

# Submission

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## Bottesford Parish Neighbourhood Plan 2020-2036

# Appendices

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*Produced by Bottesford Neighbourhood Plan Steering Group on behalf of Bottesford  
Parish Council and residents*

28/11/2020

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## **Appendix A List of Community Projects**

The following are projects supported by the community and the Parish Council which in combination with the Neighbourhood Plan policies will contribute to achieving the vision and objectives of this Neighbourhood Plan.

- i. To work with partners and to seek funding to create new road layouts that emphasise the village centre and strengthens the connections between streets, buildings and activities at Barkestone Lane and the Market Place in accordance with the proposals produced by Hamilton Baillie in 2015.
- ii. A bridge for pedestrians, horses and cyclists across the A52 connecting Easthorpe Lane and Muston Lane to link Muston and the remainder of the Parish. It is expected that this project will be delivered by Sustrans.
- iii. Bottesford's Old School is currently used for a variety of activities including the Community Library and the office of the Parish Council. There is scope to improve its community use.
- iv. There is potential for improving access to the River Devon. Additional landscaping would also provide public amenity areas along the River corridor and 'softening' and greening other areas of the Parish by planting trees, shrubs and flowers.
- v. Provide attractive name signs and roadside 'gates' to clearly indicate entrances to the villages and associated speed restrictions.
- vi. Encourage and support improved facilities for youth, sport and other interest groups within the community.
- vii. Provide additional footpaths and pavements within Bottesford to enable residents to reach the village centre safely without the need to use a car.
- viii. Provide footpath and cycle access to the football pitches on Nottingham Road.
- ix. Provide secure cycle parking at the station and other locations in the Parish
- x. To encourage the availability of high speed internet across the Parish as requested by local businesses, schools and residents
- xi. To increase the number of trees, wooded areas and hedges in the Parish. Working with the community and landowners identify locations across the Parish for new tree planting and to undertake a management plan to protect trees and hedges identified in the vegetation survey.
- xii. To work with developers and MBC to agree financial arrangements to enable the PC to take responsibility for the maintenance of green spaces created as part of new development.
- xiii. The Parish Council will work with developers to ensure that each garden within a new development is supplied with garden top soil that meets the BS 3882:2007 (Specification for Top Soil) with a depth in excess of 20cm (8 inches) this is in accordance with the advice from the Royal Horticultural Society.
- xiv. To work with landowners to ensure the existing public rights of way remain accessible and maintained

## Appendix B Approaches to the villages shown on Map 6

### Approaching Bottesford from the east along Grantham Road (Old A52) from Grantham.

1. Until 1989 this road was the main A52 between Grantham and Nottingham passing through the centre of Bottesford. Since the bypass was built to the south, the road, now branching off the bypass, has carried a much reduced and mainly local traffic. Whilst the carriageway itself still has the appearance of a major road, over its 2 km. length to the village centre, it is bordered by fields and wide grass verges until it eventually enters the village through low density, predominantly, ribbon development.

Photo 1



### Approaching Bottesford from the west along Nottingham Road (Old A52) from Nottingham

2. This road was the main A52 between Nottingham and Grantham until the bypass was built in 1989. Now it is a branch off the bypass - entering the village along a 2.5km. road that has fields and hedges on both sides of its length until it crosses the old railway bridge where there is the distinctive entrance transition in to Bottesford village.

Photo 2





**Approaching Bottesford from the South along Belvoir Road**

3. From the A52 bypass Belvoir Road comes in to the centre of Bottesford from the Vale of Belvoir with Belvoir Castle visible from most of its length. The 1989 bypass had the unfortunate consequence of cutting across this tranquil rural road. However, fortunately it left a sufficient distance to retain a distinctive 1 km. rural entrance to the village.

Photo 3



4. The photo below shows how the road continues in to Bottesford – with wide grass verges on the left and hedging on the right. Behind the hedges are extensive arable fields used to grow grains and rape. These fields are crossed by public footpaths from which can be seen the Grade 1 listed buildings – Belvoir Castle to the south and St Mary’s Church in the centre of the village to the north and the hamlet of Easthorpe to the east.

Photo 4



**Approaching Bottesford from the north**

Photo 5



5. The mile from Normanton to Bottesford is almost exclusively rural in character – with modest-sized field patterns and well-established hedges. On the left is Beacon Hill. After crossing the railway there is the immediate feeling of transition to the village and into the heart of the Village Conservation Area. There is a well screened small industrial estate and County Waste Recycling Site situated on the right-hand side. A new development of up to 97 houses is being built on the left-hand side next to the railway line.

Photo 6

6. Immediately over the railway line is St Marys Church and the Ford. Bede House and other 18C listed buildings are also near the ford.





**Approaching Easthorpe from the south along Castle View Road**

The hamlet of Easthorpe can be approached from three directions - each distinguished by surrounding farmland and quiet, hedged, roads with wide grass borders

Photo 7



7. . One entry is off the A52 bypass, north along Castle View Road. note the hedged roads with wide grass borders.

**Approaching Easthorpe from the south along Muston Lane**

Photo 8



8. The approach from the south that would have been from Muston is now non motorised following the building of the by pass – but it continues to be a delightful country lane loved by walkers and cyclists. (this route will become significant for cyclists and walkers if the Sustrans project putting a bridge over the A52 is realised.)

Photo 9



9. Turning off the old A52 by the side of Jubilee Green onto Easthorpe Road, passing the former Belvoir Estate workers' cottages and the Grade II listed Easthorpe Manor, dating back to the 1300s.



