

**URBAN  
VISION**

Enterprise CIC

**Linby Neighbourhood Plan  
Heritage and Character Assessment  
November 2016**





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## Introduction

This is an assessment of the character and history of Linby in Gedling Borough, East Midlands. Urban Vision Enterprise CIC has prepared this report on behalf of Locality, working closely with Linby Neighbourhood Plan Steering Group.

This report aims to provide a platform to inform the Linby Neighbourhood Development Plan, helping to define the policies of the plan, to shape future development.

This report is based on field study work and a desktop study, using evidence from a variety of sources. This assessment forms part of the evidence base for the neighbourhood plan. The Neighbourhood Plan Steering Group intends to use this document to facilitate a dialogue with stakeholders and the community.

This assessment highlights what is distinctive about the character of this rural parish including the buildings, townscape, boundary treatments, landscape, and development patterns within the designated neighbourhood area.

This report has been produced to inform the neighbourhood plan and aims to deliver the following:

- improved understanding and appreciation of the Linby Parish historic landscape.
- a character analysis of the built and natural environment as a basis for the policies of the neighbourhood plan.
- a body of information, including statutory allocations and designations within the parish.

## Methodology and Approach

This report has been prepared using established methods and approaches to assessing and understanding the built and natural heritage and character of place.

The Heritage and Character Assessment forms part of the evidence base to the Linby Neighbourhood Development Plan and will be used to inform the policies of the plan. In the preparation of this report the following strategic documents and guides have been used:

- Greater Nottingham, Broxtowe Borough, Gedling Borough, Nottingham City, Aligned Core Strategies Part 1 Local Plan, Adopted September 2014
- The emerging Gedling Borough Council Local Plan Document, Part 2 Local Plan, consultation draft May 2016
- Linby Conservation Area Character Appraisal, Gedling Borough Council, Adopted August 2011

This report allows the Neighbourhood Plan Steering Group to take into account the historic character of the parish. This report explores the patterns, connections and relationships between buildings and streets, identifying key character features and making recommendations to support the formulation of planning policies.

This report uses information from a variety of sources, in addition to those listed above. The complete list of these sources can be found at the end of this report (List of Evidence and Sources).

## What is Heritage Characterisation?

*“Historic characterisation is the term given to area-based ways of identifying and interpreting the historic dimension of present day townscape and landscape. It looks beyond individual heritage assets to the understanding of the overall character of a whole neighbourhood or area that is central to securing good quality, well designed and sustainable places.”*

*“Characterisation does not provide a single solution, but an opportunity for planners, developers and communities to work together and plan using a single shared evidence base. Selection of an appropriate method and scale of historic characterisation is necessary to deliver desired outcomes, and its products and reports need to be used thoughtfully through an iterative process of interrogation and interpretation.”*

*(Understanding Place: Character and Context in Local Planning, English Heritage, 2011, Revised June 2012)*



# Local Context



## Location

The Parish of Linby is located in Gedling Borough. This small rural parish is situated in the Leen Valley, approximately nine miles north-west of Nottingham and is located north-east of Hucknall, which is the closest town.

The parish consists of the main settlement of Linby village and some individual dwellings and agricultural sites within the countryside.

Linby village is of linear development situated along Main Street and includes many listed buildings and special features such as Linby Docks and two stone crosses. Predominantly the village lies within the Linby Conservation Area.

## Map of Linby Parish:



(Linby Parish Council,  
<http://www.linby.org.uk/perch/resources/linby-parish-boundary-map.pdf>)

## Planning Context

This section of the report sets the national and local planning context.

## National Planning Policy Framework

The National Planning Policy Framework (NPPF) 2012 identifies the importance of Neighbourhood Plans and their role in developing policies to inform future development. These must be informed by evidence that defines the characteristics of place. The following paragraphs illustrate this further:

*“Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments: (including) • establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; • respond to local character and history, and reflect the identity of local surroundings and materials...”* (NPPF para 58)

*“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain*

*development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.”* (NPPF para 60)

*“Permission should be refused for development of poor design that fails to take the opportunities available for improving that character and quality of an area and the way it functions.”* (NPPF para 64)

*“Where appropriate, landscape character assessments should also be prepared, integrated with assessment of historic landscape character, and for areas where there are major expansion options assessments of landscape sensitivity.”* (NPPF para 170)

*(National Planning Policy Framework, Department for Communities and Local Government, March 2012)*

## Local Planning Policy

The Greater Nottingham Aligned Core Strategy Part 1 Local Plan, was adopted in September 2014 and includes the saved policies from the Gedling Borough Local Plan Adopted 2005.

The emerging Gedling Borough Council Local Plan Document, Part 2 Local Plan, consultation draft May 2016, is likely to be adopted in July 2017.



The Greater Nottingham Aligned Core Strategy Part 1 Local Plan includes the Gedling Spatial Portrait that includes a range of diverse

*“natural habitats, which includes a number of valuable sites for nature conservation and biodiversity.”*

*(para 3.2.20, Aligned Core Strategies Part 1 Local Plan, Greater Nottingham, Adopted September 2014 )*

The core strategy goes on to highlight that there is only one Site of Special Scientific Interest (SSSI) in the borough and that is located in Linby. The core strategy also acknowledges that Linby is one of six rural villages with a strong sense of heritage, and is designated as a conservation area.

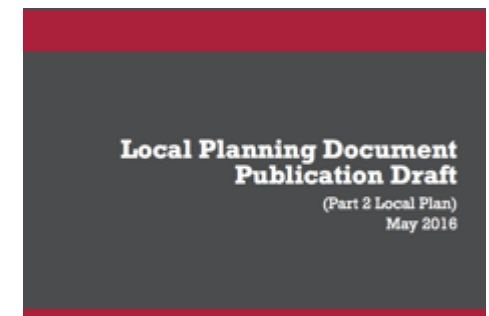
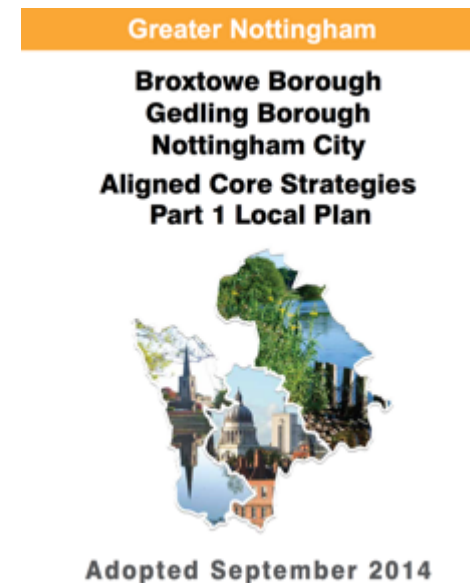
In respect of future development the core strategy clearly states that settlements including Linby have only been allocated small scale development to meet local needs. This is an important factor to this report as it goes on to state that

*“Local need will be defined in the part 2 Local Plan, and may include exception sites, small scale infill, and rounding off of settlement boundaries.”*

*(para 3.2.20, Aligned Core Strategies Part 1 Local Plan, Greater Nottingham, Adopted September 2014 )*

This is important when considering the future development of the rural parish and the settlement growth within the village of Linby.

The emerging Local Plan Part 2 indicates that the projected growth for Linby Parish includes a mixture of strategic sites (Top Wighay and Land North of Papplewick Lane) and infill development. The emerging local plan identifies 2 key target figures relating to density at 30 and 20 units per hectare for some rural villages. However, It does make clear that in Linby, the future density of sites could be less than 20 units per hectare with evidence to reflect the rural character.



[www.gedling.gov.uk](http://www.gedling.gov.uk)



## Linby Conservation Area Character Appraisal

The Linby Conservation Area Character Appraisal, produced by Gedling Borough Council and adopted August 2011, states that Linby has many key features that contribute to its rural character particularly Linby Docks (the name given to the area where the stream is visible on either side of Main Street before going into a culvert). Other distinct features are the two-village crosses known as Top Cross and Bottom Cross, which are located at opposite ends of Main Street. Collectively these features and others contribute to:

*“its ‘sense of place’. Other contributory factors include the generally high level of maintenance of the public realm and the relative lack of street clutter (particularly overhead wires), the grassed areas around Main Street, surface treatments of paths and parking areas (such as the York stone paving slabs) and the use of small blocks of local stone to manage verge parking.”*

*(Linby Conservation Area Character Appraisal, Gedling Borough Council, August 2011)*

Other significant elements of this document are:

### **Transition of Public and Private Space:**

“Spaces within the Conservation Area, the way that they are enclosed (for example by buildings, or boundary walls) and the way in which public and private space interact, are of equal importance. This is particularly apparent along Main

Street, where a number of features combine to create a picturesque space that is a central part of Linby’s distinctive character.”

