of Nettleham. Housing has developed outwards from the historic core and this will be discussed further in Section 3.2 for Character Area 2.

See Figure 9 for a summary historical development plan for the parish.

3.1.2 Layout and Topography

Topographical maps show that Nettleham has its lowest point at the Nettleham Beck on the east side of the parish as the watercourse and artery through the village that flows towards Sudbrooke from Riseholme, running through Nettleham from the west to the east.

As a traditionally polyfocal settlement, the village has developed around the Church of All Saints and the village green, as well as the Bishop’s Palace on the south side. Housing and village-based farms form the core of the character area’s development, along with local industry such as the former watermill and windmills.

The village core that forms Character Area 1 has developed over a gently sloping area rising on the north and south sides of the beck with the Bishop’s Palace site rising higher again to the south. This area rises to two further high points beyond the character area in the wider field landscape to the southwest and south of the Bishop’s Palace. It also rises beyond the character area boundaries to the north and northwest to two further main high points.

Building and plot layouts within the character area are generally of irregular layout, which is typical of the early historical development of the village core. Building lines are generally consistent along the street fronts, particularly where properties are attached. However, there are some variations on building alignments where detached and non-residential buildings occur such as around the village green; the Church of All Saints itself; buildings along the beck; and on Washdyke Lane in the area of the Methodist Chapel and The White Hart; and around the former school buildings. In these cases, buildings are set back from the roadside and these setbacks comprise gardens, parking areas and outdoor spaces relating to the operations of businesses, such as the beer gardens at the White Hart and the Black Horse. The churchyard surrounding the Church of All Saints defines the church property.

This variety of alignment and treatment of frontages is a key part of the character of the character area.



Figure 14 Panoramic view looking across the undulating Bishop’s Palace site towards the Methodist Chapel near the centre of the image.



Figure 15 The beck, the artery running through the village. 5 Beckside is shown on the north side of the beck to the right of the image.



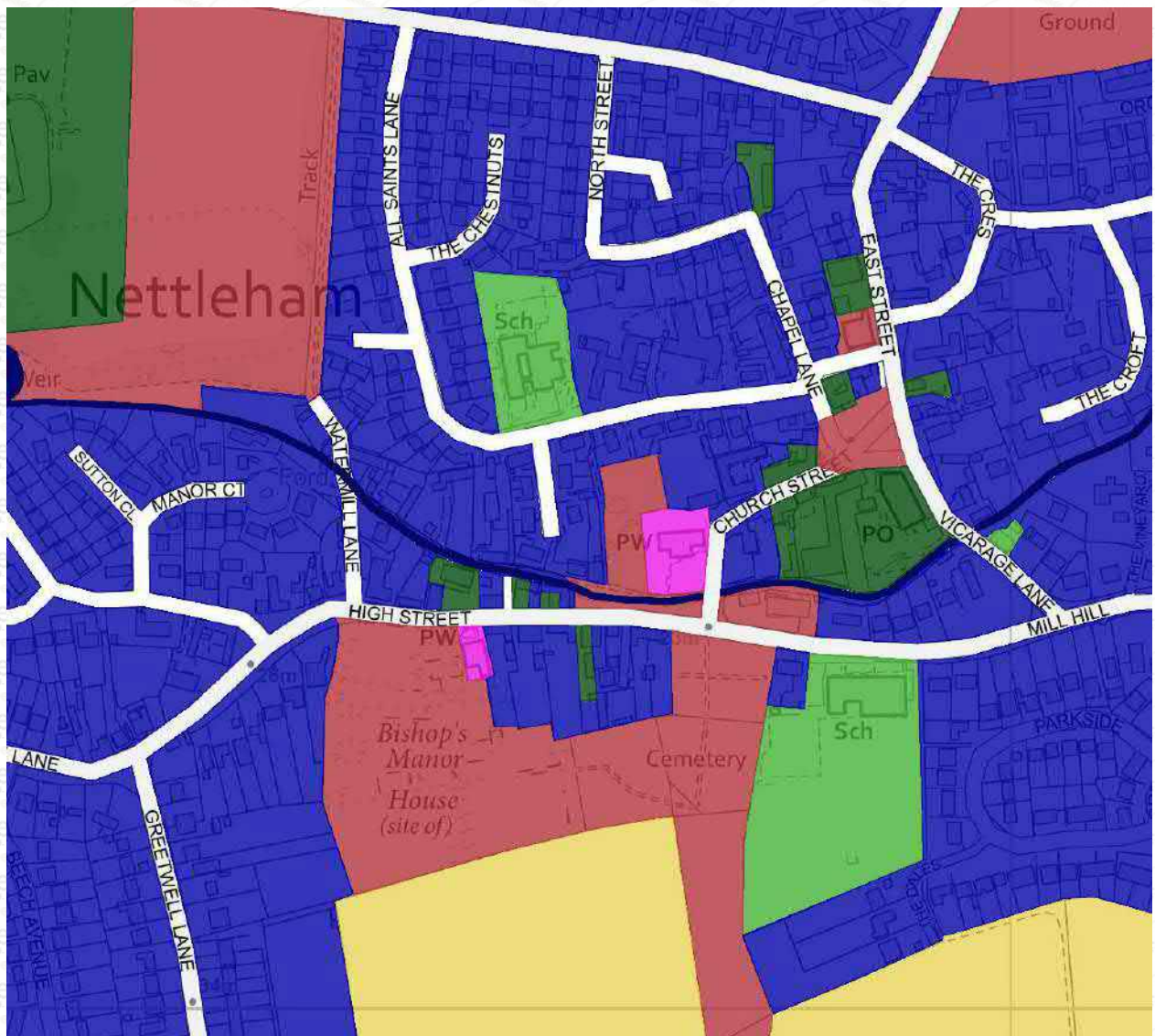
Figure 16 View looking out into the southern end of the conservation area and character area along the southern boundary wall of the Bishop’s Palace site.

3.1.3 Land Use

The character area is a good combination of:

- Residential use including conversions of farm buildings, through to modern bungalows and houses situated between and dominated by a variety of traditional detached, semi-detached, and terraced housing.
- Commercial use centred around the village green and the north end of Church Street (including the Co-operative supermarket, public houses and offices), but with pockets of commercial properties on the High Street near the Bishop's Palace, on East Street and the garage tucked away at the north end of Chapel Lane.
- Ecclesiastical – including the Church of All Saints and churchyard, and the Methodist Church on the High Street. These buildings are key features in the village landscape.
- Recreation and community spaces – including the village green, the community buildings of the Old School, the cemetery and churchyard, the green space to the south of the cemetery, the site of the Bishop's Palace and Vicar's Wood.
- Agricultural farmland – which is located on the southern edge of the Bishop's Palace site within the Character Area boundaries.

See Figure 17 for a summary view of the distribution of different land uses within the character area.



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Figure 17 Land use map for the centre of Nettleham village. Residential with gardens (blue); Nettleham Beck and the lake (dark blue); Recreation and community facilities/spaces (red); Agricultural land including isolated farms (yellow); Commercial and services (dark green); Education (lime green), and Ecclesiastical (pink).

3.1.4 Routes

The alignment of key roads within the village largely survives from the 18th century (see Figure 5), including the two key roads on the north and south sides of the village of Deepdale Lane and Washdyke Lane. Washdyke winds through the village to the east to become the High Street, Mill Hill and then Sudbrooke Lane to ultimately link the village to Sudbrooke. Further streets including Church Street, Vicarage Lane, East Street, Chapel Lane and North Street form the central layout of the village and Watermill Lane extends from the High Street along a traditional 'track' to the north to meet Deepdale Lane and this would appear to have been a traditional earlier road into the village. Scothern Road branches out from the village to the north. To the south, Greetwell Lane and Lodge Lane are the key roads that link the village to the A158/Wragby Road and Lodge Lane provides a tree-lined entrance into the village.

Bounded by Church Street, East Street and Chapel Lane, the village green itself is crossed by local footpaths and it has been cut through diagonally by the current road. One main formally recognised public footpath runs through the character area from the A46 in the west across the south side of the Police Headquarters complex and down to the ford on Watermill Lane. It then follows the beck to the Church of All Saints and continues along the beck to the east to meet Vicarage Lane. Many further local footpaths were noted throughout the character area.

The main gateways into the character area are from the west from Washdyke Lane (with a tree-lined aspect), from the south via Greetwell Lane, from the east via Mill Hill, from the northwest along Deepdale Lane, and from the north along Scothern Road.

Part of one bridle way exists within the west side of the character area where the way extends from Deepdale Lane on the north side and runs south along the historic track to joining Watermill Lane to end at the High Street.

National Cycle Network route no. 1 comes into Nettleham from the west at the A46. It runs east and follows Deepdale Lane, turning north to continue along Scothern Road. The cycle route touches the northern boundary of the character area.

Signage within Character Area 1 is minimal, with plain carved wooden signs on wooden posts for public footpaths and standard metal street signage. A black and white striped wooden post with mileage markers to adjacent villages is located on the corner of Church Lane and the High Street. There is a decorative village sign on the village green.

See Figure 132 for summary map showing key bridle paths, formally recognised public footpaths, national cycle route and key roads that run through the parish.



Figure 18 View looking northeast along Washdyke Lane to the High Street showing the entrance into the Character Area from the west.



Figure 19 View looking southwest at the north boundary of Character Area 1 at the junction of Deepdale Lane, Scothern Road, The Crescent, and the north end of East Street.



Figure 20 Panoramic view looking east of the village green area showing the roads and paths.



Figure 21 Looking west along Mill Hill from the south side of the junction with Vicarage Lane.



Figure 22 Looking north along Vicarage Lane into the character area.



Figure 23 View looking east along the public footpath between Jubilee Bridge and Vicarage Lane.



Figure 24 View looking northeast across the ford at Watermill Lane on the public footpath route.

3.1.5 Heritage Assets and Landmarks

As the character area comprises the designated Nettleham Conservation Area (a heritage asset itself), there are numerous further heritage assets contained within its boundaries. These features have been identified on Figure 45 to show distribution and level of significance of the heritage assets within the village core. Numbering below can be cross referenced to the plan.

Listed buildings within the character area include:

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Ash Tree Farmhouse (Grade II listed) 2. Barn Wagon Hovel & Pigeoncote at Ash Tree Farm (Grade II) 3. White Hart Inn (Grade II) 4. The Cottage (Grade II) 5. 19 High Street (Grade II) 6. 5 Becks (Grade II) 7. Gravestone southwest of church tower (Grade II) 8. Stone coffin near porch of church (Grade II) 9. Church of All Saints (Grade I) 10. Old School and School House (Grade II) 11. Hillstead (Grade II) | <ol style="list-style-type: none"> 12. 10 Church Street (Grade II) 13. 1 Church Street (Grade II) 14. The Plough Inn (Grade II) 15. 2 The Green (Grade II) 16. Beck House (Grade II) 17. Stable Range at Beck House (Grade II) 18. Barn at Beck House (Grade II) 19. 18 The Crescent (Grade II) 20. The Old Vicarage (Grade II) 21. Walnut Farmhouse Barn & Stables (Grade II) 22. Wash House at No. 11 (Grade II) |
|---|---|

There is one scheduled ancient monument within the character area (and the only one within the parish):

- Bishop's Manor: The remains of a medieval Bishop's Palace – located on the south side of the character area and within the conservation area.

There are 37 further buildings identified in addition to the listed and scheduled sites within the character area that are of local interest and importance. The majority of these were previously identified in the *Nettleham Conservation Area Appraisal* carried out in 1985 and further items have been identified where they are included on the HER or noted of interest during the site inspections for this report. These items of local interest with the character area are as follows:

- | | |
|---|---|
| 1. Settlement of Nettleham (area defined in the HER) | 19. 9 East Lane |
| 2. Medieval jetton find south of the Bishop's Manor | 20. The Barn |
| 3. Roman pottery | 21. 15 The Green |
| 4. Small figure in midlands yellow fabric find | 22. 16 The Green |
| 5. Methodist Chapel (Wesleyan Chapel) | 23. 3 & 4 The Green |
| 6. Neolithic struck flint & location of former flour windmill | 24. 22 The Green |
| 7. Stone well, Poplar Farm | 25. 11 Church Street |
| 8. 1 & 2 Deepdale Lane | 26. 21 & 22 Becksde |
| 9. Workshop, Scothern Road | 27. 1-4 The Rookery |
| 10. 6 & 8 East Street | 28. 5 The Rookery |
| 11. Poplar Farm, Farm Buildings | 29. Watermill House |
| 12. Poplar Farm | 30. 12 High Street |
| 13. 4 & 6 Chapel Lane | 31. 10 High Street |
| 14. Workshop & Store, Chapel Lane | 32. Deans Barn, High Street |
| 15. 23-33 Chapel Lane | 33. 44 High Street |
| 16. 7-21 Chapel Lane | 34. War Memorial |
| 17. 2 & 6 Cross Street | 35. 3 & 4 Becksde (off All Saints Lane) |
| 18. 7 The Green | 36. Traditional telephone box at northeast corner of the green. |
| | 37. Old Vicarage, Vicarage Lane |

The key landmarks within the village core are the Church of All Saints and the village green, with the beck running through the centre of the settlement.

Listed buildings, the scheduled ancient monument, buildings of local interest, and elements identified on the Lincolnshire Historic Environment Record (including sites of archaeological interest and finds) have been highlighted on a summary map at Figure 45. Further summary asset maps for the village and the parish are appended to this report at Figure 91 and Figure 131.



Figure 25 Ash Tree Farmhouse from Washdyke Lane/High Street (Grade II).



Figure 26 Barn, Wagon Hovel and Pigeoncote at Ash Tree Farmhouse (Grade II).



Figure 27 The White Hart Inn (Grade II).



Figure 28 The Cottage (Grade II).



Figure 29 19 High Street (Grade II).



Figure 30 5 Becksde (Grade II).



Figure 31 Gravestone of Thomas Gardiner southwest of church tower (Grade II).



Figure 32 Stone coffin south of the church porch (Grade II).



Figure 33 Church of All Saints (Grade I).



Figure 34 Old School and School House (Grade II).



Figure 35 Hillstead (Grade II).



Figure 36 10 Church Street (Grade II).



Figure 37 1 Church Street (Grade II).



Figure 38 The Plough Inn (Grade II).



Figure 39 2 The Green (Grade II).



Figure 40 Beck House (Grade II) - Grade II listed Barn and stable range to rear of property. Believed to date from the 16th century and oldest surviving building after the church.



Figure 41 18 The Crescent (Grade II).



Figure 42 The Old Vicarage (Grade II).



Figure 43 Walnut Farmhouse, Barn and Stables (Grade II) and Grade II listed washhouse to rear of building.



Figure 44 Bishop's Manor (Scheduled Ancient Monument) looking north (L) and northeast (R).