**Approaching Muston from the north along Main Street**

10. From Main Street there is an abundance of hedging, trees and old cottages. There is a sense of openness due to the low density of development.

Photo 10



**Approaching Muston from the south east along Woolsthorpe Lane**

Photo 11



**Approaching Muston from the north along Church Lane**

Photo12



**Approaching Muston from the North West** (this route will become significant for cyclists and walkers if the Sustrans project putting a bridge over the A52 is realised.)

Photo 13





**Approaching Normanton from the South**

Photo 14







**Approaching Normanton from the North**





Photo 15






### Appendix C Photos of Key Views shown on Map 9a/9b

Site	
1) View from Beacon Hill looking south west across Bottesford.	
2 View from Beacon Hill looking south east across Bottesford towards the Belvoir Ridge.	
3) View looking north across Normanton	
4) View from the Sands footpath looking north to the Elms and St Mary's Church.	

Site	
5) View looking south to Belvoir Castle and the Belvoir Ridge.	
6) View from Eastthorpe Lane, Muston towards Bottesford.	
7) View from Woolthorpe Lane Muston towards Belvoir Ridge and Castle.	
8) View from Grantham Canal bridge on Belvoir Road looking towards Bottesford.	

Site	
9) View from Station Road, Bottesford across the paddocks to St Mary's Church.	 A photograph showing a long, straight path or road cutting through a green field. In the distance, a church with a tall, pointed spire is visible against a cloudy sky. The path is bordered by a fence on the left and a grassy area on the right.
10) View from the Bridge on Devon Lane across Robert's Field to St Mary's Church.	 A photograph showing a stone bridge with a metal railing crossing a small stream. The stream is surrounded by lush greenery and trees. In the background, the same church with a tall spire is visible under a clear blue sky.



Site	
11) View across the old orchard looking from Easthorpe in the direction of Bottesford.	
12) View from Belvoir Road across the Area of Separation to Easthorpe.	

1

## Appendix D Businesses in the Parish (November 2019)

### All businesses in Bottesford unless otherwise stated

C&N AERIAL SERVICES		45 Bowbridge Gdns
BOTTESFORD HEATING AND DEA SERVICES		13 Church View
NEIL SMITH AND DAD PLUMBING AND HTG		22 Walnut Rd
		38 Castle View Rd
BELVOIR SECURITY		Easthorpe
The Clay Pigeon Co Ltd		Normanton Lane
Laporte		Normanton Lane
Long Clawson Dairy Ltd		Normanton Lane
Printwise		Normanton Lane
JR Mowers		Normanton Lane
Brightman Ltd		Normanton Lane
Perfectos Mills		Normanton Lane
Household Waste Site		Normanton Lane
Dove Cottage Charity shop		Market St
Oriental Kitchen		11 Market St
Pem Plumbing And Heating		7 Winterbeck Close
Pc Building Services		46 Main St Normanton
Belvoir Turf		Greenacres Farm
Gilchrist Control Systems Ltd	1 Longhedge Lane Ind Est	Longhedge Lane
Adey Electronics	2 Longhedge Lane Ind Est	Longhedge Lane
Ambient Lounge	3 Longhedge Lane Ind Est	Longhedge Lane
Simply Crackers	4 Longhedge Lane Ind Est	Longhedge Lane
? Vacant	5 Longhedge Lane Ind Est	Longhedge Lane
Ackroyds Transport	6 Longhedge Lane Ind Est	Longhedge Lane
Lupsen Electronics	7 Longhedge Lane Ind Est	Longhedge Lane
Celebration China Hire	8 Longhedge Lane Ind Est	Longhedge Lane
Halos	9 Longhedge Lane Ind Est	Longhedge Lane
Vacant	10 Longhedge Lane Ind Est	Longhedge Lane
Ambient Lounge	11 Longhedge Lane Ind Est	Longhedge Lane
Bottesford Motor Engineers	12 Longhedge Lane Ind Est	Longhedge Lane
Order Blinds	13 Longhedge Lane Ind Est	Longhedge Lane
Radium - Laconi	1/2 Winterbeck Ind Est	Orston Lane
Biotek Agriculture	5 Winterbeck Ind Est	Orston Lane
Margo and Plum	6 Winterbeck Ind Est	Orston Lane
Terwin Instruments	Winterbeck Ind Est	Orston Lane
Bottesford Hand Car Wash	8a Winterbeck Ind Est	Orston Lane
Skylock IT	8a Winterbeck Ind Est	Orston Lane
Digital Source Media	8a Winterbeck Ind Est	Orston Lane
Upper Case Media	8a Winterbeck Ind Est	Orston Lane
Little Bird Copy	8a Winterbeck Ind Est	Orston Lane
Contour Specialist Fabrics	9b Winterbeck Ind Est	Orston Lane

