



Report to Cabinet

Subject: Calverton Conservation Area Appraisal

Date: 15th December 2005

Author: Planning Officer on behalf of Portfolio Holder

Purpose of report:

To be made aware of the intention to put out for consultation the draft Calverton Conservation Area Appraisal in accordance with the timetable contained in the Local Development Scheme (LDS) and in accordance with the Council's corporate objective to enhance the physical environment of the Borough.

Background

A Conservation Area Appraisal is an assessment of the special character and significance of a Conservation Area. It will form a Supplementary Planning Document as part of the Local Development Framework. The Local Development Scheme gives a timetable for the production of the remaining Appraisals for the Conservation Areas in the Borough (that for Bestwood having already been produced). The first of these is for Calverton and adoption is expected in late 2006. Before then, the document will be the subject of a six-week public consultation, the form of which is contained in the Appraisal's Consultation Statement. A summary and vision statement of the draft Appraisal is described below and the full document and its accompanying Consultation Statement and Sustainability Appraisal (Appendices 1-3) will be available on the website: <http://gedling-nt5/inter/index/pe-home/pe-lp-home/pe-lp-conservation.htm>, once the document is placed "on deposit" (21 December 2005).

Summary and Vision Statement for Calverton Conservation Areas

Calverton currently has three separate Conservation Areas, all located along Main Street:-

- ◆ Burnor Pool – designated 1974 (4.3 ha);
- ◆ Labray – designated 1974 (5.5 ha);
- ◆ Windles Square – designated 1983 (0.5 ha).

Background to Calverton

Calverton was historically a linear village, which, like neighbouring Woodborough and Lambley, is situated on a small tributary of the Dover Beck. Dover Beck itself is a tributary of the Trent and was formerly navigable for small craft from Gunthorpe to Salterford (north of Calverton). The Calverton tributary rises in two important locations – Lamp Wood spring on Georges Lane and Keenwell, Dark Lane.

The existing Conservation Areas form approximately 6% of the current extent of the Calverton built-up area. As such, therefore, 3 specific pockets of historic interest or

“character areas” were identified, situated along Main Street and containing the vast majority of buildings of historic interest in the village. As a result of the initial process of Conservation Area assessment in the early 1970s, two “character areas” were identified as fulfilling the criteria for Conservation Area designation – Labray and Burnor Pool.

Following the restoration of 11 remaining frame-workers houses forming Windles Square during the early 1970s, this small (0.5 ha) Grade II Listed group of buildings was designated a Conservation Area in 1983, together with certain adjacent houses to the north (Orchard Drive) and to the south (Bonner Lane).

Common Features

Initial survey work has identified certain key factors common to Calverton’s Conservation Areas, defining the character of the historic village as a whole:-

- ◆ Historically linear village, first mentioned in the Domesday Book, situated along Main Street between The Pastures (west) and Moor Road (east);
- ◆ Limited amount of green open space in the historic village, only notable such areas are James Seely Playing Field and St Wilfrid’s Churchyard;
- ◆ Character is defined by small, interrelated groups of historic buildings of interest, fronting onto historic trackways perpendicular to Main Street, e.g. Woods Lane, Mews Lane;
- ◆ Separation of Conservation Areas illustrates dispersed, sporadic nature of Calverton – self-contained groups of farm-workers’ or frame-workers’ cottages, in close proximity to farms and larger landowner properties;
- ◆ Orchards and fields form frontage to Main Street, between groups of farm-workers’/ frame-workers’ cottages – now largely replaced at various stages by modern (post-war) housing, particularly to the north;
- ◆ Principal buildings of interest include St Wilfrid’s Church, Windles Square, Labray School;
- ◆ Predominant building materials – red brick, and clay pantiles (barns, farm-workers’/ frame-workers’ cottages) or welsh slate on larger Victorian houses;
- ◆ Distinctive, large horizontal (Yorkshire) sliding ground floor sash windows on adapted or purpose-built former frame-workers’ cottages.

Much of the character statement above is illustrated by studying the 1880 Ordnance Survey maps for the village. Furthermore, the (now out-dated) publication, “Gedling’s Heritage” (produced 1991-2) includes the non-statutory list of local interest buildings. Replacement Local Plan (RLP) Policy ENV22 provides limited protection for local interest buildings, the RLP also includes the up-to-date listing:-

- ◆ http://www.cartoplus.co.uk/gedling/text/01_env_environment_pt1.htm#env22;
- ◆ http://www.cartoplus.co.uk/gedling/text/appendix_1.htm.

Existing Issues Facing Calverton

It remains the case that many/ most buildings of interest within Calverton have already been identified, both through the statutory (Grade II* and II) and non-statutory listings. However, a systematic survey should be employed to assess the current status of all key buildings within the existing Conservation Areas and how far these contribute to the character of the specific area or the historic village as a whole. The timing of the Appraisal process corresponds with certain key issues, currently facing Calverton:-

- ◆ Levels of accidents, noise and pollution generated from traffic along Main Street?

- ◆ Impact of proposed 110-house development at Dark Lane, likely to be accessed adjacent to 115 Main Street (between Burnor Pool and Labray Conservation Areas)?
- ◆ Relevance of current Conservation Area boundaries, as drawn over 20-30 years ago – need to refine these to reflect current state of Calverton?
- ◆ Levels of incremental change during the past 20-30 years, particularly householder development and current state of identified buildings of interest?

Strategy and Vision

In considering the local features and issues outlined above, key goals and aims of Calverton Conservation Areas Appraisal are outlined as follows:-

- ◆ Emphasise and protect those historic features within the historic core of Calverton that define its sense of place;
- ◆ Manage new development so as to conserve local character;
- ◆ Encourage civic pride and local involvement of individuals and organisations at an early stage;
- ◆ Retention of local characteristics, which demonstrate Calverton's combined agrarian and cottage industrial heritage.

Recommendations:

Cabinet resolve to

- 1. Approve the Calverton Conservation Area Appraisal as a draft document prior to full public consultation commencing 21 December 2005, in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004.**
- 2. Confirm that the results of the formal consultation process will be included in the report to a future Cabinet when any modifications will also be recommended.**

Appendix 1: First Draft

Appendix 2: Consultation Statement

Appendix 3: Sustainability Appraisal

CALVERTON CONSERVATION AREA APPRAISALS (2005-6)

Section 1: Introduction

- 1.1 Under Sections 69-71 of the Planning (Listed Buildings & Conservation Areas) Act 1990 there is a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of Conservation Areas once designated.
- 1.2 Central government Planning Policy Guidance (PPG) 15 (Planning & the Historic Environment, September 1994) states that “it is important that designation is not seen as an end in itself: policies will almost always need to be developed which clearly identify what it is about the character and appearance of the area which should be preserved or enhanced, and set out the means by which that objective is to be pursued” (paragraph 4.9).
- 1.3 More recent guidance from English Heritage has considerably expanded upon the advice contained in PPG15, most notably the recent publication, “Guidance on conservation area appraisals” (August 2005), which identifies key stages in the preparation of an appraisal: http://www.english-heritage.org.uk/upload/pdf/Guidance_on_Conservation_Area_Appraisals.pdf (Appendix 2).
- 1.4 In accordance with the recent English Heritage guidelines, details common to the existing designated Conservation Areas in Calverton should be identified and assessed, with details specific to individual Conservation Areas studied as necessary.

Planning Policy Framework

Replacement Local Plan

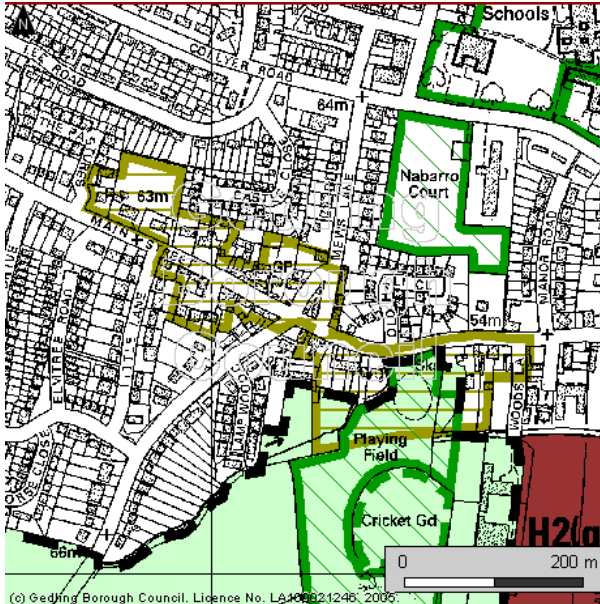
- 1.5 Under the Planning and Compulsory Purchase Act 2004, Gedling’s Local Development Scheme (LDS), March 2005 became effective on 12 April 2005, as a 3 year project plan setting out the a timetable for the preparation of Local Development Documents (LDDs). This includes undertaking reviews of the 3 Conservation Areas within Calverton, over an 18 month period (April 2005 – October 2006).
- 1.6 The new Gedling Borough Replacement Local Plan (adopted July 2005) includes specific policies relating to Conservation Areas (ENV13 – ENV15), together with more general Development Control policies that will be material planning considerations in the determination of planning applications – <http://www.cartoplus.co.uk/gedling/text/00cont.htm>.

Strategic Guidance

- 1.7 In addition to the Local Plan, various documents provide spatial/ strategic policies and guidance relating to the Conservation Area Appraisal process, including:-
 - ◆ PPG15 – Planning and the Historic Environment (September 1994);
 - ◆ PPG16 – Archaeology and Planning (November 1990);
 - ◆ Emerging Regional Spatial Strategy for the East Midlands (RSS8) – March 2005 – <http://www.gos.gov.uk/goem/docs/191913/237644/rss8.pdf>;
 - ◆ Adopted Nottinghamshire Structure Plan Review (November 1996);

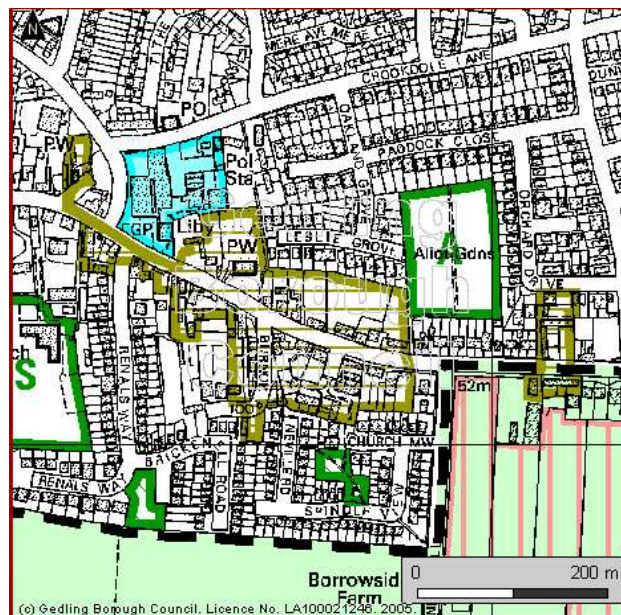
- ◆ Emerging Nottinghamshire and Nottingham Joint Structure Plan – Deposit Draft and Proposed Modifications (April 2005).

1.8 Full details of the relevant planning policy framework are included within the Sustainability Appraisal, attached as an Annex to this document.



Labray Conservation Area, as shown in Replacement Local Plan (July 2005) – designated 1974, Nottinghamshire County Council – denoted by horizontal shading

Burnor Pool (westernmost) and Windles Square (easternmost) Conservation Areas, as shown in Replacement Local Plan (July 2005) – designated 1974, Nottinghamshire County Council (Burnor Pool) and 1983, Gedling Borough Council (Windles Square) – denoted by horizontal shading



Section 2: Key factors in determining the Special Interest of Calverton

2.1 Calverton currently has three separate Conservation Areas, all located along Main Street:-

- ◆ Burnor Pool – designated 1974 (4.3 ha);
- ◆ Labray – designated 1974 (5.5 ha);
- ◆ Windles Square – designated 1983 (0.5 ha).

