

Sturton by Stow and Stow Neighbourhood Plan

2019 – 2036

Neighbourhood Profile

July 2019

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OpenPlan Consultants Ltd.



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1 Introduction

1.1.1 The Neighbourhood Profile methodology combines a traditional character and design assessment with an emphasis on place-making principles. Place-making is an often-hidden element of town planning, which seeks to unpick local residents' feelings and experiences of a place, rather than just its physical assets. The Neighbourhood Profile methodology works to gather information and evidence on both physical and non-physical elements and features of a neighbourhood that contribute to defining its character.

1.1.2 The Neighbourhood Profile methodology involves three key evidence gathering stages:

- i. **Defining Character Areas:** depending on the size of the Plan Area to be analysed, it may be necessary to establish different Character Areas within the wider Neighbourhood Plan Area. Such selection takes account of the characteristics of each Character Area such as Land Use, Development Periods, Physical Boundaries, Current or Historical Administrative Boundaries, etc.
- ii. **Character Area Overview:** this is a Character Area-specific map-based exercise, open to all residents willing to participate. The event entails a series of activities to understand the physical characteristics (Layout Types, Natural Features, Open Spaces) the area's mechanics (Land Use,

Services and Facilities, Landmarks), the assets of the Character Area, the road and transportation systems, and any additional features that are best captured through a map-based group exercise.

- iii. **Character Area Walkabout:** a walkabout around the most representative streets of the Character Area. The walkabout aims are to gather information regarding the character of development (topography, open spaces, buildings, landmarks, views and vistas, ideas for improvement) that can only be collected through an on-site investigation. The Neighbourhood Profile presents a summary of the street analysis performed by residents participating in the activity.

1.1.3 This Report shows the information gathered during these three phases in a clear and comprehensive way. The Report will inform the development of the Neighbourhood Plan and its policies. At the same time, this Report will act as a supportive document for the Neighbourhood Plan, which will refer back to it to detail design principles and recommendations. The document will be used by future developers and the Local Planning Authority when submitting or assessing planning applications to determine whether or not the design and character of the proposed development protect and enhance the existing character of Sturton by Stow and Stow.

1.1.4 Due to its size and different character, the Working Group identified five Character Areas and organised a Neighbourhood Profile event for each area. These were held between the April 2019 and June 2019. For each Character Area, a session was held dedicated to the Character Area Overview, followed by a Walkabout around the Character Area. A total of 48 residents participated across the five Character Area events. The identified Character Areas can be seen in Figure 1: Character Areas on the following page.

1.1.5 Each chapter summarises the results of these assessments. It presents the collected information using maps of the area, an area overview table, the assets and routes maps, key features of the area, and main views and vistas. Pictures and photographs are provided to clarify the features described in each subsection. Key design principles and recommendations are presented at the end of each Character Area.

How to Use This Report.

1.1.6 This Report summarises the evidence necessary to develop a series of Neighbourhood Plan Policies. Policies and Justification Text should refer directly to this Report to demonstrate the collection of robust evidence and to illustrate the community importance of certain features and uses of the built environment.

1.1.7 The Report will also set design principles and recommendations that developers should incorporate into the design of their proposed development. The Local Planning Authority should consider such principles and recommendations when assessing Planning Applications, and request modification to or even refuse applications that cannot demonstrate to have taken such principles into adequate consideration. The principles and recommendations section will be set for each Character Area and will be referenced in relevant Neighbourhood Plan Policies.

1.1.8 Enlarged maps of each Character Area are accessible in Appendix 1: Enlarged A1 Character Area Maps. Also, additional photographs and important views of the Neighbourhood Area is available in Appendix 2: Supplementary Photographs and Views.

1.1.9 This Report can be used above and beyond the scope of a Neighbourhood Plan. Ideas and proposals for the improvement of the area will be listed in the Report and can inform Parish Council's Community Infrastructure Levy (C.I.L.) spending strategies, S106 agreements, funding applications, and community-led initiative.

1.2 General overview of the Neighbourhood Area

Surrounding Landscape and Natural Feature of the whole area

- 1.2.1 The East Midlands Regional Landscape Character Assessment (2010) places the Neighbourhood Area within the Character Area dubbed “Unwooded Vale”, a large area that includes almost the whole of the flat areas enclosed on the west by the floodplain valley of the river Trent and on the east by the limestone scarps and dipslopes of the Lincoln Edge. Geologically, the area is underlain by Triassic and Jurassic mudstones and clays, but the action of glaciers and rivers eroded the mudstone and marlstone into a flat low-lying land (between 50 and 100 m over mean sea level), leaving behind a widespread superficial stratum of deposit and alluvium. Some parts of the “Vale” alongside watercourses are currently allocated as ‘sand and gravel mineral safeguarding areas’ in the Lincolnshire Minerals and Waste Local Plan. The type of bedrock and superficial geological condition influences the soil of the Vale (and consequently the Parishes), which is generally loamy and moderately fertile, mostly classified as a Grade 3 Agricultural Area. The soil natural drainage varies from naturally wet to impeded, and the Parishes are bordered by the River Till to the east and crossed by a pattern of drainages, meant to provide irrigations to the agriculture fields. The villages of Sturton by Stow and Stow are in fact surrounded by arable lands and agriculture fields, which contribute greatly to the rural character of the Parishes.
- 1.2.2 From a landscape point of view, the Unwooded Vale described in the East Midlands Regional Landscape Character Assessment (2010) are characterised by expansive long distance and panoramic views, facilitated by limited woodland cover that makes shelter belts and hedgerow trees quite prominent. The flatness and fertility of the Vale promote the presence of medium sized fields enclosed by low and generally well-maintained hedgerows and ditches in low lying areas. However, shifting to monoculture cereal production and mechanisation of agriculture is affecting areas once dedicated to mixed agriculture and pasture, with the result of hedgerow removal to accommodate large machineries.
- 1.2.3 Settlements in this landscape area are sparse, with dispersed farms and clusters or houses along linear roads. Small villages normally present a linear urban form around a spinal route or at the junction of two or more roads. Settlements are often surrounded by belts of trees integrating them into their landscape setting, with skyline punctuated solely by the church spire. The most historic core of the villages is often clustered around the main church, a general description that fits Stow village and to a certain extent Sturton by Stow.

1.2.4 West Lindsey District Council’s Landscape Character Appraisal Study (1999) presents more in-depth analysis of the geology of the parishes, highlighting the presence of alluvium and gravel along the River Till in between areas of Lias Clay and Boulder Clay. The river itself lacks extensive tracts of riparian vegetation and habitat. Although retaining meanders, the river is highly modified by being constrained within high flood banks which prevents the development of riparian habitat. Furthermore, the river is essentially an agricultural drain in this regard, the water being highly eutrophic as evidenced by algal blooms in summer and vigorous growth of energy demanding plants such as reedmace and reed sweetgrass which choke the flow of the river in places. The invasive New Zealand pygmy-weed is also prevalent reducing the ecological integrity of the river further. This is especially so at the point where Sturton’s sewage treatment plant outflows into the river.”

1.2.5 The appraisal highlights the values of landscape diversity and contrasts in landscape character. It covers all the landscapes within West Lindsey, not just those which are widely recognised for their scenic, nature conservation or heritage value, and places particular emphasis on those landscapes which provide the setting to local towns and villages. The study endorses 14 different Landscape Characters which give strategies for specific areas and how to sustain and reinforce the environmental landscape of the area. The designated Sturton by Stow and Stow area is in the Till Vale.

1.2.6 The patchwork of large, open arable fields bound by ditches and hedges supports a characteristic farmland bird communities; including skylark, reed bunting, yellow hammer, linnet, goldfinch, whitethroat, lesser whitethroat and barn owl. Tree sparrow is still found but has declined greatly and turtle dove is now absent. The area is notable for its relatively large and possibly stable population of breeding yellow wagtail. It is likely that historically lapwing (and possibly redshank, curlew and snipe) would have bred too prior to extensive drainage and impoundment of the river Till

1.2.7 The 1999 Appraisal study recommends a number of landscape objectives and principles that should be considered and replicated in the Neighbourhood Plan. In particular:

- Achieve a balance between clustered villages and their adjacent, outlying farmsteads, and avoidance of linear development encroaching into the rural countryside.
- Ensure development at the entrance to the villages is sensibly designed and replicate the density and landscaping of traditional approach to the settlements.
- Ensure new development is sited and designed to conserve the existing pattern by encouraging relatively dense development in villages and

conserving key tracts of open farmland between villages and adjacent outlying farms.

- Introduce a protected zone between close adjacent settlements, such as Stow and Sturton by Stow, to prevent coalescence and ensure that individual landscape settings are conserved.
- Ensure development at the edge of the villages is accompanied by planting of new trees and hedgerow, preferably native species, to frame the development rather than screening view toward the countryside

1.2.8 The Neighbourhood Profile focuses mostly on the villages of Sturton by Stow and Stow. As is apparent from "Figure 1: Character Areas" below, the village of Sturton by Stow has been identified as two Character Area due to its different historical character (Pre and Post 1945). Likewise, the village of Stow been identified as a Character Area, due to its own historical and socio-economic role for the area. Two rural areas have been identified around the two villages and explore the character of the rural setting in the Parishes of Sturton by Stow and Stow.