Natural Healthy Market	10 Winterbeck Ind Est	Orston Lane
Central Book Services	12 Winterbeck Ind Est	Orston Lane
Pass(UK)	13 Winterbeck Ind Est	Orston Lane
Upper Case Media	13 Winterbeck Ind Est	Orston Lane
Vacant	13a Winterbeck Ind Est	Orston Lane
Barengo	14 Winterbeck Ind Est	Orston Lane
Highway Resource Solutions	15 Winterbeck Ind Est	Orston Lane
Highway Resource Solutions	16 Winterbeck Ind Est	Orston Lane
Little Active Kids	New Industrial Unit	Orston Lane
Complete Warehouse Services	New Industrial Unit	Orston Lane
Ian Smith Electrical Ltd	Devon Park	Normanton Lane
Little Jack's Farm		Orston Lane
Avenue Veterinary surgery		Queen Street
Bottesford Post Office		High Street
Bottesford Village Store		High Street
CO-OP		Queen Street
CO-OP		Grantham Road
Bottesford Fish Bar		Queen Street
Sophie Kitson		Queen Street
Sid's (greengrocer)		Queen Street
Poppy Seed		Queen Street
Poppy Seed -First floor vacant		Queen Street
Mane Line		Queen Street
The Bull		5 Market St
A E Taylor Butcher		Grantham Road
Rutland Arms		High Street
Paul's		1 Market St
The Thatch		High Street
Belvoir Vale Surgery		Walford Close
Welby Surgery		Walford Close
Chemist		Walford Close
Bottesford Dental Practice		Albert Street
Mai Holistic Therapy		Albert Street
Woodhouse and Carmen		High Street
Pizzini		High Street
William Roberts and Sons		Devon Lane
Dog Groomer		Behind the Bull
Ultimutt dog grooming		Walnut Road
Proici Group of companies		Devon Lane
Spice India		High Street.
Belvoir Boarding kennels and cattery		Belvoir Road
Patch Corner Crafts		6 The Square
Electric Media Group		43 High St
Willow Cottage		
Link Up Technology		16 High St
Peter Gribby		1-3 High St



Belvoir Safety Services		41 Walnut Rd
AJM Norris and Sons	Acrelands	Orston Lane
Midland Feeds/Cheap Feeds Ltd	Acrelands	Orston Lane
Midland Skip Hire/Midland Transport Ltd	Acrelands	Orston Lane
Vacant	Acrelands	Orston Lane
J Symonds Tree Surgeon		9 Nottingham Rd
Quantum Intelligent Security		6 Vine Close
Convert my garage		6 Vine Close
Rachel's Designer Silver		6 Vine St
S Williams - uphoisterer		42 Main St Normanton
Vivaldi Conservatories		6 Vine Close
Chic Nails	Mobile service	
Muston Gap		Church Lane Muston
The Old Forge Cafe		1 Main St Muston
Carol Crooks		Rectory, Muston
Bottesford Business and Holiday Cottage		Devon Lane
Joyce's Barn B&B	Little Covert Farm	19 Main St Normanton
ATB Building Contractors		6 Beacon View
		21 Woolsthorpe Lane
Chris Greasley		Muston
Glebe House B&B		Church Lane Muston
Chantry Cottage B&B		Main St Muston
Holiday Let		1 The Green Muston
Fit2Drop		40 Main St Muston
Cadence (Driving Instruction)		Woolsthorpe Lane Muston
Violin/Language Tuition		St Marys Rd
Ann Gibbons Dance		
Broadoak Chimney Sweeps		
Broadoak Tree Surgery		
Claire Walton Chiropody		
Ben Selby		
Chris Greasley		Muston
Executive and classic car hire		
PMC Executive cars		
Terry Box Roofing		
The Vale Beauty Practice		Castle view Farm Easthorpe
W Haynes Property Mtce		19 Cox Drive
FARMS		
Elm Farm, Normanton.		
Hospital Farm, Muston		
The Hollies, Easthorpe		
Peacock Farm, Muston.		
Manor Farm, Muston,		
Castle View Farm		
Vale View Farm		

Devon Farm.  
Rectory Farm  
Belvoir Estate  
Normanton Hall Farm

## Appendix E Sketch Proposals for improvements at Barkestone Lane and the Market Place

### Barkestone Lane - Sketch proposal





## Appendix F Significant Green Gaps Report

These spaces act as green lungs to the settlements and provide health and recreation benefits to people living and working nearby. These spaces are identified for their social or visual amenity, historic or ecological contribution to the rural character of the Parish villages.

### Bottesford

Reference Number	Site	Criteria to support significance to the Parish
1	Wooded area on corner of Station Road and Rectory Lane	<p>Within the Conservation Area a significant group of mature trees that softens the corner near the industrial estate.</p> <p>It is one of the few wooded areas in the Parish and is within Bottesford Village Envelope. It is within the area identified as an ecological corridor by MBC (see Map 10 and interactive policies map.)</p> <p>A significant group of mature trees on private land complementing the setting of the church. Creates an important link for wildlife with No 13.</p>
2	The wide green space either side of the footpath between Albert Street and Riverside Walk including the green area on the corner of Church View and Riverside Walk.	An attractive, green verged, footpath that provides an important pedestrian route linking the west end of the village to the village centre. Its character is unique in the Parish.
3	Area of green between Church View and Pinfold Lane including private driveway.	Although small, this represents an open green area that reflects the historic, rural character of Bottesford village.
4	Land east of Belvoir Road, bounded by A52 to the south, Easthorpe to the east and the Elms to the north	<p>Identified as an Area of Separation in MBC's Influence study with a high landscape sensitivity (see MBCs Landscape Character Zones.) This undeveloped space creates a soft green gap and a sense of openness which reflects the rural character of the Parish and the wider Vale of Belvoir from the A52. This Grade 2 agricultural land is criss-crossed by historic footpaths that are regularly used by walkers. From the footpaths there are views of the hamlet of Easthorpe, Belvoir Castle and Ridge, St Mary's Church and the well-proportioned country house, the Elms, that can be viewed across the ha-ha. This undeveloped space creates a sense of openness which reflects the rural character – it also provides an important gap between Easthorpe and</p>