Background to Calverton

2.2 Calverton was historically a linear village, which, like neighbouring Woodborough and Lambley, is situated on a small tributary of the Dover Beck. Dover Beck

itself is a tributary of the Trent and was formerly navigable for small craft from Gunthorpe to Salterford (north of Calverton). The Calverton tributary rises in two important locations – Lamp Wood spring on Georges Lane and Keenwell, Dark Lane.

- 2.3 The existing Conservation Areas form approximately 6% of the current extent of the Calverton built-up area. As such, therefore, 3 specific pockets of historic interest or “character areas” were identified, situated along Main Street and containing the vast majority of buildings of historic interest in the village. As a result of the initial process of Conservation Area assessment in the early 1970s, two “character areas” were identified as fulfilling the criteria for Conservation Area designation – Labray and Burnor Pool.
- 2.4 Following the restoration of 11 remaining frame-workers houses forming Windles Square during the early 1970s, this small (0.5 ha) Grade II Listed group of buildings was designated a Conservation Area in 1983, together with certain adjacent houses to the north (Orchard Drive) and to the south (Bonner Lane).

Common Features

- 2.5 Initial survey work has identified certain key factors common to Calverton’s Conservation Areas, defining the character of the historic village as a whole:-
- ◆ Historically linear village, first mentioned in the Domesday book, situated along Main Street between The Pastures (west) and Moor Road (east);
 - ◆ Limited amount of green open space in the historic village, only notable such areas are James Seely Playing Field and St Wilfrid’s Churchyard;
 - ◆ Character is defined by small, interrelated groups of historic buildings of interest, fronting onto historic trackways perpendicular to Main Street, e.g. Woods Lane, Mews Lane;
 - ◆ Separation of Conservation Areas illustrates dispersed, sporadic nature of Calverton – self-contained groups of farm-workers’ or frame-workers’ cottages, in close proximity to farms and larger landowner properties;
 - ◆ Orchards and fields form frontage to Main Street, between groups of farm-workers’/ frame-workers’ cottages – now largely replaced at various stages by modern (post-war) housing, particularly to the north;
 - ◆ Principal buildings of interest include St Wilfrid’s Church, Windles Square, Labray School;
 - ◆ Predominant building materials – red brick, and clay pantiles (barns, farm-workers’/ frame-workers’ cottages) or welsh slate on larger Victorian houses;
 - ◆ Distinctive, large horizontal (Yorkshire) sliding ground floor sash windows on adapted or purpose-built former frame-workers’ cottages.
- 2.6 Much of the character statement above is illustrated by studying the 1880 Ordnance Survey maps for the village. Furthermore, the (now out-dated) publication, “Gedling’s Heritage” (produced 1991-2) includes the non-statutory list of local interest buildings. Replacement Local Plan (RLP) Policy ENV22 provides limited protection for local interest buildings, the RLP also includes the up-to-date listing:-
- ◆ http://www.cartoplus.co.uk/gedling/text/01_env_environment_pt1.htm#env22;

- ◆ http://www.cartoplus.co.uk/gedling/text/appendix_1.htm.

Existing Issues Facing Calverton

- 2.7 It remains the case that many/ most buildings of interest within Calverton have already been identified, both through the statutory (Grade II* and II) and non-statutory listings. However, a systematic survey should be employed to assess the current status of all key buildings within the existing Conservation Areas and how far these contribute to the character of the specific area or the historic village as a whole. The timing of the Appraisal process corresponds with certain key issues, currently facing Calverton:-
- ◆ Levels of noise/ pollution generated from traffic along Main Street?
 - ◆ Impact of proposed 110-house development at Dark Lane, likely to be accessed adjacent to 115 Main Street (between Burnor Pool and Labray Conservation Areas)?
 - ◆ Relevance of current Conservation Area boundaries, as drawn over 20-30 years ago – need to refine these to reflect current state of Calverton?
 - ◆ Levels of incremental change during the past 20-30 years, particularly householder development and current state of identified buildings of interest?

Strategy and Vision

- 2.8 In considering the local features and issues outlined above, key goals and aims of Calverton Conservation Areas Appraisal are outlined as follows:-
- ◆ Emphasise and protect those historic features within the historic core of Calverton that define its sense of place;
 - ◆ Manage new development so as to conserve local character;
 - ◆ Encourage civic pride and local involvement of individuals and organisations at an early stage;
 - ◆ Retention of local characteristics, which demonstrate Calverton's combined agrarian and cottage industrial heritage.

Section 3: Assessment of Special Interest

- 3.1 In accordance with the Borough's Local Development Scheme (LDS), the "Calverton Conservation Area Review" will follow the statutory process for the adoption of this Conservation Area Appraisal as a Supplementary Planning Document (SPD). This process is described in the following documents:-
- ◆ Town and Country Planning (Local Development) (England) Regulations 2004 – http://www.opsi.gov.uk/cgi-bin/htm_hl.pl?DB=opsi&STEMMER=en&WORDS=statutory+instrument+2004+2204+&COLOUR=Red&STYLE=s&URL=http://www.opsi.gov.uk/si/si/2004/20042204.htm#muscat_highlighter_first_match;
 - ◆ PPS12 – Local Development Frameworks;
 - ◆ English Heritage document – "Guidance on the management of conservation areas" (August 2005) –
- 3.2 This assessment will move from a general background to Calverton, including its setting and historical development through to studies of views (into, within and out of the Conservation Areas) and detailed characterisation of tangible details that define the nature of Calverton's historic core. The key factors identified in the previous section will be assessed in detail through the following section.

Survey Methodologies

- 3.3 The LDS describes the initial survey and evidence gathering stage in the preparation of this document, from April – December 2005. These tasks have been undertaken using a broad range of methodologies:-
- ◆ *Maps* – use of historical Ordnance Survey maps to identify key phases in the growth of Calverton (1880 – 1970);
 - ◆ *Townscape analysis* – officer site survey work, noting key and common features of individual buildings and the contribution that these make to the character of each existing Conservation Area;
 - ◆ *Photographic record of buildings* – preparation of digital record, supporting data collected through field survey;
 - ◆ *Landscape analysis* – photographic survey of principal views/ vistas into, out of and within Conservation Areas.
 - ◆ *Summary maps* – indicating buildings of historical interest, areas of green open space, important trees and views etc.
- 3.4 Full details of community involvement will be described later in this document, together with management proposals and policies. These will guide change within the Conservation Areas, with implementation monitored on an annual basis through the Annual Monitoring Report (LDS).

Location and Setting

Geographical Context

- 4.1 Calverton village is a self-contained entity, with a full range of key services providing a strong local infrastructure. It is situated 5 miles northwest of the Greater Nottingham conurbation, Arnold and the City Centre being the nearest district and regional service centres respectively.
- 4.2 At the 2001 Census, Calverton Parish had a population of approximately 6900, including outlying farms and properties along Bonner Lane/ Bonner Hill and Hollinwood Lane, with the largest element (43%) being between the ages 30-59. The vast majority of residents live in the post-War housing estates to the north of Main Street (historic core of the village) or west of Georges Lane. This illustrates the rapid growth of Calverton in the post-War period (particularly during the 1950s) to seven times its former size:-
- ◆ 1951 – population approximately 1000;
 - ◆ 1961 – population approximately 4000;
 - ◆ 2001 – population approximately 7000.

Gedling Borough Council has recently (November 2005) prepared a community profile for Calverton, providing comprehensive information about the village's key demographic, social and economic characteristics: http://gedling-nt5/inter/index/gcp-home/gcp-area_profile/gcp-calverton.htm.

- 4.3 The current status of Calverton bears little relationship to its historical status, the majority of the village having been constructed in the Post-War period (1950s – 1960s). As such, the village's historic core has been generally engulfed by the substantial Post-War development.

Landscape Setting

- 4.4 The 1997 "Countryside Appraisal – Nottinghamshire Landscape Guidelines" defines Calverton as a "main urban area", situated within the "Mid-Nottinghamshire Dumble Farmlands". This defines both the setting of the historic village and the current limits of growth, particularly to the south of Calverton, consisting of several characteristics including:-
- ◆ Steeply rolling topography, e.g. Georges Lane, Bonner Hill;
 - ◆ Clearly defined, semi-irregular hedge enclosed fields;
 - ◆ Mixed agriculture, with pasture dominant;
 - ◆ Some remaining woodland/ coppices, most notably Lamp Wood (Georges Lane), south of the village.
- 4.5 Calverton's urban status in the Countryside Appraisal demonstrates that the historic village has long ceased to exist in its traditional landscape context. However, beyond the current limits of the village (generally defined by the 2005 Green Belt boundary) much of the landscape retains many of the characteristics identified in the Nottinghamshire Landscape Guidelines. The agricultural land (Green Belt) to the south of (adjacent to) Windles Square Conservation Area/ Bonner Hill is identified as a Mature Landscape Area (Replacement Local Plan, Policy ENV37 – http://www.cartoplus.co.uk/gedling/text/01_env_environment_pt2.htm#env37), containing intact field patterns with well defined hedges and hedgerow trees, full details are included in the "Review of MLAs in Gedling Borough" (David Tyldesley and Associates, March 1999).

Economic Context

- 4.6 The village has, to a large extent, always had strong economic linkages to the Greater Nottingham area (long established as a regional service centre), including Arnold. A key factor in the decline of the cottage framework knitting industry in the village during the 19th and early 20th centuries was movement of this industry into larger factories within Greater Nottingham. However, Calverton has also long existed as a freestanding local centre in its own right, illustrated by the existence of a 'Forest Court' between the 13th and 17th centuries.
- 4.7 The Village Assessment (1997-2000) for Calverton drew several conclusions about the character and status of the village, principally in terms of its sustainability/ ability to accommodate limited housing and employment development, with respect to the Replacement Local Plan:-
- ◆ Full range of key services, including shopping centre, primary/ secondary schools etc;
 - ◆ Reliance on car travel for work journeys relatively low compared to other villages;
 - ◆ Introduction of regular/ frequent bus service to Nottingham City Centre ("the Calverton Connection").
- 4.8 Many key services – retailing, estate agents, public houses and food takeaways – are all located along Main Street (i.e. the historic core of the village), principally adjacent to or within Burnor Pool Conservation Area. St Wilfrid's Square (local centre) adjoins Burnor Pool and, as the main retailing centre within Calverton, has a significant impact upon the setting of that particular Conservation Area. St Wilfrid's Square was developed during the early 1960s along with the "new" (post-1950) village. The "new" village is centred upon Colonel Frank Seely School and the smaller group of shops along Flatts Lane.
- 4.9 While the traditional, cottage-based frame-working industry died out in the mid C20th, the link between Calverton and the hosiery industry was retained, through the presence of Courtaulds adjacent to Labray Conservation Area (Main Street/ Woods Lane). The destruction of this premises by fire in 1991 ended the historic village's association with the textile industry, since this date local employment/ industry has been focussed upon the Park Road Industrial Estate to the north of the village.

Historic Development and Archaeology

Chronology – Important dates in Calverton's Development

5.1 Calverton's origins as a settlement began approximately 1000 years ago; the village was recorded as a settlement in the Domesday Book (1086). A comprehensive historical background to Calverton village is provided through the website: <http://www.calvertonvillage.com/Sitemap.html>, the following chronology summarises important milestones in Calverton's development during the previous Millennium:-

- 1086** 'Calvretone' was first mentioned in the Domesday Book, meaning the Saxon enclosure 'where the calves were kept'. The village included a church building and a priest. Also, Roman Coins and flint arrowheads were excavated at Manor Park School and Crookdole Lane.
- 1120** Construction of earliest part of present church; it almost certainly occupies the same site as the Saxon building and is dedicated to St. Wilfrid.
- 1287** Commencement of 'Forest Courts' within the area of the Royal Forest of Sherwood, concerned with the management of the Forest. Calverton appears to have been a relatively important centre, being one of four places where Forest Courts were held every six weeks. The last Forest Court was held at Mansfield in 1662.
- C13th** Substantial alterations to St Wilfrid's Church – round Roman Chancel arch was replaced in the 13th century by the present Early English pointed arch, the nave and chancel were probably both enlarged to the north.
- 1347** First record of enclosure of agricultural land at Calverton, as a means of protecting livestock.
- 1586** William Lee (born 1563) graduated from Cambridge University and returned to Calverton, becoming Curate at St Wilfrid's Church.
- 1589** Stocking frame invented by William Lee – in the short term this proved to be controversial as it was considered that hand-knitters would be put out of business. However, stocking frames became established throughout the UK and France through the 17th and 18th Centuries, operating for the next 350 years in Calverton. By 1844 there were 400 frames in the village; the trade was run as a series of small family business units.
- C17th** Calverton village had developed along Main Street (or 'Town Street') to the west of St Wilfrid's Church, with track-ways giving access to the open fields, forest and wasteland, probably centred at the Nook. Track-ways gave access to the great open fields surrounding the village. When those parts of the open fields close to the village became enclosed (enclosure at Calverton was first recorded in 1347), these tracks afforded access from crofts and

enclosures to fields. These key routes radiate out from Main Street and include:-

- ◆ Collyer Road;
- ◆ Crookdole Lane;
- ◆ Dark Lane;
- ◆ Georges Lane.