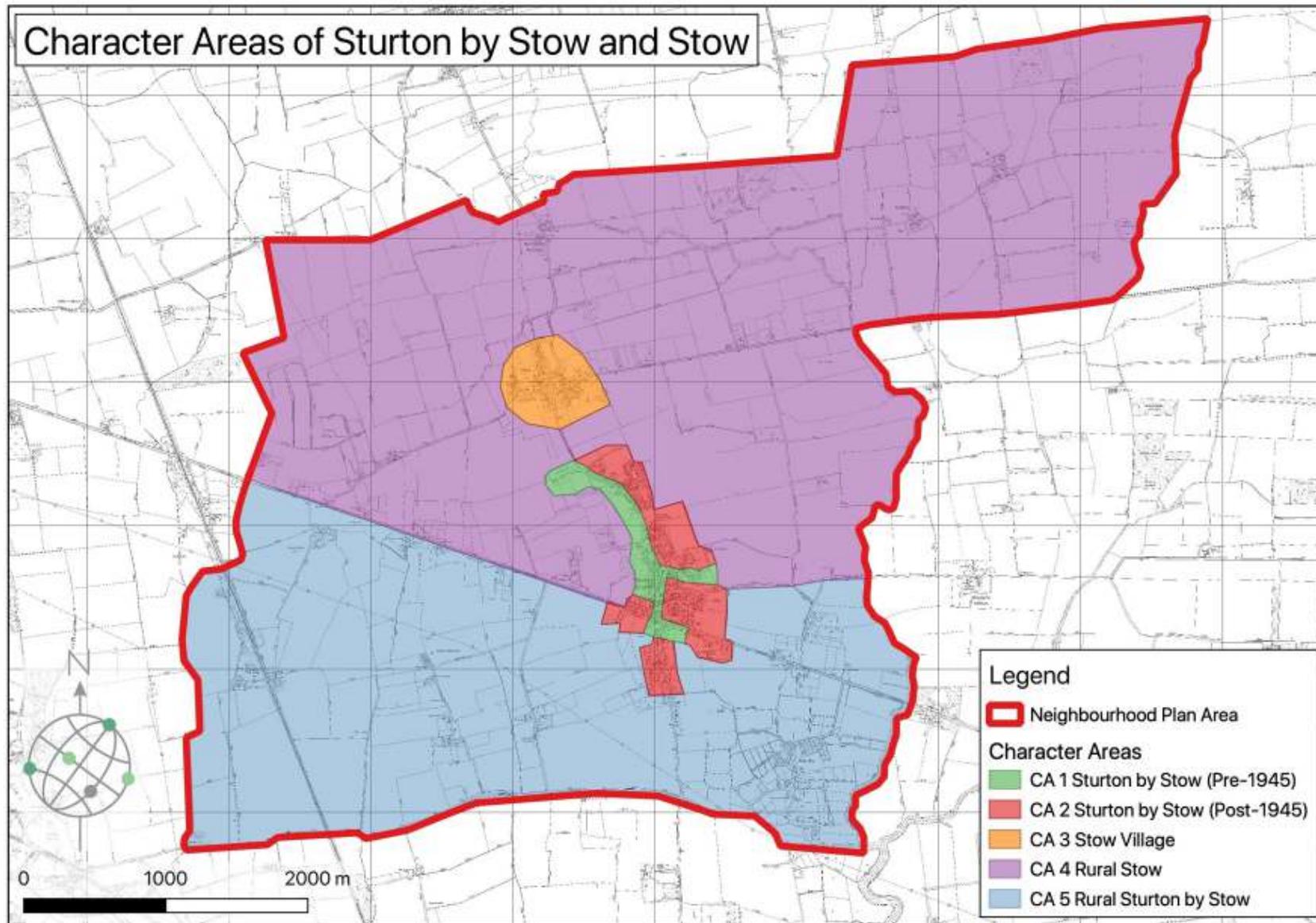


Figure 1: Character Areas of Sturton by Stow and Stow Neighbourhood Plan Area

2 Character Area 1: Sturton by Stow Pre-1945

2.1 Overview Table of Character Area 1

Character Area	Sturton by Stow Pre-1945
Age	The core area of the village is characterised by distinctive residential housing from the 18-20th Century, interspersed with modern housing, some of which has period characteristics such as cogging, corbeling and Flemish bond. However, the A1500 that runs east-west through this part of the village is along the original Roman road route, and it is likely that there would have been a rest/horse watering stop at Sturton at that time.
Land Use	The majority is residential with a commercial pocket around the cross-roads, i.e. village shop, pub (The Plough), Co-op under construction (previously second pub – Red Lion), and a café (Tillbridge Tastery).
Layout Type	If the post-1945 buildings are removed from the picture, we are left with scattered pre-1945 buildings, mostly detached, at least three farmsteads and a handful of semi-detached and short terraces. Detached/semis generally have large gardens and are set back but facing the road, terraced small or no gardens and facing straight onto the pavement. Post-1945 in-fill has closed the gaps where there would previously have been green space. 18th C settlement was more or less “ribbon” in that it was located along the east-west and north-south roads. Today, from about School Lane northwards on the west side of the road is mainly fields whilst the eastern side has seen much post-1945 development in between widely spaced pre-1945 buildings. Many of the pre-1945 houses are built of bricks made in the village - 7 brick pits are known to have existed. There are many examples of locally made bricks in various forms in evidence.
Natural Features	A small stream rises to the west of the village and flows east, now barely visible being either culverted or running through gardens. It receives surface water and occasionally floods. There are open fields and vistas to the west from Stow Road after School Lane. There are important non-designated heritage ridge and furrow fields bordering the southwest, western and eastern sides of the area. These semi-natural green spaces maintain a rural character and “feel” to the village.
Open Spaces	The cemetery on Stow Road is also home to the war memorial and therefore culturally and historically significant to the village. Two small green spaces landscaped with trees in the centre enhance the point at which the road/street widens (High Street turns into Stow Road). The “village green”, a triangle of grass on the cross-roads/junction, is small but no less important to the community (has post box, telephone kiosk, memorial bench, parish notice board, Christmas tree)

Character Area	Sturton by Stow Pre-1945
Services and Facilities	<p>The core services of the pub, shop and café are all located in this character area; all these buildings are pre-1945. All are utilised a great deal by the community. The Red Lion pub was demolished in 2019 and has been replaced by a Cooperative store, which has been designed sympathetically to reflect the character and style of the Red Lion pub, albeit with a different roof tile type. The now redundant St Hugh’s Church is a listed building and not presently utilised in any way. The original primary school is a private residence. The Old School Room is an important community-building where the parish council and other meetings take place, as well as currently those of the Neighbourhood Plan. Key employment sites within the Character Area are post-1945 [The more industrial sites are situated to the south of the A1500 which encompasses engineering and Highways gritting depot etc. The haulage firm of Bradshaw’s is situated near the school and is to the north of the village]. Although post-1945, the village hall and play park fall within the area and are important facilities.</p>
Landmarks	<p>The redundant church is a feature architecturally and stands out amongst the other buildings with its gothic bell tower and crooked weathervane.</p>

Figure 2: Overview Table Character Area 1

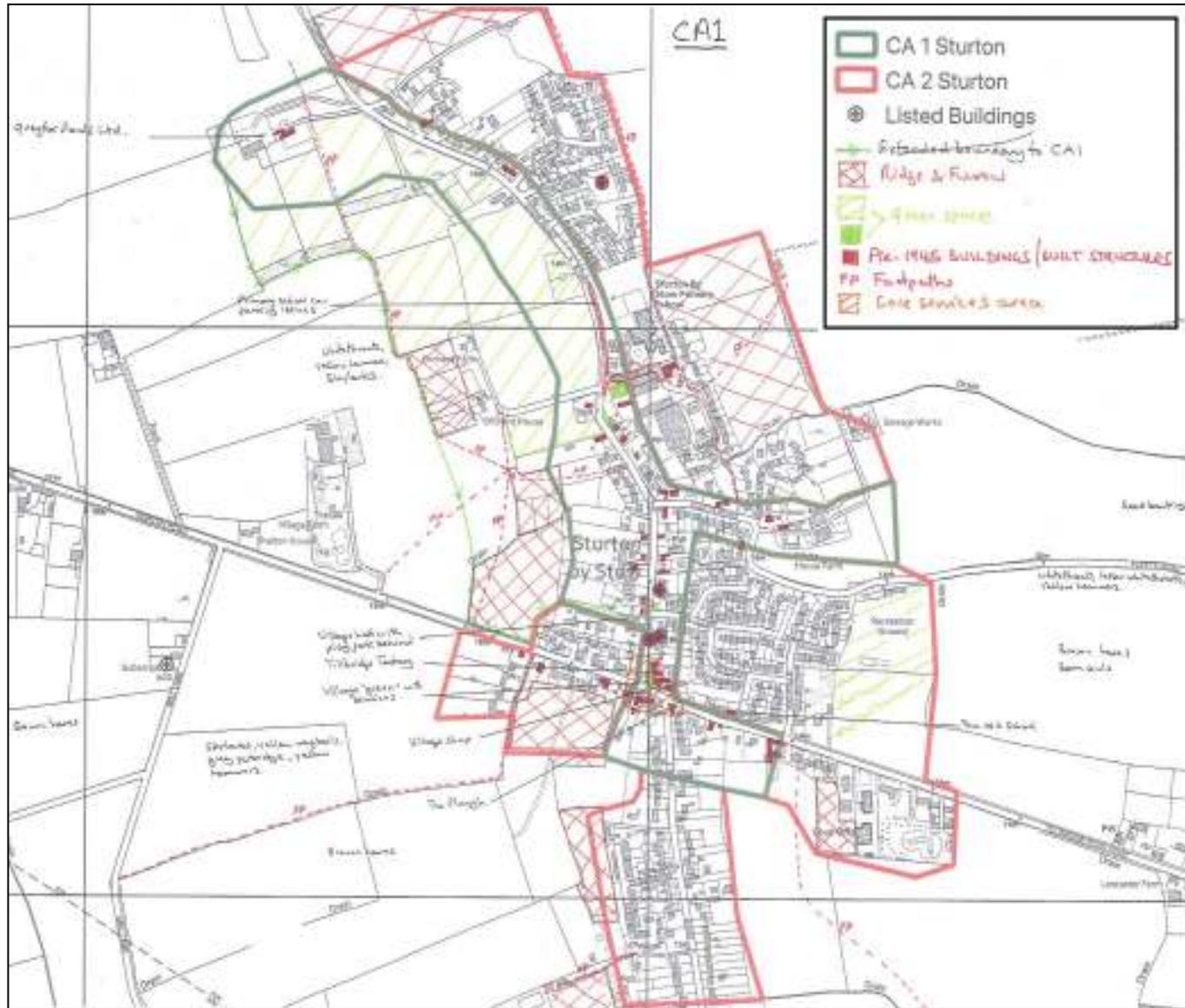


Figure 3: Annotated Map of Character Area 1

2.2 Results of the Walkabout

Street/Area	Tillbridge Road heading east.
Topography	Flat, straight Roman Road
Street Scene	Public footpath to Bransby closed – awaiting decision on re-opening
Open Spaces	<p>The old chapel, old school, tiny pub - now used for storage</p> <p>Small, early 19th C at No.4</p> <p>Terraced cottages, one with a high-pitched roof- once used as a malt house.</p> <p>Substantial Victorian house,</p> <p>'Whitegates' with parapet roof, moulded bricks at gutter level, distinctive glass.</p> <p>Public right of way between Bonnywells Lane, Bransby and Tillbridge Road is currently awaiting investigation for reinstatement. This was once an important footpath for the children of Bransby to walk to school in Sturton (The Old School Room).</p>
Buildings	<p>A small stream rises to the west of the village and flows east, now barely visible being either culverted or running through gardens. It receives surface water and occasionally floods. There are open fields and vistas to the west from Stow Road after School Lane. There are important non-designated heritage ridge and furrow fields bordering the southwest, western and eastern sides of the area. These semi-natural green spaces maintain a rural character and “feel” to the village. The Old Chapel; Old School Room; former dwelling or brewhouse now used by Plough for storage.</p>
Landmarks	Good selection of mature trees in the garden.
Views & Vistas	Beyond 'Whitegates' the landscape of agricultural Lincolnshire is revealed often with stunning skylscapes.
Improvement Ideas	None

Street/Area	Saxilby Road
Topography	Flat, almost straight road with slight dip to Tillbridge Road.
Street Scene	There is pavement of both sides of the road with a Grass verge along each side of the Queensway junction. Cars park on the verge and layby in front of the terraced properties. There is a selection of native trees such as Cherry, Ash and Silver Birch. There is a mixture of low brick walls or fencing and mature hedging on the frontages
Open Spaces	There is a public right of way sited at the end of the village on the Eastern side of Saxilby Road. The footpath goes through the field and exits onto Bonnywells Lane, Bransby. At this point you can follow Bonnywells Lane to the northern side of Bransby village or take the permissive path through Bransby Horses Home to the southern side of Bransby village.
Buildings	Old Smithy (now a private garage), iron frame from old Red Lion pub sign is mounted on the gable end.
Landmarks	None
Views & Vistas	None
Improvement Ideas	None

Street/Area	Marton Road
Topography	Flat, straight Roman Road
Street Scene	Pavement with grass verges on both sides. Mature trees (cherry, horse chestnut, oak)
Open Spaces	PROW through Larners Fields to fields beyond alongside field of historic ridge and furrow, much used locally by dog walkers. PROW leads to north of A1500 through the middle of historic R&F field, usually grazed by cattle in summer.
Buildings	Old White Horse pub now a residence adjacent to now demolished Red Lion. This terrace includes old P.O. and Flemish bond brickwork. Hill House, at junction with Larners Fields built c1900s is last property in village on Marton Road.
Landmarks	None
Views & Vistas	Slight rise in the road heading out of the village allows for views on the surrounding area.
Improvement Ideas	None

Street/Area	High Street
Topography	The road starts wide and narrows significantly by the Old Hall. High St. Corner of Fleets Road (Gelder's corner) -Character change in buildings which generally post 1945
Street Scene	Pavement both sides until village hall
Open Spaces	Small village green by shop and cafe. Playpark behind the village hall. Wide grass verge on crossroads Stow Road opposite school grounds Pleasant green space with trees screening transport depot - opposite Highfield House
Buildings	Mostly residential St Hugh's A building of note (Listed) Village Hall Old Hall - ancient and imposing - fine slate roof Village Farm (mid - 19thC) Fleets Road- Semi-detached Festival of Britain bungalows. Manor Farm - a mixture of stone and brick. Edwardian semi-detached houses - derelict Old Quaker meeting house
Landmarks	Magnificent horse-chestnut tree in front of Old Hall - good selection of mature trees in the rear garden. Thomas Spencer's initials and date incorporated into the brick bus shelter.
Views & Vistas	Typical village development over several centuries
Improvement Ideas	A couple of places along the pavement from Old Hall onwards are really narrow. This main route for children to walk to school - hardly space to walk two abreast - wide pushchairs have to use the road. Reducing the road to a single lane might be a solution. Layby could be created on the grass verge alongside the school field to alleviate temporary parking congestion at the beginning and end of the school day.

2.3 Views of Character Area 1

All photographs of the Character Area can be found in Appendix 2: Supplementary Photographs and Views (Separate Document).