Reference Number	Site	Criteria to support significance to the Parish
		Bottesford and prevents the coalescence of the two settlements.
5	Paddocks bordering the A52 between Barkestone Lane and Belvoir Road.	This undeveloped space creates a soft green gap and a sense of openness which reflects the rural character of the Parish and the wider Vale of Belvoir from the A52. It has a medium landscape sensitivity (see MBCs Landscape Character Zones). The SGG ensures there is a gap between the A52 and the village edge. A well-used footpath runs through the middle of the area along side the Winterbeck. It links Barkestone Lane, also popular with walkers, to the footpaths on the other side of Belvoir Road through to Easthorpe. The area contributes to the rural setting of the school playing fields.
6	The 'Wilderness' along side the River Devon opposite the junction of Station Road and Grantham Road	A private area of uncultivated land with mature trees and undergrowth ideal for wildlife. Trees along the riverbank help to prevent erosion of the bank structure. A green visual and physical connection along Grantham Road to LGS Jubilee Garden, allotments and playing field.
7	Fields and paddocks west of Walnut Road and Lime Grove and adjoining gardens to the rear of the High Street properties	Small scale field pattern on the edge of the village with evidence of ridge and furrow. Hedges important for wildlife. Additionally, as significant parts are in Flood Zones 2 and 3, these unbuilt areas help to protect the neighbouring part of the Conservation Area from flooding. It has a medium/high landscape sensitivity (see MBCs Landscape Character Zones).
8	Land north of Grantham Road	The large arable fields are intersected with the historic packhorse track to Allington heading from the western edged north east and other footpaths heading from the east edge heading north. The SGG contributes to the rural character of the Parish providing long views from Grantham Road looking north and reinforces the loose grain character of the settlement on this eastern approach to the village.
9	Railway triangle Field number(s)?	Western part identified in MBC Local Plan as a Local Wildlife Site. One of the few wooded areas in the Parish. Within the area identified as an ecological corridor by MBC (see Map 10 and interactive policies map.) The Eastern side has a medium/high landscape sensitivity (see MBCs Landscape Character Zones). The western side has a medium sensitivity
10	Land to the west of Barkestone Lane And north of the A52	Part of the area is identified as a Candidate Local Wildlife Site. It contains significant wildlife habitat across seven fields west of Barkestone Lane with the Winterbeck running through it. This undeveloped space creates a sense of openness which reflects the rural character of the Parish and the wider Vale of Belvoir from the A52.

Reference Number	Site	Criteria to support significance to the Parish
		The SGG ensures there is a gap between the A52 and the village edge. It has a medium landscape sensitivity (see MBCs Landscape Character Zones).

### Easthorpe

Reference Number	Site	Criteria to support significance to the Parish
11	Land between BOT 2, A52, Easthorpe and Grantham Road	This undeveloped space creates a soft green gap and a sense of openness which reflects the rural character of the Parish and the wider Vale of Belvoir from the A52. Easthorpe is loose grained and this SGG reinforces the loose grain of this side of Easthorpe. The SGG ensures there is a continuation of the sense of openness from the scheduled ancient monument. The eastern part of Easthorpe runs into the open countryside and provides a landscape buffer between the A52, Grantham Road and the village edge. It adjoins proposed Local Green Space number 10. Most if it is an area of high landscape sensitivity (see MBCs Landscape Character Zones) apart from the eastern edged which has medium landscape sensitivity.
12	Field on the corner of Devon Lane and Rectory Lane known locally as 'Robert's Field'.	Provides significant open area with wonderful views of St Mary's Church. Contributes to the setting of the River Devon as it passes through the village. Used by the Lions' charity group for the village bonfire.

### Muston

Reference Number	Site	Criteria to support significance to the Parish
13	Rectory Garden – Glebe House	The garden and field contribute to the setting of Grade 2 Glebe House. Visible connection to the church yard and the wider landscape. Field is made available for public events. Within the area identified as an ecological corridor by MBC (see Map 10 and interactive policies map.)
14/15	Land north west of Church lane near Easthorpe 16 And Land to the south east (17)	Muston is a low density loose grained settlement and historically development was around the existing farms. These green gaps provide an important break between the development around Peacock Farm and the clusters of housing around the church. Here the countryside runs through the settlement across Church Lane with open views on both sides provided by 16 and 17. The River Devon runs along the eastern boundary of SGG 17 with a LWS to the east.

16	Land on the corner of A52/Church Lane opposite the Gap	This undeveloped space creates a soft green gap and a sense of openness which reflects the rural character of the Parish and the wider Vale of Belvoir from the A52. The SGG provides a green space between the A52 and the northern edge of the village. PRow cross the green gap providing views back to the village edge.
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### Normanton

Reference Number	Site	Criteria to support significance to the Parish
17	Field between Wheel House Cottage and Main Street.	Normanton is a linear village characterised by informal groups of buildings around former farms. This site adjoins Main Street. This SGG is wholly within the Conservation Area and contributes to it by reinforcing the open loose grain texture of the village with long wide views out to the open countryside.
18	Private gardens of Normanton House, Hall and paddock Main Street	This site adjoins Main Street and is wholly within the Conservation Area. This SGG contributes to it by reinforcing the open loose grain texture of the village with glimpses out to the open countryside
19/20	Fields east of Main Street	Both areas lie to the east of Main Street - they contribute to the sense of Normanton as a small linear hamlet with long wide views out to the east as you move along Main Street. Most of both areas lie within the conservation area. These open spaces are character forming.
21	Field at the south of the village to the west of Main Street	This site adjoins Main Street and is wholly within the Conservation Area. It is also within the Area of Separation between Normanton and Bottesford. Approaching Normanton from the south this open space is character forming – the sharp bend in Main Street means as you approach at an angle you see the open fields on one side and the cluster of buildings reflecting the farming heritage on the other. The SGG contributes to the character of the Conservation Area and the wider landscape by reinforcing the open loose grain texture of the village with long wide views out to the open countryside on your left as you move north through the village.
22	Field north of the Railway Line and adjoining Normanton Lane	It is within the Area of Separation between Normanton and Bottesford. The land rises steadily to the north then flattens as you approach Normanton. The SGG contributes to the rural character of the Parish providing an important gap between Bottesford and Normanton. Its openness provides long views from the built edge of Bottesford looking north west.