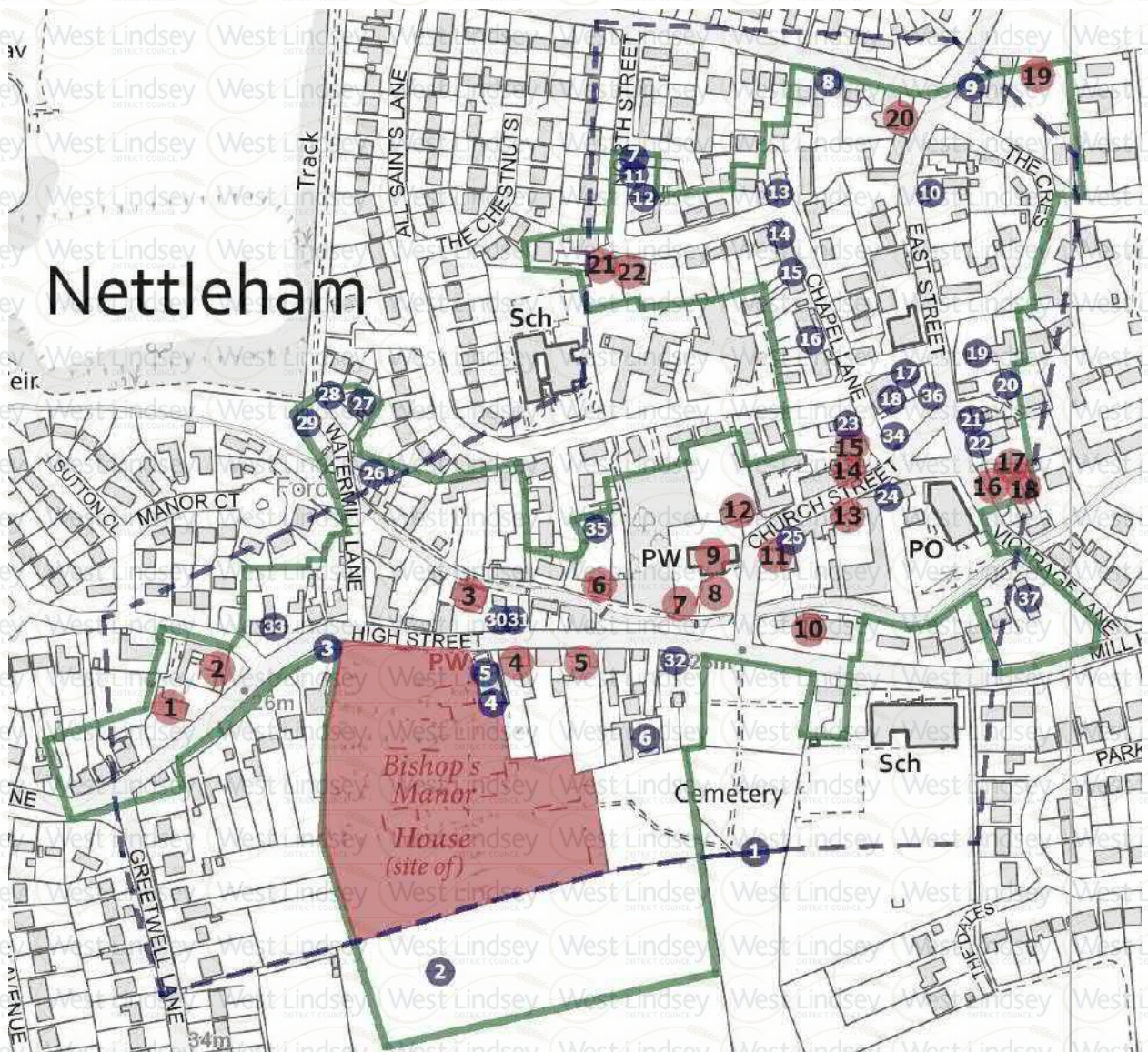


Figure 45 Heritage asset map for Character Area 1. Red shading is the Bishop's Palace Scheduled Ancient Monument; Green boundary defines the conservation area and character area; Red circles denote listed buildings; Blue circles and blue dotted line denote features in the Historic Environment Record and of local interest. Numbering cross references to respective lists in Section 3.1.5.

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3.1.6 Building Types, Architectural Styles, Scale and Materials

The character area comprising the historic village core of Nettleham is made up of a variety of different building types, architectural design and fabric dating from the 13th century through to modern day. The built character of the historic core is a combination of housing, shops, offices, churches, and former school buildings.

Dwellings comprise one to two storey housing, including detached, demi detached and terraced houses and cottages, as well as converted farm buildings (for example at Ash Tree, Poplar and Walnut Farms). The oldest house is said to be Beck House on the east side of the village green that reputedly dates from the 16th century and is the second oldest building in the village after the Church of All Saints. The 19th century terrace housing along Chapel Lane has also been recognised in the *Nettleham Conservation Area Appraisal* as a distinctive feature within the village centre.

The character area has at its centre, several commercial buildings including two, two-storey public houses fronting the green, office buildings and the less sympathetic modern Co-operative supermarket on the south side of the green. The largest building in the area is the Church of All Saints, with its prominent church tower. The old school buildings opposite the church have been sympathetically converted and restored for community use.

There is a variety of architectural styles within the historic core. They include modest gable-roofed dwellings of asymmetrical and symmetrical facades, 19th century symmetrical brick houses with bay

windows, modern shopfronts, traditional public houses frontages, and dominant ecclesiastical buildings of the Church of All Saints and the Methodist Church, to name a few. Some traditional detailing includes catslide dormers (some originally set within thatched roofs) and detailed brick and stone chimneys on ridgelines, as well as smaller windows in the older buildings. Most traditional windows are vertical or horizontal sliding sash or casement types. The older building stock is generally of simpler architectural detailing and relatively unadorned and without porches. Later buildings sometimes included features such as bay windows and decorative shallow porches/architraves, as noted on the former vicarage on East Street. UPVC and other modern replacement windows have been installed on some traditional properties and these are detrimental to the character and appearance of both the buildings themselves and the conservation area overall.

The dominant material of the earlier structures including farm buildings and dwellings within the character area is limestone, with pale yellow brick also in use. The yellowish brick was reputedly made in Welton and Langworth.⁷² In the 19th century, red brick came into popular use, but the White Hart on the High Street was noted as a good example of an 18th century red brick façade with painted ashlar dressings. There is a brick and half-timbered two-storey building (the former Institute) built in the late 19th century on the south side of the green. Light brown brick and timber cladding has been used in 20th century buildings, such as at The Hub on East Street. Some brick buildings have also been painted but painting of brick facades and rendered walls is not commonplace in the character area and is not considered to be sympathetic to its traditional character.

Thatch was a common roofing material used in the village. However, this was nearly all replaced by the beginning of the 20th century.⁷³ Today, a combination of slate roofing and pantile is used throughout the village on the more traditional buildings.

Other distinctive features within the village core include the surviving traditional red telephone box at the northeast corner of the green, the decorative village sign on the south side, and the war memorial at the centre of the village green.



Figure 46 Coursed limestone of an asymmetrical facade on Church Lane.



Figure 47 Limestone facades of the Plough Inn and neighbouring dwelling on the west side of the green.



Figure 48 Combination of red brick and stone on the east side of the green.



Figure 49 Half-timber on red brick construction of the late 19th century on the south side of the green.



Figure 50 Limestone and pantile gabled roof of the former vicarage on East Street.



Figure 51 Use of pale yellow brick on the north side of the green.



Figure 52 Less sympathetic modern brick Cooperative supermarket on the south side of the green.



Figure 53 Red brick and stone dressing of the Methodist Church on High Street with a modern unsympathetic addition on the northeast corner.



Figure 54 18th century red brick with painted ashlar dressings of the White Hart on the High Street.



Figure 55 War memorial on the village green.

3.1.7 Natural Features

The key natural feature within the character area is the Nettleham Beck, or the 'Great Beck', which runs through the southern half of the area from west to east as the beck flows towards Sudbrooke. Trees line the beck throughout the character area, but particularly between the church and Vicarage Lane.

There is an area on the west side of the Church of All Saints called Vicar's Wood that is filled with mature trees and the village green contains mature trees with a well-maintained lawn crossed by paths.

New trees have been planted as a memorial orchard and woodland on the east side and within one of the approaches to the Bishop’s Palace site and the palace site itself is a maintained grass and meadow field. Private gardens and grass verges also make a good contribution to the green character of the village core.



Figure 56 View looking west along the beck from the south side of the churchyard.



Figure 57 View looking southwest across the beck at the ford on Watermill Lane.



Figure 58 Looking west across the north side of the churchyard towards the trees at Vicar’s Wood.



Figure 59 Looking west to the gateway into the Bishop’s Palace site from the newly planted lawn containing an orchard and woodland trees.



Figure 60 Mature trees lining the beck between the church and Vicarage Lane.



3.1.8 Boundary Treatments and Streetscape

Apart from the mature trees throughout the character area, the most noticeable boundary treatment in use within the village core is low stone boundary walling and retaining walls (such as at the church and the Bishop’s Palace site) and even lining the beck itself. Low red brick boundary walling also features, particularly around the village green to dwellings.

Iron fencing and gates are in use, with good traditional wrought iron railings and gates noted on low stone walls at the Old School site to the east of the church. Hedges (predominantly hawthorn) are also used in combination with other treatments, such as the hedge over stone walls at the Vicarage at the south end of Vicarage Lane.

Wooden modern 'field' type post and rail fencing of a traditional type is also in use on the south side of the character area in particular to fence the path to the Bishop's Palace across the front of the Methodist Church and other boundaries around the Bishop's Palace site. Less traditional white picket type fencing was also noted on the north side of the village green.

There are several bridges across the beck throughout the character area. The pedestrian bridges are a combination of wooden and brick bridges with wooden railings, and concrete bridges with metal railings. The road bridges are constructed of stone, brick, and concrete with small arches/culverts below and the Jubilee Bridge has ornate iron railings. Cast iron street lamps have also been used in the area, with notable examples at the Jubilee Bridge.

Wooden bench seating is provided at various points around the village, including (but not limited to) the village green, in front of the Methodist Church, near the Old School and at the orchard on the east side of the Bishop's Palace site.

The overall character area streetscape is one of mixed residential and commercial development around both the village green and the church, with the layout defined by tarmacked roads, tarmacked footpaths, some block paved paths (near the Plough Inn), and grass verges.



Figure 61 Wooden seating near the orchard on the east side of the Bishop's Palace site.



Figure 62 Looking east along the north boundary of the Bishop's Palace site showing modern, but traditional timber fencing common throughout the village.



Figure 63 Road bridge at the north end of Vicarage Lane.



Figure 64 Jubilee Bridge with cast iron railings, flower planters and cast iron street lamp.



Figure 65 Wrought iron railings on low stone walls at the Old School at the south end of Church Lane.



Figure 66 Stone walling and retaining wall on the north side of the Bishop's Palace site.



Figure 67 Timber modern bridge across the beck at the rear of the White Hart Inn.



Figure 68 Concrete bridge with metal handrails across the beck on the High Street.

3.1.9 Open and Green Spaces

Within Character Area 1, there are several green and open spaces that contribute to its character.

There are at present no designated children's play areas or carparks (apart from the on-street parking provided) within the character area. Green spaces are dominated by the prominent village green at the centre of the character area, the open space of the churchyard and adjacent Vicar's Wood (on the west side of the churchyard), and the open grassed Bishop's Palace site and adjacent entrance field on the east side with a newly planted orchard and woodland.

These areas have been highlighted on Figure 133.

With regard to potential development sites within the character area, there were no obvious open plots of land remaining within the village core that would permit further development at the time of inspection. Any future development would therefore need to be within the existing built-up area. However, further subdivision of land (where there is limited capacity on existing sites) would not be encouraged due to the potential impact on the layout and fabric of the conservation area (e.g., building within traditional garden settings of houses and loss of traditional property boundaries) and other heritage assets.



Figure 69 Vicar's Wood on the west side of the Church of All Saints.

3.1.10 Views and Vistas

Views within the character area and conservation area are fairly contained, as the roads are relatively narrow forming more focused view lines and views are often cut short by bends in the roadways.

However, several key views were noted within the character area as shown on the map at Figure 76 and they include:

- Looking west along Church Street to the church and tower from the village green, with the view focused along the street by buildings either side.
- Looking north to the church entrance and tower and surrounding churchyard from the High Street across the beck that runs in front of the church. The church tower is also clearly visible from much the surrounding area, as would be expected as the original design would have intended.
- Enclosed views across and within the village green.
- Views looking north towards the cluster of building at the north end of Watermill Lane and their distance roofscape as the terrain rises gently to the north.
- Open views across the Bishop's Palace site and south to the open fields beyond.



Figure 70 View along Church Lane looking west to the Church of All Saints.

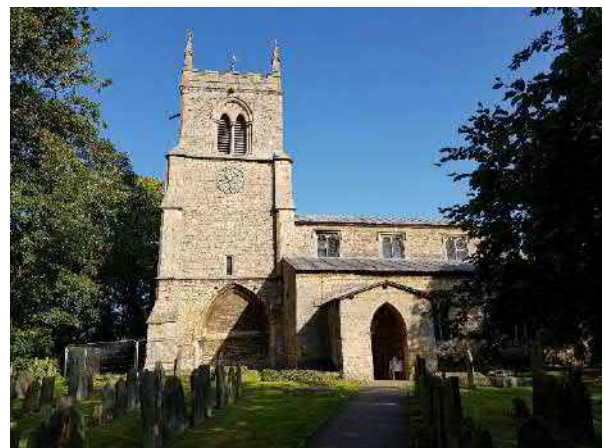


Figure 71 View looking north to the church from the High Street.



Figure 72 Views looking north at the north end of Watermill Lane and the cluster/roofscape of pantile and stone dwellings and the former watermill at the centre of the left image.