High Street -Terrace including 17C Tillbridge Tastery building



High Street -St Hugh's Church - Grade II listed



High Street -18C Manor house



High Street -Historic brick building in Bradshaw's yard



Stow Road street scene



Stow Road -Green space pasture field



Marton Road- 18C row of former shops including the blacksmiths and White Horse pub



Marton Road- Former business premises. 18C house with extension



Marton Road -Street scene showing mature trees



Marton Road -19C farmhouses



Non-designated heritage asset ridge and furrow field



Saxilby Road - Street scene showing hedging walls and trees



Tillbridge Road - street scene



Tillbridge Road - 18C terrace with Malthouse



Tillbridge Road - 19C former chapel



The village shop



The Plough pub



Street scene of the Core area of the village

2.4 Considerations for development proposals in Character Area 1

Density, Form and Massing, Siting and Layout

- 2.4.1 Development proposals should present a relative low density in keeping with the character of Character Area 1.
- 2.4.2 Development proposals in or adjacent to Character Areas 1 should normally be detached or semi-detached; short terrace houses will be considered in specific areas. Majority of houses should be maximum two stories, although a limited number of bungalows would be in character depending on the location.
- 2.4.3 Building footprint should normally be I-plan, although a minority of gablefront houses (either T-plan house or L-plan) is present.
- 2.4.4 Roof style should, in general, be gabled with the ridge parallel to the road, although a minority of properties present ridges perpendicular to the road; gablefront houses should present hip and valley roof styles.
- 2.4.5 Detached and semi-detached properties should be located within the plot in such a way to be set back from the road and leave large front gardens and driveways: these requirements are less stringent for terraced houses. Where present, the front driveway should be large enough to leave space for off-street parking.

2.4.6 Front enclosed or canopy porches will be supported, as well as front garages. Front garages should normally be integral part of the property, as a front or side projected gabled extension.

2.4.7 Plots should be arranged around the existing or new array of streets, and connectivity by foot and bike between different streets should be promoted, creating public rights of ways in between plots. Cycle ways should be supported, as well as well-paved footways on both sides of the street and, where possible, separated from the carriageway through verges.

Material and detailing

2.4.8 Development proposals in Character Area 1 should use “soft midland” type of red brick as the predominant material. Rendering and painted bricks will be supported in specific situation. Coggings and other forms of ornamental brickworks will be welcomed.

2.4.9 Development proposals in Character Area 1 should use black slate or red pantile roof tiles as roof surfacing, and generally red brick for the chimney. Windows should generally present muntin.

2.4.10 A combination of short walls (predominately made of bricks or stones) and hedgerows as a boundary treatment

between public space and private space will be supported.

- 2.4.11 Front gardens and driveways should be made of permeable surfacing materials.

Landscaping and streetscape

- 2.4.12 Development proposals in Character Area 1 should maintain existing open spaces and verges in the area, and if possible contribute to the creation of additional ones. Pavement should be present on at least one side of the road.
- 2.4.13 Development proposals in Character Area 1 should have no detrimental impact on existing mature trees and hedgerows and existing landscaping solutions that incorporate the planting of new native or non-native trees such as ash, wild cherry, pedunculate oak, small-leaved lime that are characteristic of the parishes.
- 2.4.14 Where development proposals have one or more sides bordering the countryside, landscaping solutions to frame

the development and promote a sense of enclosure (e.g. using hedgerows and native trees), without overly screening the development will be supported.

Element of sensitivity

- 2.4.15 Development proposals in close proximity to pre-1945 buildings should be sensibly designed to avoid detrimental impact on the setting of such properties and replicate vernacular design of such buildings.
- 2.4.16 Depending on the location, development proposals will need to demonstrate how they have retained/increased the availability of green spaces and how they preserve/promote the network of PROW around and within the area.
- 2.4.17 Development proposals encroaching on fields presenting ridge and furrows and other historic earthwork should be avoided and will not be supported.

3 Character Area 2: Sturton by Stow Post-1945

3.1 Overview Table of Character Area 2

Character Area	Sturton by Stow Post-1945
Age	Developments constructed after 1945. Some properties are built on green field sites but there are a significant number of others that have been constructed on brown field sites or sites where a property had been before. The first properties in the area date from the late 1940s and the youngest constructed in 2019. The vast majority of properties were built during the period 1960 to 2005.
Land Use	The area is predominately made up of domestic properties. However, there are several industrial sites juxtaposed with some housing developments. The village primary school, nursery and youth club share the former 1960s secondary school site. Car parking in this area is inadequate.
Layout Type	In the main, developments are in the form of a cul-de-sac accessed from one of the 2 arterial roads running through the village. That said, initial development during the post war era was a ribbon development on Saxilby Rd
Natural Features	A slight rise in the elevation to the west of the area has provided a natural barrier to development expansion in a westerly direction.
Open Spaces	The area is surrounded by agricultural land with several rights of way and unclassified roads providing easy access for the able bodied. Wheelchair access is restricted to the unclassified roads although none of these roads have footpaths. The recreation field provides a sizeable open space, but access is difficult for wheelchair users as the surface is grass. Moreover, the recreation field is located on the eastern edge of the village with vehicular access only possible via a single-track unclassified road. Two of the newer developments have green spaces and a children's swing park.
Services and Facilities	The recreation ground, primary school, youth club and nursery are invaluable assets for the community.
Landmarks	Within the area the former schoolhouse and the Old Rectory have historical significance.

Figure 4: Overview Table Character Area 2

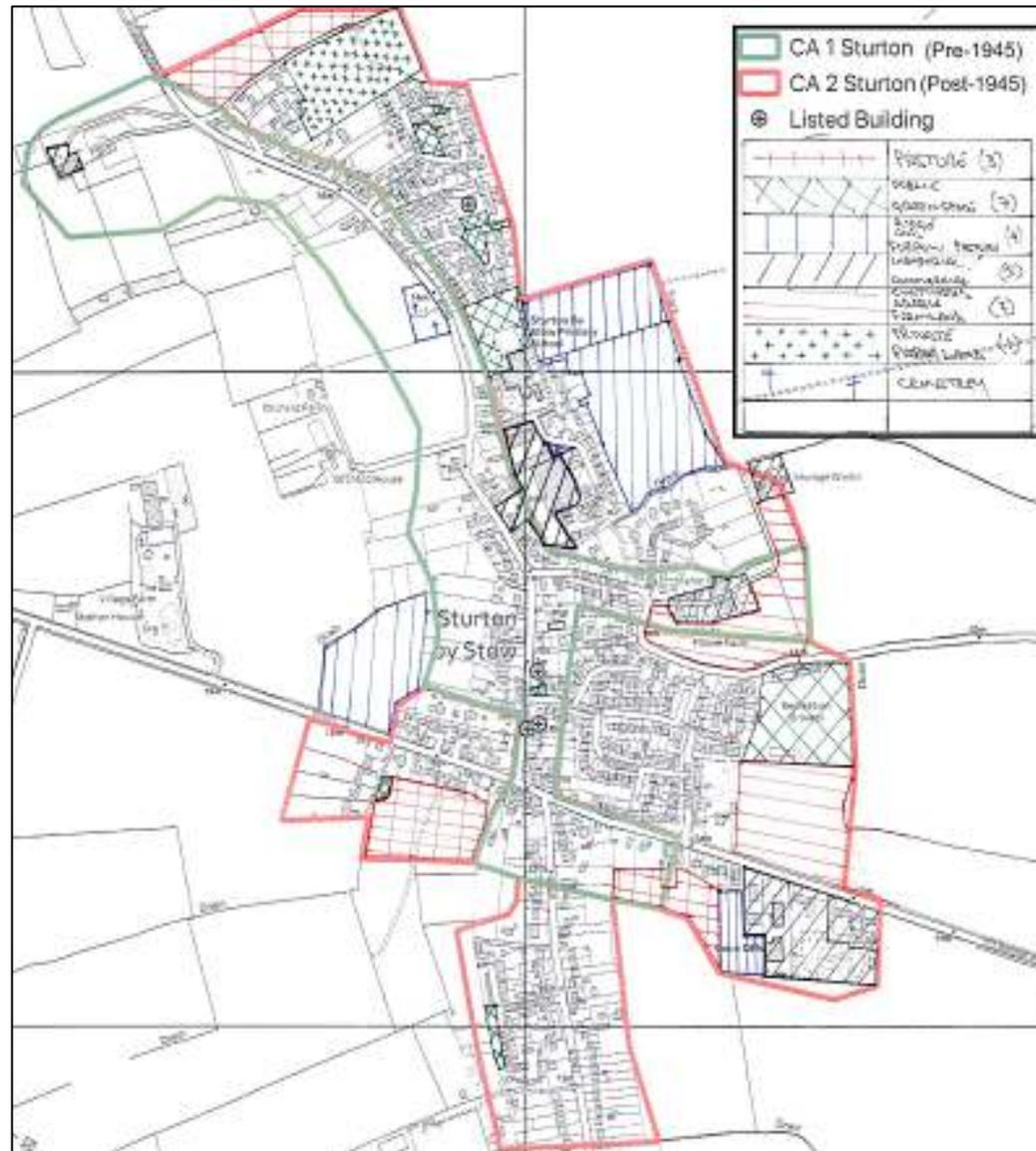


Figure 5: Annotated Map of Character Area 2

3.2 Results of the Walkabout

Street/Area	Ashfield
Topography	Gentle slope down from entrance
Street Scene	A curved cul-de-sac with pavements on both sides of the road. The road narrows to a single width for traffic calming at its midpoint. Large ash tree at centre of development. Entrance of Ashfield is used as “drop off” parking by parents at local school. Roads and pavements are Tarmac. There is a litter bin at the apex of the curve and a dog bin near the entrance.
Open Spaces	<p>A grassed area is found adjacent to the ash tree. A further area of grass is located at the apex of the curve in the road. A pavement runs alongside this grassed area which connects Ashfield to Fleets Road, a well-trodden right of way providing a clean air route for parents and children going to and from the local primary school. This footpath has lighting and a dog bin. A further right of way near the entrance to Ashfield leads across open fields.</p> <p>A short way in from the entrance to Ashfield is a Quaker burial ground. There are a number of standing gravestones together with an information board detailing the lives of some who are buried there. The site is fenced and has a double metal entrance gate.</p>
Buildings	Mix of detached houses/ bungalows and terraced houses. Built from multi coloured red bricks and concrete pan-tiles roofs. All detached properties have attached garages, some double. Some properties have incorporated the garages into extra rooms. Drives are short about one car length. Most gardens are open plan. Near the ash tree are two rows of 4 terraced house facing each other at right angles to the road. These terraced houses are built using bricks with a yellow hue. None of these properties have a garage but do have a drive and extra parking between the facing rows. The road surface here is gravel.
Landmarks	Adjacent to the entrance of Ashfield is Free School House. Built by local benefactors in the 19 Century to provide free education to local children. The property is built using clay bricks made in the village by a local brick and tile maker. The bricks are red. The property has a turret clock and is now a private dwelling.
Views & Vistas	Views to the east of open fields and the Lincoln Edge/skyline are available from some properties. Ashfield is located to the rear of the Bradshaw Transport Depot and the tall storage buildings in the depot are very close to some properties giving a feeling of enclosure to some properties.
Improvement Ideas	The large ash tree which has a TPO needs regular attention as any falling large limbs could damage adjacent property. Frequent road sweeping is needed in autumn to prevent leaves blocking surface water drains. Ideally, the transport depot should be relocated to separate industrial and domestic. Houses could be built on

Street/Area	Ashfield
	Transport Depot land. School drop-off traffic congestion is a problem which could be alleviated by constructing a lay-by on Stow Road where there is a wide grass verge between road and school.

Street/Area	Manor Farm Drive
Topography	Manor farm Drive is a curved cul-de-sac that slopes gently down from the entrance.
Street Scene	Cul-de-sac that curves to the right. Wide road with pavement on both sides of road. There is a grassed area on the left-hand side at entrance of which about a third is taken up by an electricity sub-station/transformer. The transformer is in part hidden behind Leylandii hedge. Some properties back onto the parish drain which is an open ditch carrying surface water to the river Till.
Open Spaces	A small grassed area is situated on the left-hand side at the entrance
Buildings	A mixture of detached houses and bungalows. Constructed from bricks, colours vary from red to fawn. Properties set back from pavement. Open plan front gardens in the main with parking on drive for 2 or more cars. All have a garage; some are integral, and others detached. In some cases, the garage has been converted into extra living space. Houses have chimney pots whereas the bungalows do not. Some of the properties have large rear gardens which back onto the sewage treatment site.
Landmarks	None
Views & Vistas	Some properties have views over open fields
Improvement Ideas	Relocate Electricity substation. Noisome smells from the sewerage treatment plant significantly reduces quality of life at times. Relocate sewerage treatment plant.