**Appendix G List of Community Services and Facilities (November 2019)**

<b>Facility</b>	<b>Address</b>
Bottesford C of E Primary School	Silverwood Road, Bottesford
Priory Belvoir Academy	Barkestone Lane, Bottesford
Church of St Mary	Rectory Lane, Bottesford
Methodist Church and Hall	18, Devon Lane, Bottesford
Village Hall	Belvoir Road, Bottesford
Bottesford Football Club	Nottingham Road, Bottesford
	and Village Hall Field, Belvoir Road
Bottesford Cricket Club	Belvoir Road, Bottesford
Bottesford Bowls Club	Belvoir Road, Bottesford
The Welby Practice	Walford Close, Bottesford
Richard Watkinson Estate Agent	12, High Street, Bottesford
Co- Op Convenience Store (1)	13, Queen Street, Bottesford
Co-Op Convenience Store (2)	Grantham Road, Bottesford
The Village Store	20 High Street, Bottesford
Well Pharmacy	4, Albert Street, Bottesford
Taylor's Butchers	1, Grantham Road, Bottesford
Avenue Veterinary Centre	1, Queen Street, Bottesford
William Roberts Funeral Directors	Devon Lane, Bottesford
Post Office,	20 High Street, Bottesford
Sid's Greengrocer	16, Queen Street, Bottesford
Hair Hut	10, Queen Street, Bottesford
Mane-line	1, Queen Street, Bottesford
Thatch Restaurant	26, High Street, Bottesford
Paul's Restaurant	1, Market Street, Bottesford
Spice India Restaurant	2, High Street, Bottesford
Oriental Kitchen Takeaway	11, Market Street, Bottesford
Bottesford Fish and Chip Bar	3, Queen Street, Bottesford
Pizzini	5, High Street , Bottesford
The Poppy Seed	12, Queen Street, Bottesford
Bottesford Community Library	The Old School, Grantham Road, Bottesford
The Bull Inn	5, Market Street, Bottesford
The Rutland Arms	2, High Street, Bottesford
Children's Playgrounds	Walford Close, Bottesford
	Hooper's Close, Bottesford
	Village Hall Field, Bottesford
	Grantham Road, Bottesford
Adult Gym	Grantham Road, Bottesford
Allotments	Pinfold Lane, Bottesford
	Grantham Road, Bottesford
	Easthorpe Road, Bottesford
<b>Muston</b>	
The Old Forge Tea Room	1, Main Street, Muston
The Gap Inn	Church Lane, Muston
St John the Baptist Church	Church Lane, Muston
Children's Playground	Church Lane, Muston

## Appendix H Heritage Report List of Nominated Non Designated Heritage Assets

The following buildings and features of the built environment are nominated for assessment by Melton Borough Council as potential Non-Designated Heritage Assets to be added to a future local list of heritage assets compiled and curated by the Borough Council.

### Bottesford

Address	Notes
18 & 20 Chapel Street	e.C19 red brick 2 storey house with return to Queen Street. Hipped pantile roof.
Wyggston Cottages (3 - 11 odd) in	l.C18/e.C19. A row of 2 storey red brick terrace cottages with adjoining single storey range
Grantham Road	of outbuildings; all set at angle to road with rear to St Mary's Walk
The Former Bottesford C of E P School in	1855 The eastern room (The Fuller Room) was added in 1878. Red brick with stone dressings. 2 storey
Grantham Road	centre with Jubilee Block of 1897 and single storey flanking wings. Positioned opposite Mkt Cross
8 Grantham Road	C18 façade but possible earlier core to brick and slate cottage with pantiled roof.
10 & 12 Grantham Road	Mid C19. A pair of red brick houses with yellow brick quoins and blue pantiled roof with large stack
Range of farm buildings at Devon Farm	C18/e.C19. A range of red brick farm buildings with pantiled roofs
1 & 3 High Street	C18 or earlier. A painted brick 1½ storey cottage with pantiles, gabled dormers and bow windows
5 High Street	C18 or earlier. A long red brick range with gable end containing modern shop window and door
41 High Street	l.C18/e.C19 painted brick 2 storey house with long rear outbuilding
43 High Street	l.C18/e.C19 red brick cottage, 2 storeys
51 High Street	e.C19 A red brick 2 storey house with advanced eastern section. Pantiled roof. Rear stable wing
67 High Street	1830 (slate panel over door) A small 2 storey red brick house with pantiled roof. Altered fenestration
32 & 36 High Street	Mid C19. A pair of 2 storey red brick houses (1 building) with slate roofs
34 High Street	l.C18/e.C19. Recessed 2 storey rendered cottage
Acacia Farmhouse, Market Street	Mid C19 red brick house. 2 storeys with slate roof and centre plastered doorway
1 Market Street	C18/e.C19 2 storey house & shop with long red brick wing
7 Market Street	l.C18/e.C19 brick cottage (façade painted white) with pantiled roof. 2 storeys, modern shop & porch
11 Market Street	l.C17/e.C18. A whitewashed brick range with steeply pitched pantiles. End and off centre chimneys gable end to street. Modern shop window in gable. Other fenestration generally modern.
15 - 19 (odd) Market Street	l.C18/e.C19. A long painted brick range. Red pantiles and slates. No. 19 adjoining at rear
Former coachouse R/O 17 Market Street	l.C18/e.C19. A red brick building. 2 storey.