*(Linby Conservation Area Character Appraisal, Gedling Borough Council, August 2011)*

### **Hedgerows and Trees:**

The appraisal acknowledges the importance of the established hedgerows and mature trees that provide distinctive boundaries in the rural setting. This is a point echoed by community feedback gathered for the neighbourhood plan.

### **Negative Characteristics and Positive Change:**

As the appraisal acknowledges, it is important not just to note the positive characteristics of the area but also potential areas for improvement or change through future development. The appraisal identifies in particular unsympathetic new buildings and extensions

### **Factors Affecting the Character:**

The use of materials appropriate to each site is critical. The appraisal identifies predominantly timber windows throughout the properties in the village. However a number have been replaced with UPVC this has had an incremental and detrimental impact on the character and appearance of the conservation area.

It goes on to highlight the importance of choosing the right building materials to reflect the local character and the design of new developments reflecting either the vernacular or being of a distinct character and architectural merit.

In addition the Neighbourhood Plan Steering Group acknowledge the work of Linby Parish Council in re-instating boundary treatments with the local stone pointed in natural hydraulic lime. This change has had a positive impact on the village.



# Historical Development





## History of Linby

**Domesday Book:** The Domesday Book records the place of Linby with a population of 12 villagers, 2 smallholders and 1 priest. As is today the woodland was recognised as a resource 2 ploughlands and a mill.

(<http://opendomesday.org/place/SK5351/linby/>)

*“It is clear from the entry for Lidebi in the Domesday Book (1086) that the settlement was established before the Norman Conquest (1066). The name is Old Scandinavian (that is, Norse, or Viking) in origin, meaning farmstead or village where lime-trees grow(1). The village name, and the lack of archaeological evidence of earlier occupation, would suggest that the village was not established before the 8th century.”*

*(Pg9, Gedling Borough Council, Linby Conservation Area Appraisal, adopted August 2011)*

**Linby Old Hall Farm:** The farmhouse is recorded as 15<sup>th</sup> Century, refenestrated in the late C17. The farmhouse building forms a wing of an earlier manor house.

*“Externally, the Hall is a three-storeyed, seventeenth-century house of symmetrical elevation, one room deep with matching end turrets, all under a common roof. The south end has thicker walls of four different widths – 3 feet, 4 feet, 4.5 feet, and 5 feet – and, as at Strelley Hall, they indicate*

*the existence of a medieval tower incorporated in a later rebuilding. A thirteenth-century date has been suggested, built by a successor to William St Michael, a London merchant whose family held the manor of Linby between 1198 and 1286.”*

(<http://www.gatehouse-gazetteer.info>)

By the end of the 17<sup>th</sup> century the village had the form that we recognise today with the two crosses either end of Main Street.



(1692 map is from Nottinghamshire Archives L1/1S 'A plott of the Lordship of Lynby' drawn by Tobias Wildbore)

In the 18<sup>th</sup> century framework-knitting was an important industry. Elsewhere in the parish, cotton spinning was introduced in 1778 by George Robinson and Sons. Although three of the six mills were in Linby parish, the workers' housing was all in Papplewick. The closure of the mills in 1828 led to emigration of the workers. One mill survives - Castle Mill on the river Leen, was converted to grind corn. By 1847, most of the framework knitters cottages in the village had been pulled down, and replaced with homes for farm-workers.



(1847 map of the Montagu Estate)

In the nineteenth century, farming became the most important occupation in the village. The farms used water-power to drive machinery. Three wheels still survive in the village. Linby Colliery opened on the edge of the parish in 1875, but the mine had little impact on the village. The mine closed in 1988, and modern houses now occupy part of the site.

With the opening of the Midland Railway in 1849, Linby was linked to Nottingham and Mansfield. A station was provided for local traffic. The station was demolished in the 1960's, but the Station House survives at the western end of the village. The Great Northern Railway was constructed in 1882, and closed in the 1930s. The Station Master's house and Weigh Office still stand in the village. The GN route is now the Linby Trail.

In 1870-72, John Marius Wilson's *The Imperial Gazetteer of England and Wales.*, described the village of Linby or Lindeby as

*“ a village and parish in Basford district, Notts. The village stands adjacent to the Nottingham and Mansfield railway, near the river Leen, 9.4 miles north-west of Nottingham; and has likewise two adjacent crosses, which were supposed to mark an entrance-boundary of Sherwood forest. The parish comprises of 1,190 acres.”*

(<http://www.visionofbritain.org.uk/place/7525>)

It goes on to identify that the parish also had quarries and at that time the village of Linby only had 53 houses.

*Between 1921 and 1931 the population of the parish doubled, increasing from 275 people to 557. Although this increase has been attributed to residential development, in particular along Papplewick Lane, there was again very little impact on the village core. The north side of Linby Lane began to be developed between 1920 and 1938. By 1955 four large detached houses had been constructed, with a further four to the south side of the lane. The east side of Church Lane was also developed between 1938 and 1956.*

*Development within the village since 1956 has been set well back from Main Street, or has been confined to extensions, alterations and conversions of existing buildings.”*

*(pg 9,10, Gedling Borough Council, Linby Conservation Area Appraisal, adopted August 2011)*

*The ‘History of Linby’ is accredited to Mr Stephen Walker (FRGS, CGeog)*



# Character Assessment

MAIN STREET



## Key Character Features

### High Quality Public Realm



*“The quality of street furniture in Linby is generally high and designed to be in context.”*

*“A variety of ground surfaces have been used to good effect in Linby. Along Main Street, York paving slabs complement the local stone. The setts used for the lane in front of no’s 8 – 11 Main Street also work well. The southern end of Quarry Lane is surfaced with gravel top. Although this is not as effective as the York stone and setts, it is not out-of-keeping with Linby’s rural character.*

*The western end of Main Street...is unmetalled, as is part of the lane for no’s 13 – 19 Main Street. The remainder of this*

*lane is surfaced with York paving slabs and grass reinforcement, which allows the hardstanding to blend visually with the ‘green’. Rustic, low post and rail fencing protects the ‘greens’ and Linby Docks and small stone blocks are also used to manage verge parking and demarcate entrances.”*

*(pg 34, Gedling Borough Council, Linby Conservation Area Appraisal, adopted August 2011)*

The overall appearance of these materials and level of maintenance is a significant element to preserving the appearance of the conservation area.

### Sense of Enclosure



The definition of streets and spaces, public and private realm are very distinct in Linby with a clear sense of enclosure. Private spaces and buildings are enclosed by Linby stone boundary

walls, gates or buildings themselves providing a defined built form to create the sense of enclosure.

Rear courtyards and buildings not accessed directly from the road are accessed through openings in buildings or from gated entrances. There are limited views into private spaces within Linby's built form. This definite sense of enclosure is a key characteristic within the village.

## Features in the Streetscene



There are many features within the streetscene in Linby village that contribute to the character of the area. Some of these include the two stone crosses, flagpole with a horse and groom weathervane, the K6 telephone box, signage, street furniture and variety of architectural details. Some of these key features are illustrated in these images.

## Linby Docks



A distinct local feature, the Linby Docks are located in Main Street, Linby.

*“The streams, known as the Linby Docks, are tributaries of the River Leen and were used to feed the mills around Linby.”*

(Linby Parish Council, <http://www.linby.org.uk/linby-docks-restoration.php>)

The Docks are where the streams are visible at street level before passing underneath Main Street through a culvert. These water features are a focal point in the village and in more recent years have undergone some significant restoration through a Heritage Lottery Funded project to enable the community to learn about the wider heritage of the Linby Docks and to restore the stone sections and re-point with lime mortar.

*The aims of the project are (a) to improve access to the site and a network of footpaths (b) to conserve and improve the habitats for the benefit of wildlife, (c) To explore, record and (if possible) conserve the archaeological remains and (d) to provide information that will allow visitors to interpret the site.”*

[http://www.papplewick.org/documents/acrobat/MPW\\_3fold-leaflet\\_June2014.pdf](http://www.papplewick.org/documents/acrobat/MPW_3fold-leaflet_June2014.pdf)

## Moor Pond Woods

*“In the late 18th century a Scottish entrepreneur called George Robertson built up a system of millponds and channels (called leats) to store water for, and feed water to, his 6 large cotton spinning mills. In the 1780s he installed some of the first Steam Engines to be used in factories. The industrial revolution had come to Papplewick! By the 1820s the mills were no longer profitable, and the system fell into disrepair. Eventually most of the buildings were pulled down and the system of ponds and channels were planted with trees.*

*Today, the Moor Pond Woods Project area is owned by The Cooperative Wholesale Society, and managed by Nottinghamshire County Council. In 1999 Papplewick Parish Council agreed to enter a partnership to develop the project area for the benefit of the community, as it's Millennium project. The Friends of Moor Pond Wood group was inaugurated in 2001 to support the project.*

## St Michael's Church

*“The Parish Church was probably built in the late part of the XII century, possibly on the site of the church hinted at in Domesday, the earlier building most likely of wattle and daub. The present church has traces of Norman work in the north and east walls which are two and a half feet thick. It is built of local limestone, with stones of handy sizes not laid in horizontal courses.”*

<http://www.nottshistory.org.uk/butler1953/linby4.htm>

Internally the plaster was removed approximately 100 years ago revealing the rough work of the waller. This was repointed using a mixture of lime and coal dust mortar to give the appearance of the black mortar mix.