- 1718** Jonathan Labray (Nottingham stocking trade operative) set up endowment trust (the Jonathan Labray Trust) to provide almshouses and a school.
- 1760s** St Wilfrid's Church nave and tower were extensively altered, under the Rev. Maurice Pugh, so that they are virtually as today. The tower was completely rebuilt using stone from the previous Norman tower.
- 1780** Enclosure Award (Act of Parliament), including 'old' enclosures such as Stripes Close. The resultant loss of Common Land was relatively uncontroversial, given Calverton's increasing reliance upon cottage industries (Wilkinson, 1973).
- 1811** Luddite riots, over 200 knitting frames destroyed in Calverton.
- 1834** Construction of Windles Square framework knitters' cottages.
- 1846** Church Sunday school built at Burnor Pool – this became the first "day" co-educational school, converted to the National School in 1852.
- 1881** St Wilfrid's Church restored, at a cost of about £1,200.
- 1887** Hosiery factory south of Main Street, adjacent to Woods Lane set up by Charles Coggan, employing many former frame workers (later Courthaulds).
- 1892** National School moved to new premises south of Main Street and becomes St Wilfrid's School.
- 1937** Work on Calverton Colliery commenced. Suspended during World War II, the pit was eventually opened on 24 September 1952. Around this date, the last stocking frames in the village were decommissioned, with the concentration of the hosiery industry into factories within Nottingham.
- 1950s** Influx of coalminers into Calverton – extensive development of new houses and infrastructure, such that by 1961 the population was around 4000, four times that in 1951.
- 1954** Last commercial hand frame shop (Dovey's) closed, having already previously been taken over by a larger Nottingham hosiery firm (Lowe & Richards, 1989).

- 1955-60** Extensive development led to overcrowding of schools – modern school campus began with the opening of four-class Manor Park School; culminating in the opening of Colonel Frank Seely School in the early 1960s.
- 1972** Nottingham University School of Architecture proposed scheme for the restoration of Windles Square, funded by Nottingham Building Preservation Trust. Only the western two out of the four original wings remaining by this date, the eastern wings were demolished during the 1950s.
- 1973** Closure of original Labray School (Main Street) – building subsequently taken over by the Scout Association.
- 1974** Burnor Pool and Labray Conservation Areas designated by Nottinghamshire County Council.
- 1983** Windles Square Conservation Area designated by Gedling Borough Council.
- 1991** Courtaulds factory destroyed by fire, thereby ending textile production in Calverton’s historic core (30 September).
- 1999** Final closure of Calverton Colliery (9 July).

Historical Development

- 5.2 As part of the “village assessment” process during the First Review stages of the Gedling Borough Local Plan, the age of buildings and layout of Calverton during the C20th was analyzed. The key findings of this assessment with respect to Calverton were published in the Borough Council’s “Technical Paper 2 – Green Belt Review”, revised during 2000 to accompany the First Deposit Draft Local Plan (February 2000) – [http://gedling-nt5/inter/technical_paper_2_\(revised\)_gb_review-3.pdf](http://gedling-nt5/inter/technical_paper_2_(revised)_gb_review-3.pdf). This historical survey, together with information from the Calverton Village website have been used to identify the key phases in Calverton’s historical development.
- 5.3 Prior to 1900, the entire village was laid out as a linear settlement (described by W G Hoskins (1980) as a “street village”) spreading along Main Street, from Windles Square and the Bonner Hill/ Bonner Lane Junction to Hollinwood Lane. Hoskins (1980) also describes how under the Mediaeval “open field”/ strip farming system all farmhouses and cottages were gathered together in the village itself, surrounded by large fields of strips in mixed ownership.

C11th – C16th

- 5.4 It is likely that the earliest part of the mediaeval village was centred near to St Wilfrid’s Church and spread east-west along Main Street as far as Georges Lane, being a sufficiently important local centre to hold regular “Forest Courts”, concerned with the management of the Royal Sherwood Forest.

C17th – Mid-C20th (World War II)

- 5.5 The village developed east and westwards along Main Street, with several trackways giving access to the open fields, forest and wasteland. The local economy was broadly based along two lines:-
- ◆ Cottage based framework-knitting industry, with properties continuing to cultivate land around the homestead, for subsistence farming.
 - ◆ Larger farms were to be found outside the village and often on the edge of the parish, e.g. Ramsdale, Watchwood and Lodge Farm were all established after the 1780/89 Arnold Enclosures.
- 5.6 From 1801, the population of Calverton more than doubled in size to just over 1400 people in 1851. However, after the 1850s the growth of the village stagnated. After 1871 and until 1940, the village population gradually declined by nearly a third to about 1000.
- 5.7 Despite the steady decline and eventual disappearance of the framework knitting industry through the latter half of the C19th and early decades of the C20th and the corresponding out-migration of the populations to the major urban centres, in particular Nottingham, Calverton village experienced its first modern, suburban/ "ribbon" housing development:-
- ◆ 170-178 Main Street (north of Main Street);
 - ◆ 229-321 Main Street (south of Main Street);
 - ◆ 17-31 Mews Lane (west of Mews Lane) and Cherry Tree Public House;
 - ◆ 14-50 Mansfield Lane (east of Mansfield Lane);
 - ◆ Several other isolated properties, e.g. Bonner Lane.

Mid-C20th (Post World War II) – 1990s

- 5.8 The most notable changes to the character of Calverton since the development of the stocking frame industry from the C16th and the Enclosures (1780 and 1789), took place in the immediate post-War period.
- 5.9 Calverton's new status in the post-war period moved from a traditional agricultural village, with remnants of the framework knitting industry, into a new colliery village. The opening of the Colliery on Hollinwood Lane in 1952 required the construction of a large number of workers houses both to serve the new pit (construction of this began in 1937, but was suspended due to the War) and provide housing for displaced persons from the City. The substantial new developments during the 1950s fundamentally altered the character of the entire village, with the construction of large new housing estates adjacent to the main arterial roads:-
- ◆ West of Flatts Lane – between Park Road and Main Street;
 - ◆ East of Mansfield Lane – between Park Road and Crookdole Lane (National Coal Board housing);
 - ◆ Manor Road/ Bucklee Drive – between Collyer Road and Main Street;
 - ◆ Lamp Wood Close – south of Georges Lane;
 - ◆ Dover Beck Close/ Springwood Close – east of Park Road.
- 5.10 In order to service the new housing, development such as the new school campus (Sir Frank Sherbrooke, Manor Park Infants and Colonel Frank Seely Schools) and St Wilfrid's Square and Flatts Lane shopping centres have ultimately enabled Calverton to be considered as a balanced, sustainable village with a full range of local services:-

- ◆ The school campus was developed from 1955-62, culminating in the opening of the new Colonel Frank Seely secondary school.
- ◆ Flatts Lane shops were developed from 1957-61 – 4 retail units, including COOP store (planning reference 15/199).
- ◆ St Wilfrid's Square, Calverton was developed from 1961-63, including doctors' surgery/ health clinic (planning reference 15/353 and 15/358).

5.11 Throughout the 1960s and 1970s, the development of Calverton was consolidated, with significant infill development. This was undertaken mainly adjacent to the historic core (Main Street), linking the old (pre-War) and new (post-War) villages, also significant new development to the south of Main Street:-

- ◆ Oakland Grove/ Paddock Drive/ Orchard Drive – between Crookdole Lane and Main Street;
- ◆ Renals Way/ Spindle View – South of Burnor Pool;
- ◆ Jumelles Drive/ Longue Drive – between Georges Lane and Main Street.

5.12 The 1990 Local Plan contained two housing allocations, at the east and west ends of the village, totalling 4.3 hectares (Policy H3). These were subsequently developed during the 1990s and, as such, form the most significant housing development in Calverton during the past 15 years:-

- ◆ Cloverfields/ The Hollins – 2.6 hectares;
- ◆ West End – 1.7 hectares.

C21st

5.13 The three Conservation Areas in Calverton cover only a small proportion of the built-up area of the modern village (less than 10% of the "village envelope" area) and (obviously) covered areas of significant architectural and historical importance within the historic core of the village, identified at the time of designation (20-30 years ago).

5.14 During the 1990s, in addition to the housing developments allocated in the 1990 Local Plan, other significant infill development took place which had some impact upon the setting of one or more of the Conservation Areas (particularly Labray), notably:-

- ◆ Smithy View (Woods Lane);
- ◆ Old Hall Close (north of James Seely Playing Field, Main Street).

5.15 The Replacement Local Plan was adopted in July 2005. This included the allocation of land at Dark Lane (off Woods Lane and Renals Way, south of Main Street) for 110 dwellings. This is likely to have a significant impact upon the setting of both the Labray and Burnor Pool Conservation Areas and, as such, is a major consideration that must be addressed through the Appraisal.

Ordnance Survey Maps

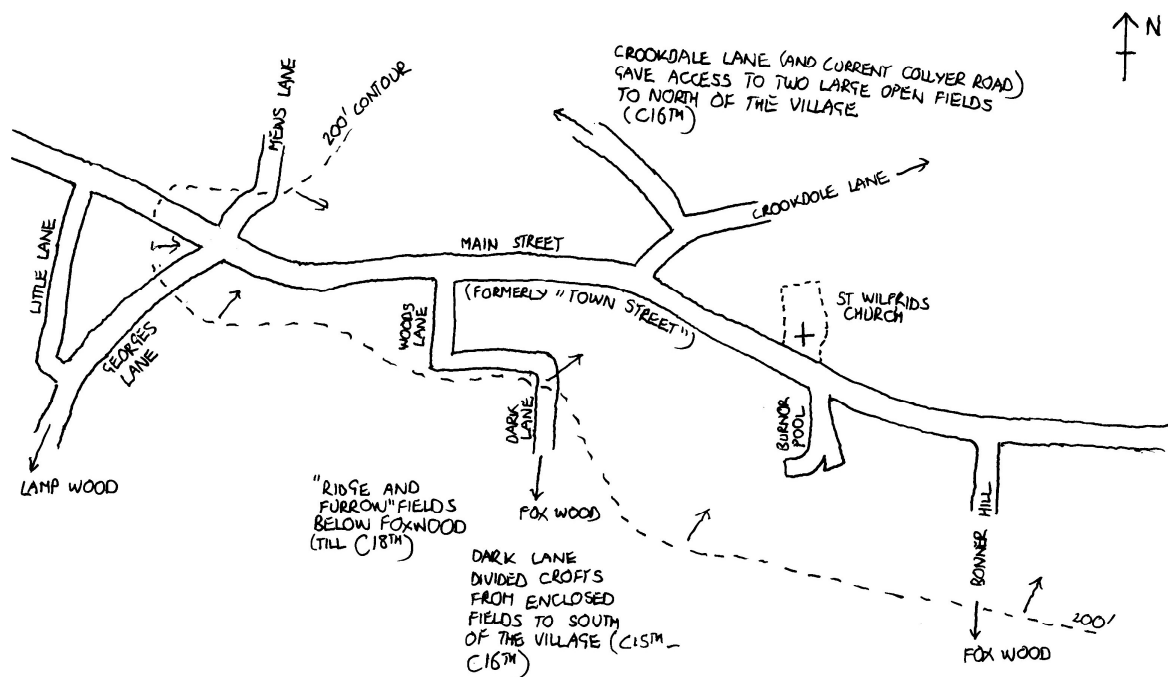
5.16 Ordnance Survey base maps provide a clear illustration of Calverton's growth (including histories of individual buildings) during the past 130 years. These also historical setting of individual buildings, which may formerly have been prominent, but whose setting has been critically altered by the village's rapid development during the C20th:-

- ◆ 1880;
- ◆ 1900;

- ◆ 1914;
- ◆ 1950;
- ◆ 1960/70.