Street/Area	Larners Fields
Topography	Slightly rising ground
Street Scene	Entrance is a block paved narrow road, which is not adopted by local authority. Road is gently winding to the individual front entrances for each of the 4 properties in the cul-de-sac. Entrance road is a public right of way that leads onto fields beyond. Low brick wall topped with metal railings on the RHS marks the boundary between entrance road and property. Each property has a gated entrance. Large front and huge rear gardens. A very tall Leylandii hedge forms boundary at the end of entrance road.
Open Spaces	A grassed area on the left-hand side of entrance opposite the first 2 properties has several medium trees growing. The whole area is secluded and was the location of a pig farm until about 1990 when the houses were constructed.
Buildings	Four large detached individual houses each with a double garage. Built with red brick under a pantile roof. Large drive allowing off road parking for several cars.
Landmarks	None
Views & Vistas	Open views of fields to East and West
Improvement Ideas	Adjacent to the A1500 properties are subject to road noise. The poor road dressing and undulating surface result in heavy vehicles producing extra noise. A smooth undulating road surface would help.

Street/Area	Village Farm Development: Stretton Close/Village Farm Drive
Topography	Gently rising from East to West
Street Scene	Development comprises 2 cul-de-sacs that lead off Marton road to the North. Brick walls line the entrances into the cul-de-sacs. Narrow roads with some pavements. Streetlights but no telegraph poles. Properties have short drives and there is little room for off-road parking
Open Spaces	None
Buildings	High density housing with a mix of bungalows and houses (detached and semi-detached). Most properties have single garages and short entrance drives suitable for only one vehicle. Open plan gardens. Properties built in red brick with concrete pantile pitched roof. Varied property design with “coggins” and other brickwork features give the impression of quality. Small gardens to most properties.
Landmarks	None
Views & Vistas	High density reduces views from properties
Improvement Ideas	On the opposite side of Marton Road to Larners Fields, this development is also subject to road noise pollution.

Street/Area	Marton Road
Topography	Rising East to West
Street Scene	Linear road. Two large, double fronted infill properties close to main road.
Open Spaces	None
Buildings	Two large detached houses built of red brick, one with a slate roof and the other with a clay pantile roof. One property is 3 story and the other 2 story. Large houses on small plots.
Landmarks	None
Views & Vistas	Open Views to the rear
Improvement Ideas	Properties are recently built and need to mature with some soft landscaping. Property character considered not to be in keeping with older adjacent properties.

Street/Area	Saxilby Road, Queensway
Topography	Flat
Street Scene	<p>A T shaped cul-de-sac off Saxilby Road. Badly pot holed entrance road. Tarmac surface with wide road and houses and pavement to both sides of entrance road. However the road splits and turns 90 degrees left and right. From here properties and pavement are located on one side only. In plain view the houses are arranged in the shape of an H with one side of the H facing Saxilby Road. The opposite side of the H faces open fields. A red dog bin is located at the end of the entrance road. Street lighting, telegraph poles visible and mainly privet hedges to property boundaries. Cars parked on pavements and roads as properties have no driveways.</p> <p>The general impression is that the area has been neglected.</p>
Open Spaces	<p>At the rear of the cul-de-sac properties face either a row of concrete garages or a large grass area that is utilised as a children's' play area. This open grassed area has planning consent for a number of homes (Social housing)</p>
Buildings	<p>Forming an H, 2 rows of terraced houses face Saxilby Rd, a row line each side of the entrance road and 2 further rows face fields at the rear. In addition, there are a few bungalows for senior citizens and a block of maisonettes. There is also a row of dated unoccupied concrete garages. One of the end garages does not have a door and is now a dumping ground for expired white goods. This is a hazard on several levels.</p> <p>All the properties were constructed by the local authority or an housing association, and are constructed of red brick under pan-tile roof.</p>
Landmarks	<p>The properties are historically significant as post war era local authority housing</p>
Views & Vistas	<p>Some properties have open views to the rear</p>
Improvement Ideas	<p>Parking is a problem that could be improved by converting some of the space at the front and rear of the development into parking spaces.</p> <p>A significant number of young children live in the area and the nearest children's play area is a distance from the development. Access requires crossing the A1500 in the centre of the village. A children's play area adjacent to the development would be a big improvement.</p> <p>Planning consent has been given to build more social housing on the grassed area at the rear of the development which will take away the area that children use at present to play outdoors.</p>

Street/Area	Rectory Gardens
Topography	The road slopes gently up from the entrance on Stow Rd. Built on the site of a former pig farm.
Street Scene	The cul-de-sac's road layout is Y shaped and properties are close to the pavement which straddles both sides of the road. Tarmac surfaces. On entry to development all properties have low brick boundary walls but further back in the development some of the walls are replaced by picket fencing or open plan. The largest detached properties are within 100m of the entrance whereas the "affordable" terraced properties are located at the rear. Drives are generally short and there were a lot of vehicles parked by the kerb. A feature of this development is the large "Village Green" at the centre of the development. On 2 sides of the green only is the road. On the other 2 sides is a footpath with terraced houses just beyond. Detached properties have garages attached but the terraced properties have a communal area of linked garages and parking spaces.
Open Spaces	The most noticeable open space is the green in the centre of the development. However behind the terraced houses facing the green is a smaller, fenced green space that is a children's play park.
Buildings	All of the detached properties are built of a similar coloured red brick. All have a pitched roof with roof materials either pantile or slate. One or two houses have hipped roofs. A number of the detached properties are bungalows. Quite petite gardens to front and rear. Terraced properties vary in external finish with render and brick. Again, tiles or slate on roofs. Some bungalows are terraced. All properties face the road.
Landmarks	None
Views & Vistas	Properties with their backs to fields will have views towards the Lincoln Edge
Improvement Ideas	None

Street/Area	Rectory Park
Topography	Flat
Street Scene	<p>A metal bus stop is located on Stow Rd at the entrance. A straight road ending in a cul-de-sac. Some mature trees are visible at the end of the cul-de-sac. Entrance from Stow Rd. At the entrance on the right-hand side is a row of terraced houses and garages. Road is narrow with a short drive to front of houses. On the left side of the road is a narrow-grassed area and a wall, the boundary with the properties on an adjacent development. Pavement is only on right hand side. Area to the front of these properties is narrow and is used as private parking, vehicles facing the houses.</p> <p>At the end of the cul-de-sac and built at right angles to the houses at the entrance, is a row of taller terraced properties. Some mature trees surround this row of properties. Adjacent is an area of car parking. The Old Rectory is located to the right-hand side and in front of the houses. Houses are served by pavement only. A walled area houses a water attenuation system.</p>
Open Spaces	The old rectory retains a communal area of lawn with some mature trees.
Buildings	<p>At the entrance is a pair of semi-detached houses facing Stow Rd. The properties are made from fawn bricks and have a grey tiled, pitched parapet roof. A row of some 7 terraced properties are found on the right-hand side of the entrance. These terraced houses vary in height and distance from the road giving an appearance of a much older organic development. External finishes vary with some properties rendered in white and others red brick. Some mature trees are visible at the end of the cul-de-sac. Some external walls to properties are rendered and others red/fawn brick. Land at the front of the properties are mainly used as off-road parking. Three single garages are attached to the first of the houses. The terrace at the end of the cul-de-sac are all made from light fawn coloured bricks and have pitched roof red tiles.</p>
Landmarks	The Old Rectory, which is Grade 2 listed and now converted into flats, forms the centre piece of this development
Views & Vistas	Properties at the rear of the development have views across open fields to the Lincolnshire Edge.
Improvement Ideas	Although the bus stop was present before the houses were built, it should be moved as it is too close to the front door of the property behind.

Street/Area	Saxilby Road
Topography	Flat Straight Road
Street Scene	Wide road entering village from South. Initially pavement only on Eastern side for 200m then pavement on both sides. Pavement is Tarmac. Properties set back from road about 25m or more. Mature medium sized trees in most gardens. Street lighting on metal poles. Mix of walls hedges and fences mark property boundaries. Two bus shelters, one each side halfway along; one wooden and the other steel. Open ditch on west side between pavement and property boundary.
Open Spaces	Public right of way from south east corner of Saxilby Road across the fields to Bransby
Buildings	On east side of road for 300m from southern boundary bungalows, built circa 1950, built in red brick with hipped roof - concrete pantile. Same side further up the road mainly brick built houses both detached and semi-detached. All fronts face road - pan-tile roofs. Most houses built as infill, increasing housing density. Some houses built behind other properties on land that was once garden.
Landmarks	A former garage/petrol station on eastern side, now converted into dwelling. Still retains curved in/out driveway from garage forecourt.
Views & Vistas	Views from rear of properties on eastern side of road have views to Lincoln skyline.
Improvement Ideas	A lot of road traffic exceeds the 30-mph limit when entering the village along Saxilby Rd despite the traffic speed detector. A speed camera would be more effective in reducing vehicle speed to the legal limit making and increase safety.

Street/Area	The Beeches
Topography	Sloping gently upward from Stow Rd.
Street Scene	Small front gardens fairly high-density housing adjacent to Primary School. Built on former secondary school science block. Some 10 houses are set around a small Y shaped cul-de-sac. Rear boundary is formed by wooden fence of school. Pavements are on both sides of the road which is narrow. Properties facing Stow Road have hedges at boundary. Houses are built on small plots. The detached houses have a drive for one car and a garage and semi-detached have a drive for 2 cars at the side but no garage. Impression is that developer placed the maximum number of properties on the site. There are 2 bus stops.
Open Spaces	A small shrub and grass area occupy a V at the end of the cul-de-sac.
Buildings	All the houses are built of red brick with concrete pan-tile roof. Properties have a protruding entrance porch. Most have an upper window that extends in a triangle above the soffit below the roof. Only the 3 detached houses have garages.
Landmarks	None
Views & Vistas	Views over open fields from roadside houses.
Improvement Ideas	None

Street/Area	The Close
Topography	Mainly flat but a gentle slope down towards High St entrance.
Street Scene	<p>An “L” shaped road forms the main artery through this development. A number of small cul-de-sacs lead off. One end of the arterial road joins the High Street the other end joins Tillbridge Road. Roads are wide and have pavements on both sides. Surfaces are Tarmac. Streetlights and telegraph poles are located at property boundaries. Most properties are set about 10m back from the pavement with parking for up to 2 cars. Property boundaries vary and are a mix of hedges, fences, walls and open plan. Some mature medium size trees are visible, and the development is comprised of bungalows.</p> <p>The various cul-de-sacs are a mixture of curved and linear roads. All have a pavement on both sides of the road. There is a public right of way that cuts straight through the development joining Fleets Rd to Tillbridge Rd. This right of way forms a safe and “clean air” route to and from the local school. An Electricity transformer is located in a garage near the centre of the development. A further footpath leads from the eastern edge of the development onto the Recreation Park</p>
Open Spaces	To the east of the development lies the recreation field, about 4 acres in size. It comprises 2 football pitches, a brick and tiled changing facility and a metal storage container for ground equipment storage. In addition, there is a climbing frame, a multi-purpose “basketball size” court with high fencing and a skateboard park with 3 ramps. There are 2 dog bins, 2 litter bins and a seat by the skateboard park. Parking is available for about 20 cars adjacent to the changing rooms and accessed from Fleets Rd.
Buildings	The development was completed over a ten-year period and involved at least 3 developers. Although the development is all 2/3 bed bungalows, there are slight variations in style between the developers. Bungalows are sited on medium sized plots and the majority are detached with a single garage situated at the end of a drive in the rear garden. Most properties have a gable end with windows facing the road, entrance at the side. Approximately 10 blocks of semi-detached properties face the road co-joined by central garages. A similar number of detached properties are built facing the road with a central door. All properties are made from brick in various colours of fawn or red. Some are part rendered on the facade facing the road and painted in various colours. All have a pan tile roof.
Landmarks	None
Views & Vistas	None

Street/Area	The Close
Improvement Ideas	The main arterial road is a used as a rat-run to avoid the crossroads in the village. A scheme needed to reduce this activity.