St Michael's Church, which is still used today and has a thriving and active congregation stands at the Western boundary of

Linby Village, located on one of the higher points in the settlement.

*“St Michael’s Church, a key landmark building, can be clearly seen when approaching the Conservation Area from the west. The Linby Colliery Welfare Football Club ground acts as a vital green ‘buffer’ between the church and modern highway developments.”*

*(Pg26, Gedling Borough Council, Linby Conservation Area Appraisal, adopted August 2011)*

## Boundary Marker



This boundary marker, made out of Linby Stone is set into a boundary wall of the Old Rectory, Main Street, Linby. This is

one of many features set within the streetscene in the village and contributes to the overall character of the area. It reads “Boundary of Glebe”.

## Waterwheels

In the village of Linby there were three water wheels these were located on local farms. All three remain in situ and the one at Hall Farm is still operational on occasions.

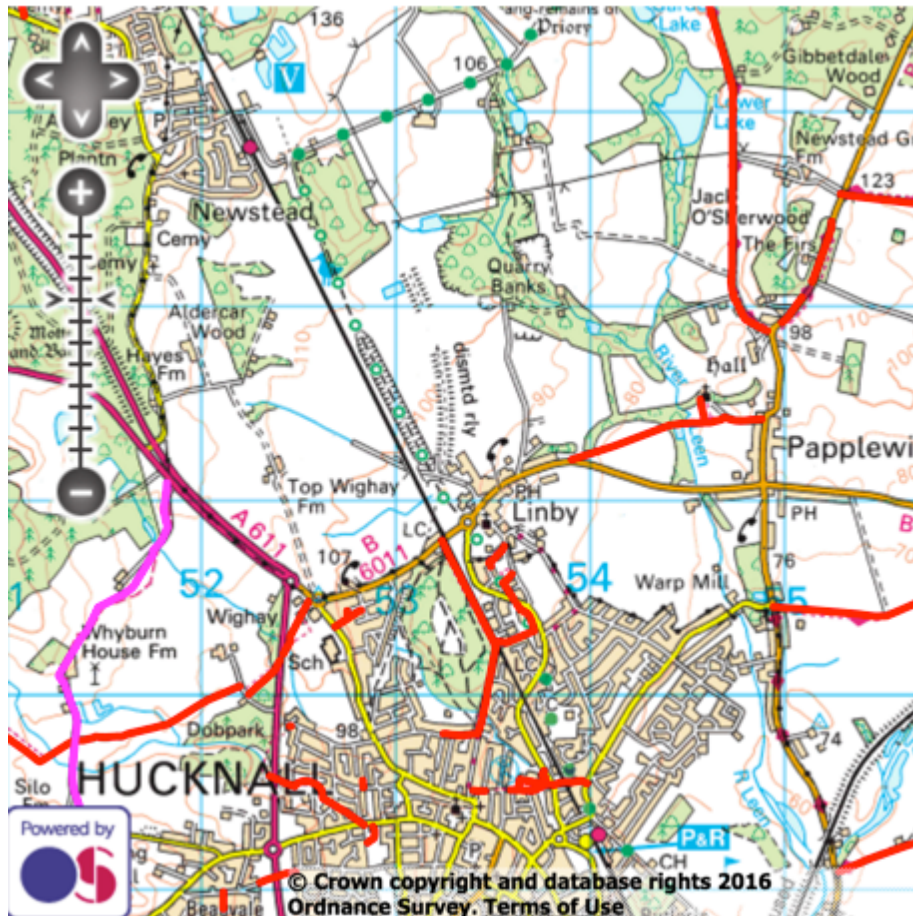
In addition there were two industrial water powered mills in the Parish of Linby known as Castle Mill and Warp Mill.

## Linby Heritage Centre

Located in the old Weighbridge office, at the former Linby Station it forms part of the heritage offer in the area. Restored in 2003 the building is very well used. The former Great Northern Railway Leen Valley Line is now known as the ‘Linby Trail’ shown on the footpaths and connections map in this document.



## Footpaths and Connections



### Key:

- solid red line: footpath;
- solid fuchsia line: bridleway;
- solid green line: restricted byway; (part of the Linby Trail)
- solid blue line: byway open to all traffic.

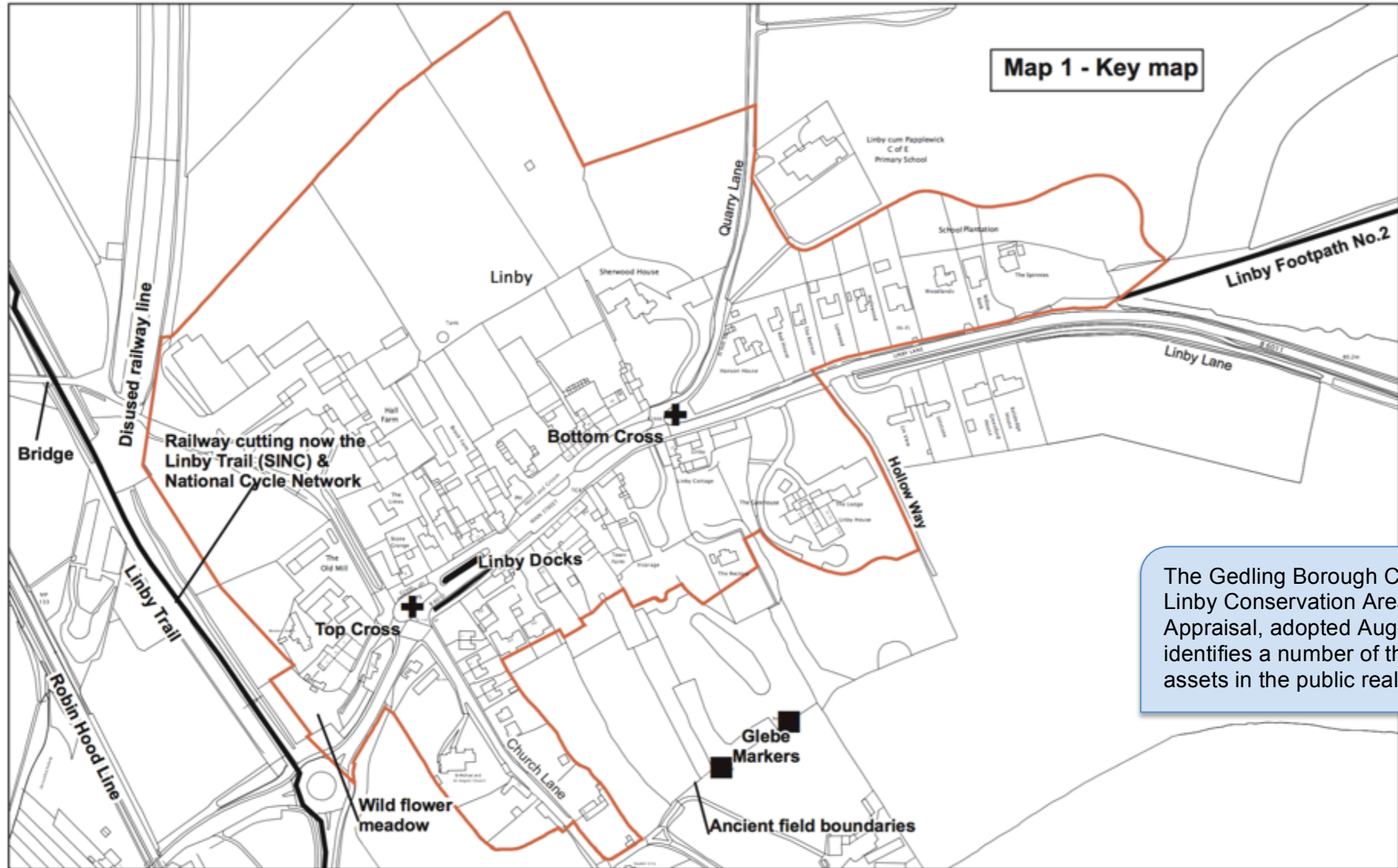
In addition to these marked routes this plan does not show the permissive way within Papplewick Dam Woods.