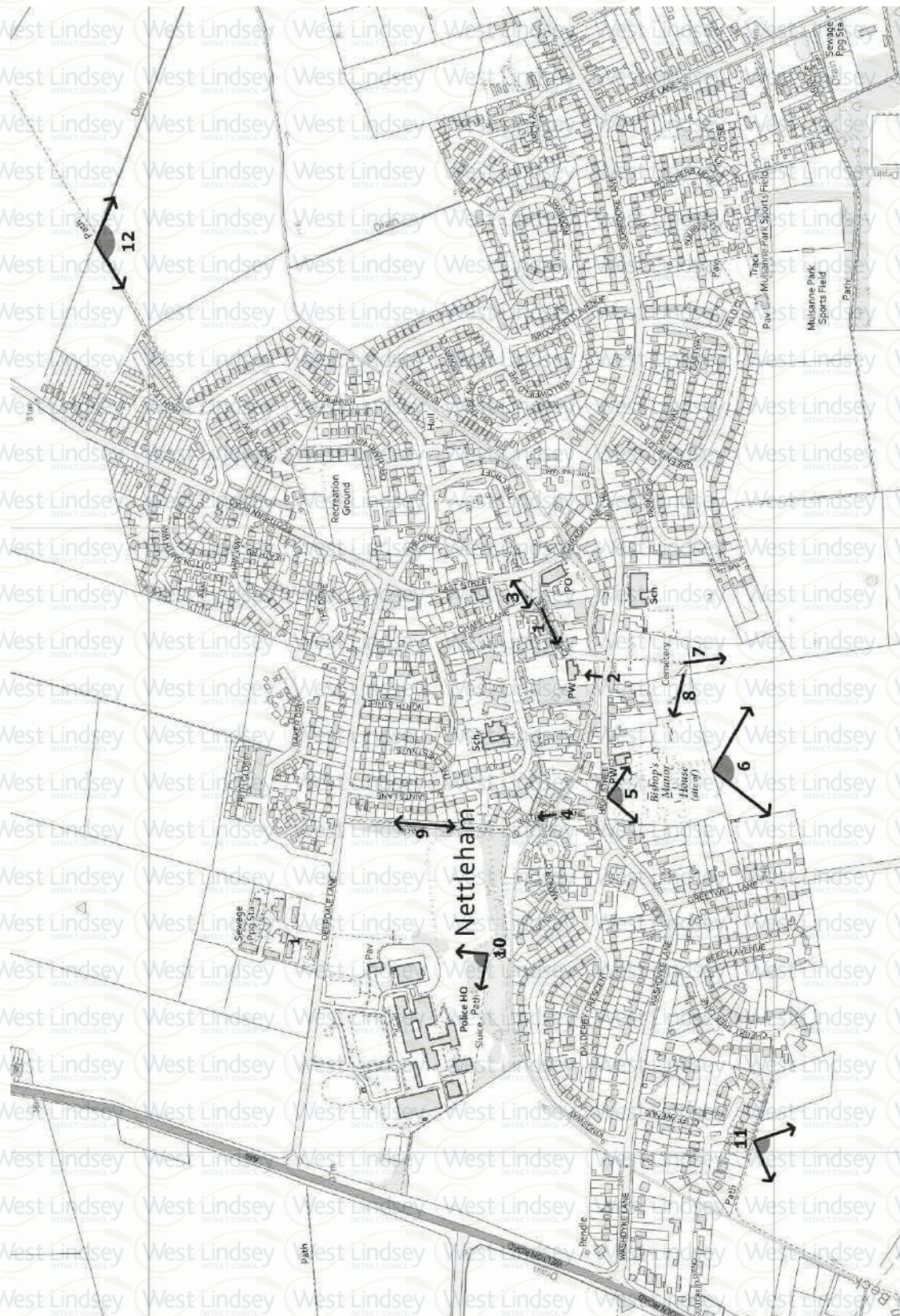
Figure 73 Panoramic view of one of the contained views within the village green looking in a westerly direction.



Figure 74 Panoramic view looking in a south-westerly direction across the open grassed field of the Bishop's Palace site.



Figure 75 Open views to the south from the southern boundary of the character area across traditional fields.



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Figure 76 View lines within the village. 1: View west along Church Lane to the Church of All Saints; 2: View looking north to the church from the public footpath; 3: Contained views within the village green spaces; 4: View looking north along Watermill Lane across the ford to the cluster of traditional buildings and rooflines at the end of the lane; 5: Views looking south across the Bishop's Palace site and views within the site itself; 6: Views looking south across the fields from the edge of the Bishop's Palace site; 7: View looking south along the green swathe; 8: View looking west towards the Bishop's Palace site across the new orchard green space; 9: Contained views north and south along the historic track between Deepdale Lane and Watermill Lane; 10: Views of the landmark Police Headquarters from the footpath; 11: Distant views to Lincoln Cathedral across the fields from the public footpath at the southwest corner of the village; 12: Views across the rolling fields and the beck within the river valley.

3.2 Character Area 2: 20th Century and Later Village Development Areas

3.2.1 Overview

Character Area 2 comprises the area of the village outside of the historic core and conservation area as shown on Figure 77. The area incorporates historic roads through the village and is representative of how the village has developed along these key routes since the late 19th century (with a few pre-1887 features on the A46 south of Washdyke Lane), through to recent development.

This development has been primarily residential, but it has also included such features as the construction of the large Police Headquarters complex on the west side of the village in 1976-9, the rugby fields and club on the east side of the village that were relocated here in 2013⁷⁴, and the modern business units on the north side of Deepdale Lane that were begun in 2007 (Deepdale Enterprise Park). It was interesting to note that the northwest corner of the Police Headquarters site was the location of the 'parish pit' used to extract ironstone to build local roads. It was later infilled (reputedly including RAF base rubbish) and sold as part of the Police Headquarters site and this funding paid for the levelling of Mulsanne Park.⁷⁵

This wider village area outside the pre-1887 historic core has been developed in several phases and these include:

1887-1906

- Small pocket of development on the north side of Deepdale Lane

First Half 20th Century

Larger pockets of development scattered throughout the village including:

- the west and east ends of Washdyke Lane
- north end of Greetwell lane
- north side of Mill Hill
- southeast of The Crescent
- northwest corner junction of Deepdale Lane and Scothern Road
- north along Scothern Road
- several sites around the junction of Sudbrooke Lane and Lodge Lane

1950s-1970

Significant period of development within the wider village area with new street systems laid out, including:

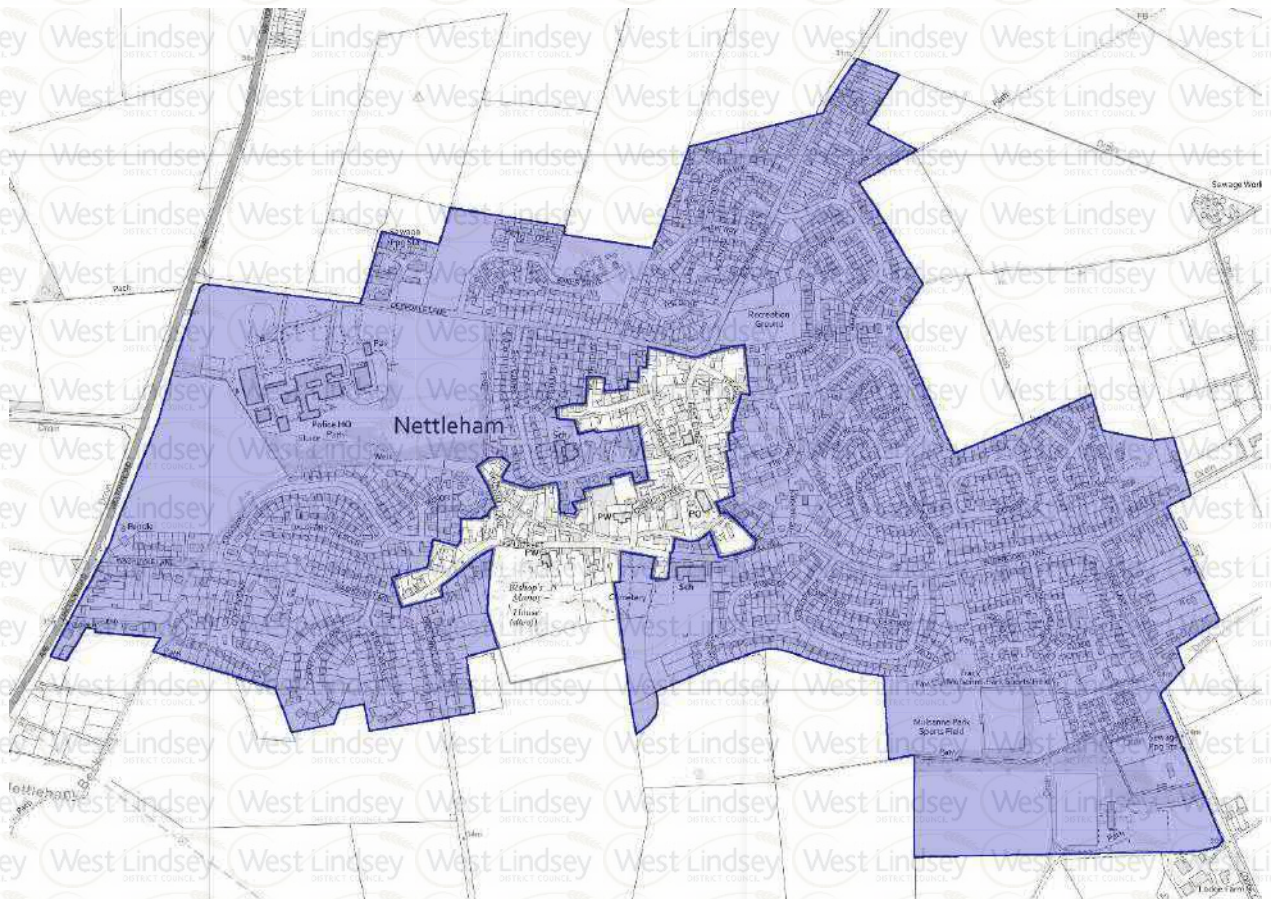
- south of Washdyke Lane (with a small area on the north side) comprising Cliff Avenue, Cherry Tree Lane and Beech Avenue
- the south side of Mill Hill including Parkside, Greenfields, Westway and Eastway
- large development area on the east side of the village between Scothern Road and Mill Hill/Sudbrooke Lane including Highfields, Brookfield Avenue, Ridgeway, Willowfield Avenue, Riverdale, Ash Tree Avenue, and Midway Close
- small pocket of development on the west side of Lodge Lane on the south side of the current rugby club (north of Lodge Farm)
- school on the south side of the High Street
- Bill Bailey's playing field off the east side of Scothern Road (named after prominent businessman who was a farmer, builder, and property owner).⁷⁶ The land was donated in 1946 in the memory of William Bailey and Wilfred Deburier, a local flight sergeant who lost his life during the war in 1943.⁷⁷

Post-1970

Another significant period of development, including recent development sites:

- rugby club and fields on the southeast side of the village (relocated to Nettleham in 2013)
- Mulsanne Park and pavilion (Nettleham is twinned with Mulsanne in France)
- Poachers Meadow, Squires Place and Lacy Close northwest of Mulsanne Park
- infill development to include Larch Avenue on the north side of the junction between Sudbrooke Lane and Lodge Lane
- The Croft small area of development in the village itself
- Shaw Way, Cotton Smith Way and Heath Road on the west side of Scothern Road
- Small area of recent development on the west side of Lodge Lane east of Mulsanne Park

See Figure 9 for a summary historical development plan for the parish.



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Figure 77 Character Area 2 shaded blue.

3.2.2 Layout and Topography

As discussed for Character Area 1, topographical maps show that Nettleham has its lowest point at the beck on the east side of the parish as the watercourse flows through the village towards Sudbrooke from Riseholme. The village generally slopes gently north and south up and away from the beck.

Character Area 2 wraps around the historic village core of Character Area 1 and comprises the later development of the village to its current form and footprint. This area of later development has spread out along the major routes into the village and has filled the spaces west to east between the A46 and Lodge Lane and developing the north and south sides of Washdyke Lane, the High Street, Mill Hill, Deepdale Lane and the west end of Sudbrooke Lane. Development has also occurred along Scothern Road in a northerly direction and along the north ends of Greetwell Lane and Lodge Lane.

Housing is the dominant form of development throughout the character area, and it is predominantly one-two storey detached and semi-detached housing with private gardens that are set back from the street. Plots of land are regularly spaced out as part of planned development phases largely since the first half of the 20th century. An exception to this is the two-storey former residential home on the north side of All Saints Lane, that is set amongst generally single-storey housing and is understood to be awaiting redevelopment. The 20th century housing throughout the character area typically has an open and spacious aspect with a housing density of 15-20 per hectare.⁷⁸

Footpaths and grassed verges are common throughout the area and the 20th century development has created a suburban character. There is some commercial development with a subdivision of units on the north side of Deepdale Lane and the two 20th century schools of the village fall within this character area, close to the boundaries of Character Area 1 towards the centre of Nettleham.

The Police Headquarters complex sits on the gently rising northern slope of the village within open grassed grounds and a training field. It includes the area of the former 'parish pit' at the northwest corner at Deepdale Lane that was used for landfill and considered unsuitable for redevelopment. Further open areas of recreational grounds are located in the southeast corner of the character area with the rugby club and fields, and the Mulsanne Park. The cemetery on the south side of the High Street also breaks up the

residential development along the street, as does Bill Bailey’s playing field on the east side of Scothern Road.

3.2.3 Land Use

Character Area 2 is primarily residential.

There are some variants in use and the main one is the large site at the northwest corner of the character area developed as the Police Headquarters. This 1970s complex is surrounded by grassed areas, a training field and car parking and there is a single arable field southwest of the Police Headquarters site. There is a small area of commercial units at the northwest corner of the character area on the north side of Deepdale Lane (Deepdale Enterprise Park) and the closed Brown Cow public house on the A46.

Complementary to the dominant residential use, the character area also contains recreational areas including:

- Bill Bailey’s playing field on the east side of Scothern Road
- Mulsanne Park at the southeast corner of the character area
- The rugby club and fields/pitches
- The cemetery on the south side of the High Street and the green parkland space extending to the south
- Small, grassed park areas on the north and south sides of Washdyke Lane (the south side rectangular area it believed to be the location of a former quarry)

Character Area 2 also contains the two village schools, one on the south side of the High Street and the other off All Saints Lane.



Figure 78 Example of 20th century housing on All Saints Lane.



Figure 79 Example of 20th century housing off Scothern Road near Bill Bailey’s playing field.



Figure 80 Example of commercial units in the business park on the north side of Deepdale Lane.



Figure 81 Nettleham Church of England Aided Junior School on the south side of the High Street.



Figure 82 Cemetery on the south side of the High Street, built as an extension to the churchyard at the Church of All Saints.



Figure 83 View looking east across Bill Bailey's playing field.

3.2.4 Routes

As for Character Area 1, the alignment of key roads within the village, including the wider developed area of Character Area 2 largely survive from the 18th century (see Figure 5), including the two key roads on the north and south sides of the village of Deepdale Lane and Washdyke Lane. Washdyke Lane has a leafy, tree-lined character and it winds through to the village to the east to become the High Street, Mill Hill and then Sudbrooke Lane to ultimately link the village to Sudbrooke.

As previously mentioned, there is a traditional straight 'track' that runs from the north end of Watermill Lane in Character Area 1 north to meet Deepdale Lane and this track lies within Character Area 2. It would appear to have been a traditional earlier road into the village.

Scothern Road branches out from the village to the north through the northeast corner of the character area. To the south, Greetwell Lane and Lodge Lane are the key roads that link the village to the A158/Wragby Road. Each of these routes maintain an uncluttered, country lane character as they approach the village with distant views across the landscape. Lodge Lane retains a tree-lined character on approach to the village.

Within Character Area 2, there are many minor residential streets that have been created largely in the 20th century as part of extensive residential development. They have resulted in several cul-de-sacs and loop roads for individual developments accessed from the key routes.

The main gateways into the character area are from the west via Washdyke Lane and Deepdale Lane and their A46 entrances, from the south via Greetwell Lane and Lodge Lane, from the east via Sudbrooke Lane, and from the north along Scothern Road.

The main route entrances into Nettleham from the A46 and the A158 are well signposted with standard route signage and there are Nettleham village entry signs on approach from the main roads. Signs upon entry to the village state that it is twinned with the village of Mulsanne in France and signage within the character area is generally limited to street signage attached to walls and buildings, with some freestanding examples.