Pump R/O 17 Market Street	C19 pump in wooden housing
Dr Flemings Hospital, Market Street	Dated 1670 but datestone would seem to refer to an earlier building. The stonework in part of the ground floor may be a remnant of this. Rest C18 red brick patched with modern brickwork and with recently (1979) inserted modern fenestration. Door with 5 fielded panels and radial fanlight.
Beckingthorpe Farmhouse	Mid C19. A white brick farmhouse with black pantiles. Now divided into 2 properties. 2 storeys
63 - 65 Station Road	symmetrical gabled front façade

## Easthorpe

Address	Notes
1 Castle View Road	l.C18/e.C19. Small 2 storey cottage with roughcast rendered façade and pantiled roof
3 Castle View Road	l.C18/e.C19 cottage with possible earlier core. Façade rendered white. 1½ storeys, pantile
7 & 9 Castle View Road	l.C18/e.C19 Brick painted white. Pantiles. 2 storeys
11 Castle View Road	l.C18/e.C19 Facade painted white. Pantiled roof. 2 storeys. Centre trellised porch
13 Castle View Road	l.C18/e.C19 Facade rendered white. Pantiles. 2 storeys. Centre gabled trellis porch
12 & 14 Castle View Road	l.C18/e.C19 1 building. Colour washed façade and pantiles. Off centre chimney. 2 storeys
22 Manor Road	e.C19. A red brick house. 2½ storeys with pantiled roof and gable end to the street.
26/28 Castle View Road	Linked pair of C19 cottages with colour washed façade
32 Castle View Road	2 storey brick house with date 1858 on façade
20 Castle View Road	C19 single storey brick barns converted to residential
Muston Lane - Chestnut House	C18 2 storey house with stone built lower storey. Gable End to road.
20 /24 Muston Lane	C19 gable end to road
4 Muston Lane	C19 2 storey house set back from road. Gable end to road
38/40 Manor Road	C18e important 2 storey cottages. Painted white
34 Manor Road – Three Gables	early C20 Arts and Craft style 2 storey house
36 Manor Road – The Old Bakery	C19 brick 2 storey house
Manor Road - Easthorpe Lodge	early C20 Arts and Craft style 2 storey house
20 Manor Road	Brick Farm Barn with 1807 shown in blue brickwork on façade
Easthorpe Manor	The Manor is listed, but reference needs to be made to the converted barns adjacent to and around the Manor. The Granary, Hovel Cottage, The Nook and Manor House

10 Manor Road	C19 2 storey cottage. White façade
8 Manor Road	C19 2 storey cottage with outbuildings

**Muston**

Address	Notes
Dunroamin	e.C19. A painted brick 2 storey cottage with sashes and casements. Pantile roof. Adj Church
Cherry Cottage	l.C18/e.C19. A cottage set at angle to street. Painted brick. 2 storeys. Pantiles and gabled brick porch
Devon Cottage	e.C19. A small painted brick cottage. Former Smithy opp. Church. Altered fenestration
Dukes Cottages (1 - 3 odd)	l.C18/e.C19. A row of terraced cottages. Rendered and colour washed with pantile roof. 2 storeys
House adj Dukes Cottages	e.C19 façade. A red brick farmhouse with long elevation to street. Pantiled roof. 2 storeys
House in West corner of Skerry Lane	Corner building. l.C18/e.C19 brick but coursed stone ground floor suggests earlier building. Pantiles and plain tiles. 2 storeys. Plain chamfered corner. LH door has radial fanlight.
Houses adj above	l.C18/e.C19. Small terrace of red brick cottages. Pantiles. Centre chimney. 2 storeys

**Normanton**

Address	Notes
Corner Cottage, Normanton Lane	Probably C18. Tiny red brick cottage with sloping roof in village centre
The Wheelhouse + adj. Normanton Lane	e.C19. A pair of white rendered 2 storey cottages next to street boundary in village centre
59 Main Street	C18 house. Red brick, 2 storeys. Later addition to north and modern porch



## Appendix I Justification for Designation of Local Green Spaces

Ref Number	Site	Owner/size	Test against NPPF LGS Criteria <sup>1</sup>		
			Criterion a	Criterion b	Criterion c
1	Grantham Rd Recreation area including allotments.	Parish Council	Close proximity to village centre and to new developments on BOT 2	High recreational value – well equipped children’s play area, adult gym, recently updated skate park, well used allotments with Garden Assn shop. Access to River Devon and views of St Mary’s Church. Woodland Trust has supplied hedging to improve wildlife habitat.	Local in character and not an extensive tract of land.
2 and 21	The paddocks between St Mary’s Church and Station Road and the ponds (Beckingthorpe) that run up to the River Devon	In private ownership	The footpath that runs through the LGS is an historic pack horse route and provides an important link from the village centre to the railway station and the footpath to the Beacon. Residents can also walk along the River Devon and enjoy the views across to the ponds.	Very important for the setting and views of St Mary’s Church. The footpath is historically important because it is a remnant of a packhorse way that since Medieval times was the principle connection between Bottesford its outlying village of Normanton and the neighbouring village of Allington. It connects directly to the packhorse bridge Fleming’s Bridge. The paddocks provide an important sense of openness and	Local in character and not an extensive tract of land.