Archaeology

5.17 With the exception of St Wilfrid's Church and Corner Cottage (The Avenue), all existing historic buildings were constructed during the 18th – 19th centuries. Therefore, despite Calverton's long history (dating back to the Domesday Book) as a significant rural centre, there are few tangible remains to illustrate this. However, the linear street layout, with roughly perpendicular former track-ways radiating out into the open countryside provide critical archaeological evidence about the village's earlier development.



Calverton village historic street layout (not to scale)

- 5.18 It is likely that significant archaeological remains exist, relating to buildings constructed during the 17th century and earlier. Many of these are likely to have preceded the current built environment, almost exclusively constructed from the 18th century onwards. Historic buildings existing within the village core appear often to have been constructed as replacements to earlier buildings in a similar position/ for a similar purpose. Examples include:-
- ◆ St Wilfrid's Church – much of the present church was built during the 13th/14th centuries (much rebuilt in 1763), but fragments of the original Norman church remain;
 - ◆ Labray School – the original school was set up with an endowment in 1718, but the current school building (now the Scout and Guide Hall) was constructed during the latter 19th century.
- 5.19 [NEED TO CHECK LOCAL SITES & MONUMENTS RECORD (SMR) – NCC (ENVIRONMENT)]
- 5.20 Ginny Baddeley (SMR Officer) – Direct Line: 0115 977 2162.

- ◆ Send map of area required (including boundary of existing CA);
- ◆ Include proposed extensions to CA (if any);
- ◆ Request simple list of features, with an indication of grid reference and estimated area.]

5.21 Txt

Spatial Analysis

6.1 The current English Heritage “Guidance on conservation area appraisals” provides a strong distinction between the interrelationship of spaces (in particular public spaces) and the contribution made by green open spaces to the character of Conservation Areas. This section provides a systematic appraisal of vistas and important viewpoints, within, into and between Calverton’s 3 Conservation Areas. [SITE SURVEY FROM POSITIONS IDENTIFIED BELOW]

Views into Conservation Areas

6.2 ***Burnor Pool*** –

- ◆ Bonner Lane/ Main Street (east);
- ◆ St Wilfrids Church walkway (north);
- ◆ St Wilfrids Square/ Collyer Road (north);
- ◆ Brickenell Road/ Neville Road walkways (south);
- ◆ Renals Way and The Avenue walkway (south);
- ◆ Main Street/ The Nook (west).

6.3 ***Labray*** –

- ◆ Main Street (east);
- ◆ Woods Lane/ Dark Lane (south and east);
- ◆ Mews Lane (north);
- ◆ Manor Road and The Admiral Rodney (north);
- ◆ Old Hall Close (north);
- ◆ Calverton Cricket Club and Frank Seely Playing Field (south and east);
- ◆ Georges Lane (south);
- ◆ Main Street/ The Pastures/ Little Lane (west).

6.4 ***Windles Square*** (into and out of the Conservation Area) –

- ◆ Bonner Lane and The Gleaners (east);
- ◆ Orchard Drive (north);
- ◆ Bonner Hill (south);
- ◆ Bonner Lane (west).

Views out of Conservation Areas

6.5 The historic layout of “old” Calverton as an east-west linear “street-village” (Hoskins, 1980) means that several prominent vistas exist, facing north and south from Main Street.

6.6 ***Burnor Pool***

- ◆ North – Collyer Road/ The Nook, St Wilfrid’s Square;
- ◆ North – St Wilfrid’s Churchyard;
- ◆ South – [CHECK VIEWS FROM THE AVENUE, BURNOR POOL, PLUMTREE GARDENS, BONNER HILL].

6.7 ***Labray***

- ◆ North – The Pastures;
- ◆ North – Mews Lane;
- ◆ North – Old Hall Close;
- ◆ North – Manor View and The Admiral Rodney;
- ◆ South – Little Lane;
- ◆ South – Georges Lane;

- ◆ South – James Seely Playing Field and cricket ground;
- ◆ South – Woods Lane/ Smithy View.

6.8 [SURVEY – NOTE PROMINENT LANDMARKS VISIBLE FROM EACH OF THE IDENTIFIED SURVEY POSITIONS]

6.9 Txt

Character Analysis

Characterisation and Influence upon Plan Form

- 7.1 With the exception of the designation of Windles Square Conservation Area in 1983, little work has been undertaken over the past 30 years in assessing the character and merits of Calverton's Conservation Areas (particularly Burnor Pool and Labray). The recent English Heritage guidelines advise that within larger, more complicated Conservation Areas, several discernable character areas are often evident.
- 7.2 However, in considering the need for defining individual character areas within the Calverton Conservation Areas, it is noted that these are all relatively homogenous, covering small areas within the Calverton "urban" area. The character of each may be summarised as follows:-
- ◆ Burnor Pool – Primarily residential, with business (retailing, food takeaways) adjacent to St Wilfrids Square;
 - ◆ Labray – Primarily residential, with some community and employment uses – Mintas the Printers, former Labray School, village hall etc;
 - ◆ Windles Square – Primarily residential, with business (retailing, food takeaways, the Gleaners Pub) adjacent to Bonner Lane.
- 7.3 Key features identified through historic map and site photographic survey:-
- ◆ Typical layouts for farm-workers' and frame-workers' cottages – perpendicular to Main Street, fronting onto side streets, e.g. Burnor Pool, Mews Lane, The Avenue, Woods Lane;
 - ◆ Former frame-workers'/ farm workers' cottages are often interrelated and situated side-by-side, formerly serving dual purposes;
 - ◆ Relationship of older cottages, older agricultural buildings and larger dwellings with Main Street – notable interdependency between former important local economic sectors – agriculture and cottage industry;
 - ◆ Self-contained groupings of cottages, larger houses and barns, dispersed throughout the length of Main Street;
 - ◆ Much of Main Street was formally fronted by orchards separating groups of buildings (well illustrated by 1880 Ordnance Survey maps) – all subsequently developed during the post-war period, but retaining orchard names – Dovey's Orchard, Plumtree Gardens

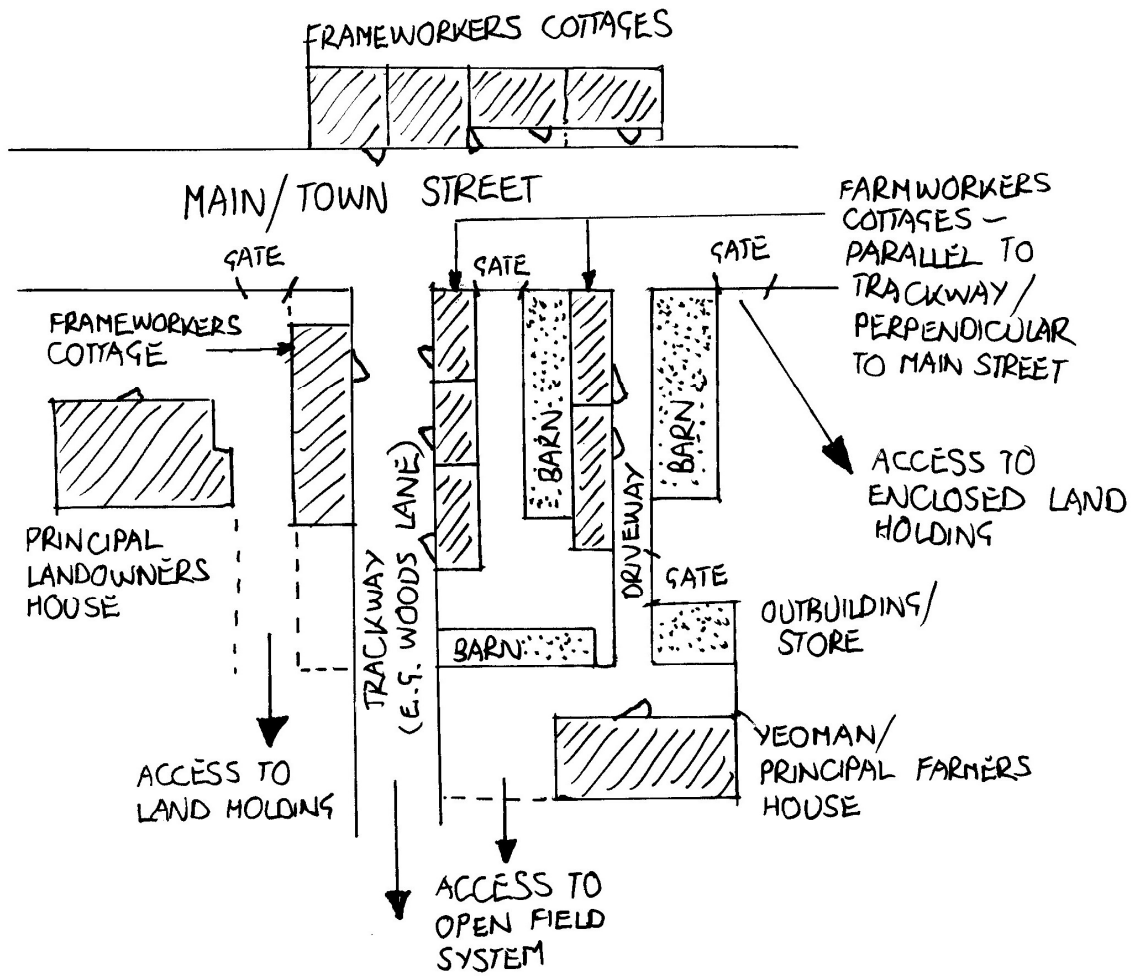


Diagram map showing typical historic interrelationships between buildings within Calverton (18th – 20th Centuries)

7.4 Txt

Assessing Architectural and Historical Interest

- 8.1 Due to the present urban setting of Calverton's Conservation Areas and their substantially built-up nature, the local architectural vernacular is a critical determinant in understanding the local character of the historic village. A number of Listed Buildings exist throughout Calverton's Conservation Area, all providing a clear, tangible demonstration of the village's former historic character and setting. Previous historic survey work undertaken during the early 1990s (Section 2, above) has identified a number of key, unlisted buildings of local interest, above and beyond those buildings with statutory Listing.
- 8.2 This section of the study will consider the various buildings and individual features that are critical in defining Calverton's character as a historic village, under the following headings, ranging from the contribution of whole buildings/properties through to individual details that define character:-
- ◆ Listed Buildings;
 - ◆ Local Interest Buildings;
 - ◆ Other non-Listed Buildings of Interest;
 - ◆ Local Details;
 - ◆ Traditional/ Prevalent Building Materials.

Listed Buildings

- 8.3 A number of buildings within the historic core of the village have statutory Listed Building status. These are clearly critical in determining the village's historic character and range from ecclesiastical buildings to farmhouses, farm-workers' cottages and industrial buildings. Policies ENV18-21 of the Replacement Local Plan (adopted July 2005), relate to the protection and enhancement of "buildings of special architectural or historic interest" (Listed Buildings).