The character area contains several formally recognised public footpaths, including:

- Part of one at the southwest corner off the south side of Washdyke Lane running southwest along Cherry Tree Lane before branching out along field boundaries and the beck towards Old Lincoln Road and the A46.
- The whole of the path that connects the A46 footpath/cycle route on the west boundary of the character area to Vicarage Lane in the east. This path is picturesque and a key pedestrian route through much of the village (including Character Area 1) past the south side of the Police Headquarters and the church, running along the side of the beck.
- Contains the southern part of a footpath that extends from the north side of Deepdale Lane through a newly developed housing area and Baker Drive and then out along field boundaries to the north.
- Western end of a footpath that runs from Scothern Road along Highfields and High Leas and out to the northeast along field boundaries towards Scothern.

The historic 'track' between the north end of Watermill Lane and Deepdale Lane (continuing to Washdyke Lane) is a recognised public bridle way. There is a further bridle way along the east side of the school from the south side of the High Street in a southerly direction that follows field boundaries further south (this meets with bridle ways running east to Lodge Lane and southwest to Greetwell Lane).

National Cycle Network route no. 1 runs along the west side of Character Area 2, along the east side of the A46 from Lincoln. It comes into Nettleham from the A46 to follow Deepdale Lane eastwards and it turns north to continue along Scothern Road through the north part of the character area towards Scothern.

In addition to these formally recognised routes, there is an extensive network of local footpaths throughout the character area, with many grass verges. Some paths connect through to formal footpaths and bridle ways, such as the path at the west end of The Rowans that provides a pedestrian link to the bridle way on the east side of the Police Headquarters field. There are also new footways that have been created as part of new housing development in addition to existing paths in the village and these footways are a key part of the character of the village.

See Figure 132 for summary map showing key bridle paths, public footpaths, national cycle route and key roads that run through the parish.



Figure 84 Looking south from the Deepdale Lane entrance to the historic track leading to Watermill Lane.



Figure 85 Photo looking west to Deepdale Lane at the junction with Scothern Road where Character Areas 1 and 2 meet. National Cycle Network route no. 1 signage is at this junction.



Figure 86 Wooded footpath along the south side of the Police Headquarters site looking west.



Figure 87 Part of the bridle way looking north from where it crosses The Dales on the south side of the character area.



Figure 88 View looking east along Deepdale Lane towards the start of the character area with the path along the south side of the road.



Figure 89 Cycle route looking south with the A46 to the right of the image and wide grass verge between.

3.2.5 Heritage Assets and Landmarks

Most listed buildings and the one scheduled monument within the parish are located within Character Area 1 that incorporates Nettleham Conservation Area. There are no further statutorily listed buildings or monuments within the wider village area of Character Area 2.

However, there are several sites of local interest and those that have been identified in the Historic Environment Record (HER) (including archaeological features and finds) and these have been identified on Figure 91 and cross reference to the sites numbered below.

1. Settlement of Nettleham (area defined in the HER)
2. Saxon pottery find at 15 Greetwell Road
3. Assorted finds: Bronze Age flints, Romano British finds, Medieval pottery, and Anglo-Saxon beads
4. Late Anglo Saxon loomweight find
5. Roman pottery find
6. Possible Saxon pool at Manor Court
7. Possible Roman temple site and other buildings
8. Series of Iron Age ditches on Sudbrooke Lane
9. Undated pit near Lodge Farm
10. Unnamed farmstead
11. Medieval pottery find
12. Possible prehistoric enclosure – partially within character area
13. Ridge and furrow area – partially within character area
14. Romano-British pottery sherds find
15. Ridge and furrow area – partially within character area
16. Anglo Saxon small, long brooch find
17. Fragment of an annular brooch and a Roman coin finds
18. Anglo Saxon coin and 15th century bronze pilgrim badge finds
19. Stone well at Poplar Farm
20. Ridge and furrow area – majority of area now built upon
21. Undated feature on Deepdale Lane
22. Sherds of Saxon and Medieval pottery
23. Site of former quarry
24. Multiple ditch system running across Riseholme Lane – partially within character area
25. Flint arrowhead find
26. Remnant farm buildings on the south side of The Crescent at junction with The Croft
27. 1970s Brutalist style Police Headquarters

The main landmark feature within Character Area 2 is the 1970s prominent Police Headquarters complex and grounds on the west side of the village and in the northwest corner of the character area. Apart from the Police Headquarters site, the main features outside of residential development include Mulsanne Park, the rugby club fields, and Bill Bailey's playing field. The cemetery on the south side of the High Street and opposite the Church of All Saints is also a key landscape feature just outside the conservation area. The Nettleham Beck remains a key landmark running through the west and east side of the character area.

Buildings of local interest, and elements identified on the Lincolnshire Historic Environment Record (including sites of archaeological interest and finds) have been highlighted on summary maps at Figure 91. A further summary asset maps for the parish is appended to this report at Figure 131.



Figure 90 Police Headquarters panoramic view from the grassed area and public footpath on the south side of the complex.

3.2.6 Building Types, Architectural Styles, Scale and Materials

As the character area has developed since the 19th century through to the current day, there is clearly a wide variety of architecture throughout, and the majority of the area is of residential architectural stock.

Residential buildings range from single storey bungalows to two storeys in height throughout the area, often with clusters of similar height buildings.

Earlier construction, for example towards the west end of Washdyke Lane, features larger detached two-storey houses. In this area, the older dwellings are predominantly of red brick construction and a combination of traditional slate and replacement (less sympathetic) concrete interlocking tile roofs. Curved bay windows, half timbered (or rendered, or later boarded) gables with barge boards, hanging wall tiles and some rendering of walls are features of these more traditional buildings.

In areas of later construction, especially from the mid-20th century onwards, there is a mixture of bungalows and two-storey dwellings. There is even an area of terraced housing in The Dene off Scothern Road.

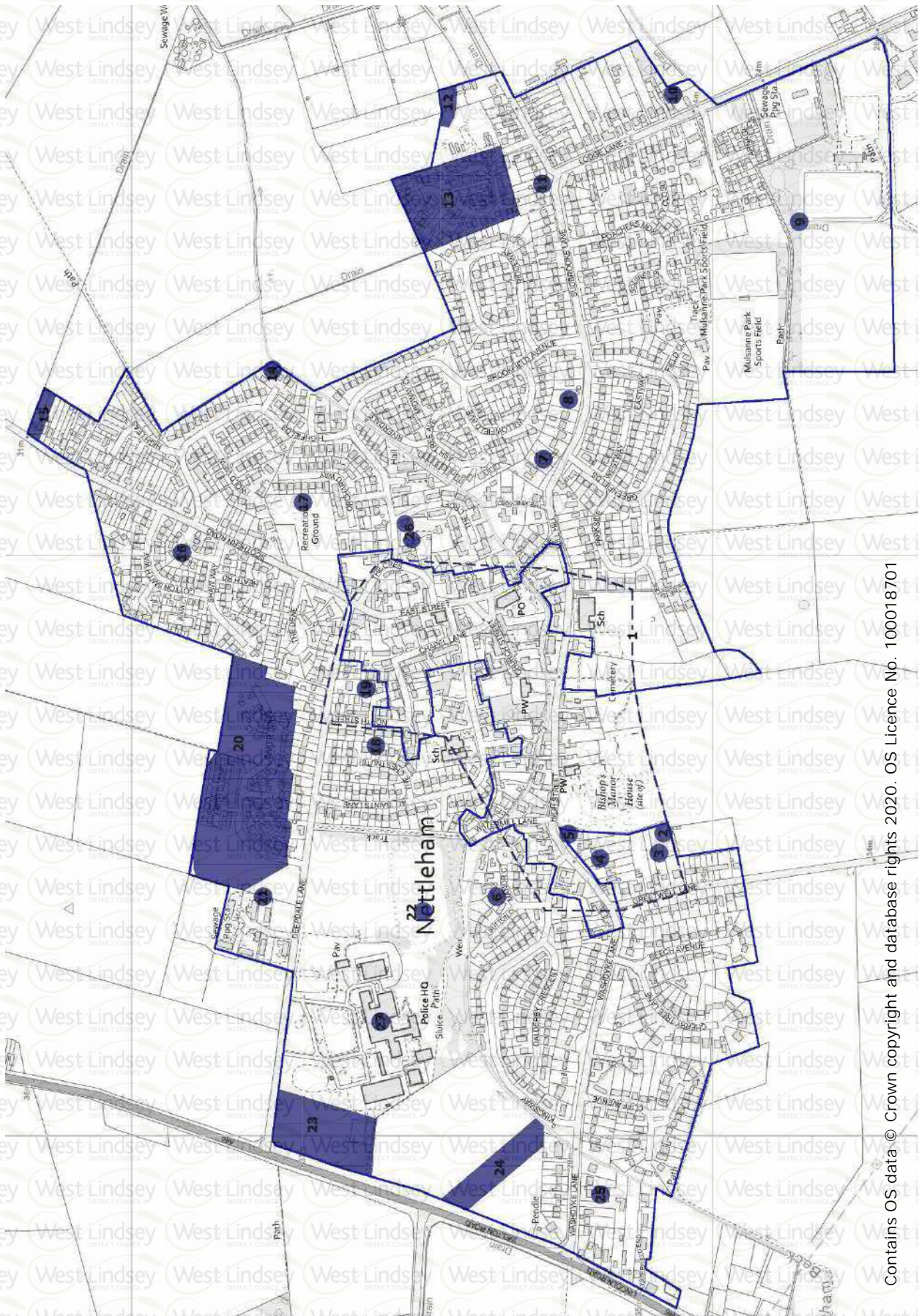
Brick is the main choice of fabric for the housing within the character area. Pale brown variegated brick and a mid-brown and reddish-brown brick dominate and some buildings from the mid-late 20th century have external feature chimneys clad in coursed stone facings (such as those on Dalderby Crescent). On All Saints Lane, for example, brown brick has been used with horizontal timber cladding as a feature on the front elevation of houses. Modern external hanging tile was noted as a feature in buildings on The Steepers in the northeast part of the character area.

There is, of course, further variation in individual buildings built in more recent years in infill plots, but brick and stone remain the dominant choice of material.

Roofs are mainly clad in interlocking concrete tile, but some areas have used the more traditional pantile style roof tile, such as in All Saints Lane. Many of the modern detached houses have asymmetrical frontages and gable ends (with some steeply pitched roofs). Features such as monopitch front porches and both integral and detached garages also appear, with integral garages featuring in the more recent of designs. Dormers feature in some of the more recent dwellings, particularly over garages, and examples can be found in areas such as Poachers Meadow on the southeast side of the character area.

Commercial and office buildings are limited within Character Area 2. The Brown Cow public house on the A46 is closed but remains an example of a 19th century (with alterations) brown brick and rendered hotel. The Deepdale Enterprise Park on Deepdale Lane is a complex of one to two storey business units that utilise a variety of materials including brick and timber cladding and gabled roofs dominate. The Police Headquarters is a purpose-designed complex from the 1970s that is architecturally distinctive in its landscape setting in the brutalist style with concrete and a horizontal character running through the buildings on the site.

The two schools within Character Area 2 are of modern, utilitarian construction with the school on the High Street of horizontal character with flat and pitched interlocking metal sheet roofs and brick walls. The school on All Saints Lane is also of brick construction with relatively plain gable ends visible from the public domain.



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Figure 91 Heritage assets map for Character Area 2 (boundary in blue). Blue circles and shaded areas denote features listed in the Historic Environment Record (HER) or of local interest. Dotted line denotes approximate boundaries of the medieval settlement of Nettleham as noted in the HER. Numbering refers to the list of features in Section 3.2.5.

3.2.7 Natural Features

The key natural feature within the west and east side of the character area is the Nettleham Beck, or the 'Great Beck', that flows through the village west to east towards Sudbrooke. Trees line the beck throughout the character area, as they do in Character Area 1 and in the west side of the character area there is a tarmacked path running along the east side of the beck as it curves around Kingsway.

There is an abundance of trees throughout the character area both in private gardens and as part of the streetscape, along with grass verges and there are several areas of landscaped lawns and fields throughout the area. These include a small, grassed area on the south side of Washdyke Lane (a former quarry area), at the Police Headquarters complex, the Mulsanne Park sports fields, and Bill Bailey's playing field.

There is woodland along the footpaths on the south side of the Police Headquarters site and near the lake that is believed to have built in a marshy area on the north side of the beck as a retention pond during construction and landscaping of the Police Headquarters site. There is a further belt of woodland along the east side of the Police Headquarters field.

Highway trees and hedgerows are also key to softening the built landscape and they help to emphasise the rural character of the parish. There are over 7,500 trees within Nettleham village.⁷⁹

The cemetery on the south side of the High Street is within Character Area 2 and it retains trees and lawns that extend into a swathe of green space to the south of the cemetery boundary and this grassed area is bordered by trees, extending out into a grassed curved depression at the base of fields on the south side of the character area.



Figure 92 Footpath along the south side of the Police Headquarters complex looking east (L) and west (R) showing woodland setting and lake.

3.2.8 Boundary Treatments and Streetscape

Throughout Character Area 2, boundary treatments are dominated by clipped and unclipped hedges, generally tarmacked footpaths and grass verges, with trees also lining the streets. They create more of an open suburban (rather than compact village) feel to the 20th century housing development areas.

Brick walls, brick gate piers and wire fencing also appear, and field type horizontal post and rail timber fencing can be found along some boundaries, such as in the cemetery and on the field edges of the character area. Modern vertical timber boarded fencing with concrete posts, picket fencing, and wire link fencing was also noted. There is a wide variety of boundary treatments used throughout the character area that relate to all the different periods of construction, as well as reflecting modern changes to older property boundaries.

Traditional hedgerows are found along field boundaries and wooded tree belts are also used to define edges and boundaries.

Routes into Nettleham from North Greetwell, Scothern and Sudbrooke are typified by straight country lanes without footpaths, and they feature trees and hedgerows amongst an open aspect across fields. Washdyke Lane is also lined with trees and hedges on approach from the A46.

3.2.9 Open and Green Spaces

Character Area 2 is host to many the green open spaces within Nettleham that contribute to this particularly important element of the character of the village. These areas have been highlighted on Figure 133.

There are two main public recreational grounds located within the character area, including Bill Bailey’s playing field on the east side of Scothern Road which incorporates a children’s playpark, and Mulsanne Park in the southeast corner of the character area.

The cemetery on the south side of the High Street and opposite the church and its pocket of green space also forms a publicly accessible green space that extends to the south beyond its formal southern boundary into a swathe of grassed field lined with trees. This area then extends further south into the corner of the adjacent field when the northwest corner of this field forms a natural depression that is today grassed and visually terminates the grassy swathe in a southerly direction from the cemetery.

There is another green space comprising the woodland walk, landscaped setting and field on the south and east sides of the Police Headquarters complex. This includes the wooded historic path between Deepdale Lane and Watermill Lane, and the field is publicly accessible for dog walking and recreation.

There are two small green spaces laid to lawn and with trees on both the north and south sides of Washdyke Lane and east of the Kingsway junction. There is a bench seat in the north side green space and the south side green space is fenced along the north edge with timber post and rail fencing.

A green space has been allocated (an area of former ridge and furrow earthworks) as part of current development off Baker Drive, north of Deepdale Lane.



Figure 93 Grassed area with fencing and gate access on the south side of Washdyke Lane looking southeast (believed to have been the location of a former quarry).



Figure 94 Grassed area with bench seating on the north side of Washdyke Lane with a small pocket of trees behind.