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# Map of Linby Conservation Area and Key Features:



The Gedling Borough Council, Linby Conservation Area Appraisal, adopted August 2011 identifies a number of the key assets in the public realm.

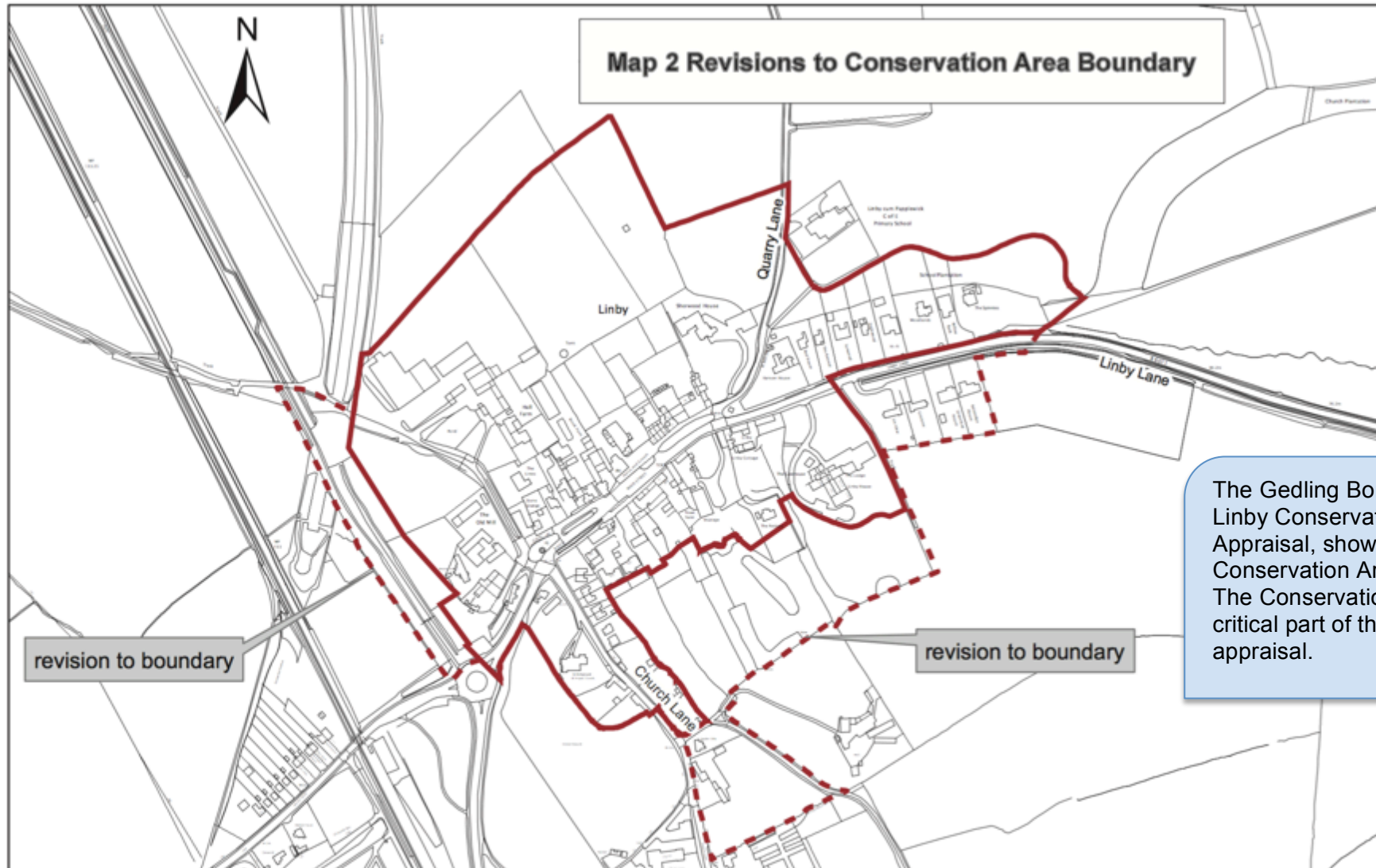
**GEDLING BOROUGH COUNCIL**  
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Conservation Area Boundary

## Linby Conservation Area Appraisal

# Map of Revised Linby Conservation Area Boundary:



The Gedling Borough Council, Linby Conservation Area Appraisal, shows the amended Conservation Area boundary. The Conservation Area forms a critical part of the character appraisal.

**GEDLING** P. Baguley BA(Hons), M.C.D., M.R.T.P.I.  
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- - - Revisions to Linby Conservation Area Boundary  
 Existing Boundary Linby Conservation Area

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Scale 1:5000

**Linby Conservation Area Appraisal**



## Heritage Assets

Linby Parish has a number of heritage assets including 27 listed buildings and items. A comprehensive list of these can be found in appendix A. The following items demonstrate the variety of heritage assets within the parish:

### Bottom Cross, Main Street, Linby Grade II



*“Village cross. C14, altered 1663 and restored c.1869. Dressed stone. Square plinth of 5 steps. Broached square base. Chamfered square tapered shaft with cornice. Cross head c.1869, inscribed '1663'.”*

<http://www.britishlistedbuildings.co.uk/en-425338-bottom-cross-linby-nottinghamshire#.WCsWF6KLTMU>)

### K6 Telephone Kiosk, Main Street, Linby Grade II



*“Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.”*

<http://www.britishlistedbuildings.co.uk/en-428513-k6-telephone-kiosk-linby-nottinghamshire#.WCsVmaKLTMU>)



**Clematis Cottage, 9 Main Street, Linby  
Grade II**



*“Cottage. Early C19. Raised and given lean-to rear addition, mid C19. Coursed and squared rubble and brick with slate roof. 2 gable and single rear wall stacks. 2 storeys, 3 bays. Windows are mainly C20 cross casements with painted stone surrounds. South front has central door flanked by single casements, that to right enclosed by C20 conservatory. Above, 3 casements, the central one smallest. West gable has, to left, a casement on each floor.”*

*(<http://www.britishlistedbuildings.co.uk/en-425335-clematis-cottage-linby-nottinghamshire#.WCyDh6KLTMU>)*

**13-19 Main Street, Linby  
Grade II**



*“Group of 7 cottages. Now 6 cottages. Late C18. Coursed and squared rubble with pantile roofs. Partly weatherboarded at rear. 2 gable and 4 ridge stacks. 2 storeys plus garrets, 7 bays. L-plan. Windows are C20 timber and plastic casements. C20 glazed doors to front elevation.”*

*(<https://www.historicengland.org.uk/listing/the-list/list-entry/1227508>)*

## Building Character

### Typical Housing Styles

There is a variety of housing in the area, including speculative housing from different parts of the 20th century and into the current century.

Older housing within the main village dates from the 17<sup>th</sup> century and consists predominantly of former agricultural buildings with stone-walling with terracotta pantile or slate roofs. They are single and 2 storey buildings, set within defined walls, often with gated entrances. Some of the buildings are grouped around courtyards or grouped to the rear of frontage buildings, reflecting their agricultural originals.

*“Linby’s early development as a farming community served to shape its present form. Generally, small dwellings or agricultural buildings fronted Main Street, serving crofts, or small fields behind (to the north and south). During the 18<sup>th</sup> century, these dwellings were gradually replaced by cottages, farmhouses and associated outbuildings, which largely followed the pattern (if not the form) of the earlier structures, with development concentrated along Main Street. Local stone was used to construct the ‘new’ buildings, which now form the historic core of the village.”*

*(p11, Gedling Borough Council, Linby Conservation Area Appraisal, adopted August 2011)*



From the inter-war period, there are some semi-detached properties of fairly standard brick and tile construction.

Of the post war stock, there are a few houses reflecting the Scandinavian influences of the time (sometimes referred to as the New Humanism). These are characterised by 'cat-slide' roofs, with prominent chimneys and horizontal dormer windows.

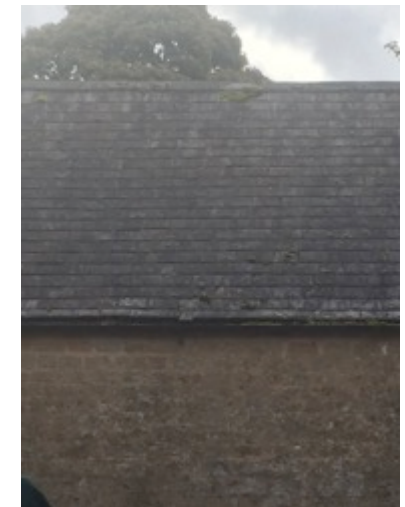
The most recent housing development is on the periphery of Linby village, currently under construction. This includes a mixture of three-storey and two-storey detached properties.