Street/Area	The Glebe
Topography	Flat
Street Scene	Eight detached houses face Stow Rd and are well back from the road with hedges at the boundary. At the most northerly of these properties is the entrance to the development which is in a cul-de-sac. The entrance road turns right after 100m and continues for another 150m. Most properties have low brick walls and metal railings at their front boundary. The road is wide, and pavements are block paved. The road is Tarmac. After the turn right the road also becomes block paved. There is street lighting and mature trees which forms a central feature.
Open Spaces	At the apex of the right turn in the road there is a large grassed area with a small play park and climbing frame. Running east from this area is a wide grass footpath, with dog bin, which leads to a public right of way along open fields.
Buildings	A mix of red and multi coloured red brick is used throughout. Red pan-tiles on pitched roofs are common. Design of the detached properties vary whereas the semi-detached properties are similar in appearance. Nonetheless, windows soffits and doors are a mix of colour and design. All 2 storey properties have coggling in the brickwork between floors which gives a feel of quality. There are some detached bungalows on the development. A block of 6 and a block of 4 terraced properties at the entrance to the development have a line of garages at the back of the block. Semi-detached have a drive with garage at the rear of the property. This leaves room for parking up to 4 vehicles on each drive. All drives are block paved.
Landmarks	None
Views & Vistas	Properties at the rear have views over open fields while properties facing Stow Rd overlook the cemetery and War Memorial
Improvement Ideas	Wheelie bins are stored at the front of terraced properties. The ambiance of the development would improve if bins are stored out of sight.

Street/Area	Tillbridge Road
Topography	Descending slightly west to east towards river Till
Street Scene	The road is straight. Speed limit reduces from 60mph to 40mph part way along. Pavement only on north side of road, opposite side to housing development and industrial units. Hedge to north side of pavement. No street lighting. A mix of private housing and industrial.
Open Spaces	There are no public open spaces.
Buildings	<p>There are 3 separate domestic developments. Nearest to the village is a ribbon development of 1960s brick-built bungalows built in a fawn coloured brick. Two are semi-detached, the third is detached. Each has an attached garage. Adjacent but further out from the village are 3 x 2010s dormer style detached dwellings built in red brick. Garages for these properties are at the rear. Front drives are short with sufficient room for 1 car.</p> <p>Next to this development is an industrial unit occupied by Obam Lifts which consists of a single-story red brick building built with gable facing the road. Car parking space is located inside the chain link perimeter fence.</p> <p>Moving further out from the village is the Lincolnshire Highways Gritting Depot comprising offices in a 2-story building and to the rear a Dutch Barn style tall building as a storage for grit/salt for winter use on the roads.</p> <p>Adjacent to the depot is a disused petrol station/garage. The former garage buildings are occupied and used for storage in connection with the business that operates on the site.</p> <p>Adjacent to the garage is a development that has been under construction for a number of years that comprises 3 detached houses facing the road with some 8 or 9 houses under construction in 2/3 layers behind. Access is by one of 2 private roads. Properties are large and access roads are block paved.</p>
Landmarks	None
Views & Vistas	The Lincoln skyline will be visible from some properties
Improvement Ideas	<p>Mixing domestic property and industrial property is not a good idea. Noise caused when gritting lorries are being filled as the digger filling the lorries has a very loud reverse audio warning. Ideally, relocate the Highways Depot. Most properties are not connected to main sewerage. No pavement on side of road where dwellings are located.</p> <p>Reduce speed limit to 30mph in vicinity of dwellings</p>

3.3 Views of Character Area 2

All photographs of the Character Area can be found in **Appendix 2: Supplementary Photographs and Views (Separate Document)**.



Ashfield



Ashfield



The Beeches



The Close



The Glebe



High Street



Larners Fields



Manor Farm



Marton Road



Old Rectory



Rectory Park



Rectory Gardens



Rectory Gardens





Stretton Close



Village Farm Drive

3.4 Considerations for development proposals in Character Area 2

Density, Form and Massing, Siting and Layout

- 3.4.1 Development proposals should present medium density in keeping with the character of Character Area 2.
- 3.4.2 Development proposals in or adjacent to Character Area 2 should be a predominantly composed of detached, semi-detached, or terrace houses, depending on their location within the Character Area. Majority of properties should be maximum two storey houses or bungalow, although a limited number of three storey houses (two storeys plus habitable loft with dormer) would be in character depending on the location.
- 3.4.3 Building footprint should normally be I-plan, although a mix of gablefront houses (either T-plan house or L-plan) is present.
- 3.4.4 Roof style should, in general, be gabled with the ridge parallel to the road, although in certain areas majority of property presents ridges perpendicular to the road (e.g. The Close). Gablefront houses should present hip and valley roof styles. Dormer will generally be supported.
- 3.4.5 Properties should be located within the plot in such a way to be set back from the road and leave medium sized front gardens and driveways long enough to accommodate off-

street parking. Where present, the front driveway should be deep enough to leave space for off-street parking.

- 3.4.6 Front enclosed or canopy porches will be supported, as well as garages. Garages should be integral part of the property (as a front or side projected gabled extension). Depending on the location within the Character Area, separate garages within the curtilage of the property and even rows of garages outside of the curtilage may be supported.
- 3.4.7 Plots should be arranged around the existing or new array of streets and cul-de-sac, and connectivity by foot and bike between different streets should be promoted, creating public rights of ways in between plots. Cycle ways should be supported, as well as well-paved wheelchair accessible footways on both sides of the street and, where possible, separated from the carriageway through verges.

Material and detailing

- 3.4.8 Development proposals in Area 1 should use red bricks as the predominant material. Yellow bricks, fawn bricks, rendering and painted bricks will be supported in specific situation. Coggings and other forms of ornamental brickworks would be welcomed.

- 3.4.9 Development proposals in Area 1 should use black or red roof tiles or slates as roof surfacing, and generally brick for the chimney. Bay windows will be supported.
- 3.4.10 A combination of short walls (mostly made of bricks or stones, with or without metal railing) and hedgerows as a boundary treatment between public space and private space will be supported, although it is also noted that certain parts of the Character Area have an open plan layout.
- 3.4.11 Front gardens and driveways should be made of permeable surfacing materials.

Landscaping and streetscape

- 3.4.12 Development proposals in Area 1 should maintain existing open spaces and verges in the area, and if possible, contribute to the creation of additional ones. Pavement should be present on at least one side of the road.
- 3.4.13 Development proposals in Area 1 should have no detrimental impact on existing mature trees and hedgerows and existing landscaping solutions that incorporate the planting of new native trees (cherries, Ashs, oaks, etc.) will be supported.
- 3.4.14 Where development proposals have one or more sides bordering the countryside, landscaping solutions to frame

the development and promote a sense of enclosure (e.g. using hedgerows and native trees), without overly screening the development will be supported. In larger development proposals, the introduction of communal green areas (including recreational equipment's, benches, etc.) in a central location would be welcomed.

Element of sensitivity

- 3.4.15 Depending on the location, development proposals will need to demonstrate how they have retained/increased the availability of green spaces and how they preserve/promote the network of PROW around and within the area.
- 3.4.16 Development proposals will need to consider the proximity to key community services (school, nursery, etc.) and consider the impact the development and associated design will have on these facilities (e.g. access and traffic).
- 3.4.17 Development proposals will need to demonstrate how they have considered the impact on the views over the surrounding countryside identified in this Neighbourhood Profile.
- 3.4.18 Where possible, development proposals encroaching on fields presenting ridge and furrows and other historic earthwork should be avoided.

4 Character Area 3: Stow Village

4.1 Overview Table of Character Area 3

Character Area	Stow
Age	<ol style="list-style-type: none"> 1. Stow dates back to Roman times. 2. There had been a church at Stow even before the arrival of the Danes in 870 – the year they are documented to have burnt the church down. 3. The church is now Stow Minster, a Grade 1 listed building dating from Saxon times, but added to through the centuries. According to legend, St Etheldreda (c.630-679) rested at a place called ‘Stow’ whilst traveling. Her ash staff, planted in the ground, is said to have miraculously burst into leaf. The church of ‘St Etheldreda’s Stow’ (later renamed Stow St Mary) was then built. This legend is illustrated in a Victorian stained glass window in the church. 4. Manor Farm, on Stow Park Road, includes a Grade 2 Listed farmhouse and a moat. The farmhouse was built in c.1636, but underwent alteration in c.1870. 5. There is a 17th century Grade 2 listed cottage at 9, Ingham Road, and a late 18th century threshing barn, stables and Dovecote at Church End Farm. 6. The Wesleyan Chapel (now a private house) was built in 1824 7. A whipping post with one iron marked 1789 is now positioned on the village green. 8. There have been a number of finds of archaeological significance in the village, including Roman, Anglo-Saxon and Medieval jewellery and pottery.
Land Use	<ol style="list-style-type: none"> 1. Mainly houses and gardens 2. Some open green areas, mainly towards the centre of the village. 3. Stow Minster, and its surrounding graveyard, occupies a large area in the centre of the village. 4. A children’s playground 5. Some small copses with some cover for game birds 6. Three working farms, of which the farmhouses and barns and some fields are within the village footprint. 7. The Cross Keys public house and restaurant 8. A car repair garage 9. A cycle shop 10. Some small businesses run from home

Character Area	Stow
	<ol style="list-style-type: none"> 11. Some areas developed as private nature reserves, with one small wild area a result of non-development. 12. Ponds (some man made) 13. Stow Cemetery 14. A developing wildflower meadow adjacent to the cemetery 15. There are some light industrial facilities in the form of Williams’ Garage, the sewage pumping station and the telephone exchange. 16. Two small allotments. 17. The B1241, Ingham Road and Stow Park Road are the access roads into the village of Stow from the north/south, east and west.
Layout Type	<ol style="list-style-type: none"> 1. Mainly low-density housing ranging from very large houses to small cottages, many houses with large gardens or a small acreage. These houses are mainly situated along through roads, but some are on mews-style developments. 2. Some higher density housing on the west side of South Drive, on St Mary’s Crescent, and in a row opposite Manor Farm. 3. One large farm and two smaller ones with their barns and some of the farmed land within the village footprint. 4. Stow Minster and the graveyard surrounding it is set on an ‘island’, which is elevated by about a metre above the surrounding land, with the perimeter comprising a stone wall. 5. There are green, open spaces mainly concentrated towards the centre of the village – see below. 6. Some of the surrounding fields extend into the village, which, together with the working farms, create a rural ambiance.
Natural Features	<ol style="list-style-type: none"> 1. The village is primarily made of private houses with gardens. There are though significant green areas, which are accessible to the public, primarily in the centre of the village – see next section. 2. There are ditches/dykes alongside some of the roads with hedgerows and some trees alongside, and there are many trees on both public and private land. 3. There are a number of small copses and some ponds, all in private ownership. 4. Ridge and furrow fields extend into the northern part of the village, and the field situated between Church Road and the B1241 is given over to meadowland and a wild copse. 5. The hedgerows, trees, ponds and private gardens provide habitat for a wide range of wildlife including lapwings, skylarks, newts (including the protected Great Crested Newt), frogs, hedgehogs and bats. 6. The bats also colonise the telephone exchange and the church. 7. The verges have some wildflowers including cowslip and snowdrops, and an area of Stow Cemetery is given over to development of a wildflower meadow.

Character Area	Stow
<p>Open Spaces</p>	<p>Open spaces include:</p> <ol style="list-style-type: none"> 1. The Village Green GS1 2. Stow Minster graveyard GS2 3. Stow civil Cemetery and wildflower meadow GS3 4. The Christmas Tree site by the crossroads GS4 5. The eastern-most footpath to Sturton passes through a copse of fir trees GS5 6. The area around the village sign, which includes big trees which exhibit bright colours in autumn GS6 7. The "Island" between Sturton Road and the Wesleyan Chapel GS7, which also includes numerous trees 8. The Children's Playground on Stow Park Road GS8 9. The allotments just off the village green GS9 10. Footpaths to Sturton, east F/C3 and west F/C2 provide access to open fields and provide good vistas one towards the Cathedral and the Lincoln Edge, and across the Trent Vale to Cottam power station on the other side of the Trent respectively. <p>Recreation:</p> <ol style="list-style-type: none"> 11. The Children's Playground is popular as a space for children to play in and there is some playground equipment (swings, slides etc) for them to use 12. The footpaths to Sturton are popular with (dog) walkers 13. Cyclists, both locals and those from various cycling clubs, regularly depart from and pass through the village 14. There is an area adjacent to the cemetery which is intended to be kept as a wildlife meadow for the enjoyment of local people 15. The Cross Keys pub stages frequent recreational events
<p>Services and Facilities</p>	<ol style="list-style-type: none"> 1. There are a number of working farms and small businesses in the village, offering some employment opportunities. 2. The Cross Keys pub is well known in the area, and includes an award-winning restaurant. 3. There is a popular children's' playground on Stow Park Road, opposite the pub. It is equipped with some playground equipment provided and maintained by the Parish Council. 4. Church services are held in Stow Minster. 5. A mobile post office combined with a small shop operates in Stow Minster three times a week. 6. The Minster also serves as a venue for concerts, markets and other gatherings. 7. A Christmas Tree is erected annually by the crossroads in the centre of the village, using a permanent foundation and electricity supply provided by the villagers. Carol singing is held around the tree. 8. A grouping of villagers called the "Stow Fun Raisers" organises regular social events, as does the Cross Keys Pub.