Figure 95 Part of the Mulsanne Park playing field on the east side, looking north.



Figure 96 View looking north to the grassed depression green area at the south end of the green swathe on the south side of the cemetery.



Figure 97 Panoramic view of Mulsanne Park from the southeast corner of the main field looking towards the pavilion.



Figure 98 Panoramic view of Bill Bailey's playing field looking east with a children's play park area.

3.2.10 Views and Vistas

As Character Area 2 mainly comprises residential expansion around the historic core of the village, there are few designed or otherwise views of note within the area.

Views of interest have been identified below and are shown on the map at Figure 76:

- Looking south through and from the southern side of the cemetery towards and along the green swathe.
- Looking west towards the Bishop's Palace site from the south side of the cemetery through the newly planter orchard and landscaped area at the entrance to the site.
- Focussed linear views looking north and south along the historical track between Deepdale Lane and Watermill Lane.
- Views of the primary elevation of the 1970s purpose-built Police Headquarters complex from the footpath.
- Distant cathedral views looking south and southwest across the fields from the public footpath at the southwest corner of the area.
- Views looking southwest back towards the character area from the public footpath outside the northeast corner of the village.



Figure 99 Panoramic view from the east-west section of the footpath in the southwest corner of the character area looking in a southerly directly. Electricity cables and pylons are not sympathetic to these views.



Figure 100 View looking southeast into the cemetery on the south side of the High Street.



Figure 101 View looking south along the green swathe on the south side of the cemetery.



Figure 102 View looking north along the historic track between Watermill Lane and Deepdale Lane.



Figure 103 View looking west as the land slopes away towards the beck from the east-west section of footpath accessed off Cherry Tree Lane in the southwest corner of the character area.



Figure 104 Panoramic view looking southwest from the northeast footpath towards Scothern. Current development site to the right of the image and distant views of Lincoln Cathedral across the fields.

3.3 Character Area 3: Green Corridor & Lincoln 'Edge'

3.3.1 Overview

The green corridor of the Green Wedge, and Lincoln 'edge' area straddles the east and west sides of the A46 and is bordered by Riseholme and fields on the west side, Riseholme Lane and the south side of Nettleham village on the north side, Greetwell Lane on the east side and the southern boundary is formed by the City of Lincoln boundary. The land to the southwest of the village up to Greetwell Lane (but excluding the Lincoln 'edge' land south of the bypass road) is currently protected as part of the 'Burton to Nettleham Green Wedge' in the Central Lincolnshire Local Plan and it provides an important green buffer and wildlife corridor for the parish.

The area comprises land that has traditionally been used for farming and remains largely in use as arable fields today. It forms a green buffer zone between the northern edge of development within the City of Lincoln district (with a clearly defined line created by the A46/A158 bypass roads) and the contained village of Nettleham.

Character Area 3 retains many early field boundaries and development as shown on the historical development summary map for the parish at Figure 9 (compared to Figure 105 below) that are depicted in a 1777 Enclosure map of the parish. They show that lands within the Character Area were owned by several landowners in the latter part of the 18th century, including Sir Francis Bernard, Robert Thickston Gent., the Proctor family, Jane Fowler, John Willson Gent., and Robert Obbinson Gent.⁸⁰

These historical arable fields are clearly defined and remain in their original use, despite encroachment from the south as the City of Lincoln has spread outwards in more recent decades. There is an area of ongoing development defined by the A46/A158 that runs through the southern edge of the Character Area and it forms a clear boundary for development on the northern edge of Lincoln, but within the parish boundaries.

Historically, Character Area 3 has developed to its current layout from at least the 1770s and the time of Enclosure and one of the key sites within the area is the farm of Nettleham Field on the west side. This site is historically where the host of the Lincolnshire Rising camped in 1536 and the location for prominent executions by hanging, such as the murderers of Thomas Gardiner in the first half of the 18th century. The A46 was realigned in the 1970s to cut through the original property, with the site of the lodge for Nettleham Field now on the east side of the road and away from the farm, but they still survive and the house at Nettleham Field dates from 1796. The A158/A46 and roundabout across the southern part of the character area was also created during this period. In the late 19th century (between 1887 and 1906), Captain Thomas Wilson of Nettleham Field built kennels and quarters for the Burton Hunt near the Riseholme (western) boundary of the parish and horses for the hunt were kept in the stables on the east side of the village green in Nettleham itself.⁸¹

Greetwell Lane Farm also survives as a traditional farm complex predating the 1887 OS Map and it was noted during research that several farm sites or outlying buildings that were built pre-1887 have been lost within the character area. These include Danby Hill farm that appears on OS maps until at least the 1970s and two small outlying sites to the east of Danby Hill, and they have been identified on Figure 9.

With the exception of a small pocket of housing developed next to the lodge of Nettleham Field on the east side of the A46 in the first half of the 20th century (Old Lincoln Road), the construction of an oil well post 1970 and residential development along the southern edge of the character area defined by main roads, Character Area 3 largely retains the traditional character of an enclosed field system. See Figure 9 for a summary historical development plan for the parish.

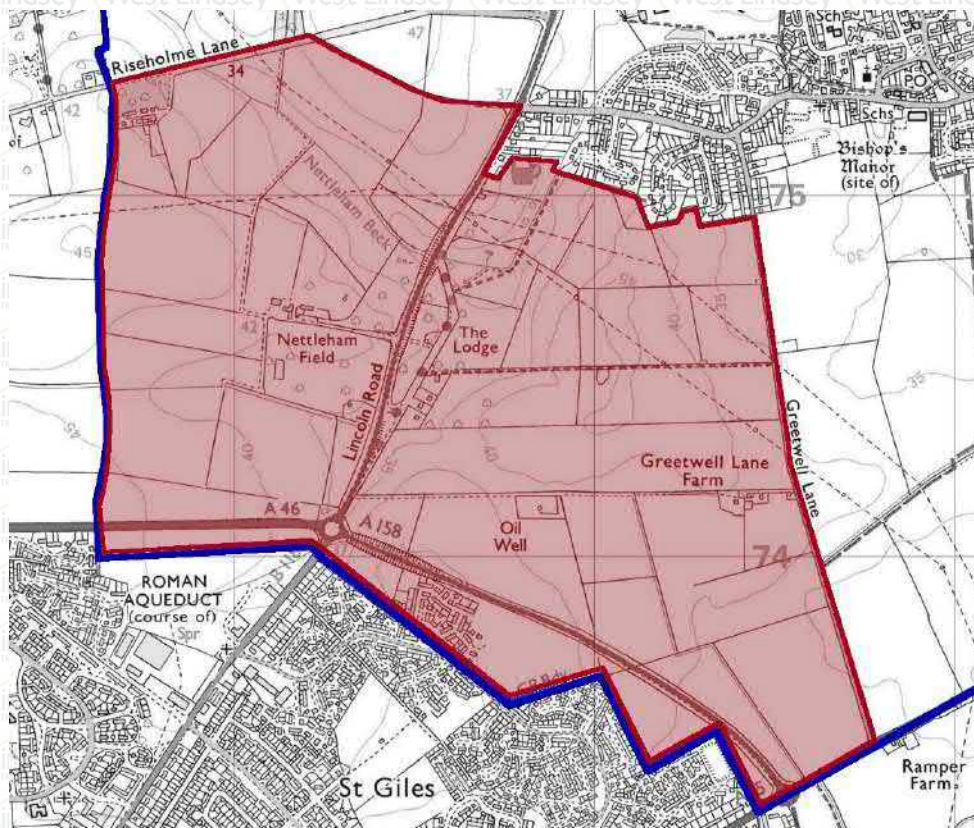


Figure 105 Character Area 3 shaded red.

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3.3.2 Layout and Topography

The A46 forms the north-south spine running through the middle of Character Area 3 and the southern edge of the character area is very clearly physically and visually divided from the rest of the land to the north by the A46/A158 bypass roads and roundabout. The southern road system forms a clear boundary for the City of Lincoln expansion.

The topography of the character area is such that the land slopes gradually up to the east of the A46 to a high point just south of the village and in the middle of the east side of the character area, and it slopes upwards from the A46 to the west and northwest toward Riseholme. The beck runs through the north end of Character Area 3 and the fields undulate across the west side of the character area. The modern key routes cut through the landscape with embankments either side, for example where the A158 approaches the roundabout.

Buildings within the area are primarily farm-related and the surviving farms of Nettleham Field (with the Lodge on the east side of A46) and Greetwell Lane Farm are isolated farmsteads within the character area. The development strip on the south side of the A46/A158 bypass comprises compact modern residential plots of land of primarily detached dwellings with private gardens (development is ongoing). Houses are set back from newly developed residential streets with small front gardens and private driveways. There are tarmacked footpaths and grass verges along the roadsides and tall hedges/vegetation run along the southern side of the A158 separating the road from the housing development.

3.3.3 Land Use

Character Area 3 is primarily in agricultural use as part of an arable field system with two main farms at Nettleham Field and Greetwell Lane. Nettleham Field Farm is also recognised for its historic private parkland layout as both farm and residential use (that has been subdivided by the A46 and the lodge building and part of the parkland is now on the east side of the road). It is also understood that there are commercial kennels still in use off Riseholme Lane at the western boundary of the character area.

There is a small area of housing east of the south end of the A46 on the original road alignment at Old Lincoln Road. There is infill modern housing development (currently being built under the banners of 'Minster Fields' and 'Roman Gate') between the City of Lincoln boundary and the A46/A158 bypass and roundabout forming the southern Lincoln 'edge' of the character area. This Lincoln 'edge' strip of development along the south side of the bypass road is currently being developed for housing (and proposals include a care home). In practice, it is an extension of the northern edge of the settlement of Lincoln within the southern boundary of Nettleham parish. Its density when complete will be in complete contrast to the rest of the parish, including the village centre and it is believed that the population will likely comprise approximately one third of the whole parish.⁸²

For utilities, there is an oil well located in the south-eastern part of the character area and electricity pylons are positioned diagonally northwest to southeast across the northern part of the character area. The pylons and wires have a negative visual impact on the appreciation of the landscape and distant views in places. Land use distribution is shown at Figure 130.

3.3.4 Routes

The key road routes through Character Area 3 are the southern end of the A46 as it heads north from Lincoln and the modern A46/A158 bypass that are connected via a roundabout across the southern edge of the character area. The southern part of the historic A46 route was realigned in the 1970s, cutting through the original parkland setting of Nettleham Field with the lodge site now on the east side of the main road. A short section of Wragby Road forms the boundary of the south-eastern corner of the character area and a short section of Riseholme Lane forms the northwest boundary.

There are a few formally recognised footpaths within the character area:

- Along the curved north-western edge of the character area between the A46 and Riseholme Lane.
- The path that runs southwest from Washdyke Lane via Cherry Tree Lane, and along field boundaries to meet the former A46 road (Old Lincoln Road).
- Footpath running west-east across the area between Old Lincoln Road and Greetwell Lane along a straight field boundary.

There are no formally recognised bridle ways within the character area, but the National Cycle Network route no. 1 runs north out of Lincoln along the A46 and then Old Lincoln Road, to join the A46 path again until it turns east at Deepdale Lane (within Character Area 2). See Figure 132 for summary map showing key bridle paths, public footpaths, national cycle route and key roads that run through the parish.



Figure 106 Riseholme Road entry to the footpath to the A46.



Figure 107 View looking south towards Lincoln Cathedral. Pylons and electricity cables have an adverse impact on this view.



Figure 108 Footpath entrance off Old Lincoln Road that runs northeast toward Cherry Tree Lane.



Figure 109 View looking east along the footpath between Old Lincoln Road and Greetwell Lane.



Figure 110 Panoramic view looking eastwards across the field showing the footpath between Old Lincoln Road and Cherry Tree Lane.



Figure 111 View looking south (L) and north (R) along Old Lincoln Road as part of the National Cycle Network route no. 1.

3.3.5 Heritage Assets and Landmarks

There are no scheduled ancient monuments and only two Grade II listed buildings located within Character Area 3 and they are located at Nettleham Field:

- Nettleham Fields Farmhouse
- Stables at Nettleham Fields Farmhouse

There are numerous sites within the character area that have been identified in the Historic Environment Record and they range from the parkland for Nettleham Field, through to a wide variety of finds and evidence (such as areas of medieval ridge and furrow, earthworks, possible Roman villa site, pottery finds and a quarry) from many time periods, including Prehistoric, Neolithic, Iron Age, Romano-British, Medieval and Post-Medieval periods.

Buildings of local interest, and elements identified on the Lincolnshire Historic Environment Record (HER, including sites of archaeological interest and finds) have been highlighted on a summary map at Figure 131. For detailed and updated information on individual sites, the HER should be consulted further as required.

3.3.6 Building Types, Architectural Styles, Scale and Materials

Character Area 3 comprises a variety of building types and spans several construction time periods. It was not possible to view some of the sites within the character area as they were isolated on private land and not visible from the public domain.

Aerial imagery and historical mapping suggest that Greetwell Lane Farm, for example, is a pre-1887 farmstead that retains red brick outbuildings with pantile roofs, but also has several large modern agricultural sheds, which is common throughout operational farm complexes in Lincolnshire. There is a red brick, presumably 19th century two-storey farmhouse with gable ends and slate roofing and in the 1950s-1970 period, a brown brick two-storey dwelling with gabled ends and a concrete interlocking tile roof was constructed next to Greetwell Lane at the farm site.

Nettleham Field is an isolated farm steading comprising a large red brick farmhouse believed to date from the late 18th century with gable ends and slate roof and there is a remnant L-shaped range of red brick outbuildings up to two-storeys high on the west side of the main house. A large shed possibly from the 1950s-1970 has been built at the west side of the farm complex and there was a 20th century water tower in the field to the east of the house.

The kennels at the northwest corner of the character area from aerial images appear to comprise ranges of interconnected brick outbuildings and possibly housing with gabled and hipped roofs employed and a mixture of pantile and slate roofing.

A pocket of housing developed on Old Lincoln Road in the first half of the 20th century comprises detached large houses of brick and render finishes. There are complicated roofs of gables and hips. The former lodge to Nettleham Field on the west side of Old Lincoln Road has been much altered (or replaced) and is a two-storey dwelling of H-plan and rendered appearance with slate gabled roofs. Rendered brick also features on a detached house just north of Old Lincoln Road.

The Lincoln 'edge' strip along the southern side of the character area is currently undergoing development for new housing up to and along the south side of the A46/A158 bypass route. It comprises modern detached two-storey housing with garages and they are built using pale and red brick with roofing in both slate-coloured tile and terracotta-coloured tile. The houses maintain variety with the use of features such as projecting front porches and bay windows. This type and density of housing contrasts with the rest of the character area on the north side of the bypass within the main body of the parish.

3.3.7 Natural Features

Nettleham Beck is the main water feature that runs through the northern part of the character area as it flows through Riseholme across the west side of the area, crosses the A46 and then heads northeast towards the west end of the village.

The majority of Character Area 3 is part of an arable field system. There is a small area of woodland at the northwest corner of the character area fronting Riseholme Lane in front of the kennels complex. Some of the fields are lined with mature trees, and hedgerows are a key feature of the historic field landscape.