## Distinct Building Materials

**Linby Stone:** Linby's built environment consists of a variety of materials. Some of which are locally distinctive. These include 'Linby Stone' a limestone taken from nearby quarries such as Yellowstone Quarry in Linby. This material is used predominantly for boundary treatments and over recent years Linby Parish Council has been re-instating and repairing these traditional and locally distinctive low wall boundary treatments with the local stone and natural hydraulic lime.

**Terracotta Pan Tiles:** As with other rural settlements in the East Midlands terracotta pan tile roofs are common, providing a distinct character. Linby includes a variety of roofing materials however pan tile roofs pepper the built form.

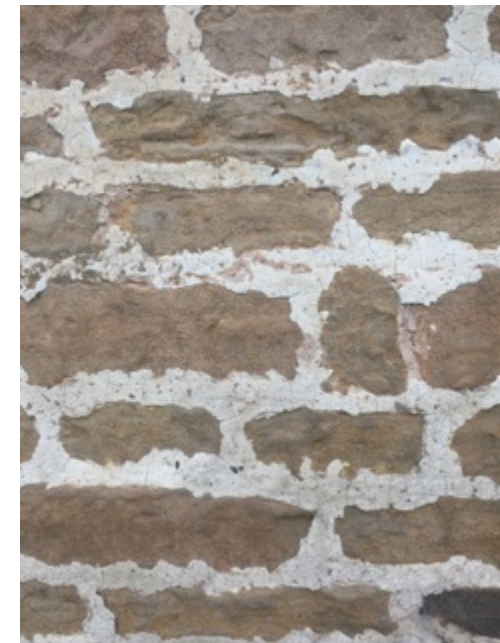




## Building Materials

Here we identify the predominant and common building materials found in Linby. The high quality public realm is enhanced through the use of a materials pallet appropriate to the conservation setting and character of the rural village.

Predominantly the building materials consist of the Linby Yellow Stone and pantile roofs, with wooden window frames. The use of UPVC windows is limited and when used within the conservation area detracts from the character and appearance.





## Typical Boundary Treatments

Here we identify the variety of materials found in boundary treatments throughout the village. Typically they are of a built form consisting of either a boundary wall or gates. The use of natural boundary treatment is found on more recent developments and the use of treatments, such as panel fencing are not found in the area.





## Predominant Public Realm Materials

Here we identify the predominant materials found in the public realm in Linby Village. Whilst other materials are used, with particular reference to the conservation area the following materials are used, these include York Stone, bound gravel surfaces, grassed verges.



## Natural Character

Guidance for Landscape Character Assessment (LCA) was developed by the Countryside Commission and Scottish Natural Heritage and Historic Scotland.

Its aim was to evaluate Landscape areas using a set of criteria to define the special qualities prevalent in local landscape zones. The special qualities of local areas were drawn out using the following criteria listed below:

- Distinctiveness
- Perceptual character
- Landscape and scenic quality
- Natural Character
- Cultural Character
- Function

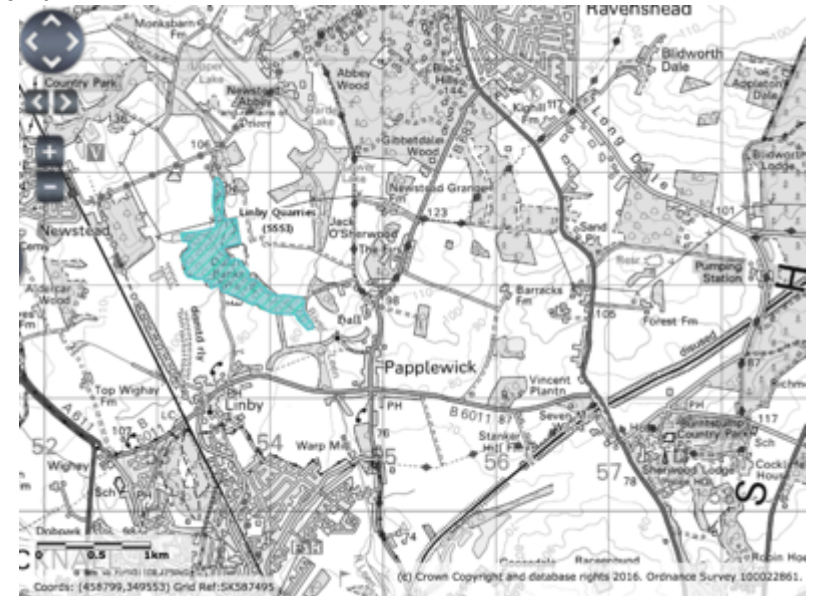
This criteria is used to provide a fairly broad scale landscape designations across the UK and Scotland to assist with planning decisions and policies when dealing with new development within local planning authority areas.

Landscape designations within the Parish of Linby these include:

- Linby Quarries SSSI
- Green Belt
- Local Nature Reserve, Linby Colliery Railways (Linby-Newstead)
- Wild Flower Meadow
- Moor Pond Woods (In Linby and Papplewick Parishes)

- Wighay Road Grassland SINC,
- Top Wighay Farm Drive SINC Ref 2/81
- Papplewick Dam Woods a wet woodland including endanger species such as English White Claw Crayfish and Water Voles.
- Moor Pond Woods (within Linby Parish) has mature woodland along the boundaries planted in approximately 1850 with predominant species of Oak, Sweet Chestnut and Ash.
- Walk Mill Pond, a natural habitat for Water Voles.

### Map of Linby Quarries SSSI Designated Sites View, Natural England

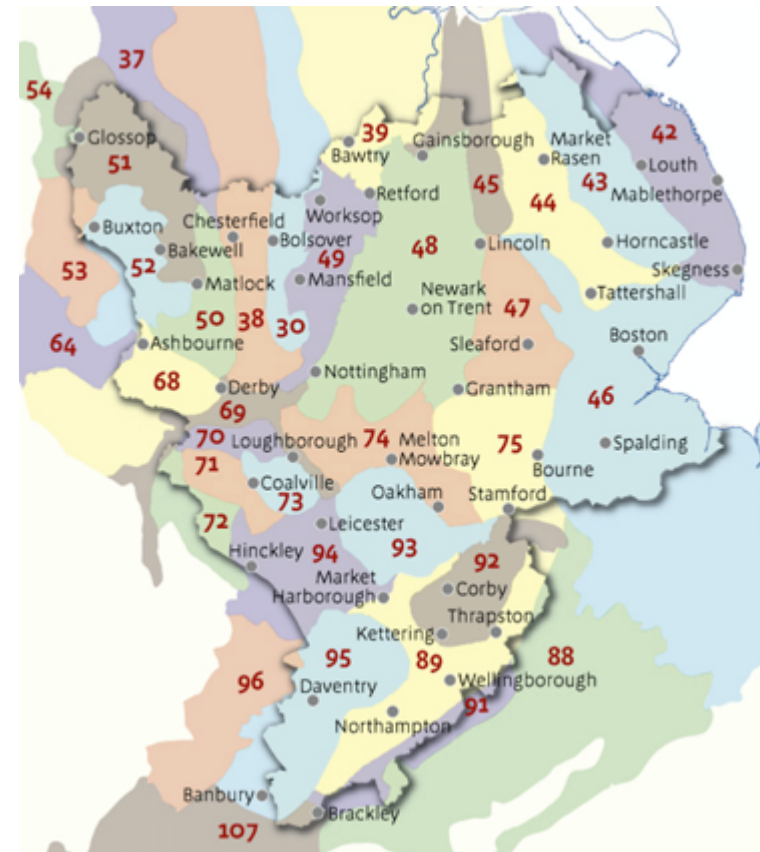


*(Linby Quarries SSSI Designated Sites View, Natural England)*

The East Midlands Landscape Character Assessment (LCA) sets out the character and value of the whole region. It also acts as a basis for assessing the rarity and special typical features of a particular landscape that may require special consideration or protection.

At a regional level the LCA applies 35 character areas. The neighbourhood area is in area 30 - Southern Magnesian Limestone.