Character Area	Stow
	<ol style="list-style-type: none"> 9. A grassy strip of land between the Minster and the Cross Keys pub serves as a village green. It is used from time to time for barbecues and other social gatherings. 10. There are two allotments adjacent to the village green. 11. The local civil cemetery is located on the edge of the village on Stow Park Road 12. There is a sewage pumping station on Church Road 13. The bus service between Gainsborough and Lincoln runs along the B1241. There is a school bus (depending upon the age of children and the school attended) and Call Connect buses occasionally.
Landmarks	<ol style="list-style-type: none"> 1. L6 Stow Minster (Grade1 listed), visible from numerous vantage points L6 2. L9 The Cross Keys pub L9 3. L1 A 17th century house at 9, Ingham Road L1 is well known, as are School House on School Lane L2, Belle Vue Farm L5, The Wesleyan Chapel LB8, and the Threshing Barn L8 and Dove Cote to the west of Stow Minster. All these buildings are Grade 2 listed. 4. The Grade 2 listed Whipping Post on the village green L7 5. The Village Sign L12, adjacent to the crossroads in the centre of the village 6. Manor Farm L10 is a moated 17th (altered in 19th) century Grade 2 listed building and is also a working farm. It, and the complex of buildings surrounding it, stands prominently on the western edge of the village. 7. The cottage at 2, Stow Park Road L14 stands prominently at the crossroads. 8. There is a lovely thatched cottage at the start of Ingham Road 9. Gothic House L4 on Church Road is both large and of architecture unusual to the village 10. The Children's Playground L16 11. The Christmas Tree L13 erected annually at the crossroads is a prominent seasonal landmark 12. Stow Cemetery L11 13. The bus shelter and adjacent pillar box by the crossroads L15 14. Views of Lincoln Ridge and the Cathedral from the east of the village.

Figure 6: Overview Table Character Area 3

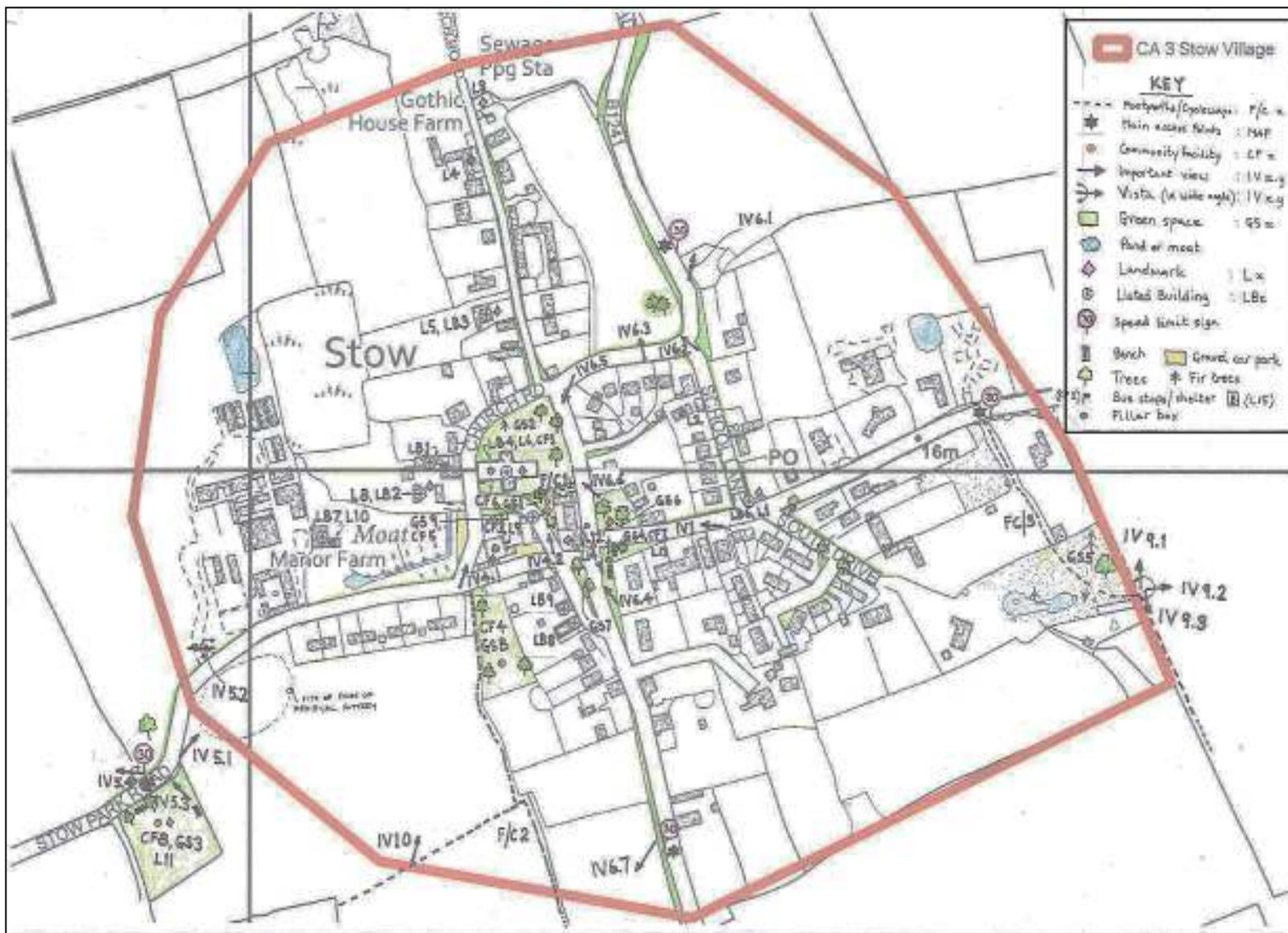


Figure 7: Annotated Map of Character Area 3

4.2 Results of the Walkabout

IVx.x and Py.y refer to photographs in Appendix 2 for Character Area 3 (Stow Village), starting on page 37 of the appendix.

Street/Area	St Marys Crescent
Topography	Mostly flat, slight rise into the crescent and steps back down from the footpath to meet with Ingham Road (P1.1, 1.2)
Street Scene	Asphalt road that has had many repairs to potholes etc leading up a gentle slope to the dwellings on this crescent Lots of cars park on the road and on the footpath. Narrow road, leading to further congestion when there is more than one car being driven There is a footpath linking the western end of St Mary's Crescent with Ingham Road (P1.3- 1.5)
Open Spaces	Green verge has been driven/parked on and heavily rutted. It requires strengthening/repairing on the corner next to the street sign. This situation is likely due to lack of space for parking, so that any green verge is used.
Buildings	Older Council Properties, mixture of bungalows and flats with a block of garages, some rather dilapidated. Majority of gardens well-kept, green spaces at the front with privet and hedgerow planting to many. Many birds seen foraging and could be heard.
Landmarks	None
Views & Vistas	View from the bottom of the footpath towards Stow Minister incorporating the thatched cottage gives a very picturesque outlook IV 1.
Improvement Ideas	Car parking clearly an issue in this area. This restricts access for emergency vehicles if needed and the refuse lorry also. Embedding stabilising mesh in the verges would prevent the damage to them when cars park on them in the wet months, whilst retaining the pleasing green space the verges provide. A suitable mesh is made locally – perhaps we should apply for a grant to install some here and at other parking hot-spots. The poor / no lighting on the footpath where there are steps down creates a hazard in the evening or during winter months.
Street/Area	School Lane from Ingham Road

Street/Area	School Lane from Ingham Road
Topography	Slight slope from the top at Ingham road down towards Stow Bends
Street Scene	Single file, one-way road, no road markings, houses both sides ending in a T junction with Normanby Road. No path. (P2.1)
Open Spaces	Open field adjacent to stow bends, grass field that is cropped for hay. No fencing and partly hedged, providing a natural space for wildlife. The main through road for the village and traffic heavy, slowing (towards village) or speeding up (out of village) depending on direction travelled through the bends.
Buildings	Well maintained gardens, hedges. Providing many trees and bushes for wildlife. Mixed architecture with listed building at the top of the road and the imposing old schoolhouse L2 (P2.2) at the other end of the road, mixture of new build houses and 1970's bungalows infilling this space.
Landmarks	School House at one end and Grade 2 Listed house LB6, L1 (9 Ingham Road) at the other.
Views & Vistas	View of the open field from the end of School Lane is pleasant IV6.2
Improvement Ideas	Street sign rotting at the bottom (P2.3). In general, the street furniture is a mixture of old and new, no consistency to any of it and appears haphazard in its positioning.

Street/Area	Church Road to the sewage pump
Topography	Slight slope from the top of Church Road down towards the sewage pump house (P3.1)
Street Scene	<p>No path, but a narrow road with no road markings. Verge to both sides, one side kerbed. Ownership of verges uncertain as some houses have decorated the areas with planters and have improved their appearance.</p> <p>Houses on both sides of the road, each with gated /driveway access to the road with a few cars parked directly on the road</p>
Open Spaces	Open field next to the new-build house at the bottom of Church Road, currently sheep in it. The road surface is less well maintained from the sewage pump towards the end of Church Road.
Buildings	Well-maintained gardens, hedges. Providing many trees and bushes for wildlife. Mixed architecture with Belle Vue Farmhouse (P3.2) as a Grade 2 listed building and attractive renovated barns (P3.3) in amongst an eclectic mixture of new build houses and older bungalows infilling this space.
Landmarks	Gothic House L4 is a Victorian dwelling that is unique in appearance for Stow Village. Belle Vue Farm LB3, L5 is listed and also has a formal boxed hedge garden design to the front of it which is known of within the village. Sewage pumping station L3 (P3.4.)
Views & Vistas	Despite the name of the road, any view of Stow Minister is blocked from this section of the road by existing dwellings.
Improvement Ideas	<p>The road surface is very poor towards the end of the road nearest to the sewage pump.</p> <p>Given the tendency to flooding at the lowest point in the road, the capacity of the sewage plant needs addressing.</p>

Street/Area	Church Road Area immediately next to Stow Minister
Topography	Narrow Asphalt road, much lower than the level of the church and graveyard, which sits behind a very thick stone wall (P4.1).
Street Scene	Narrow road without road markings, houses on one side of the road and Stow Minister LB4 rising up in the centre on the other side. Very little traffic around this side of Church Road other than village residents and their visitors. Towards the Pub (the 'Cross-Keys', P4.2) the traffic is greater and there is also a dedicated parking area for its customers. This is a gravelled area in front of a large mixed hawthorn and yew hedge
Open Spaces	The graveyard GS2 provides some green/open space around the Minster. There are also patches of grassed areas on the south side, which collectively serve as community areas GS1, CF6 for hosting events for the village such as picnics and BBQ's. A short footpath FC1 connects the NE corner of this 'village green' to the B1241. It is relatively quiet, however, the proximity of the main road means it is not always tranquil. There is a bench opposite the Minister on the green space GS4 by the crossroads.
Buildings	The dominant building is the Grade 1 listed Stow Minster. It is a huge, beautiful building dating in parts to Saxon times. The adjacent Cross Keys pub has been altered over the years to form an attractive, quirky style. There is a complete mixture of houses around the Minster, ranging from the listed barns, which are currently only partially preserved (P4.6), to old farm cottages and post 1950's bungalows and houses. Verges are quite long and there are two old Douglas Firs in the graveyard, which tower over the surrounding dwellings – although not the Minister itself! There are some allotments CF5, GS9 (P4.7) between the Minster and the pub.
Landmarks	Stow Minster L6, CF1 the Grade 2 Listed 'Whipping Post' LB5, L7 (P4.8), Church End Farm with its Grade 2 listed Stables and Dovecote LB1 and ruined Threshing Barn LB2, L8 and the Cross Keys pub L9, CF3 form the most notable landmarks in this area.
Views & Vistas	The view of Stow Minster dominates the landscape and can be appreciated from all areas of this section of Church Road. The view of the Minster and pub together from near the children's playground is quintessentially English and very attractive (IV 4.1), as is that of the Village Green with the Minster as backdrop (IV4.2). It is surprising that such an historic and beautiful building is hidden between and behind such a range of architecturally diverse buildings.
Improvement Ideas	A convex mirror opposite the junction onto Stow Park Road would aid visibility for drivers exiting via this route as it is a blind corner exiting from behind the pub (P4.9).