The remnant parkland of Nettleham Field on the west side of the character area, despite being cut through by the A46, survives either side of the road with mature trees and grassed parkland. There is a pocket of woodland at the southern end of the A46 near the roundabout, belts of trees lining the A46 and A158 and lining the Old Lincoln Road area on the east side of the A46.



Figure 112 Housing currently being developed as part of the 'Roman Gate' development along the south side of the A46 west of Lincoln Road – located partly within the south side of the character area within the Lincoln 'edge'.



Figure 113 Greetwell lane Farm looking southwest from Greetwell Lane.

3.3.8 Boundary Treatments and Streetscape

Traditional hedgerows are found along field boundaries and wooded tree belts are also used to define main road edges and boundaries. Grass verges and highway trees also appear along the sides of the A46 and A158 and there are roadside embankments as the road cuts through parts of the southern edge. Riseholme Lane was noted as having a particularly leafy character with mature trees along both side of the roads amongst hedges.

Some brick gate piers, modern metal field gates, and field type horizontal post and rail fencing, and gates are also employed extensively, and timber fencing was noted off Riseholme Road near the kennels at the northwest corner of the character area and along Wragby Road.

Tarmacked footpaths and grassed front gardens without boundary walls or fences define the edges of recent housing development within the Lincoln 'edge' development area south of the bypass. It was noted, however that a property shown on historical OS Maps pre-1887 as Megg House survives and has been almost surrounded by new housing and maintains its own private tree lined boundary setting. The area to the west of Megg House has not yet been developed, but it has been allocated for residential use.



Figure 114 Riseholme Lane looking west.



Figure 115 Tree-lined Old Lincoln Road.

3.3.9 Open and Green Spaces

There are currently no recreation grounds or children’s play areas located within Character Area 3.

As the character area is predominantly a large expanse of arable fields with pockets of private residential development and their gardens, there were no publicly accessible open green spaces noted within the character area. However, the green ‘route’ of the beck comes into the northern side of the character area before turning northwest to cross the A46 towards Riseholme. The beck is an important feature that makes a significant contribution to the character of the parish and therefore to Character Area 3.

3.3.10 Views and Vistas

Some views within Character Area 3 have been previously noted as looking out from (and therefore being shared with) Character Areas 1 and 2 and they have been identified on Figure 76. They include the views looking out from these character areas (including the conservation area) to the south across the traditional enclosed field system towards Lincoln and the Wragby Road area.

Within the rest of the largely agricultural area that forms the green corridor between the village and the north side of the city of Lincoln, a number of further views were identified, and they are shown on the map at Figure 118.

- Distant cathedral, Lincoln water tower and field views looking southwest towards Lincoln from the public footpath between Riseholme Lane and the A46.
- Distant cathedral views looking towards Lincoln from the public footpath between Old Lincoln Road and Greetwell Lane.

It was noted that the ‘green corridor’ defined by the character area as a buffer zone between the village of Nettleham and the encroaching northern edge of suburban Lincoln has a clearly defined southern edge strip that is suitable for development up to the line of the A46/A158 main road route and this has already been partly developed. Development on the north side of the A46/A158 road line would have an adverse impact on the wider historic setting of the village as a traditional field system and views out from the village towards Lincoln, and towards the village itself across the historic southern fields.

Overhead power lines and cables in some areas have an adverse impact on views across the landscape.



Figure 116 Panoramic view looking southwards towards Lincoln Cathedral from the footpath between Riseholme Lane and the A46.



Figure 117 Panoramic view looking southwest from the footpath between Greetwell Lane heading towards Old Lincoln Road. Distant views of Lincoln Cathedral.



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Figure 118 Further view lines outside the village. 1: Distant views to Lincoln Cathedral and Lincoln's water tower across Nettleham Field Farm and undulating fields – pylons and wires impact; 2: View southwest from the high point on the path between Greetwell Lane and Old Lincoln Road with distant Cathedral views across fields; 3: Views southwest through northeast from the end of the green swathe out across the open fields and farmland of Character Areas 3 and 4 that are key to their traditional character; 4: Views looking southwest and south from the junction of the bridle ways south of the village; 5: Cathedral views across the fields from the junction of the bridle way and Greetwell Lane; 6: Views looking east and south east towards the village and across the fields from the footpath between Hall Lane and the A46; 7: General field views towards the village looking south from the northern public footpath; 8: Open field views from north of Skelton House Farm from the public footpath looking southwest/west; 9: Open field views to the north from the northern public footpath; 10: Distant Cathedral views looking southwest from the eastern edge of the parish at the boundary junction with Sudbrooke Lane.

3.4 Character Area 4: Rural Outer Landscape

3.4.1 Overview

Character Area 4 comprise the largest part of Nettleham Parish and covers areas to the west, north, east and southeast of the village. The area comprises the rural outer landscape of the village and its boundaries are shown in Figure 119.

Similar to Character Area 3, the rural outer landscape is formed of a predominantly arable field system and some of the field boundaries dating from at least the time of Enclosure in the 1770s still survive today, though it is recognised that there have been changes to boundaries within fields since this time, with many having been further subdivided from larger 18th century fields. Much of this further subdivision had occurred by the time of the 1887 OS Map.

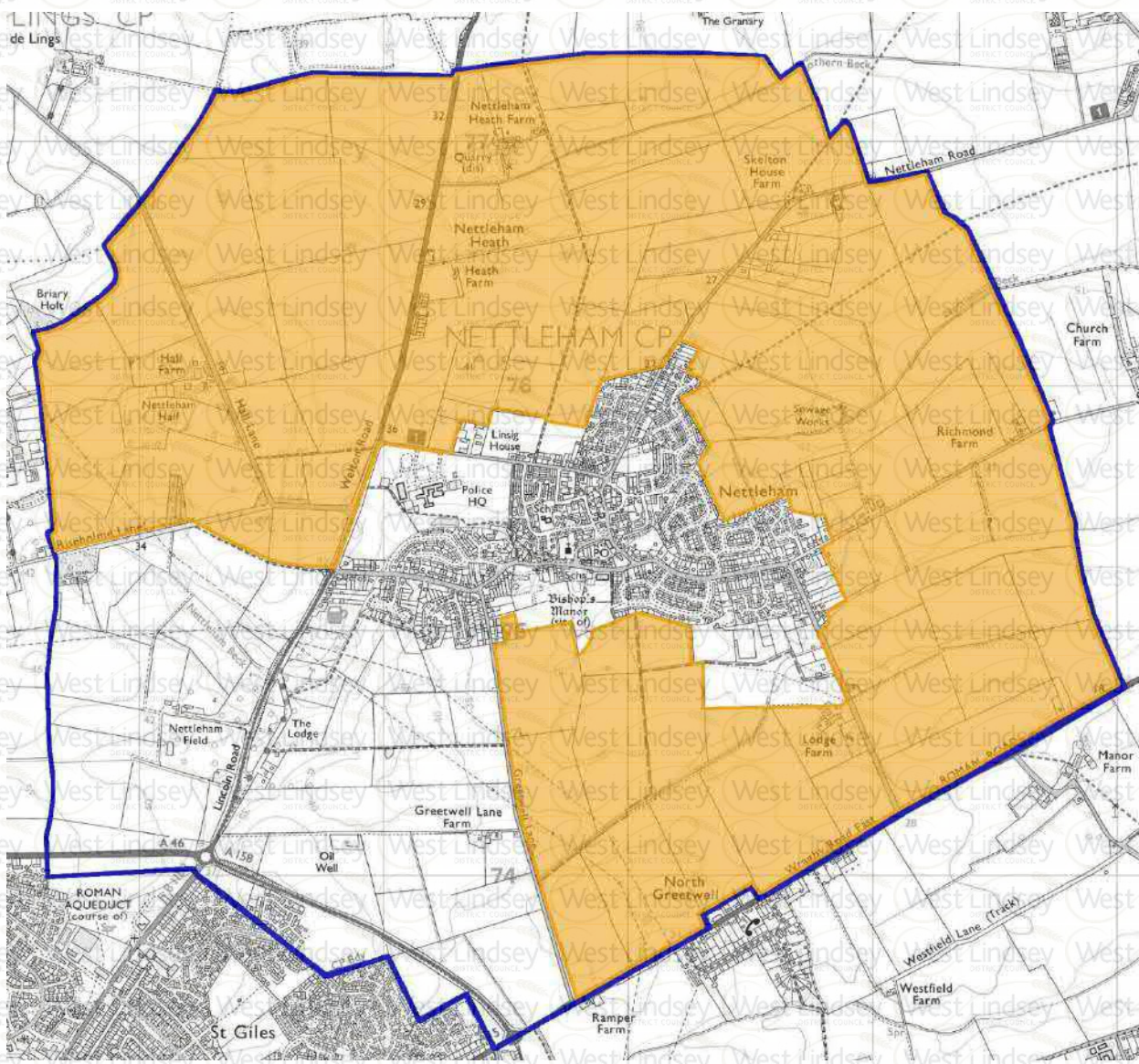


Figure 119 Character Area 4 shaded yellow.

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The once impressive Nettleham Hall (or Nettleham Hill) on the west side of the character area off Hall Lane was the main historical feature within this character area until it fell into ruin following a fire in 1937. A farm survives at the site and the ruined building still exists, as well as its original gates.

Most of the character area layout dates from pre-1887 and relates to farms scattered throughout the countryside. However, there have been pockets of later development as follows.

1887-1906

Small farms and outbuildings:

- Farm complex on the south side of Nettleham Road east of Skelton House Farm and expansion of Skelton House Farm.
- Small building on the east side of the A46 northwest of Heath Farm.
- House on east side of Lodge Lane northeast of Lodge Farm.

First Half of the 20th Century

- Farm related buildings east of Hall Farm on Hall Lane.
- Pocket of housing development along the east side of the A46 southwest of Heath Farm.
- Further house northeast of Lodge Farm.
- Development of North Greetwell along the southeast boundary of the parish (outside character area, but on the boundary).
- Development of an airfield (now disused) to the north of the character area, northwest of Nettleham Heath Farm (outside character area, but on the boundary).

1950s-1970

- Sewage treatment works on the north side of Sudbrooke Lane on the east side of the character area, west of Richmond Farm.
- Further development along Wragby Road at North Greetwell (outside character area, but on boundary).
- Further development within the Riseholme site to the west of the parish boundary (outside character area, but on the boundary).

Post 1970

- House development on north side of Sudbrooke Lane adjacent to the Nettleham sewage treatment works access drive.
- Development of a plant nursery and house on the east side of Scothern Road, south of Skelton House Farm.

See Figure 9 for a summary historical development plan for the parish.

3.4.2 Layout and Topography

Character Area 4 covers a large part of the parish as the rural outer landscape of Nettleham village that is separate from the green corridor and buffer between Nettleham village and the encroachment of the north side of the City of Lincoln.

The A46 runs through the northwest side of the character area from Lincoln and other roads linking the village to surrounding places include Scothern Road at the northeast corner, Sudbrooke Lane on the east side and Lodge Lane in the southeast part that terminates at Wragby Road. Greetwell Road and Wragby Road form the west and south boundaries of the southeast side of the character area.

In the northwest side of the area, the land generally rises gently to the southwest of the A46 towards Riseholme and up to the east of the A46 to two slightly raised points but slopes away again to the northeast. In the east side of the character area, the land gradually drops away to the east towards Sudbrooke. The southeast part of the area has a high point just south of the village on the east side of Greetwell Lane and it gently falls away to the east towards Lodge Lane and gently undulates to the south toward Wragby Road.

Buildings in this area, much like Character Area 3, tend to be farm related and there are several isolated farms scattered throughout the countryside that are close to main routes. There is one small pocket of 20th century housing on the east side of the north end of the A46 that comprises detached and semi-detached housing. These dwellings are built within generally regular plots along but set back from the A46, with small front gardens and driveways and large rear gardens.

3.4.3 Land Use

Character Area 4, again much like Character Area 3, is primarily in agricultural use as part of an arable field system. There are six main farmsteads in the area and the Nettleham Hall Farm on the west side of Hall Lane (west of the A46) is also recognised for remnants of the historic private parkland setting of the ruined Nettleham Hall. Land Use distribution is shown on the plan at Figure 130.

There is a small area of housing on the east side of the A46 near Heath Farm and there is a plant nursery complex on the east side of Scothern Road near Skelton House Farm.

For utilities in the character area, electricity pylons are positioned diagonally northwest to southeast across the west end of the character area, and across the southern corner, where a substation is also located east of Greetwell Lane. A sewage treatment works is located to the north of Sudbrooke Lane, east of the village.

3.4.4 Routes

By its very nature enveloping the northwest, north, east and southeast sides of the village, there are several key road routes through Character Area 4 including:

- The A46 leading north from Lincoln.
- Riseholme Lane running west from the A46.
- Hall Lane running north from Riseholme Lane.
- Deepdale Lane leading into the north side of Nettleham village east off the A46.
- Scothern Road as it runs northeast out of Nettleham towards Scothern.
- Sudbrooke Road as it leaves the village heading east to Sudbrooke.
- Lodge Lane running south from the village to meet Wragby Road.
- Greetwell Lane forms the southwestern boundary edge of the character area.

- Wragby Road forms the southern boundary edge of the character area (and overall parish boundary).

Within the character area there are several formally recognised public footpaths:

- On the curved section of the boundary of the character area shared with Character Area 3 on the west side of the parish where a path runs between the A46 and Riseholme Lane.
- Footpath between the A46 and Hall Lane, north of Riseholme Lane.
- Footpath leading north from Deepdale Lane on the north side of the village out along field boundaries in the direction of Heath Road.
- On the east side of the parish, a footpath carries on to the northeast in the direction of Scothern from High Leas.

There are sections of formally recognised bridle ways on the south side of the character area where the route runs south along the east side of the school grounds from the High Street, cuts east around housing development and follows field boundaries south and then southwest across to meet Greetwell Lane. A further bridle way comes off the southern part of the path and runs east to meet Lodge Lane.

Part of the National Cycle Network route no. 1 passes through Character Area 4 as it runs along Scothern Road between Nettleham and Scothern to the northeast.

See Figure 132 for a summary map showing key bridle paths, public footpaths, national cycle route and key roads that run through the parish.



Figure 120 Bridle way junction as it leaves the south side of the residential development on the south side of the village (L) and view looking east (R) as it then runs along the boundary of the field.

3.4.5 Heritage Assets and Landmarks

There are no scheduled ancient monuments and only one listed building located within Character Area 4. The building is the Grade II listed gates and piers to Nettleham Hall on Hall Lane.

There are numerous sites within the character area that have been identified in the Historic Environment Record. Much like for Character Area 3, they range from the site and parkland of the former Nettleham Hall, to a variety of finds and evidence such as earthworks, medieval field systems, pottery sherds, flint scatters, medieval ridge and furrow, quarry, barrow, Roman coins, a bronze hoard, a Roman burial, and a possible Neolithic mortuary enclosure. These date from many time periods including Prehistoric, Neolithic, Bronze Age, Romano-British, Saxo-Norman, Medieval and Post Medieval. Wragby Road on the southeast side of the character area is a former Roman Road between Lincoln and Burgh le Marsh.

The listed gates of the Hall, buildings of local interest, and elements identified on the Lincolnshire Historic Environment Record (including sites of archaeological interest and finds) have been highlighted on a summary map at Figure 131.