8.4 ***Ecclesiastical Buildings***

- ◆ St Wilfrid's Church, Main Street C13th/ C14th Gr II* Burnor Pool



St Wilfrid's Church, whose origins date back to Norman times

8.5 ***Former Industrial Buildings/ Frameworkers' Cottages***

◆ Weaver's Cottage, 6 The Avenue	Early C18th	II	Burnor Pool
◆ 1-8 Windles Square	1834	II	Windles Square
◆ Mintas Printing Works, 130 Main Street	Early C19th	II	Labray
◆ Museum Cottage, Main Street	1780	II	
◆ 215 & 221 Main Street	1857	II	Labray

8.6 ***Other Residential Properties***

◆ Corner Cottage, 2 The Avenue	C17th	II	Burnor Pool
◆ Calverton House, 8/ Groom's Cottage, 8a Main Street	Early C19th	II	Burnor Pool
◆ 14/ 16 Main Street	Early C18th	II	Burnor Pool
◆ Smithy Cottage, 18/ 20 Main Street	Late C18th	II	Burnor Pool
◆ 22 Main Street	Early C19th	II	Burnor Pool
◆ 150/ 154 Main Street	1775	II	Labray
◆ Church View, 49 Main Street	Early C19th	II	Burnor Pool
◆ 135/ 137 Main Street	Late C18th	II	Labray

Further details about these Listed Buildings are available from the Gedling Borough Council publication, "Gedling's Heritage" (1991/2), available from the Local Plans Section, and through the following website:-

- ◆ <http://www.calvertonvillage.com/Listed.html>

Non-Listed Buildings of Interest

8.7 In addition to buildings with statutory Listings, the Borough Council has undertaken a survey of non-listed buildings, which have architectural, historic or townscape interest. These buildings are of local interest; they are not awarded full protection of statutory Listing, but Replacement Local Plan policy ENV22 refers to the safeguarding the appearance and safeguarding of local interest buildings. As with Listed Buildings, these range from ecclesiastical buildings to industrial, agricultural and residential buildings and features.

8.8 ***Ecclesiastical and Educational Buildings***

◆ Old Church School/ Institute, Burnor Pool	1846		Burnor Pool
◆ Old School House, 160 Main Street	C19th		Labray
◆ Old Labray School, 162-164 Main Street	Late C19th		Labray
◆ Baptist Chapel, The Nook	1832		Burnor Pool

8.9 ***Agricultural and Industrial Buildings and Structures***

◆ Weaver's Cottage, 5 Main Street	C19th	Burnor Pool
◆ Barns, 18 Main Street	C19th	Burnor Pool
◆ Barns, 145 Main Street	C19th?	Labray
◆ Pinfold, Main Street		Labray

8.10 ***Other Residential Buildings***

◆ 20 Burnor Pool	Late C18th	Burnor Pool
◆ 24 Burnor Pool	C19th?	Burnor Pool
◆ 6 Main Street	C19th?	Burnor Pool
◆ Yew Tree Cottage, 41 Main Street	Late C18th	Burnor Pool
◆ 133 Main Street	Late C18th	Labray
◆ The Pines, 166 Main Street	Early C19th	Labray

The current list of local interest buildings is included as an appendix (Appendix 1) to the Replacement Local Plan:-

- ◆ http://www.cartoplus.co.uk/gedling/text/appendix_1.htm.

8.11 Full details of local interest buildings are available from the Gedling Borough Council publication, "Gedling's Heritage" (1991/2), available from the Local Plans Section, and through the following website:-

- ◆ <http://www.calvertonvillage.com/Localinterest.html>.

Other Buildings of Interest within Conservation Areas

8.12 One purpose of the Conservation Area Appraisal is to review the status of non-Listed Buildings (particularly those within the Conservation Areas or with significant effects upon their settings) and consider the current status of existing Local Interest Buildings and whether other buildings of note play a key role in determining the character of Calverton's Conservation Areas. Of course, the whole built environment within/ adjacent to the Conservation Areas will play some role in determining Calverton's historic character, though through the site visit/ survey process (November 2005), certain specific buildings/ structures have been identified, of having particular importance in determining historic character (identified below).

8.13 Recent development within the Conservation Areas includes modern dwellings/ outbuildings using reclaimed brick and traditional materials, and barn conversions. Additionally, other older properties playing a particularly significant role in determining Conservation Area character have been identified through a systematic historic/ site survey process:-

- ◆ The Old Barn, 17 The Pastures;
- ◆ Dovey's Orchard;
- ◆ 115 Main Street and outbuildings;
- ◆ Rookhill Farmhouse and cottages, 139-145 Main Street;
- ◆ 187-199 Main Street;
- ◆ The Gleaners.

8.14 The full survey of buildings within Calverton's Conservation Areas will be included as an Appendix to this main Appraisal document.

8.15 [NOTE ANY OTHER BUILDINGS OF INTEREST NOT LISTED ABOVE]

8.16 Txt

Local Details

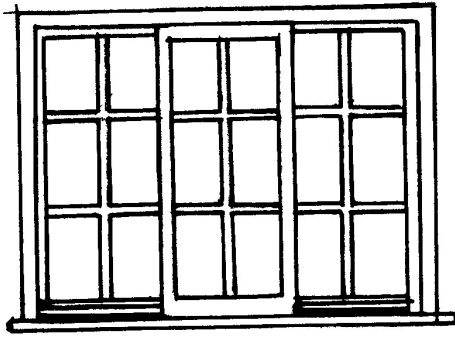
- 9.1 The English Heritage publication, "Guidance on conservation area appraisals" (August 2005) identifies constructional and joinery details common to a locality as key contributory factors in determining the local distinctiveness of Calverton's historic core: http://www.english-heritage.org.uk/upload/pdf/Guidance_on_Conservation_Area_Appraisals.pdf. Many of these features were identified during survey work undertaken in the production of "Gedling's Heritage" in the early 1990s, with particular reference to windows and decorative features.
- 9.2 A systematic survey of buildings and structures within the Conservation Areas (age, current/ former usage, recent alterations, building materials, other key details) undertaken for the appraisal process during November 2005 (Appendix 8) will provide a current audit of heritage assets within Calverton. Through this, key local details have been identified, which form a profile of Calverton's historic character.

Local Traditional Building Materials

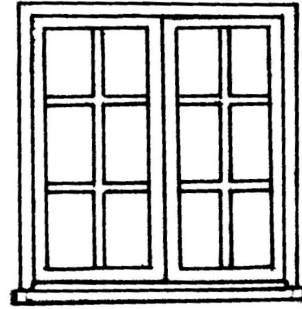
- 9.3 Key traditional building materials (identified through site/ photographic survey):-
- ◆ Red brick;
 - ◆ Pantile roofs;
 - ◆ Some use of slate on selected properties;
 - ◆ Some houses rendered/ whitewashed.
- 9.4 [NOTE OTHER LOCAL MATERIALS AND IDENTIFY SPECIFIC PROPERTIES IF APPROPRIATE]

Windows

- 9.5 Framework knitters' cottages and industrial buildings (originally dual residential and industrial properties) contain common features such as large windows (horizontal Yorkshire sliding sashes), particularly at ground floor level, to allow maximum light. In most cases frames have been replaced during the 19th and 20th centuries with casements (hinged windows). Key examples include:-
- ◆ 1-8 Windles Square;
 - ◆ Mintas Printing Works;
 - ◆ 215 & 221 Main Street.
- 9.6 Other historic buildings (mainly 18th and 19th century cottages and larger, detached houses) include a variety of windows, having been mainly replaced during the 19th and 20th centuries. Common designs of windows include:-
- ◆ Segmental arches/ heads above wooden frame casement windows;
 - ◆ Sash windows in larger, purpose-built houses, e.g. Calverton House, 22, 150 Main Street.



Typical Yorkshire sash window – examples include 22 Main Street; Corner Cottage, The Avenue



Typical casement window – many examples exist, this design was typical of first floor window in frame-workers' cottages

External and decorative details

- 9.7 Clearly, all buildings (to some extent) reflect the fashions in building design and decoration that existed at whatever era these buildings were built. However, certain common/ popular decorative features and details may be observed on many of the key buildings within the historic village:-
- ◆ Date and fire insurance plaques – Late C18th/ early C19th properties often include plaques, e.g. 6, 135, 215/ 221 Main Street;
 - ◆ Decorative eaves, particularly former agricultural buildings.
- 9.8 [DIAGRAMS AND PHOTOS OF HISTORIC BUILDINGS IDENTIFYING EXTERNAL DETAILS TO BE INSERTED]
- 9.9 Txt

Green Spaces

10.1 Key areas of important green open space, identified through desk based survey and further assessed through site survey:-

- ◆ St Wilfrid's Churchyard (Burnor Pool);
- ◆ James Seely Playing Field (Labray);
- ◆ Scout playing field (former Labray School);
- ◆ Windles Square/ The Gleaners;
- ◆ St Wilfrid's Square (adjacent to Burnor Pool).

10.2 [IDENTIFY KEY FEATURES, USEAGE AND VIEWS]

Hedgerows

10.3 [ASSESS THROUGH SITE SURVEY – NOTE SIGNIFICANT HEDGEROWS]

Trees

10.4 As part of a comprehensive, ongoing review of Tree Preservation Orders (TPOs) within the Borough, protected trees within and immediately adjacent to, the Conservation Areas were all surveyed by the County Council's Arbouricultural Officer:-

- ◆ Between August and September 2002 – protected trees within the existing Conservation Areas (3 group TPOs); and
- ◆ During May 2004 – protected trees adjacent to the existing Conservation Area (2 group TPOs).

Tree Preservation Orders

10.5 These protected trees occur at various locations, mainly adjacent to Main Street, the historical arterial route through the village. Details are summarised in the attached table (below).

File reference and date	Address/ location	Tree reference	Details
13 (Aug 2002)	160-166 Main Street (including former Labray School)		<i>Reason for TPO designation – The trees are large and attractively shaped, which make a considerable contribution to the visual environment</i>
		T1	Sycamore – within grounds of Labray School
		T2	Chestnut – boundary between Old School House (160) and Labray School
		MP3, MP4	Monkey Puzzle Trees – front of 166 Main Street
		O1, O2, O3, O4	Oaks – within grounds of Labray School
		S3	Sycamore – within Grounds of Labray School
		Y1, Y2	Yews – front of 166 Main Street

14 (Sept 2002)	68-74 Main Street (adjacent to possible Conservation Area extension)		<i>Reason for TPO designation – The trees make a valuable visual contribution to the street scene</i>
		T1	Horse Chestnut – to front (south) of 68 Main Street
		T1	Lime – to front (south) of 68 Main Street
		T3	Sycamore – to front (south) of 68 Main Street
15 (Aug 2002)	Yew Tree Cottage, 41 Main Street		<i>Reason for TPO designation – The tree forms an important feature in the landscape of the local area</i>
		T1	Yew – front garden.
31 (Aug 2002)	The Gleaners Inn, Bonner Lane (adjacent to Windles Square Conservation Area)		<i>Reason for TPO designation – The trees assist in the screening of the car park and are visually beneficial to the local environment.</i>
		L1-7	Row of Lime trees adjacent to Park Road.
62 (May 2004)	1 Old Hall Close (adjacent to Labray Conservation Area and adjacent verge)		<i>Reason for TPO designation – The trees contribute to the visual environment of the local area and aid in maintaining the natural character of the area</i>
		L1, L2, L4	Lime trees
		WB3	Whitebeam
		Y5	Yew
63 (May 2004)	10-12 Mews Lane (North of Labray Conservation Area)		<i>Reason for TPO designation – The trees are a strong feature in the street scene; they enhance the visual environment of the local area and aid in softening the landscape.</i>
		T1	Oak – within 12 Mews Lane grounds
		T2	Oak – within 10 Mews Lane grounds

Other Important trees

10.6 Through site surveys, other trees with potential amenity value are identified, as follows:-

10.7 [NOTE NON-TPO TREES WITH AMENITY VALUE, IDENTIFY FROM SITE LANDSCAPE/ VISUAL SURVEY]