<sup>1</sup> Criteria set out in full on page 42

Ref Number	Site	Owner/size	Test against NPPF LGS Criteria <sup>1</sup>		
			Criterion a	Criterion b	Criterion c
				tranquillity, Connects with already Designated Green Spaces 3 and 4. The ponds are a favourite spot for residents and children	
3	Village Hall Playing Field	Owned by the Parish Council	Very central area including footpath from Bottesford to Easthorpe	Adjacent to the Village Hall and extensively used for village activities including football games. Also includes a children's play area that is presently proposed to be upgraded by the Parish Council.	Local in character and not an extensive tract of land.
4	The Green between Belvoir Road and Keel Drive	Owned by Parish Council	Close proximity to the community it serves.	Central green space with mature trees including beech and red maple and providing an important area for children to play	Local in character and not an extensive tract of land.
5	Public Open Space and Children's Play Area adjacent to the Wickets' Estate off Belvoir Road	Owned by Barratt's	Close proximity to the community it serves.	Has recreational value including a Children's Play Area adjacent to a dense housing estate. Trees planting is currently being enhanced to increase the wooded area and biodiversity, Excellent views to the Belvoir Ridge and Belvoir Castle.	Local in character and not an extensive tract of land.
6	Allotments behind Easthorpe Road	Parish Council	Close proximity to the community it serves	Well used and maintained allotments	Local in character and not an extensive tract of land.
7	Allotments in Pinfold Lane	Parish Council	Close proximity to the	Well used and maintained allotments	Local in character and not an

Ref Number	Site	Owner/size	Test against NPPF LGS Criteria <sup>1</sup>		
			Criterion a	Criterion b	Criterion c
			community it serves		extensive tract of land.
8	Public Open Space off Howitt's Road	Parish Council	Close proximity to the community it serves	Accessible landscaped open public space with trees and shrubs for biodiversity. Children on the adjacent development can play here without having to cross a busy road.	Local in character and not an extensive tract of land.
9	New Green Area on Normanton Lane site	Miller Homes	Close proximity to the community it serves	Public open space bordering the north and west boundaries of the 97 house development off Normanton Lane. It provides biodiversity and the green area to the west protects the rural approach to Bottesford.	Local in character and not an extensive tract of land.
10	Area to the south of BOT 2 western part is a Local Wildlife Site southern boundary is River Devon will form part of the walk along the River Devon	Private ownership	Close proximity to the community it serves	The western part of the site is a designated Local Wildlife Site forms an important link to the River Devon	Local in character and not an extensive tract of land.
11	Land behind the Co-Op Queen Street and Play Area on Walford Close	Parish Council	Close proximity to the community it serves	A valued amenity adjacent to the shopping area providing a children's playground and rest area for residents.	Local in character and not an extensive tract of land.
12	Green Space on Walnut Road	Parish Council	Close proximity to the	Accessible open public space with trees and shrubs for biodiversity.	Local in character and not an

Ref Number	Site	Owner/size	Test against NPPF LGS Criteria <sup>1</sup>		
			Criterion a	Criterion b	Criterion c
			community it serves		extensive tract of land.
13	Old Orchard Field off Easthorpe Road	Privately owned	Open space and extensive archaeological site (Deserted Medieval Village assumed abandoned after villagers died of Black death in 14 <sup>th</sup> Century) adjoining Easthorpe Conservation Area	The area is a scheduled ancient monument and contributes to the setting of Easthorpe Manor. In the field you can still see the shapes of the house plots, garden areas, lanes and track ways of a medieval village which are very deep and very well preserved. A well-used footpath crosses the space.	Local in character and not an extensive tract of land.
14	Hooper's Close Children's Play Area	Parish Council	Close proximity to the community it serves	Well used play area in a central village location	Local in character and not an extensive tract of land.
15	Arboretum in the grounds of Priory Belvoir Academy		Close proximity to the community it serves.	Has a recreational and educational value. Of particular importance because it provides a variety of specially selected trees planted by a former headmaster in a Parish where there is a general absence of wooded areas and thus an important undisturbed location for wildlife	Not an extensive tract of land.
16	The Square, Chapel Street	Parish Council	Close proximity to the community it serves.	Provides a significant green area in close proximity to residential development creating a 'sense of place'.	Local in character and not an extensive tract of land.







Ref Number	Site	Owner/size	Test against NPPF LGS Criteria <sup>1</sup>		
			Criterion a	Criterion b	Criterion c
17	Walled Garden of Rectory Court	Rectory Court Bottesford Ltd	Close proximity to the community it serves.	A special area of considerable historic significance in the Conservation Area and bordered by the River Devon. The garden is visible from the footpath to St Mary's Church. At least one expert (Steffie Brown, author of a book on Capability Brown) has suggested that Capability Brown may have had a part in the design of the garden and re-configuration of the River Devon at this point.	Local in character and not an extensive tract of land.
18	The Friendly Garden, Station Road		A small area, specially cultivated for the benefit of parishioners.	Has local significance, recreational value, tranquillity and wildlife	Local in character and not an extensive tract of land

**Muston**




Ref Number	Site	Owner/size	Test against NPPF LGS Criteria	Ref Number	Site
19	Children's Playing Field adjacent to LGS Designated Site 7	Owned by the Parish Council	Close proximity to the community it serves.		
				Well used community space with essential recreational value for children. Recently updated play equipment	Local in character and not an extensive tract of land.
20	Village Cross Green	Owned by the Parish Council	Close proximity to the community it serves.		
				A small area of historic significance. The location of two listed heritage assets and pathway link to St John's church.	Local in character and not an extensive tract of land.