Figure 121 Nettleham Hall pre-1937, when it was left ruined by a fire.⁸³



Figure 122 Surviving Grade I listed gates and piers at the now ruined Nettleham Hall.

3.4.6 Building Types, Architectural Styles, Scale and Materials

The rural outer landscape of Character Area 4 means that there are few buildings within the area except for those within isolated farm steadings, a small pocket of housing development on the east side of the A46 and the nursery development on the east side of Scothern Road.

Nettleham Hall is a ruined Georgian country house shell with a farm that survives on the site. Wrought iron gates, fence, stone piers and walls survive at the roadside as shown at Figure 122. The pre-1887 farm buildings today as viewed from Hall Lane comprise a range of coursed stone outbuildings along the west side of the road and a coursed stone dwelling on the south side of the range. Both buildings have pantiled roofs and while the dwelling has a gabled roof, the range is hipped. There is a large early barn building and several large, corrugated sheet clad sheds within the working area of the farm. There is a pair of two-storey semi-detached brick dwellings on the east side of Hall Lane built in the first half of the 20th century with a pantile gabled roof.

The pocket of housing on the east side of the A46 near Heath Farm was generally built in the first half of the 20th century and comprises detached and semi-detached two-storey houses set back from the road with front gardens and driveways. Red and brown brickwork dominates the building fabric, with curved bays (with gables and barge boards over), projecting porches and some hanging external tile detailing noted. Roofs are mostly of hipped form and both clay tile and interlocking concrete tiles feature.

Heath Farm was visible in the distance from the A46 and is a two-storey gabled farmhouse with attached and detached outbuildings. The visible farm outbuildings are of both brick and stone construction and pantile roofs. Slate is used for the roof of the dwelling to the northwest of Heath Farm on the A46 and this building has been recently extended to the north. Nettleham Heath Farm at the north side of the character area could not be viewed from the public domain but appears from aerial photographs to comprise a farmhouse with hipped and gabled slate roof, ranges of outbuildings, large sheds and covered crew yards, and a further dwelling on the east side of the complex dating from at least the late 19th century.

Skelton House Farm has a two-storey red brick farmhouse with a gabled roof and several extensions. It also has earlier ranges of outbuildings to the east and fronting Scothern Road constructed of coursed squared rubble with hipped pantile roofs. There are large, corrugated sheet sheds to the north within the complex. Further east, a farm complex was constructed on the south side of the road between 1887 and 1906 and today it comprises a red brick barn-like building, and white rendered and painted houses (two-storeys in height with gabled roofs), set behind a red brick boundary wall.

Post 1970, a plant nursery complex was developed on the east side of Scothern Road and this complex, as viewed from the public domain, comprises covered glasshouses, framed nursery growing tunnels, presumably offices and a two-storey pale brick dwelling with gabled pantile roof.

On the north side of Sudbrooke Lane there is modern brown brick and pantile roofed one to two-storey housing, and large corrugated sheet commercial sheds that flank the entrance drive to the modern sewage works with tanks and associated buildings built 1950s-1970. Further east along the road, Richmond Farm retains a coursed squared rubble stone two-storey farmhouse and converted one-two storey stone farm buildings with pantile roofs. A matching stone-built garage has been added to the east side of the main house and there are further sheds to the north of the houses.

Lodge Farm is not easily visible from Lodge Lane, but aerial photographs suggest that there is a pre-1887-1906 two-storey rendered farmhouse on the west side and a pre-1887 dwelling on the south side of the complex. There is a post-1970 brick dwelling closer to Lodge Lane and a series of large agricultural sheds within the north side of the farm site. On the east side of Lodge Lane, there is a red brick 1887-1906 pair of two-storey, slate hipped roof dwellings, and a further pair of dwellings constructed in the first half of the 20th century.



Figure 123 Housing on the east side of the A46 near Heath Farm.



Figure 124 Skelton House Farm as viewed looking northeast along Scothern Road.

3.4.7 Natural Features

Character Area 4, much like Character Area 3, is predominantly an agricultural field system with hedgerows lining fields as a traditional feature in the landscape.

There are few woodland areas within this area, but the key area that does exist is part of the remnant parkland from the ruined Nettleham Hall site on the west side of Hall Lane in the west part of the character area. A wedge of woodland exists on the north side of Riseholme Lane and there is a belt of woodland running along the west side of Hall Lane between Riseholme Lane and Nettleham Farm. The woodland envelops the ruined site of the hall on the south side of the farm.

Individual farm sites maintain their own private gardens with lawn and wooded areas or individual trees lining the boundaries, such as at Lodge Farm, Skelton House Farm and even the nursery complex on the east side of Scothern Road.

The Nettleham Beck runs through the west and east edges of the character area and the Scothern Beck cuts across the north side of the character area.

3.4.8 Boundary Treatments and Streetscape

Character Area 4 has extensive agricultural fields that maintain a large number of traditional hawthorn hedgerows as boundaries. The main roads through the character areas are hedge and/or tree lined (some with grass verges) and some of the field boundaries, for example along Wragby Road and parts of Lodge Lane and Sudbrooke Lane, have traditional field type horizontal timber post and rail fencing. Lodge Lane and Riseholme Lane have a particularly leafy character with trees lining both sides of the road in places, including the Lodge Lane approach to the village. Sudbrooke Lane has a more open character with grass and fields lining a long stretch of the road, interspersed with hedges.

Traditional hawthorn hedgerows are found along most historic field boundaries and wooded tree belts are also used to define main road edges and boundaries. Trees line the Nettleham Beck as it flows towards Sudbrooke.

A tarmacked footpath was noted along the east side of the A46, and footpaths and grass verges were located in front of the pocket of housing near Heath Farm.

3.4.9 Open and Green Spaces

There are currently no recreation grounds or children’s play areas located within Character Area 4.

As for Character Area 3, it is predominantly made up of a large expanse of arable fields that form the outer rural landscape for the village to the northwest, north, east and southeast of Nettleham. There are only a few small pockets of residential development and isolated farm steadings with private gardens, and there were no publicly accessible open green spaces noted within the character area.

However, as for all the other character areas, the green ‘route’ of the beck is a prominent feature and it cuts southwest to northeast across the eastern side of the character area towards Sudbrooke, as well as cutting cross the edge of the southwest corner of the west side of the character area north of the kennels site.

3.4.10 Views and Vistas

In addition to views identified in the other character areas and recognising that some of these are shared between them, the following additional views of interest were noted for Character Area 4:

- Views looking east and southeast from the south end of the green swathe extension.
- Views looking southwest from the junction of the bridle ways south of the village in the southern part of the character area.
- Distant views of Lincoln Cathedral from the junction between Greetwell Lane and the bridle way.
- Views looking southeast towards Nettleham from the public footpath between Hall Lane and the A46.
- Views looking southwest across fields from the northern public footpath near Skelton House Farm.
- Views looking west and southwest across the fields with Lincoln Cathedral in the distance from the junction between the parish boundary and Sudbrooke Lane.

Generally, views across the historic field systems surrounding Nettleham to and from the village are important as part of the wider traditional rural setting of the historic village (and conservation area). However, views will be considered more important where they include within them landmark features, for example, the church tower at Nettleham, or Lincoln Cathedral in the distance.

See Figure 76 and Figure 118 for view illustrations.



Figure 125 Panoramic views looking eastwards across the traditional fields on the south side of the village from the southern end of the green swathe extension depression where it meets the field to the south.



Figure 126 Views looking east (L) and southwest (R) from the junction of the bridle ways on the south side of the character area.



Figure 127 Panoramic view looking southwest from the junction between the bridle way from the southeast corner of the village and Greetwell Lane. Distant views of Lincoln Cathedral.



Figure 128 View looking southeast towards Nettleham from the public footpath between Hall Lane and the A46. Due to the slope in the land, there are no views of Lincoln Cathedral to the south, but there are some views to the village and good countryside views of the surrounding fields.



Figure 129 Panoramic view looking southwest towards Nettleham from the north footpath by Skelton House Farm.

4.0 Appendices

4.1 Appendix I – Sources

4.1.1 Bibliography

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4.1.2 Items for Possible Further Research

The following sites/items were not accessible at the time of writing due to Covid-19 closures or restrictions but might add to the historical record for the parish in the future.

Lincolnshire Archives

Some information was gathered from Lincolnshire Archives between Covid-19 related closures, but further information may provide more detailed information on specific elements within the parish if needed in the future.

Lincoln Central Library Local Studies

Illustration cabinets, village news cutting files, property files etc were all not accessible at the time of research, so it is not known if further information is available for the parish.

Aerial Photographs

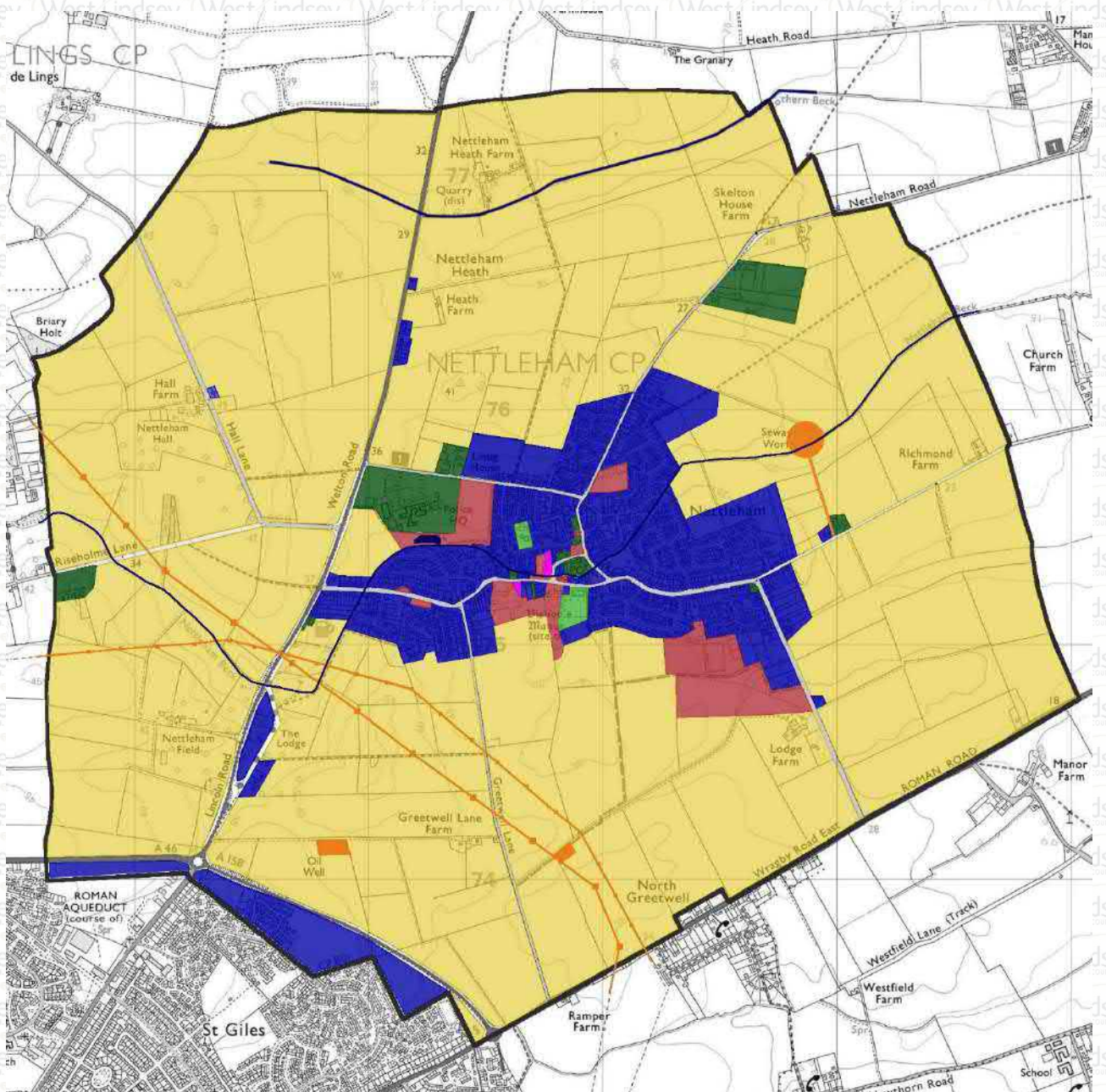
Cambridge University Aerial Photographs were not available to view for the area at the time of writing and may provide further information on the historical development of the parish.

Historic Environment Record

While current searches were provided by the Historic Environment Record (HER), it was not possible to access the hard copy parish files held at this resource. This file may provide more detailed information on the parish if accessible in the future.

If information on specific sites within the parish is required, the HER should be further consulted for detailed and up to date data.

4.2 Appendix II – Mapping



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Figure 130 LAND USE map for the Parish of Nettleham. Residential with gardens (blue); Nettleham Beck, Scothern Beck and the lake (dark blue); Recreation and community facilities/spaces (red); Agricultural land including isolated farms (yellow); Commercial and services (dark green); Utilities (orange); Ecclesiastical (pink); Education (lime green).
Not to scale.



Figure 131 HERITAGE ASSET map for the parish excluding Character Areas 1 and 2 (see inset maps within assessment for detail on grey shaded centre area.) Red circles denote listed buildings. Blue circles and shaded areas identify the approximate locations of features identified in the Historic Environment Record (HER). This map is a summary only. For individual sites, updated and specific information should be sought from the HER.