10.8 Txt

Neutral/ Negative Features and Improvement Opportunities

- 11.1 Through the appraisal process, many positive, neutral and negative features and attributes are identified (see above sections), all playing some role in determining the character of the existing and proposed Conservation Areas. The Conservation Area Appraisal attempts to identify negative features and recommend considered options/ a “blue print” for improvement.
- 11.2 Overall, this appraisal aims to:-
- ◆ Preserve and maintain features and attributes (both tangible and perceived) that positively contribute to the character of the historic village;
 - ◆ Identify features that may negatively or potentially positively contribute to the character of the Conservation Area(s) and establishing (if appropriate) the means by which these may be improved in order that they can then make a positive contribution.
- 11.3 The appraisal distinguishes between “tangible” and “perceived” factors, which determine Calverton’s historic character. Tangible factors are generally those identified through the systematic Conservation Area survey and include inappropriate minor householder development, often permissible through the Development Control system/ General Permitted Development Order (1995): http://www.opsi.gov.uk/cgi-bin/htm_hl.pl?DB=opsi&STEMMER=en&WORDS=general+permitted+development+order+1995+&COLOUR=Red&STYLE=s&URL=http://www.opsi.gov.uk/si/si1995/Uksi_19950418_en_4.htm#muscat_highlighter_first_match. Other tangible factors include features of “hard” landscaping, areas of hard-standing etc, which may need specific improvement to enhance the character of Calverton’s Conservation Areas as a whole.
- 11.4 Perceived factors are often less easy to identify through officer survey work, as such factors may not be immediately obvious at such times that survey work is undertaken. Community involvement is therefore critical in identifying perceived negative/ intrusive factors that may affect a Conservation Area’s character. Example of perceived factors identified in Calverton during preliminary and other associated public consultation exercises (such as Local Plan consultation regarding proposed Dark Lane housing allocation) include noise and pollution from existing traffic using Main Street, e.g. lorries travelling to/ from the former Calverton Colliery. It is intended that the forthcoming statutory consultation exercise will comprehensively identify perceived factors in determining Calverton’s historic character.
- 11.5 [SECTION 2 ABOVE PROVIDES INITIAL IDENTIFICATION OF FACTORS WHICH IDENTIFY CALVERTON’S HISTORIC CHARACTER]
- 11.6 [POLICIES FOR CONSERVATION AREA ENHANCEMENT NEED TO BE DEVELOPED – SECTION 5]

Section 4: Boundary Review

- 12.1 Mrs Isobel Dodson, a Calverton resident, argued in a letter dated 6 March 2005, that to a casual observer it would be difficult to determine precisely where the 3 Conservation Areas in the village start and end, and there exists a sense of historic continuity from Moor Road (east, adjacent to Windles Square Conservation Area) to The Pastures (western extent of Labray Conservation Area).
- 12.2 Mrs Dodson considers that the 3 separate Conservation Areas should be linked, in particular the Burnor Pool and Labray Areas, for the following reasons:-
- ◆ The gap between Burnor Pool and Labray is approximately 100-200 metres, but contains 6-7 buildings typical of a north Nottinghamshire agricultural village.
 - ◆ Alterations to the streetscape in this area would damage the character of Calverton and the integrity of Main Street.
 - ◆ Future developments affecting the historic part of Main Street currently outside the Conservation Areas should be handled with sensitivity in future.
- 12.3 In order to address the issues raised, it is essential to comprehensively review all 3 Conservation Areas' boundaries, taking account of the setting of the current Areas and their relationship with one another and the surrounding village setting.

Potential Conservation Area Extensions (links)

- 12.4 There are 3 main options and several possible minor adjustments to the current Conservation Area boundaries. These are shown as appendices to the Appraisal document. In order to form a continuous Conservation Area covering the historic village in its entirety, the following potential additions are considered in the sections below:-
- ◆ 56-66 Main Street, though it may be possible to exclude 66 Main Street, this being a replacement dwelling erected during the 1950s/60s – see Options 1 and 2, below;
 - ◆ 93-115 Main Street and 11-15 Smithy View – this area (south of Main Street) includes a mixture of historic properties (in particular Museum Cottage and 115 Main Street), together with a selection of modern properties (e.g. Smithy View) – see Option 1, below;
 - ◆ 2-4 Bonner Hill and East End Farm barns (18 Bonner Lane), some of which date back to early C20th – see Option 3, below.

Option 1: New Conservation Area Linking Labray and Burnor Pool

Advantages

- 12.5 Mrs Dodson argues the case for a single Conservation Area for the historic core of Calverton (paragraph 12.2, above). This section of the Appraisal document will assess the merits of this option and other, lesser potential amendments to the Conservation Area. Mrs Dodson's arguments (above) correspond with earlier English Heritage Guidance, "Conservation Area Practice" (1995), which concludes that, "many early Conservation Areas were too narrowly drawn... In such cases, extension of the existing... boundary may be appropriate" (paragraph 3.3). This is further supported by the current "Guidance on conservation area appraisals", page 21.

12.6 The November 2005 officer survey of Calverton has identified certain properties with some historic interest, in the area between Labray and Burnor Pool Conservation Areas:-

- ◆ 115 Main Street and outbuildings;
- ◆ Museum Cottage, Main Street (Grade II Listed);
- ◆ Baptist Church, Main Street;
- ◆ 56-62 Main Street.

Disadvantages

12.7 While the buildings of interest above (paragraph 12.6), in particular the Listed Museum Cottage, clearly have some degree of historic interest, it may be questioned whether linking Labray and Burnor Pool Conservation Areas could be justified:-

- ◆ Beyond the specific buildings identified, the setting/ “space” between the Conservation Areas is dominated by Manor Service Station (north of Main Street);
- ◆ With the exception of the historic buildings identified, other buildings within the proposed Conservation Area extension were all constructed at various dates during the post-War period, including Smithy View and 93-95 Main Street during the 1990s;
- ◆ The setting of Main Street between the existing Conservation Areas is further likely to be significantly affected by the possible demolition of the outbuildings related to 115 Main Street, in association with the proposed new housing development at Dark Lane;
- ◆ Individual trees provide some impact upon the setting of the proposed Conservation Area, between 115 Main Street and Museum Cottage, and TPO reference 14 (68-74 Main Street), this Appraisal identifies other trees that may be worthy of protection, with or without Conservation Area designation.

Option 2: Small extension to Burnor Pool Conservation Area

12.8 A lesser alternative option may be considered, namely the extension of Burnor Pool, to include 56-62 Main Street. These properties clearly illustrate the typical Plan form of groups of historic farm-workers’/ frame-workers’ cottages and their relationship with Main Street (Character Analysis, paragraph 7.1 →, above). However, it may be questioned how appropriate or expedient it would be to extend Burnor Pool Conservation Area to include this small group of buildings:-

- ◆ The current usage (Class A5, hot food takeaways) of the premises means that there are no “permitted development rights” (General Permitted Development Order, 1995), therefore no administrative advantage in the inclusion of these within the Conservation Area.
- ◆ The impact upon the setting of Burnor Pool Conservation Area will be a “material” planning consideration for Development Control purposes, thereby in practice 56-62 Main Street would be treated as if they are within the Conservation Area (RLP Policy ENV15).
- ◆ The buildings have had some alterations, at various stages over the past 30 years. While they retain some historic interest (e.g. traditional layout), their value in terms of Burnor Pool Conservation Area character is limited.

Option 3: New Conservation Area Linking Burnor Pool and Windles Square Conservation Areas

- 12.9 In considering the potential linkage between Burnor Pool and Windles Square Conservation Areas (120 m separation), such a proposal should be considered against the Character Analysis above. One factor clearly identified through this survey (a combination of officer site survey work and the study of historic Ordnance Survey map data) is the sporadic nature of the historic village, with self-contained groups of buildings spread out along the length of Main Street.
- 12.10 5 and 6 Main Street form the easternmost extremity of Burnor Pool Conservation Area, a clearly defined limit to Calverton's historic extent, as defined by Burnor Pool. Beyond these, separating that Conservation Area and Windles Square are modern (1950s – 1970s) properties, the latter Conservation Area forming a self-contained group of older (mainly C19th) properties.
- 12.11 Beyond 2 and 4 Bonner Hill a paddock/ stables separates the main village (south of Main Street) from Windles Square Conservation Area. This remains within the Green Belt and is designated a Mature Landscape Area (Replacement Local Plan, Appendix 4 – Calverton East:
http://www.cartoplus.co.uk/gedling/text/appendix_4.htm).

Other Potential Conservation Area Revisions

- 12.12 This Conservation Area Appraisal should comprehensively assess the validity of the existing boundaries for all three existing designations. It might be considered through the process that there are various other potential minor alterations to the Conservation Area boundaries, beyond those assessed above. Specific examples of other potential alterations and reasoning include:-
- ◆ 152 Main Street/ 17 Mews Lane (Labray) – changes to property curtilages since Conservation Area designation (1974)?
 - ◆ White Lion Pub, Main Street/ The Nook – more robust link between The Nook and the remainder of Burnor Pool Conservation Area?
 - ◆ The Gleaners and car park/ curtilage (east of Windles Square), due to the former historical association of this pub, at the centre of Windles Square?

Conclusions

- 12.13 Various potential boundary amendments are discussed in this section. These range from significant new designations linking existing Conservation Areas to minor amendments to existing individual Conservation Areas. All potential amendments need to be considered against the following:-
- ◆ Do the potential revised Conservation Areas merit designation, based upon their particular spatial and character analyses?
 - ◆ Are minor potential changes to Conservation Area boundaries appropriate/ significant where there is no larger scale revision proposed?

Options 1 and 2

- 12.14 In assessing the merits of this potential Conservation Area link, various features of interest have been identified, in particular individual buildings such as Museum Cottage. Indeed, the current easternmost extent of Labray Conservation Area was formerly defined by Courtaulds factory (now Smithy View) when the site was designated; this limit now being less defined since the destruction of the factory by fire and its replacement with housing during the mid-1990s.

- 12.15 However, the setting of this proposed Conservation Area is predominantly defined by two particular key features:-
- ◆ 115 Main Street and outbuildings;
 - ◆ Petrol filling station (north of Main Street).
- 12.16 115 Main Street and its associated outbuildings were considered for listing through the latter stages of the Replacement Local Plan process, but were not considered to have sufficient merit for statutory listing. Indeed, while the outbuildings have some historic interest, dating back to the C18th, better examples of such agricultural buildings remain within the existing Conservation Areas, in particular the barn at 145 Main Street. Furthermore, it appears likely (if regrettable) that some/ all of the outbuildings will be demolished to provide new access associated with the proposed RLP housing allocation at Dark Lane.
- 12.17 In considering the merits of this particular proposed Conservation Area, while there are undoubtedly some features of historic interest between Labray and Burnor Pool Conservation Areas, due to the impact of the petrol filling station/ garage upon this section of Main Street and the fact that most development in this area has occurred since the 1950s, a new linking Conservation Area between Calverton's two main Conservation Areas cannot be justified. Similarly, regarding the inclusion of 56-62 Main Street, while it is noted that these buildings hold some limited historic interest, the addition of these to Burnor Pool would do little to significantly improve the existing Conservation Area character.

Option 3

- 12.18 Considering Calverton's historic development, from the 1830s to 1960s, Windles Square has always formed a separate, self-contained group of buildings to the main historic core, now identified by Burnor Pool Conservation Area. During the 1960s, modern suburban development to the north of Bonner Lane has linked the two areas, but Windles Square was designated in 1983 to demonstrate the historic status of that individual, self contained group of older properties.
- 12.19 South of Bonner Lane, the two Conservation Areas are separated both by Bonner Hill (road to Woodborough) and a paddock, retained within the Green Belt and designated a Mature Landscape Area in the RLP (Appendix 4).
- 12.20 Overall, therefore, due to the clear historic separation between Burnor Pool and Windles Square Conservation Areas, it is considered inappropriate to designate a new Conservation Area link between them.

Minor Revisions

- 12.21 Having assessed the Conservation Area boundaries, possible minor revisions to these have been identified (paragraph 12.12, above), most notably the inclusion of The Gleaners and its curtilage within Windles Square Conservation Area. In the case of the potential addition of The White Lion Pub and The Gleaners to Burnor Pool and Windles Square Conservation Areas respectively, both have some impact upon the setting of the existing Conservation Areas. While these are old buildings in the same usage continuously since the C19th, both being shown on the 1880 Ordnance Survey map, they do not by themselves hold significant character/ interest to be included within a Conservation Area.
- 12.22 A case for inclusion of The Gleaners within Windles Square could be made on the grounds of archaeology, where the current guidance describes these grounds

as representing, “a potentially rich resource for future research, interpretation and education” (Guidance on conservation area appraisals – August 2005, page 13). However, it is likely that such issues would have been considered when Windles Square Conservation Area was initially designated (1983), in any case the archaeological interest is defined by the remaining Grade II Listed/ restored Windles Square cottages.