**Photos of Local Green Spaces**


Site	
1) Grantham Rd Recreation area - eastern allotments and allotments shop	
1) Grantham Rd Recreation area – western allotments	
1) Grantham Rd – Children's play area	

Site	
1) Grantham Rd Recreation area – Skate Park	
1) Grantham Rd Recreation area –Adult Gym	
2) The paddocks between St Mary's Church and Station Road	
3) Village Hall Playing Field	






Site	
4) The Green between Belvoir Road and Keel Drive	 An aerial photograph showing a green space with several trees, some with autumn foliage, situated between a residential street (Belvoir Road) and a road intersection (Keel Drive). The green space is bordered by houses and parked cars.
5) Public Open Space and Children's Play Area adjacent to the Wickets' Estate off Belvoir Road	 An aerial photograph showing a large, open grassy area with a winding path and a small pond or water feature. In the background, there is a residential estate (Wickets' Estate) and a road (Belvoir Road).
6) Allotments behind Easthorpe Road	 An aerial photograph showing a large area of allotments (vegetable gardens) situated behind a residential street (Easthorpe Road). The allotments are divided into many small plots, some with raised beds and some with greenhouses.






Site	
7) Allotments in Pinfold Lane	 An aerial photograph showing a grid of rectangular allotment plots. Some plots are planted with green crops, while others are bare brown earth. A paved road with several parked cars runs along the bottom edge of the allotment area.
8) Public Open Space off Howitt's Road	 A ground-level photograph of a public open space. In the foreground, there is a well-manicured green lawn flanked by two tall, dense hedges. In the background, there are residential houses and bare trees, suggesting a suburban setting.
9) Site of New Green Area on Normanton Lane site (The Meadows)	 An aerial photograph of a large, open, brownish-green field, likely a meadow or undeveloped land. A road or path runs along the left side of the field, and some residential buildings are visible in the distance.

Site	
<p>10) Area to the south of BOT 2 western part is a Local Wildlife Site southern boundary is River Devon will form part of the walk along the River Devon</p>	 An aerial photograph showing a large, vibrant green field. To the right of the field, a paved road runs vertically. Further right, there are some residential buildings and more trees. The field is bordered by a line of trees and shrubs on its left and right sides.
<p>11) Land behind the Co-Op Queen Street - Garden area</p>	 A ground-level photograph of a grassy garden area. In the center, there is a large, mature tree with a thick trunk and spreading branches. To the left, there are more trees with some autumn-colored leaves. A brick building is partially visible on the right side of the frame.
<p>11) Land behind the Co-Op Queen Street - Play Area on Walford Close</p>	 A ground-level photograph of a play area. In the foreground, there is a wooden picket fence. Behind the fence, there is a grassy area with a small play structure that has a yellow slide. In the background, there are brick houses and a large tree with autumn-colored leaves.



Site	
12) Green Space on Walnut Road	
13) Old Orchard Field off Easthorpe Road	
14) Hooper's Close Children's Play Area	



Site	
15) Arboretum in the grounds of Priory Belvoir Academy	
16) The Square, Chapel Street	
17) Walled Garden of Rectory Court	



Site	
18) The Friendly Garden, Station Road	
19) Muston – Children’s Play area	
20) Muston Green and Monument	



Appendix J Bottesford Parish Design Code is part of the Neighbourhood Plan and is available at [https://bottesfordparishneighbourhoodplan.org.uk/images/200710 Bottesford Final Report.pdf](https://bottesfordparishneighbourhoodplan.org.uk/images/200710_Bottesford_Final_Report.pdf) due to file size



## Appendix K Criteria for assessing the Village Envelope

### Village Envelope Assessment

Option 1	Reasoned Assessment
Tightly constrained village envelopes	This would not allow an appropriate response to proposals to meet local need and does not reflect extant planning permissions on the edge of the village.
Option 2	Reasoned Assessment
No village envelopes	Does not provide a clear Parish level policy framework and could endanger important significant views.  Would be contrary to consultation and evidence of need for more detailed policy guidance on where development should be located.
Option 3	Reasoned Assessment
Village envelopes that reflect the site allocations in the made MBC Local Plan and defines the boundary to allow transparency about the extent of the built up area.	The boundary reflects strategic policy by including the site allocations and provides clarity to the community on the extent of the Village Envelope. This is necessary to allow transparency on the infill and windfall policy (and is in accordance with MBC policy). This is the preferred approach.

## **Appendix L Criteria for identifying Significant Green Gaps**

Land identified as Significant Green Gaps should have an open and undeveloped character and meet at least one of these criteria

- a) Form a visual break between settlements – actual and perceived (from physical development or level of activity).
- b) Reinforce the loose grained rural character within the settlements
- c) Boundaries follow physical features on the ground taking account of the need to accommodate the development requirements of the Plan
- d) Only land necessary to secure the objectives of gaps on a long term basis should be included

It should be stressed that the Significant Green Gaps have not been defined on the basis of landscape quality (although gap areas may happen to contain areas of good quality), or due to the fact that they contain historic buildings, or afford attractive and/ or significant views.