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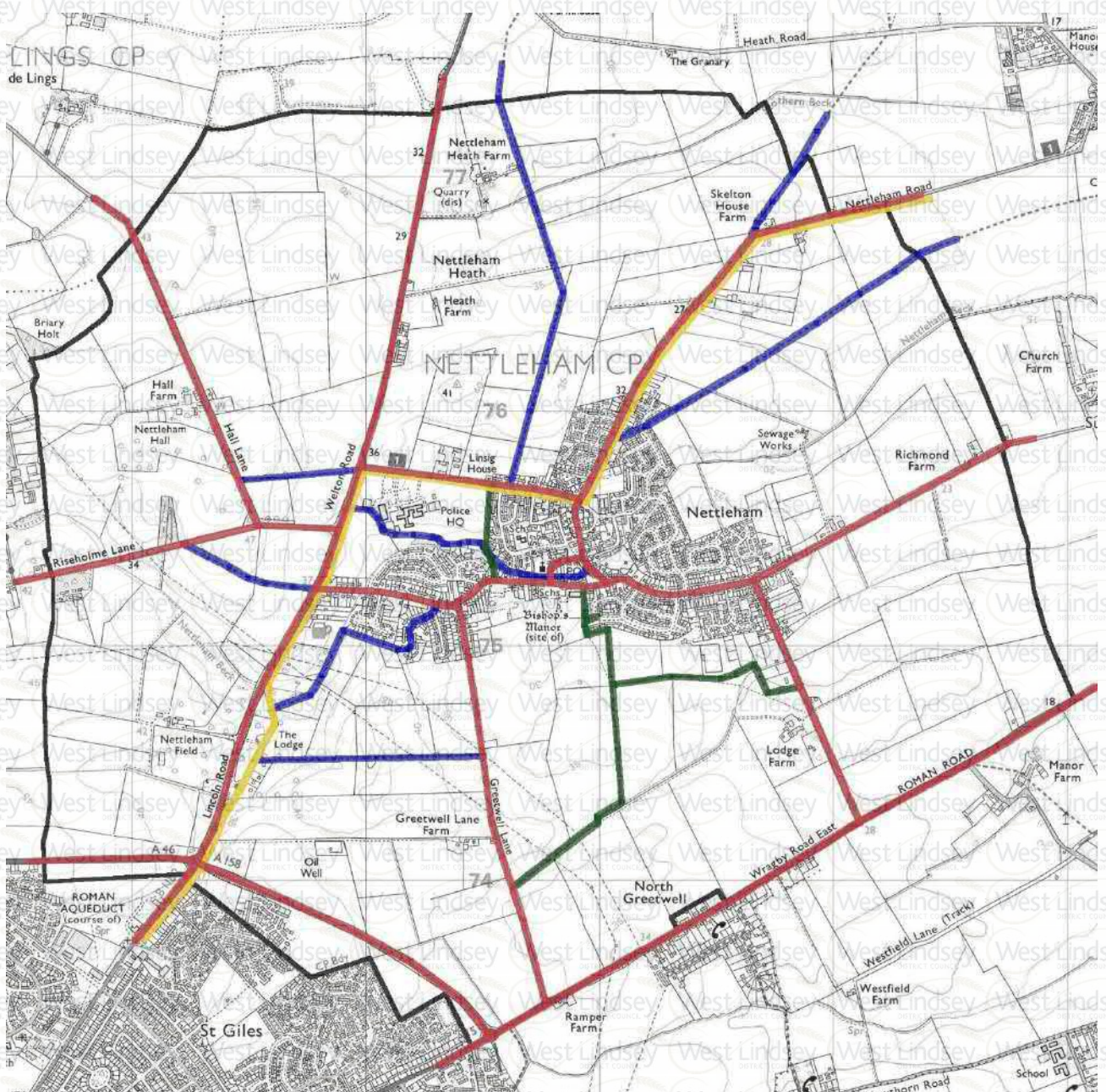


Figure 132 ROUTE MAP of Nettleham parish, showing a summary of key routes. Red lines denote key roads throughout the parish; Blue lines are formally recognised public footpaths; Green lines are formally recognised bridle ways; and the yellow line denotes the National Cycle Network route no. 1 section between Lincoln and Scothorn.

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Figure 133 GREEN SPACES map. Designated green space are shaded green. Suggested extensions to the current green spaces are shaded yellow.

4.3 Appendix III – Selection of Historical OS Maps of the Centre of Nettleham Village

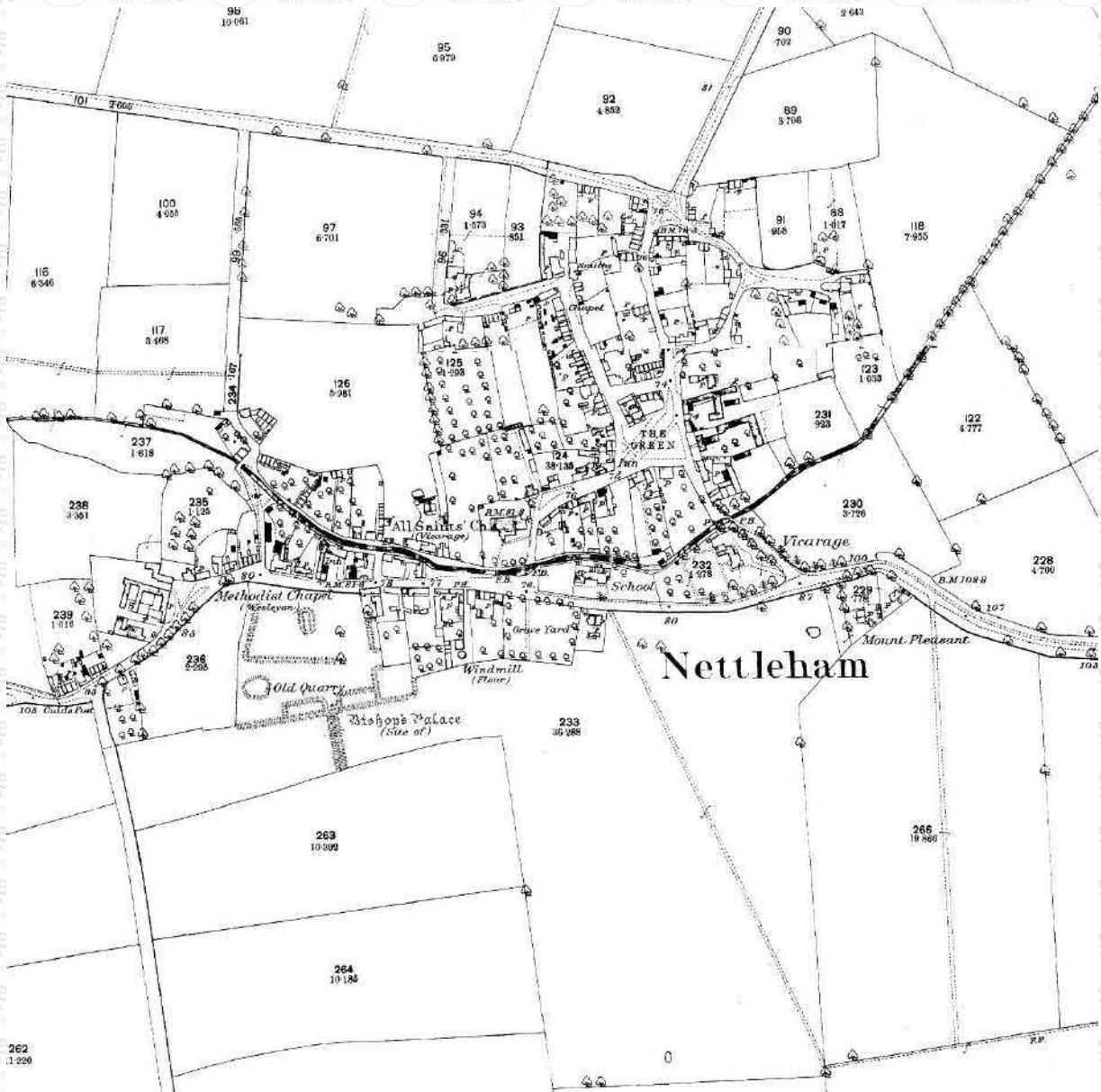


Figure 134 1887 OS Map extract for the centre of Nettleham.⁸⁴ *Not to scale.*

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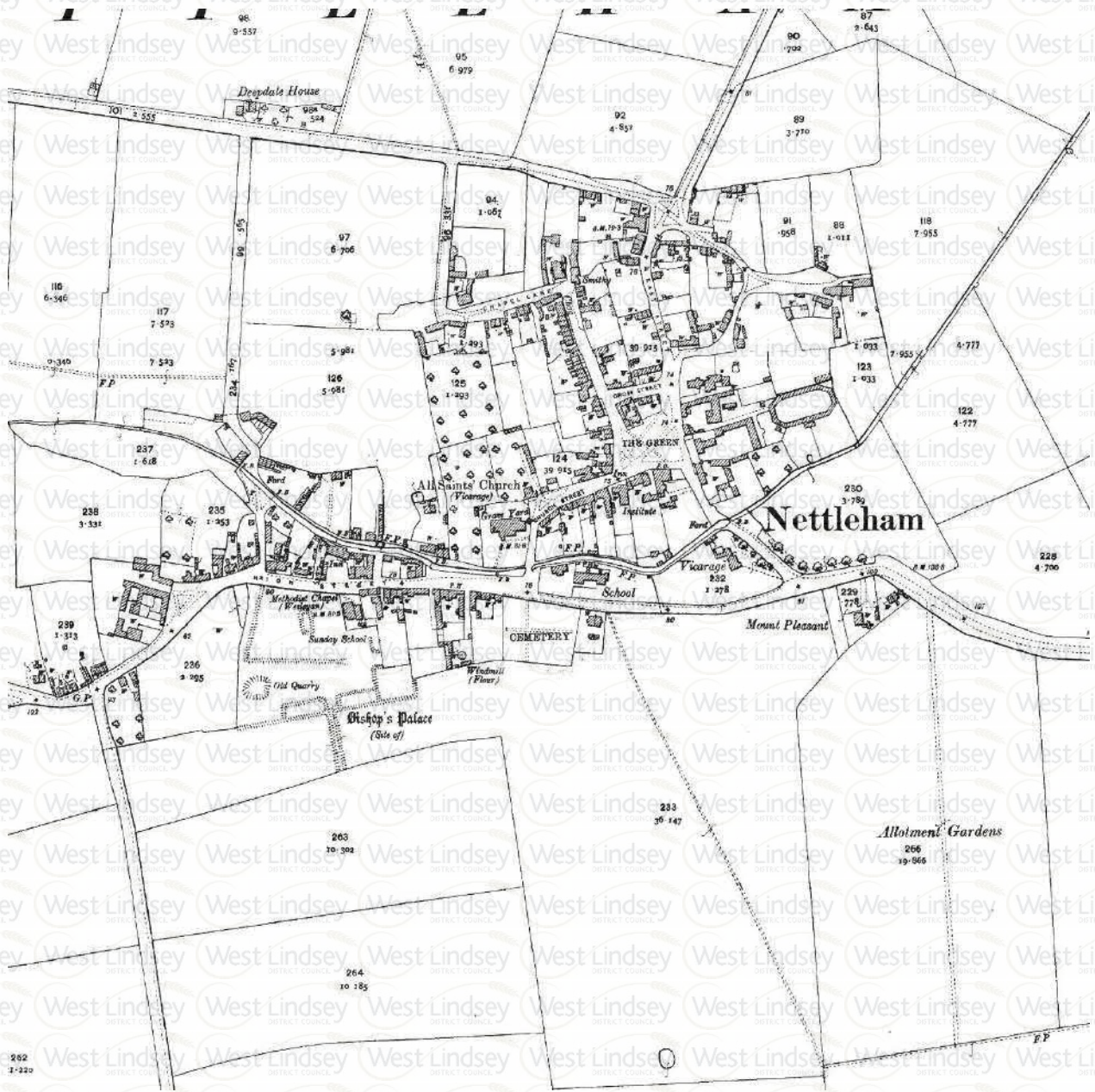


Figure 135 1906 OS Map extract for the centre of Nettleham.⁸⁵ *Not to scale.*

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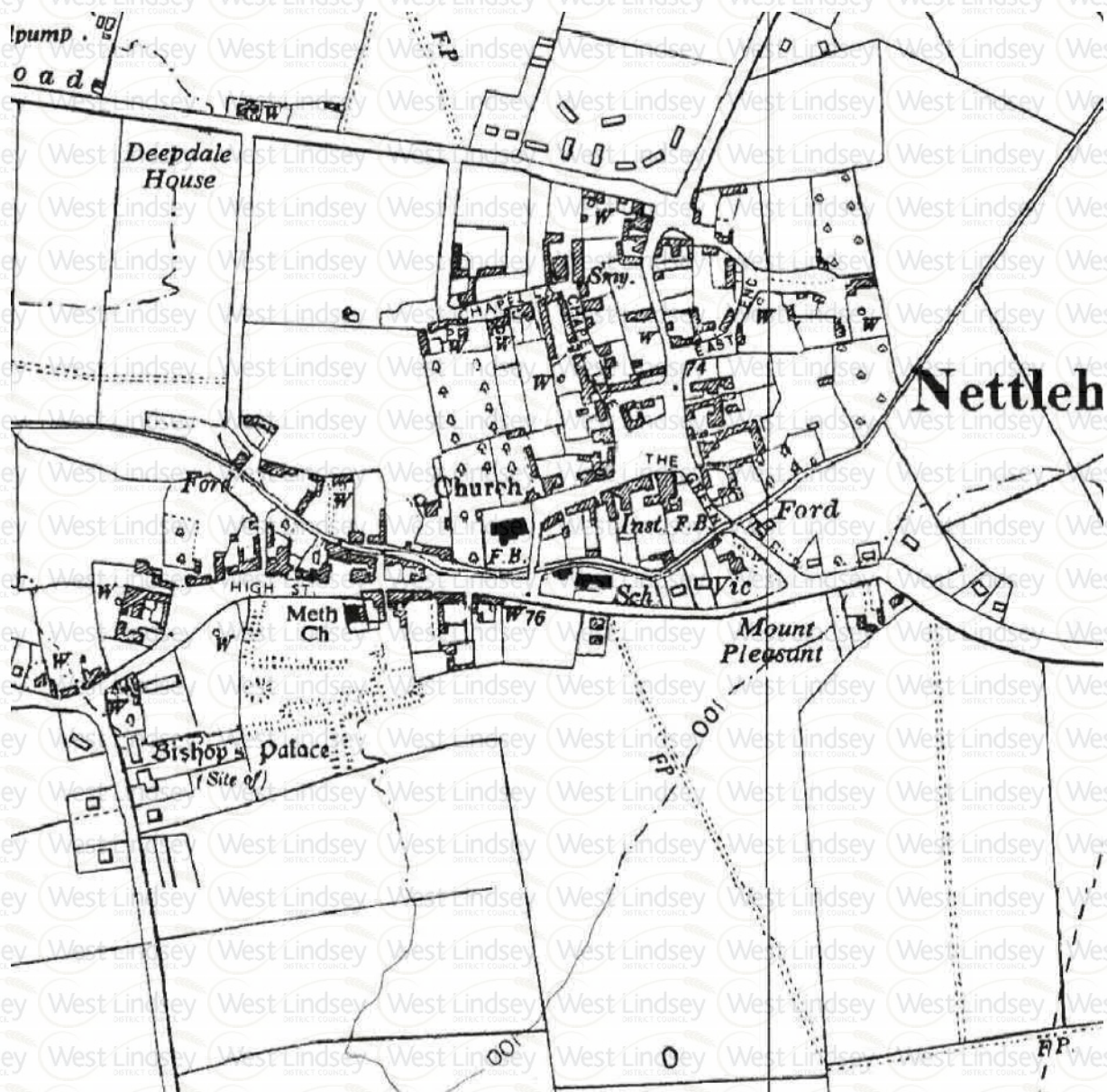


Figure 136 1956 OS Map extract for the centre of Nettleham.⁸⁶ *Not to scale.*

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Figure 137 1970-71 OS Map extract for the centre of Nettleham.⁸⁷ *Not to scale.*

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- ⁷⁶ p53 Vose, P M *Nettleham Yesteryears* 2005
- ⁷⁷ Information obtained from the memorial sign at Bill Bailey's Playing Field.
- ⁷⁸ Comments from the Nettleham Neighborhood Plan group
- ⁷⁹ Comments from the Nettleham Neighborhood Plan group
- ⁸⁰ *Ref: MISC DON 81/2 1777 Copy of Enclosure Map for Nettleham.* Lincolnshire Archives
- ⁸¹ p71 Baker, F L *The History of Nettleham* (1957 revision of 1938 first edition)
- ⁸² Comments from the Nettleham Neighborhood Plan group
- ⁸³ Photo found on Facebook. Original author not known.
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