12.23 Similarly, the impact of curtilage changes to individual properties since 1974 at Labray are generally insignificant, totalling less than 100 m². Overall, therefore, while there may be a case for implementing such change in association with other larger scale revisions to Conservation Area boundaries, on their own the various possible minor revisions identified are not, by themselves, significant to justify revisions to the current boundaries.

12.24 Txt

Section 5: Management Strategy for Conservation Area Improvements

13.1 [SPECIFIC IMPROVEMENT POLICIES AND SUPPORTING TEXT TO BE PREPARED – FURTHER SURVEY WORK NEEDED]

13.2 Txt

13.3 Txt

13.4 Txt

13.5 Txt

13.6 Txt

13.7 Txt

13.8 Txt

13.9 Txt

13.10 Txt

13.11 Txt

13.12 Txt

13.13 Txt

13.14

CALVERTON CONSERVATION AREA APPRAISAL – CONSULTATION STATEMENT

PRELIMINARY CONSULTATIONS

- 1.1. Between September 2003 and May 2005, a Conservation Area Appraisal was undertaken for Bestwood Village Conservation Area, as a pilot study for a comprehensive program of Appraisals for the 8 Conservation Areas within the Borough. It was intended that this would inform the process for future appraisals.
- 1.2. Initial informal contact by officers with Calverton Preservation & History Society was undertaken during 2004, the Society providing some useful background historical information to Calverton.
- 1.3. The Gedling Borough Local Development Scheme (LDS), March 2005 (<http://gedling-nt5/inter/localdevelschemetext.pdf>, page 27) provides “milestones” for undertaking the “Calverton Conservation Area Review”, between April 2005 and October 2006 (anticipated adoption date). These “milestones” include the commencement of public consultation during December 2005. The LDS defines the Calverton Conservation Area Review as a Supplementary Planning Document (SPD), as such this will be form part of Gedling’s statutory Local Development Framework.

FORMAL CONSULTATION PROCEDURE

- 1.4. The Gedling Borough Statement of Community Involvement (SCI) – Draft Version 1 – October 2005 (http://gedling-nt5/inter/draft_sci_-_version_1.pdf, page 27), defines the Borough Council’s consultation procedure for SPDs. In accordance with the Town and Country Planning (Local Development) (England) Regulations, 2004, Regulation 17, there is requirement for a 4-6 weeks statutory consultation period, where the draft version of the document is placed on deposit (Planning Policy Statement (PPS) 12).
- 1.5. The SCI includes a requirement for Cabinet approval of the draft SPD prior to the statutory consultation period. Accordingly, Cabinet authorization for the commencement of a 6-weeks formal consultation process was granted on Thursday, 15 December 2005.
- 1.6. The formal consultation process runs from Wednesday, 21 December 2005 – Wednesday, 1 February 2006:-
 - Draft document available for inspection at Calverton and Arnold Libraries;
 - Draft document placed on Borough Council website (<http://gedling-nt5/inter/index/pe-home/pe-lp-home/pe-lp-conservation.htm>);
 - Copy of the document sent to Government Office for the East Midlands (GOEM);
 - Copies of the document sent to consultees (see below).

CONSULTEES

Specific Consultation Bodies

1.7. The following “Specific Consultation Bodies” are being consulted, as it is considered that the Calverton Conservation Area Appraisal will significantly affect issues falling within the respective remits of these bodies [Town and Country Planning (Local Development) (England) Regulations, 2004, Regulation 17 (4(a))]:-

- Calverton Parish Council;
- Countryside Agency;
- East Midlands Regional Assembly;
- English Heritage;
- English Nature;
- Environment Agency;
- Epperstone Parish Council;
- Highways Agency;
- Newark & Sherwood District Council;
- Nottinghamshire County Council – Countryside Conservation, Heritage Planning (Archaeology/ Conservation Areas/ Listed Buildings), Highways Departments;
- Oxtun Parish Council;
- Papplewick Parish Council;
- Ravenshead Parish Council;
- Utilities companies – electricity distribution (Central Networks)/ gas (Transco)/ BT/ Severn Trent Water;
- Woodborough Parish Council.

Government Departments

1.8. The Government Office for the East Midlands (GOEM) is the appropriate central government department to be consulted with respect to the Appraisal document.

Other Consultees

1.9. Appropriate organisations are being consulted, regarding specific issues arising from the proposed development:-

- Calverton Preservation & History Society;
- Gedling Partnership – re local community groups;
- Gedling Borough Council – Environmental Protection, Housing, Leisure Services Departments, Calverton Ward Members;
- Fleur Gordon – Conservation consultant;
- Nottinghamshire Wildlife Trust;
- Police Architecture Liaison Officer – re design/ crime prevention.

- 1.10. In terms of wider consultation, the approach taken will reflect that used for Bestwood Conservation Area Appraisal (February – April 2004), namely properties within a Conservation Area and those with adjacent boundaries. Site notices will also be posted.
- 1.11. The consultation will include a “Vision Statement” for the Conservation Areas, outlining the key issues affecting Calverton’s Conservation Areas, apparent from officer preliminary survey work undertaken to date. Representations will also be requested concerning additional issues and concerns, whether local features/ details exist, and whether specific opportunities for Conservation Area enhancement projects may be identified.
- 1.12. The results of all consultation exercises will be reported to the Development and Economic Regeneration Portfolio Holder. The final, full Appraisal document will be presented to Cabinet, to approve on behalf of the Council.

ANNEX – SUSTAINABILITY APPRAISAL (SA) – In accordance with European Union Strategic Environmental Assessment (SEA) Directive 2001/42/EC

Introduction

The Planning and Compulsory Purchase Act 2004 requires all Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) forming the Local Development Framework, upon which preparation commenced after 21 July 2004, to be accompanied by a Sustainability Appraisal. In accordance with Environmental Assessment of Plans and Programmes Regulations 2004 (“the Regulations”), this Sustainability Appraisal should incorporate the requirements of SEA Directive 2001/42/EC.

Much government guidance about applying Directive 2001/42/EC has emerged over the past two years, in particular “A Practical Guide to the Strategic Environmental Assessment Directive” (Office of the Deputy Prime Minister, September 2005, publication reference 05PD03311) and “Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks (ODPM, November 2005, publication reference 05PD03432). This latter document provides a broad, comprehensive indicative list of possible Sustainability Appraisal (SA) objectives and indicators, which have been used to form the basis for the objectives and indicators included in this Appraisal document: <http://www.odpm.gov.uk/index.asp?id=1161341>.

Context and Baseline

The Regulations require the establishment of the context and appropriate baseline data for this SA document, while avoiding unnecessary and irrelevant considerations:-

- Under Sections 69-71 of the Planning (Listed Buildings & Conservation Areas) Act 1990 there is a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of Conservation Areas;
- The Gedling Borough Local Development Scheme (LDS) March 2005 requires the preparation of a “Conservation Area Review” Supplementary Planning Document, including Sustainability Appraisal;
- Purpose of document – tool to assist local residents/ businesses in understanding Calverton’s historic environment and local character, and provide additional guidance to Development Control officers in the determination of planning applications.

The LDS, together with paragraph 1.41 in the RLP states that the Borough Council will undertake character appraisals of each of the 8 Conservation Areas within the Borough over the next 6 years (to 2011).

*It should be noted that there is an ongoing debate about the status of Conservation Appraisals – in terms of whether or not they should be defined as SPDs in the context of the Planning and Compulsory Purchase Act 2004, its accompanying regulations and the SEA Directive. Gedling’s LDS identifies the Calverton Conservation Area Review as SPD, while the recent English Heritage “Guidance on the management of conservation areas” (August 2005) states that, “a conservation area character appraisal, with or without a related management strategy cannot itself be a SPD and therefore does **not** require sustainability appraisal”:-*

- http://www.english-heritage.org.uk/upload/pdf/Guidance_on_the_Management_of_Conservation_Areas.pdf

In view of this ongoing uncertainty, this simple Sustainability Appraisal is submitted to accompany the first draft of the Calverton Conservation Area Appraisal Document.

Relevant Borough Council Documents

Community Strategy

The Gedling Community Strategy 2006-2008 priority themes define the criteria that need to be taken into account in preparing an SPD (http://gedling-nt5/inter/gedling_community_strategy_2006-2008.pdf):-

- **Building Social Capital and Pride in the Local Area;**
- Action for Youth;
- Tackling Health Inequalities;
- A Safer Community;
- **A Better Local Environment.**

Replacement Local Plan (July 2005)

The adopted RLP contains a broad range of policies that will need to be considered in the determination of planning applications within Calverton's Conservation Areas, with or without an up-to-date appraisal/ SPD. Full details of relevant RLP policies and (where applicable) Interim Planning Guidance are outlined below:-

Policy Reference	Title/ Description	Supporting IPG/ SPD
ENV1	Development Criteria – including key design criteria and considerations	
ENV2	Landscaping – requirements for new developments	
ENV6	Energy Efficiency – design criterion for new developments	Sustainable Developer Guide for Nottinghamshire, July 2004
ENV13 – ENV15	Demolition/ change of use/ new development in Conservation Areas	
ENV18 – ENV21	Demolition/ alteration/ change of use of Listed Buildings and impacts upon their setting	
ENV22	Local Interest Buildings	
ENV24	Other Sites of Archaeological Importance – protection of significant archaeological remains if present on site	
ENV26 – ENV29	Green Belt Policies – affect properties to south of Bonner Lane (Windles Sq)	
ENV34	Habitat Protection and Enhancement – where appropriate	
ENV38	Protected Species – under Wildlife and Countryside Act 1981	
ENV39	Landscape Features of Importance for Nature Conservation	
ENV43	Greenwood Community Forest – secure tree planting where appropriate	
ENV47	Tree Preservation Orders	
ENV48	Hedgerow Protection	
H10 – H11	Extensions/ change of use	

H16	Design of Residential Development – key design criteria and considerations	
S17	Security Shutters – reference to Conservation Areas	
E4	Employment Development on Unallocated Sites	
T7	Pedestrian Movement	Integrated Transport Measures and Developers' Contributions – Interim Transport Planning Statement (ITPS), adopted May 2002
C1	Community Services – General Principles - improvements	
R1	Protection of Open Space – James Seely Playing Field	
R3	Provision of Open Space with New Residential Development	New Housing Development – Supplementary Planning Guidance for Open Space Provision – November 2001

Adopted Structure Plan Review (November 1996) and emerging Joint Structure Plan (Proposed Modifications, April 2005)

Policies in the adopted and emerging Joint Structure Plans provide the strategic base that underpins and supports the RLP policies above. The various policies in these plans need to be considered in the determination of any planning application:-

Chapter/ Section	Adopted Structure Plan policy ref	Joint Structure Plan policy ref	Details of policies
Strategy	1/1	1/1	Sustainable development including built environment/ cultural heritage
Economy/ Employment	2/4		General location of employment
Environment/ Natural Resources	3/1, 3/2 (Windles Square), 3/4, 3/16, 3/17	2/1, 2/5, 2/7, 2/8, 2/10, 2/11, 2/15	Green Belt, historic environment, archaeology, protected species/ habitats
Transport/ Movement	5/7, 5/8	5/4,	Traffic management, cyclist/ pedestrian provision
Recreation	7/2	6/2	Public open space provision

Regional Spatial Strategies and National Policies and Guidance

The emerging Regional Spatial Strategy for the East Midlands (March 2005) will eventually supersede the adopted RPG8 – Regional Planning Guidance for the East Midlands to 2021 (January 2002); since September 2004 the adopted RPG8 has become part of the statutory Development Plan, in accordance with the Planning and Compulsory Purchase Act 2004.