Street/Area	Stow Park Road to 30 mph sign
Topography	Flat in village centre, then towards the west gentle slope down the bends towards Stow civil cemetery.
Street Scene	<p>Path has street lighting, tall yew hedge to one side (Manor Farmhouse's garden hedge) behind which is an ancient moat (P5.1). The Cross Keys pub stands on the corner of Church Road with the playpark on the other side. High metal fencing to the front of the playpark.</p> <p>Quite a few cars parked on the road, narrowing the road width and obscuring vision when travelling in a vehicle. Cars are also parked on the pavement, which obstructs pedestrians.</p>
Open Spaces	<p>There is a playpark CF4, GS8 set back to one side (P5.2). Older council properties raised up on the footpath side with even older properties towards the Stow X-roads.</p> <p>The village Cemetery CF8, GS3 (P5.3) is in the bend just before the speed limit signs and includes benches (e.g. P5.4) on which to sit and enjoy the tranquillity.</p>
Buildings	<p>There are older council properties raised up on the footpath side with older properties towards the Stow x-roads. Thick Yew hedge to one side of the road, many trees planted around green spaces.</p> <p>Renovated farm buildings opposite the council properties in rustic brick and wooden windows. Williams Garage Ltd on the corner of Stow Park Road and the B1241/Sturton Road opposite a beautiful old cottage (P5.6) and the Cross Keys Pub (P5.7).</p>
Landmarks	Stow Minster L8 (grade 1 Listed), Manor Farm LB7, L10 (grade 2 Listed), Cross Keys Pub L9, Stow Cemetery CF8, L11
Views & Vistas	<p>The view to the NW from the 30mph sign is spectacular (IV5.1), as it is from the farm car park when the sun is setting. The view of Stow from the bend by the Cemetery is also very attractive (IV5.2, P5.8), as is the view of the countryside from within and opposite the Cemetery (IV5.3, 5.4).</p>
Improvement Ideas	<p>Parking on the road could be restricted as the road is already narrow – and obstructs farm vehicles and limits sight of cars.</p> <p>Mirror to support pulling out from Church Road onto Stow Park Road at the pub corner.</p> <p>Replace ugly streetlights and signage in the centre of the village with 'heritage' ones.</p> <p>A seat near the 30mph sign looking towards the west would create a vantage point from which to enjoy the fabulous view from there.</p>

Street/Area	Normanby Road / B1241 Sturton Road
Topography	A flat road as it passes through the village, rising to the north as it leaves the village.
Street Scene	<p>Double road winding through the village. Verge to one side with a single footpath to the other (eastern) side (P6.1). Exposed verge on the opposite side of the road as it leaves the village is long, with a mixture of vegetation, grasses, wild chervil and dandelions in abundance. Cultivated verges in the village are neatly cut.</p> <p>There is a dangerous bend in the B1241, just opposite the north side of the Minster, when approached from the north. A high hedge on the corner impedes the view of oncoming traffic, and even more importantly of the invalid carriage/pram crossing point just after the bend (P6.2). This is the site of many near misses.</p> <p>Bus stop CF2, L15 just south of the crossroads with Ingham Road, with a bright red pillar box next to it, and a bench on the wide verge (P6.3). The village Christmas Tree support CF7 is buried in the verge here, and the electric supply for the tree lights is in a very small weatherproof cupboard by the kerb (P6.4).</p> <p>The picturesque village sign L12 is mounted on a stone pedestal on a wide area of green verge GS6 on the NE corner of the crossroads, with trees on either side (P6.5).</p> <p>An ugly construction of large traffic signs on the SE corner of the crossroads visually conflicts with this otherwise picturesque centre of the village and obstructs the view of the Christmas Tree from the west (P6.2).</p> <p>The footpath from the crossroads towards Sturton is narrow and in very poor condition.</p>
Open Spaces	<p>There are wide areas of neatly cut grass with various trees planted on them through the centre of the village. The current main road through the village cuts directly through what was once the village green, which is now dispersed into four different patches and replaced by the areas just south of the Minster.</p> <p>The elevated graveyard surrounding the Minster provides pleasing green space adjacent to the B1241.</p> <p>Lots of greenery neatly cut hedges and gardens.</p>
Buildings	<p>There is a mixture of architectural styles and building ages along the road, from the Grade 2 Listed dwellings of 6 Sturton Road (P6.6) and the converted Wesleyan Chapel (P6.7), 1970 brick houses, bungalows that accumulate under the gaze of Stow Minister in the distance.</p> <p>There are 5 protected trees in the grounds of the Old Rectory.</p>
Landmarks	<p>Stow Minster L6.</p> <p>The Grade 2 listed house at 6 Sturton Road LB9 on the old Sturton Road (since bypassed) together with the equally listed converted Wesleyan Chapel LB8.</p> <p>The village sign L12, Christmas Tree L13 (seasonal), and Bus Shelter L15.</p>

Street/Area	Normanby Road / B1241 Sturton Road
	The cottage at 2 Stow Park Road L14 (P5.6). The cottage at 1 Stow Park Road (P5.6).
Views & Vistas	<p>The view to the north-east from the corner close to the junction with School Lane (IV6.1).</p> <p>The pasture and trees to the west of the B1241 opposite Church Lodge (IV6.2, 6.3).</p> <p>The view of Stow Minister as you enter the village from any direction dwarfs all other buildings around it (IV6.4, 6.5 and 6.6).</p> <p>There are some very old yew trees and farm buildings as you enter the village from the south.</p>
Improvement Ideas	<p>Replace the traffic signs on the crossroads in the centre of the village with smaller, heritage ones.</p> <p>The change in speed limits and the wider road as you enter the village from the Sturton side invites cars to go above 30mph – better if the short 50mph section immediately south of Stow was made 40mph. There are blind driveways (e.g. Barons) that would benefit from traffic slowing initiatives.</p>

Street/Area	Ingham Road
Topography	A straight road that rises up to a slight hill that obscures the view further along the road, slight bend to the right as it leaves the village (P7.1).
Street Scene	Mixture of building styles and ages, including new builds and building plots in progress. Path to only one side of the road, leading from the footpath that exits on Ingham Road to the corner of South Drive (P7.1), then onwards to the crossroads in the centre of the village. There is a ditch to the side of the footpath that is partially obscured and overgrown. It is known this area has water running over the road when it has been raining; these drains have not been dug out recently (P7.2, 7.3).
Open Spaces	Gardens are well maintained and there is a bench on the corner of South Drive.
Buildings	There is a mixture of architectural styles and building ages along the road, from listed dwellings (P7.6), an old thatched cottage (P7.7), 1970 -2016 houses and various bungalows. The site of the old Post Office is being redeveloped (P7.8), and the entrance (P7.9) to a new development behind the Telephone Exchange (P7.10) can be seen. The Telephone Exchange is also the bat nursery. There is a disused field (P7.11) adjacent to the footpath to Sturton from the 30mph signs. This field is currently overgrown and is a valuable habitat for wildlife.
Landmarks	Stow Minster can be seen in the distance (P7.5) and the 'W-S' on the end of listed building at 9 Ingham Road can also be seen. The village sign on the corner of Ingham Road and the B1241, effectively at the centre of the village.
Views & Vistas	The view of Stow Minister and the thatched cottage together as you enter the village from the Ingham direction (IV1).
Improvement Ideas	The slope down into the village from Ingham Road attracts a number of motorists to speed over 30mph it is also a bend with no road markings and often a site of extensive braking of vehicles. In addition, the footpath exists from the village to this exact point only (P. There is no footpath beyond the 30mph sign (P7.12), which restricts safe walking in the vicinity. It should be possible to use a painted path, which delineates a safe area for pedestrians so that local villagers are able to enjoy their immediate area by walking the paths that criss-cross through and around the village. As the majority of routes end up on this road it is a shame that this is not a safe place to walk, especially for children. Have the ditch opposite the telephone exchange cleared to prevent flooding.

Street/Area	South Drive
Topography	The road comprising South Drive is almost flat, but the ground on the eastern side rises towards the south, creating a bank up which some drives rise quite steeply. The low point on the road is at the corner with St Marys Crescent, which becomes icy in cold weather (P8.1).
Street Scene	<p>The street is almost straight and is a cul-de-sac. There is a footpath on the western side. The street is narrow and suffers a severe parking problem. Parked cars on the east side of the street cause congestion, and there is damage to the grassy bank on the western side where refuse lorries have ridden up it whilst squeezing past the parked cars (P8.3). The grassy steeper banks are poorly maintained. Some of the shallower/narrower banks are better, as the householders mow them (which is kind, as this is not their responsibility).</p> <p>South of the junction with St Mary's Crescent there is a grass verge which is broad at the junction but narrows towards the south end of the street (P8.4). Cars park on this verge a lot and it is heavily rutted as it is soft in the winter.</p> <p>The road surface is broken and pot-holed in places. There is a wide verge on the corner with Ingham Road, with an attractive bench behind which are some fragrant shrubs. A tree has been planted to provide shade for the bench in the summer (P8.5).</p>
Open Spaces	There is not much open space, bar the afore-mentioned verges. Children tend to play in the street when they can, but parked cars and traffic inhibit this. There are a number of rowan trees in the street.
Buildings	There is a mixture of architectural styles and building ages along the road. The houses on the west side of the road are 1950s (?) terraced (ex-) council houses with very small front gardens, whilst those on the east side are detached bungalows and larger houses some of which have very large gardens front and back. Most of the gardens are well tended, though some are very untidy (P8.6).
Landmarks	Stow Church is visible from various vantage points, and the historic house of 9 Ingham Road is opposite the junction with South Drive.
Views & Vistas	<p>The bench on the corner of South Drive and Ingham Road (P8.4) offers a beautiful view of the thatched cottage and the Listed cottage at 9 Ingham Road (P7.5), with Stow Minster in the background (IV1). The Minster is also visible further up the street (P8.7).</p> <p>The historic house of 9 Ingham Road LB6, L1 opposite the junction with South Drive (P8.8).</p>
Improvement Ideas	There is a severe parking problem. Embedding stabilising mesh in the verges would prevent the damage to them when cars park on them in the wet months, whilst retaining the pleasing green space the verges provide. A suitable mesh is made locally – perhaps we should apply for a grant to install same here and at other parking hot-spots.

Street/Area	Footpath from Ingham Road by 30 limit signs towards Sturton by Stow
Topography	Very flat
Street Scene	This is an earthen walkers' path FC3, starting at metal, sprung gates on Ingham Road (P9.1), passing through wild plants and an attractive copse of pine trees (P9.2). There is another sprung gate at northern side of the copse (P9.3), and the path passes over bridges made of railway sleepers to cross drainage ditches on each side of the copse. The path emerges from the copse over a bridge (P9.4) onto the edge of a field, along which it heads south towards Sturton.
Open Spaces	Fabulous, flat airy open space across a farmer's field as you emerge from the copse heading south.
Buildings	None
Landmarks	Houses on Ingham Road, The Lincoln Edge, and Lincoln Cathedral.
Views & Vistas	Great views across flat fields, southwards to Ingham Road and the houses on it (IV9.1), east to the Lincoln Edge (IV9.2), and to Sturton and Lincoln Cathedral in the distance to the north. (IV9.3))
Improvement Ideas	The drainage ditch at the northern side of the copse is partially blocked and needs cleaning out (P9.5). Keep the views unimpeded!