**East Midlands Landscape Character Map:**



<https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles#ncas-in-east-midlands>



## Landscape Character Area 30, Southern Magnesian Limestone

Particular features of Area 30, prominent in the parish include:

**Woodlands and Trees:** *“While woodland is relatively evenly distributed throughout, there is some local variance in the levels of tree cover. Significant woodland areas are linked to the historic creation of large country houses and their designed parklands and managed estates with plantations and game coverts....,Some of the largest areas of woodland are in the central part of the NCA, between Micklefield and Bramham, and further south, including Whitwell Wood, Scarcliffe Park near Langwith, and north of Hucknall. The 3,284 ha of ancient woodland, that covers 2 per cent of the land area, often occurs on steeper slopes, or on parish boundaries, but are often isolated and fragmented.”*

*(Pg 21 National Character Area Profile: 30. Southern Magnesian Limestone, Natural England, 2013)*

**Water Availability and The River Leen:** *“The entire NCA overlays the major Magnesian Limestone aquifer. There is generally ‘no water available’ for additional abstraction from this groundwater resource. In addition, there is a small area along the River Went where water resources are ‘over licensed’, and in the south of the NCA, to the north of Nottingham, groundwater resources are over abstracted and currently designated as ‘water not available for licensing’.*

*Surface water resources around Maltby and Dinnington are generally ‘over licensed’ or have ‘no water available’. The River Meden, running north of Mansfield, has ‘water available’ but the River Leen, running south through Nottingham, has ‘no water available’.”*

*(Pg 44,45 National Character Area Profile: 30. Southern Magnesian Limestone, Natural England, 2013)*

**Hedgerows:** *“Hedgerow boundaries are a strong character feature in this NCA and in 2011 13,075km of hedgerows were being managed through environmental stewardship agreements.”*

*(Pg 31, National Character Area Profile: 30. Southern Magnesian Limestone, Natural England, 2013)*

Community engagement on the neighbourhood plan has highlighted the significance of the hedgerows and their contribution to the character of Linby.

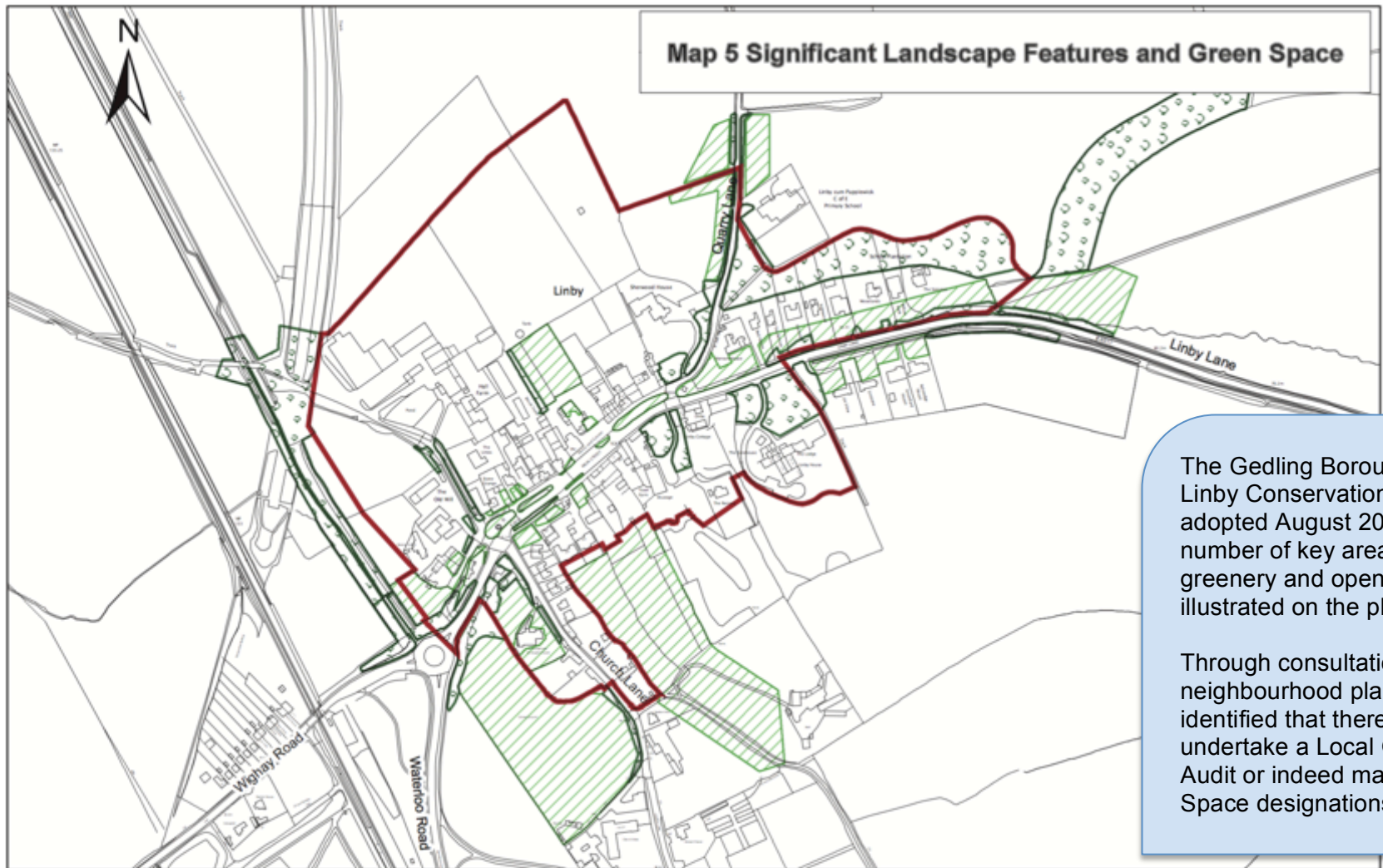
## Landscape Change

The Countryside Quality Counts data for the period 1999-2003 identified a number of changes in the landscape in the neighbourhood area. These include:

- *“In some settlements new housing respects local vernacular styles, using limestone as a building material ... residential areas on the edge of settlements are often in ubiquitous modern housing styles.*
- *CQC data shows that the most significant change in non-residential property units has occurred in southern and central parts of the area, around Hucknall and Ashfield.*
- *The upgrading of the A1 has impacted on local character in the north, and in places large scale developments, notably warehousing, are locally significant. Warehousing is also evident on the edge of settlements such as Wetherby, Castleford, South Elmsall, Doncaster, in the Dearne valley, around Annesley Woodhouse and Hucknall, and following the A38”.*

*(Pg 31, National Character Area Profile: 30. Southern Magnesian Limestone, Natural England, 2013)*




# Map of Cultural Landscape Features and Green Space:



The Gedling Borough Council, Linby Conservation Area Appraisal, adopted August 2011 identified a number of key areas of significant greenery and open space as illustrated on the plan.

Through consultation on the neighbourhood plan it was identified that there is potential to undertake a Local Green Space Audit or indeed make Local Green Space designations.

**GEDLING** P. Baguley BA(Hons), M.C.D., M.R.T.P.I.  
 BOROUGH COUNCIL Head of Planning and Environment  
 Civic Centre, Arnot Hill Park, Arnold  
 Nottingham NG5 8LU.

-  Linby Conservation Area Boundary
-  Significant greenery
-  Significant green space

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Scale 1:3500

**Linby Conservation Area Appraisal**



## Cultural and Social Factors

**Linby Stone:** Linby's built environment consists of a variety of materials. Some of which are locally distinctive. These include 'Linby Stone' a limestone taken from nearby quarries such as Yellowstone Quarry in Linby. This material is used predominantly for boundary treatments and over recent years Linby Parish Council has been re-instating and repairing these traditional and locally distinctive low wall boundary treatments with the local stone.

**Terracotta Pan Tiles:** As with other rural settlements in the East Midlands terracotta pan tile roofs are common, providing a distinct character. Linby includes a variety of roofing materials however pan tile roofs pepper the built form.