Similarly, at a national level, Planning Policy Guidance Notes (PPGs) are currently being systematically replaced by statutory Planning Policy Statements (PPS). Key PPG and PPS documents to be considered in this SA are as follows:-

RSS/ PPG/ PPS	Title	Date
RSS8	Regional Spatial Strategy for the East Midlands	3/2005
RSS8	Regional Planning Guidance for the East Midlands to 2021	1/2002
PPS1	Delivering Sustainable Development	2/2005
PPG2	Green Belts	2/1995
PPS9	Biodiversity and Geological Conservation	8/2005
PPS12	Local Development Frameworks	9/2004
PPG15	Planning and the Historic Environment	9/1994
PPG16	Archaeology and Planning	11/1990
PPG17	Planning for Open Space, Sport and Recreation	7/2002

Sustainability Objectives

The RLP policies have all been prepared and examined through the “Environmental and Appraisal Sustainability” (E & SA) undertaken throughout the Local Plan process ([http://gedling-nt5/inter/appendix_1_-_technical_paper_3_\(revised\)_full_council_version.pdf](http://gedling-nt5/inter/appendix_1_-_technical_paper_3_(revised)_full_council_version.pdf)) and as such have had their environmental and sustainability credentials tested within this context.

For consistency, therefore, the “Environmental Stock Criteria” used through the E & SA will form the basis of the sustainability objectives identified under the three principal headings:-

- Global Sustainability;
- Natural Resources;
- Local Environmental Quality.

The objectives are modified/ further developed through reference to the “Sustainable Developer Guide for Nottinghamshire” (July 2004), which should ensure that this Appraisal is both as comprehensive and far-reaching as possible, while incorporating the requirements of the SEA Directive.

GENERAL CRITERIA		INDICATORS OF POSITIVE IMPACT
Global Sustainability		
<ul style="list-style-type: none"> • <i>Primarily concerned with atmospheric and climatic stability and with the conservation of biodiversity.</i> 		
1	Transport Energy:	<ul style="list-style-type: none"> • <i>reducing trip length</i>

	<i>Efficiency: Trips</i>	<ul style="list-style-type: none"> reducing the number of motorised trips
2	<i>Transport Energy: Efficiency: Modes</i>	<ul style="list-style-type: none"> increasing public transport share increasing attraction of walking and cycling improved integration between modes
3	<i>Built Environment Energy: Efficiency</i>	<ul style="list-style-type: none"> reducing heat loss from buildings (energy need) reducing 'embodied' (used in construction) energy reducing waste from new developments
4	<i>Renewable Energy Potential</i>	<ul style="list-style-type: none"> safeguarding wind, water, wave and biomass potential increasing direct solar gain
5	<i>Rate of CO₂ Fixing</i>	<ul style="list-style-type: none"> increasing tree cover especially broad leaved woodland
6	<i>Habitats and biodiversity</i>	<ul style="list-style-type: none"> increasing general wildlife potential
<p>Natural Resources</p> <ul style="list-style-type: none"> Husbanding of natural resources concerned with appropriate use and , where necessary, appropriate protection of our resources of air water, the land and its minerals. 		
7	Air Quality	<ul style="list-style-type: none"> reducing levels of pollutants
8	<i>Water Conservation & Quality</i>	<ul style="list-style-type: none"> reducing water usage maintaining ground water and river levels safeguarding water supply purity
9	<i>Land & Soil Quality</i>	<ul style="list-style-type: none"> safeguarding soil quality and soil retention reducing contamination/ dereliction safeguarding good quality agricultural land
10	<i>Recycling</i>	<ul style="list-style-type: none"> reduce consumption of fossil fuels and minerals increase reuse/recycling of materials
<p>Local Environmental Quality</p> <ul style="list-style-type: none"> Conservation of local environmental quality concerned with the protection and enhancement (and sometimes retrieval) of local environmental features and systems ranging from landscape and open land to cultural heritage). 		
11	<i>Landscape & Open Land</i>	<ul style="list-style-type: none"> enhancing designated areas (NPs, AONBs) enhancing general landscape quality retaining countryside/open land
12	<i>Cultural Heritage</i>	<ul style="list-style-type: none"> safeguarding listed buildings and CAs safeguarding archaeological/geological value
13	<i>Public Access to Open Space</i>	<ul style="list-style-type: none"> increasing/maintaining quality and availability in urban and rural areas
14	<i>Building Quality</i>	<ul style="list-style-type: none"> maintaining/ improving the maintenance and continuous renewal of buildings
<p>Population and Health</p> <ul style="list-style-type: none"> General wellbeing of communities. 		
15	<i>Urban Environment 'Liveability'</i>	<ul style="list-style-type: none"> enhancing townscape quality reducing antisocial behaviour/ fear of crime improving aural and olfactory environment

16	Health	<ul style="list-style-type: none"> • increasing provision of recreational open space • reducing impact of pollution, particularly during construction
17	Community	<ul style="list-style-type: none"> • increasing levels of community engagement through planning • reducing social exclusion • improving education and skills • increasing accessibility to facilities for all
18	Housing	<ul style="list-style-type: none"> • providing affordable housing for all • providing good quality housing
19	Employment and Economy	<ul style="list-style-type: none"> • increasing productivity • increasing peoples' disposable income • ensuring productive and rewarding employment opportunities for all • reducing unemployment

Developing Options

A key element of the Conservation Area Appraisal is an initial detailed "Assessment of Special Interest", or baseline study of the Conservation Areas' current character and state of their local environment, under the following headings:-

- Location and setting;
- Historic development and archaeology;
- Spatial analysis – views within historic core of Calverton;
- Character analysis – important local architectural details, building materials etc.

These headings are taken from the current English Heritage "Guidance on conservation area appraisals", August 2005: http://www.english-heritage.org.uk/upload/pdf/Guidance_on_Conservation_Area_Appraisals.pdf.

Following the initial survey work undertaken (April – November 2005), a draft "Strategy and Vision" has been prepared. This has identified the baseline, seeing as little/ no character assessment/ appraisal of the Calverton Conservation Areas has been undertaken since their designation (over 20 and 30 years ago), except through the preparation of "Gedling's Heritage" in the early 1990s, identifying individual buildings of local interest, now incorporated into RLP Appendix 1.

Appraising the Effects of the Brief

[See landscape tables on following pages]

Monitoring and Implementation

Monitoring

Calverton's Conservation Area Appraisal is designed to establish a functional monitoring regime for the impact of future development on the character of the Conservation Areas. Furthermore, the legislation requires the publication of an "Annual Monitoring Report" for the Local Development Framework, described in more detail in the Local Development Scheme (March 2005).

The principal purpose of the Conservation Area Appraisal document is to assist developers and Development Control Officers in considering acceptable design options, through the Development Control system:-

- Enhancement of open spaces/ the public realm, through Conservation Area Enhancement funding;
- Securing suitable conditions and designs for future planning permissions.

Other impacts may be monitored through data collected externally and by the various departments within the Borough and County Councils, in particular:-

- Environmental Protection – monitoring noise dust and air quality;
- Gedling Partnership/ Police – crime and antisocial behaviour;
- Greenwood Community Forest Annual Action Plan – details of Borough-wide tree planting;
- Notts County Council (Heritage Planning)/ English Heritage – recommending appropriate options for future management strategies for Calverton's Conservation Areas.

Implementation

The Conservation Area Appraisal document will provide specific recommendations for new policies/ controls on future development and Conservation Area Enhancement projects.

Subject to resources (identified through the monitoring regime), specific proposals/ individual projects may be monitored as these are undertaken over the next 5 years. Development Control officers are the key actors in determining the effectiveness of specific policies, where these provide additional controls beyond those contained in the baseline General Permitted Development Order (1995).

Appraising the Effects of the Brief

Definite positive impact	+ve
Likely/ probable positive impact	?+ve
Neutral impact	/
Possible negative impact	?-ve
Negative impact	-ve

	Sustainability Objective	Baseline (i.e. no Appraisal undertaken)	Short term impact of Appraisal document	Longer term impact of Appraisal document	Measurement and Assessment of Likely Impacts	Mitigation/ Enhancement Tools
	Global Sustainability					
1	Transport Energy: Efficiency: Trips	/	/	/	N/a – neutral impact only	N/a
2	Transport Energy: Efficiency: Modes	/	/	/	N/a – neutral impact only	N/a
3	Built Environment Energy: Efficiency	/	+ve	+ve	Calverton Conservation Areas' current status provides some degree of statutory protection for their historic buildings. Conversions/ changes of use/ demolitions may all be monitored through the Development Control (DC) process through assessing details of individual applications.	“Gedling’s Heritage” (1991/2) identified individual local interest buildings within Calverton, this have been given limited statutory protection through RLP Policy ENV22 . The Appraisal document will expand upon this, by its identification of additional historic interest buildings, beyond those defined in RLP Appendix 1 .

4	Renewable Energy Potential	/	/	/	N/a – neutral impact only	N/a
5	Rate of CO ₂ Fixing	/	+ve	+ve	Calverton's Conservation Area designations provide statutory blanket protection to all trees within the current boundaries. Reviews of protected trees (TPOs) within Calverton have all recently been undertaken (2002-4). Other trees with potential amenity value will be identified through the Conservation Area Appraisal.	Where applications to fell healthy trees or remove hedgerows within the Conservation Areas are assessed, the amenity value of these will be considered against the criteria in RLP Policies ENV38, ENV47 and ENV48 . The Conservation Area Appraisals will identify worthy amenity trees beyond existing TPOs.
6	Habitats and biodiversity	/	+ve	+ve	Ditto	Ditto
	Natural Resources					
7	Air Quality	/	+ve	?+ve	A key element of the appraisal process is the identification of local building materials. Included within this is the monitoring of recent new development, including those buildings using recycled/ reclaimed materials.	All new development within Conservation Areas will be considered according to RLP Policies ENV14/ ENV15 . The Sustainable Developer Guide (SDG), July 2004 contains further guidance about sustainability considerations for historic buildings.
8	Water Conservation & Quality	/	/	/	N/a – neutral impact only	N/a
9	Land & Soil Quality	/	/	/	N/a – neutral impact only	N/a
10	Recycling	/	+ve	+ve	As (7) above	As (7) above
	Local Environmental Quality					
11	Landscape & Open Land	/	+ve	+ve	The Conservation Area Appraisal involves analyses of the physical/ historic built environment, and views and open spaces within the 3 Areas. A critical monitoring topic for the	The Appraisal will include specific recommendations for landscape/ environmental enhancement within the Conservation Areas. Any new development will be

					process is the extent to which local landscape has been improved.	considered against ASP Policy 3/17, RLP Policy ENV39.
12	Cultural Heritage	/	+ve	+ve	The key/ principal heading for which the Conservation Area Appraisal is tested against sustainability considerations. The focus of the appraisal is the identification of local features/ character and recommendations for enhancement.	Proposals for Calverton's Conservation Areas will be considered against key policies:- <ul style="list-style-type: none"> • RLP Policies ENV13-15, ENV18-21, ENV22, ENV24; • ASP Policy 3/17; • JSP Policies 2/10, 2/11; • PPG15, PPG16.
13	Public Access to Open Space	/	+ve	?+ve	The Conservation Area Appraisal has identified key areas of public open space within Calverton's historic core:- <ul style="list-style-type: none"> • James Seely Playing Field; • St Wilfrid's Churchyard. 	The appraisal incorporates both a character assessment and possible proposals to enhance these, where appropriate. The public open space identified will be protected through RLP Policies ENV21 and R3.
14	Building Quality	/	+ve	+ve	The Strategy and Vision for Calverton Conservation Areas identifies "managing new development" and "retention of local characteristics" as two key aims. The Appraisal assesses the quality of new buildings and will recommend strategies for ensuring future new development fulfils the Strategy and Vision.	The quality of new/ maintenance of existing buildings will play an important role in the enhancement of Calverton's historic core. Particularly relevant supporting policies include ASP/ JSP Policies 1/1 and 1/1 and RLP Policies ENV1, ENV2 and ENV15 , all promoting sustainability and enhanced design.
	Population and Health					
15	Urban Environment 'Liveability'	/	+ve	+ve	As (14) above.	As (14) above.
16	Health	/	/	/	N/a – neutral impact only	N/a
17	Community	/	+ve	+ve	Appropriate public engagement/ participation mechanisms will be set	The Conservation Area Appraisal, Community Strategy and SDG all

					up through Gedling's Statement of Community Involvement (to be adopted during 2006).	identify community engagement and civic pride to be key sustainability topics.
18	Housing	/	/	/	N/a – neutral impact only	N/a
19	Employment and Economy	/	/	/	N/a – neutral impact only	N/a