*Linby Local legend claims that the pancake was invented by the women of this Saxon village, to celebrate the defeat of Danish invaders who had enslaved them. Whether true or not, the village has indeed existed for a thousand years and was described by Pevsner as "one of the prettiest village on the north side of Nottingham", attaining conservation status in 1974. It is unique in the county for having not one but two crosses. Although restored in 1869, the Top Cross is medieval in origin and is unusual for having seven six-sided stone steps. The Bottom Cross is thought to mark the boundary of Sherwood Forest, and is a mixture of medieval and 17th century masonry.*

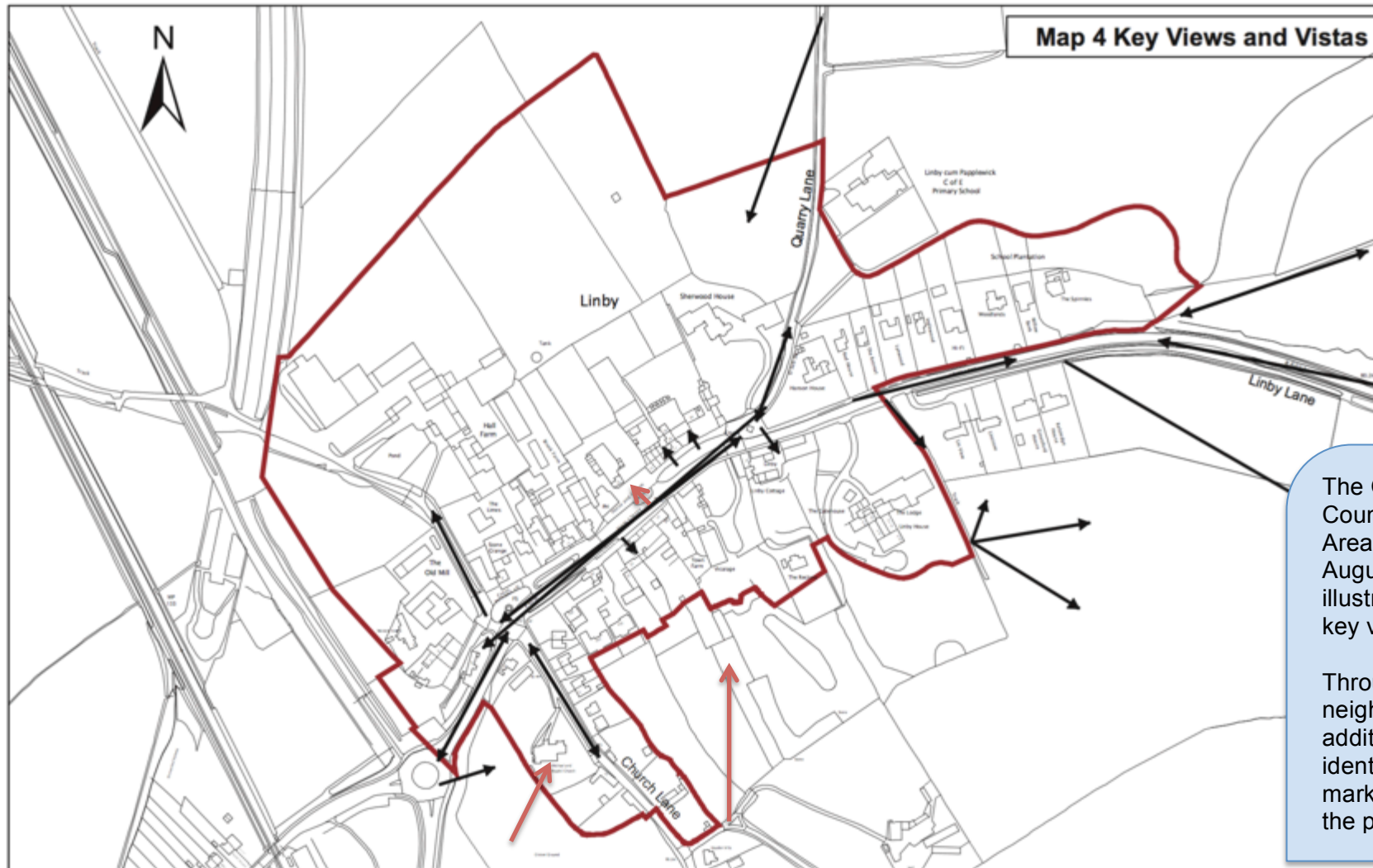
*A stream emerges from its base which symbolises the "living water through the cross of Christ". Either side of Main Street*

*are the parallel streams known as Linby Docks, tributaries of the River Leen which are thought to have been used for powering mill wheels. St Michael's Church is mainly a mixture of 12th and 14th century architecture, with periods of restoration in the late 19th and early 20th century. In it's churchyard are buried some of the 'London children' who worked at the nearby Robinson cotton mill and whose graves are unmarked. On the outskirts of the village on Waterloo Road is the memorial to Linby Colliery, a half-buried winding wheel celebrating the presence of the mine from 1873 to 1988.*

*The Robinson Mill Standing on the outskirts of the parish on Linby Lane, the Robinson cotton mill was one of several along the River Leen developed by the Robinson family using water and then steam power. Powered by the Leen, the mill was erected in c1783 but was only active in the production of cotton for some forty years. The family came to blows with the 5th Lord Byron, who threatened to dam the Leen upstream to deny power to the Robinson mills in lieu of royalties he believed he was owed. After a series of protracted legal cases over several years in London courts, judgement was found in favour of the Robinsons, yet Byron pleaded poverty and they never received a penny in compensation. Also known as Top Mill, the building is more familiarly known as Castle Mill due to the mock fortified towers on the building frontage, which were added when Frederick Montague of Papplewick Hall took ownership in the 1820s. It is now a private residence.*

*(P12, Gedling Heritage Guide, Gedling Borough Council)*

## Map of Key Views and Vistas:



The Gedling Borough Council, Linby Conservation Area Appraisal, adopted August 2011 identifies on the illustrated map a number of key views and vistas.

Through consultation on the neighbourhood plan three additional key views were identified and have been marked with red arrows on the plan.



Next Steps





## Next Steps

### Issues to be addressed

The report makes recommendations in response to the following issues identified. These issues highlighted by Linby Neighbourhood Plan Steering Group reflect the issues raised through community engagement. Predominantly they are categorised in to key themes:

#### **Safeguarding natural habitats and green spaces:**

- Preservation of Hedgerows and Mature Trees,
- Concerns about the removal of Hedgerows and Mature Trees,
- Importance of open green space,
- Key views and vistas
- Local Green Spaces and possible new sites for designation
- Moor Pond Woods, acknowledge its value as natural habitat and green space.

#### **Types and design of residential dwellings:**

- Unsympathetic New Build and Extensions,
- Appropriate use of building materials and mortar mixes,
- Sense of enclosure,
- Significant boundary walls in Linby village to be reinstated in local stone,

- Use of UPVC windows and conservatories in the conservation area, an inappropriate insertion.

#### **Preserving and enhancing the rural character:**

- Sense of enclosure,
- Importance of open green space,
- Key views and vistas,
- Preserve the character of Linby Lane, larger properties set in large established gardens,
- Local Green Spaces and possible new sites for designation,
- Maintain the buffer of green space between the Vaughan Estate and Papplewick Lane in Hucknall to ensure Linby retains its village settlement and does not become a suburb,
- Maintain the buffer of green space between Papplewick to preserve the rural character,
- Moor Pond Woods, acknowledge its value as natural habitat and green space,
- Acknowledge the importance of separation between the strategic housing sites and Linby Village currently protected by Green Belt.

## Recommendations for Policy

Detailed design policies are required to promote good quality design for new developments. This should include:

- Develop design policies to ensure new development preserves or enhances the character or appearance of the area, by complementing the urban design and townscape characteristics of the area. For example, this includes providing enclosure and definition of streets and spaces, complementing existing townscape character.
- To promote good quality building design, comprising site-specific, bespoke design. Policy may make clear that this is about complementing townscape characteristics, but not about imitation, which would undermine the authenticity of the area. Indeed, the policy should encourage creative design solutions, reflecting that the character is based on changes over time.
- To ensure that any boundary treatments to new development reflect those within the parish, as identified. Care will be required to avoid being over-prescriptive.
- To develop policies to protect the open countryside setting of the village.
- Protecting the character and appearance of the village by ensuring infill development is proportionate to the size and character of the plot.
- To ensure that any new development on the edge of the Linby village settlement includes a sensitive transition between the built environment and the open countryside to avoid the appearance of overdevelopment and maintain the rural character and aspect of the village.
- Design policies could use the Design Council's *Building for Life 12* as a basis for their content. It is not good practice to state in policy that development should comply with external standards or guidance (such standards are prone to change and will not have gone through independent examination or referendum). But external standards may be used to influence policies of the neighbourhood plan. *Building for Life 12* may be downloaded from the Design Council's web site.
- The neighbourhood plan may make Local Green Space designations, based on the criteria contained in the National Planning Policy Framework. A Policy may then protect Local Green Spaces and ensure that their community value is maintained.
- A policy may be included to enable new community facilities and/or to protect existing community facilities, including registered community assets, such as the Horse and Groom pub on Main Street.
- Long views identified by the Neighbourhood Plan Steering Group-established views and vistas identified by LPA may be identified and be required to be taken into account by a policy.

## List of Evidence and Sources

- Historic England List Entries, Linby, Nottinghamshire
- Gedling Borough Replacement Local Plan, Adopted July 2005
- Greater Nottingham, Broxtowe Borough, Gedling Borough, Nottingham City, Aligned Core Strategies Part 1 Local Plan, Adopted September 2014
- Linby Conservation Area Character Appraisal, Gedling Borough Council, Adopted August 2011
- Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council, Tony Player, October 2015
- Understanding Place: Character and Context in Local Planning, English Heritage, 2011, Revised June 2012
- The Imperial Gazetteer of England and Wales, John Marius Wilson's, 1870-72
- Ordnance Survey of England and Wales, Revised New Series, Sheet 11, 1903, Scale 1:253440
- National Character Area Profile: 30. Southern Magnesian Limestone, Natural England, 2013
- Linby Quarries SSSI Designated Sites View, Natural England
- Map of Rights of Way <http://www.rowmaps.com/>
- Gedling Heritage Guide, Gedling Borough Council
- <http://opendomesday.org/place/SK5351/linby/>
- <http://www.gatehouse-gazetteer.info>
- [http://www.papplewick.org/documents/acrobat/MPW\\_3fold-leaflet\\_June2014.pdf](http://www.papplewick.org/documents/acrobat/MPW_3fold-leaflet_June2014.pdf)
- <http://www.linby.org.uk/linby-docks-restoration.php>
- <http://www.linby.org.uk/perch/resources/linby-parish-boundary-map.pdf>
- <http://www.nottshistory.org.uk/articles/tts/tts1916/summer/leen2.htm>
- 1692 map is from Nottinghamshire Archives L1/1S 'A plott of the Lordship of Lynby' drawn by Tobias Wildbore
- 1847 map is the Montagu Estate map
- National Planning Policy Framework, Department for Communities and Local Government, March 2012



## Appendix A: Schedule of Listed Heritage Assets

### THE LIMES

Heritage Category: Listing

Grade: II

Location:

- THE LIMES, HALL LANE, LINBY, Linby, Gedling, Nottinghamshire

### PIGEONCOTE AND BOUNDARY WALLS 30 METRES SOUTH WEST OF HALL FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- PIGEONCOTE AND BOUNDARY WALLS 30 METRES SOUTH WEST OF HALL FARMHOUSE, HALL LANE, LINBY, Linby, Gedling, Nottinghamshire

### THRESHING BARN NORTH OF CREWYARD AT HALL FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- THRESHING BARN NORTH OF CREWYARD AT HALL

FARMHOUSE, HALL LANE, LINBY, Linby, Gedling, Nottinghamshire

### WESTERN HOUSE

Heritage Category: Listing

Grade: II

Location:

- WESTERN HOUSE, MAIN STREET, LINBY, Linby, Gedling, Nottinghamshire

### THE OLD MILL

Heritage Category: Listing

Grade: II

Location:

- THE OLD MILL, MAIN STREET, LINBY, Linby, Gedling, Nottinghamshire

### TOP CROSS

Heritage Category: Listing

Grade: II

Location:

- TOP CROSS, MAIN STREET, LINBY, Linby, Gedling, Nottinghamshire

### 12, MAIN STREET, LINBY

Heritage Category: Listing

Grade: II

Location:

- 12, MAIN STREET, LINBY, Linby, Gedling, Nottinghamshire

### 13,14,15,16,17,18,19, MAIN STREET, LINBY

Heritage Category: Listing

Grade: II

Location:

- 13,14,15,16,17,18,19, MAIN STREET, LINBY, Linby, Gedling, Nottinghamshire

### NUMBER 21 AND ADJOINING OUTBUILDING

Heritage Category: Listing

Grade: II

Location:

- NUMBER 21 AND ADJOINING OUTBUILDING, MAIN STREET, LINBY, Linby, Gedling, Nottinghamshire

### GLEBE BOUNDARY MARKER 150 METRES SOUTH EAST OF THE OLD RECTORY

Heritage Category: Listing

Grade: II

Location:

- GLEBE BOUNDARY MARKER 150 METRES SOUTH EAST OF THE OLD RECTORY, MAIN STREET, LINBY, Linby, Gedling, Notts

### WATERMILL BARN

Heritage Category: Listing

Grade: II

Location:

- WATERMILL BARN, 23, MAIN STREET, LINBY, Linby, Gedling, Nottinghamshire

### WEIR MILL HOUSE AND ADJOINING WEIR MILL COTTAGE

Heritage Category: Listing

Grade: II

Location:

- WEIR MILL HOUSE AND ADJOINING WEIR MILL COTTAGE, QUARRY LANE, LINBY, Linby, Gedling, Nottinghamshire

### HEADSTONE 8 METRES SOUTH OF CHANCEL AT CHURCH OF ST MICHAEL

Heritage Category: Listing

Grade: II

Location:

- HEADSTONE 8 METRES SOUTH OF CHANCEL AT CHURCH OF ST MICHAEL, CHURCH LANE, LINBY, Linby, Gedling, Nottinghamshire

### NUMBERS 5, 6, 7 AND BOUNDARY WALL

Heritage Category: Listing

Grade: II

Location:

- NUMBERS 5, 6, 7 AND BOUNDARY WALL, 5, 6 AND 7, MAIN STREET, LINBY, Linby, Gedling, Nottinghamshire

### WATER MILL AND ADJOINING STABLES AT COLLIERY FARM

Heritage Category: Listing

Grade: II

Location:

- WATER MILL AND ADJOINING STABLES AT COLLIERY FARM, MAIN STREET, LINBY, Linby, Gedling, Nottinghamshire

### THE OLD RECTORY

Heritage Category: Listing

Grade: II

Location:

- THE OLD RECTORY, MAIN STREET, LINBY, Linby, Gedling, Nottinghamshire

### TOWN FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- TOWN FARMHOUSE, 24, MAIN STREET, LINBY, Linby, Gedling, Nottinghamshire

### BARN, STABLE AND CART SHEDS 100 METRES NORTH OF WEIR MILL FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- BARN, STABLE AND CART SHEDS 100 METRES NORTH OF WEIR MILL FARMHOUSE, QUARRY LANE, LINBY, Linby, Gedling, Nottinghamshire



### **K6 TELEPHONE KIOSK**

Heritage Category: Listing

Grade: II

Location:

- K6 TELEPHONE KIOSK, MAIN STREET, LINBY, Linby, Gedling, Nottinghamshire

### **THE OLD POST OFFICE**

Heritage Category: Listing

Grade: II

Location:

- THE OLD POST OFFICE, 22, MAIN STREET, LINBY, Linby, Gedling, Nottinghamshire

### **BOTTOM CROSS**

Heritage Category: Listing

Grade: II

Location:

- BOTTOM CROSS, MAIN STREET, LINBY, Linby, Gedling, Nottinghamshire

### **CLEMATIS COTTAGE**

Heritage Category: Listing

Grade: II

Location:

- CLEMATIS COTTAGE, 9, MAIN STREET, LINBY, Linby, Gedling, Nottinghamshire

### **CASTLE MILL**

Heritage Category: Listing

Grade: II

Location:

- CASTLE MILL, LINBY LANE, LINBY, Linby, Gedling, Nottinghamshire

### **HALL FARMHOUSE AND ADJOINING HALL FARM COTTAGE AND BOUNDARY WALL**

Heritage Category: Listing

Grade: II

Location:

- HALL FARMHOUSE AND ADJOINING HALL FARM COTTAGE AND BOUNDARY WALL, HALL LANE, LINBY, Linby, Gedling, Nottinghamshire

### BREWHOUSE, CREWYARD AND MILL BARN AT HALL FARMHOUSE

Heritage Category: Listing

Grade: II\*

Location:

- BREWHOUSE, CREWYARD AND MILL BARN AT HALL FARMHOUSE, HALL LANE, LINBY, Linby, Gedling, Nottinghamshire

### GLEBE BOUNDARY MARKER 110 METRES SOUTH OF THE OLD RECTORY

Heritage Category: Listing

Grade: II

### CHURCH OF ST MICHAEL

Heritage Category: Listing

Grade: II\*

Location:

CHURCH OF ST MICHAEL, CHURCH LANE, LINBY, Linby, Gedling, Nottinghamshire

*(Source: Historic England List Entries, Linby, Nottinghamshire)*

## Appendix B: Historical Maps

1806



Section of C. Smith, *New Map of Great Britain and Ireland*, Central England, 1806, Scale 1:633660

1836



Section of First Series, Sheet 71, 1836, Scale 1:63360



1903



Section of Ordnance Survey of England and Wales, Revised New Series, Sheet 11, 1903, Scale 1:253440

1940



Section of British War Office, GSGS 4369, 5<sup>th</sup> Edition, Sheet 5- Midland and Wales, 1940, Scale 1:50000

1945



*Section of Ordnance Survey of Great Britain, New Popular Edition, Provisional, Sheet 112-Nottingham, 1945, Scale 1:63360*

This report has been prepared by Urban Vision Enterprise CIC with support from Linby Neighbourhood Plan Steering Group. Special thanks is also given to Mr Stephen Walker (FRGS, CGeog) who prepared and produced the 'History of Linby'.



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