Street/Area	Footpath from Cross Keys pub towards Sturton by Stow
Topography	Very flat.
Street Scene	This is a popular earthen walkers' path FC2, passing through farmers' fields and alongside hedgerows, which provide a habitat for wildlife. At the northern end, the path starts at a metal gate at Stow Park Road (P10.1), next to the children's playground. After about 100 yards, the path splits (P10.2), the western branch heading towards a small copse nearby, the southern branch running parallel to Sturton Road.
Open Spaces	Flat, airy open space across a farmer's field
Buildings	East of the path, there are fields enclosing houses and well-kept gardens. The houses beyond these fields/gardens are of varying styles.
Landmarks	Stow Minster to the north of the path
Views & Vistas	Great views across the flat fields, northwards towards Stow Minster and the houses alongside Stow Park Road (IV10, P10.3) southwards towards Sturton.
Improvement Ideas	Keep the views unimpeded.

4.3 Views of Character Area 3

All photographs and Important Views of the Character Area can be found in Appendix 2: Supplementary Photographs and Views (Separate Document).



1.1 St Marys Crescent from South Drive



2.1 School Lane from south end



2.2 The Old School on School Lane



3.1 Church Road from south



3.3 Barn conversions on Church Road



4.4 'Village Green' communal area



4.5 'Village Green' from west



4.9 Partially preserved barn opposite west door to Stow Minster



5.2 Playground opposite pub



5.3 Stow Cemetery



5.6 Stow Park Road no 2.



5.7 Cross Keys pub



5.7 View of Stow from corner by Cemetery



6.5 Village sign and areas of green in centre of Stow



6.6 Listed 6 Sturton Road



6.8 Listed Converted Wesleyian Chapel



7.5 Stow Minster from South Drive



7.7 Thatched Cottage



7.8 Redevelopment of Old Post Office



8.1 South Drive looking north



10.3 View of Stow from western branch of footpath off Stow Park Road

4.4 Considerations for development proposals in Character Area 3

Density, Form and Massing, Siting and Layout

- 4.4.1 Development proposals should promote the nucleated form of the settlement and present medium to low density in keeping with the character of Character Area 3.
- 4.4.2 Development proposals in or adjacent to Character Area 3 should be predominantly composed of detached houses, with a minority of semi-detached and terraced houses, depending on the location within the Character Area. Majority of properties should be maximum two storey houses or bungalows.
- 4.4.3 Building footprint should normally be I-plan, although a minority of gablefront houses (normally L-plan) is present and are both acceptable.
- 4.4.4 Roof style should, in general, be gabled or hipped with the ridge parallel to the road, although in certain areas some properties present ridges perpendicular to the road (e.g. The Close). Gablefront houses should present hip and valley roof styles. Dormers will generally be supported.
- 4.4.5 Large properties on the outskirts of the Character Area should be located within the plot in such a way to be set back from the road and leave medium-sized front gardens and driveways long enough to accommodate off-street parking for 2 cars. Infill developments in the more central

locations could have limited or no setbacks, depending on the surrounding properties. Currently, on-road parking is a problem in Stow. Where present, the front driveway should be deep enough to leave space for off-street parking for 2 cars.

- 4.4.6 Front enclosed or canopy porches may be supported, as well as garages. Depending on the location within the Character Area, separate garages within the curtilage of the property and even rows of garages outside of individual plot may be supported to reduce parking on-street and on verges.
- 4.4.7 Plots should be arranged around the existing or new array of streets and cul-de-sac, and connectivity by foot and bike between different streets should be promoted, creating public rights of ways in between plots. Cycle ways should be supported. Well-paved, wheelchair accessible pavements on one or both sides of the street are expected, separated where possible from the carriageway by verges.

Material and detailing

- 4.4.8 Development proposals in Character Area 3 should use red bricks as the predominant material. Yellow bricks, fawn bricks, rendering and painted bricks may be

supported in specific situation. Coggings and other forms of ornamental brickworks would be welcomed.

4.4.9 Development proposals in Character Area 3 should use roof tiles or slates as roof surfacing. Choice of other materials for roofing will require justification on a case-by-case basis. Thatched roof will be supported, and existing ones protected. Generally, bricks should be used for the chimney.

4.4.10 A combination of short walls (predominately made of bricks or stones, with or without metal railing) and hedgerows as a boundary treatment between public space and private space will be supported. Certain parts of the Character Area present an open plan layout.

4.4.11 Front gardens and driveways should be made of permeable surfacing materials, preferably gravel.

Landscaping and streetscape

4.4.12 Development proposals in Character Area 3 should maintain existing open spaces and verges in the area, and if possible, contribute to the creation of additional ones. Pavement should be present on at least one side of the road.

4.4.13 Development proposals in Character Area 3 should have no detrimental impact on existing mature trees and hedgerows and existing landscaping. Solutions that

incorporate the planting of new native trees (cherries, ash, oaks, etc.) will be welcomed.

4.4.14 Where development proposals have one or more sides bordering the countryside, landscaping solutions to frame the development and promote a sense of enclosure (e.g. using hedgerows and native trees), without overly screening the development could be supported. In larger development proposals, the introduction of communal green areas (including copses, meadows, flower beds), blue areas (ponds, drains, dykes, etc.), and recreational areas (e.g. playgrounds) may be supported.

4.4.15 Signage and street furniture should be of a design style in keeping with the historic character of the area.

Element of sensitivity

4.4.16 Depending on the location, development proposals will need to demonstrate how they have retained/increased the availability of green spaces and how they preserve/promote the network of PROW (Public Right of Way) around and within the area.

4.4.17 Development proposals will need to avoid crowding to Listed Buildings and other landmarks or non-designated building of historic importance described in this Neighbourhood Profile.

4.4.18 Development proposals must avoid obstructing the views over the surrounding countryside, including landmarks

and listed buildings identified in this Neighbourhood Profile

such as drainage, road capacity, parking availability etc to accommodate the proposed development.

4.4.19 Where possible, development over fields presenting ridge and furrows, other historic earthwork, and natural or semi-natural areas should be avoided.

4.4.20 Development proposals should adopt a holistic approach, including demonstration of the capacity of infrastructure

5 Character Area 4: Rural Stow

5.1 Overview Table of Character Area 4

Character Area	Rural Stow
Age	<p>Predominantly open countryside and agricultural land with a strong east to west orientation (Lincolnshire Historic Landscape Characterisation TVL1 Character Zone) and much of it reflecting the enclosures by 1808.</p> <p>The area includes a scheduled monument in the hamlet of Coates (a separate parish in 1086) with its manorial hall L2 and moat L6 and the site of a medieval village L5 with ridge and furrow fields plus a Grade I listed 12th Century Church L3 and Grade 2 listed monument to the Maltby family (1790) L4.</p> <p>The hamlet of Normanby with two farmhouses (on the site of medieval and 19th Century dwellings), an 18th Century granary, and barns and on the site of a shrunken medieval village. A deserted medieval village (DMV) is to the west of the B1241, bounded on the north by the Till, to the south by a track and to the west by the drain. L7</p> <p>There are a significant number of 19th Century (ex) farmsteads along both Ingham and Stow Park Roads. There is a possible deserted medieval village (DMV) on the north side of Stow Park Road, just before Tillbridge Lane and also one on Ingham Road near the Till.</p> <p>Tillbridge Lane follows the course of a Roman road from Ermine Street (A15) to the Trent. A Grade 2 18th Century listed farmhouse L8 is situated on Tillbridge Lane.</p> <p>There have been a number of finds of archaeological significance including Roman, Anglo-Saxon, Late Saxon and medieval coinage and pottery. (e.g. Roman pottery scatter at East Farm; Saxon pottery at St Edith's; Roman finds on fields to the north end of the public footpath FC1 and at the north end of Church Road).</p> <p>Main Access Points are:</p> <ul style="list-style-type: none"> - MAIN ACCESS POINT 1 & 2 B1241 from north and south - MAIN ACCESS POINT 3 Stow Park Road from the west - MAIN ACCESS POINT 4 Ingham Road from the east
Land Use	<ol style="list-style-type: none"> 1. Mainly arable agricultural use 2. Small areas of woodland with some cover for game birds 3. A number of working farms 4. Some small businesses run from home

Character Area	Rural Stow
	<p>5. Some areas developed as private nature reserves</p> <p>6. Ponds (some human-made) and a reservoir on private land</p> <p>7. A potential wildflower meadow adjacent to the cemetery</p> <p>8. Verges with a good range of wildflower species</p>
Layout Type	<p>Low-density linear development along Ingham and Stow Park roads with a mixture of small bungalows, two new houses, flat-tops, all with gardens, detached (mainly 19th Century) properties, many with large gardens or small acreage, and a working farm.</p> <p>Two small hamlets with a mixture of properties namely: Coates and its 12th Century Church L3 and 19th Century Manor House L2 and farmhouses, small cottages and agricultural buildings largely clustered around the manor house; and Normanby with two farmhouses, granary, barns, a pair of semi-detached cottages and the flat-tops. A few properties along the north side of Tillbridge Lane including a Grade 2 listed 18th Century farmhouse L8. Isolated cottages on Fleets Lane set well back from the road with large gardens.</p>
Natural Features	<p>The area is primarily agricultural land in private ownership and is not open to public access. There are, however, a number of public footpaths FC1, 3, 5, 6 & 7, a green lane FC2 and a bridleway FC4 affording access across the land</p> <p>There are ditches/dykes alongside most of the lanes with hedgerows and some trees alongside.</p> <p>There are a number of small copses as well as a number of ponds and a reservoir in private ownership.</p> <p>The River Till crosses Ingham Road L1 and curves round west of Coates in a northerly direction and is part of the northern boundary of Stow parish at Normanby. There are a number of drains crossing the land.</p> <p>There is the site of the medieval village at Coates L5, which is thought to have been deserted as a result of the (Black Death) plague. There is historical evidence of ridge and furrow fields on the site. There is also a ridge and furrow field along Ingham Road.</p> <p>Some of the dwellings along Ingham Road appear to be on patches of land that reflect demarcation following the enclosures. The hedgerows, trees and management of the fields provide habitat for a good range of wildlife including lapwings, nightingales, skylarks and bats. Many verges have some wildflowers including cowslip and snowdrops, and there is an important verge in terms of varieties to the north side of the Coates to Normanby lane near the flat tops.</p>
Open Spaces	<p>The open fields provide good vistas one way towards the Cathedral and the Lincoln Ridge, another to Stow Minster and another across the Trent Vale to Cottam power station on the other side of the Trent.</p> <p>There is a green lane FC2, a bridleway FC4 and public footpaths FC 1,3,5, 6 & 7 across the land, giving the public</p>

Character Area	Rural Stow
	<p>access, exercise and enjoyment for many walkers as well as horse riders.</p> <p>Ingham Road and Fleets Lane are on a popular walking route for people from Stow and Sturton (there are circular routes involving the public footpath). Ingham Road is also regularly on the Army Cadets route at weekends. Cyclists use Ingham Road regularly, both locals and those from various cycling clubs.</p> <p>There is a green space to the south of St Edith's L3 available for people to picnic in GS1</p> <p>There is an area adjacent to the cemetery, which is intended to be kept as a wildlife meadow for the enjoyment of local people GS2</p> <p>There are areas kept as nature reserves by private individuals, one of which is on the Parish field GS3</p> <p>There is a metal bench on the corner of Fleets Lane and Thorpe Lane GS4</p>
Services and Facilities	<p>There are a number of working farms offering some local employment. There are also a small number of businesses run by residents offering self-employment</p> <p>The local cemetery is located on the edge of the village on Stow Park Road GS2</p> <p>There is an electricity substation on Stow Park Road</p> <p>The bus service between Gainsborough and Lincoln runs along the B1241. There is a school bus (depending upon the age of children and the school attended) and Call Connect buses occasionally.</p>
Landmarks	<ol style="list-style-type: none"> 1. River Till L1 2. St Edith's (Grade1 listed) L3 3. Moated manorial complex of Coates Hall L2, moat L6 and medieval village L5 – scheduled monument 4. Maltby memorial (Grade 2 listed) L4 by St Edith's 5. Deserted medieval village at Normanby L7 6. Gallows Dale (Grade 2 listed) L8 7. Views of Stow Minster from numerous vantage points 8. In the distance, views of Lincoln Ridge and the Cathedral

Figure 8: Overview Table Character Area 4

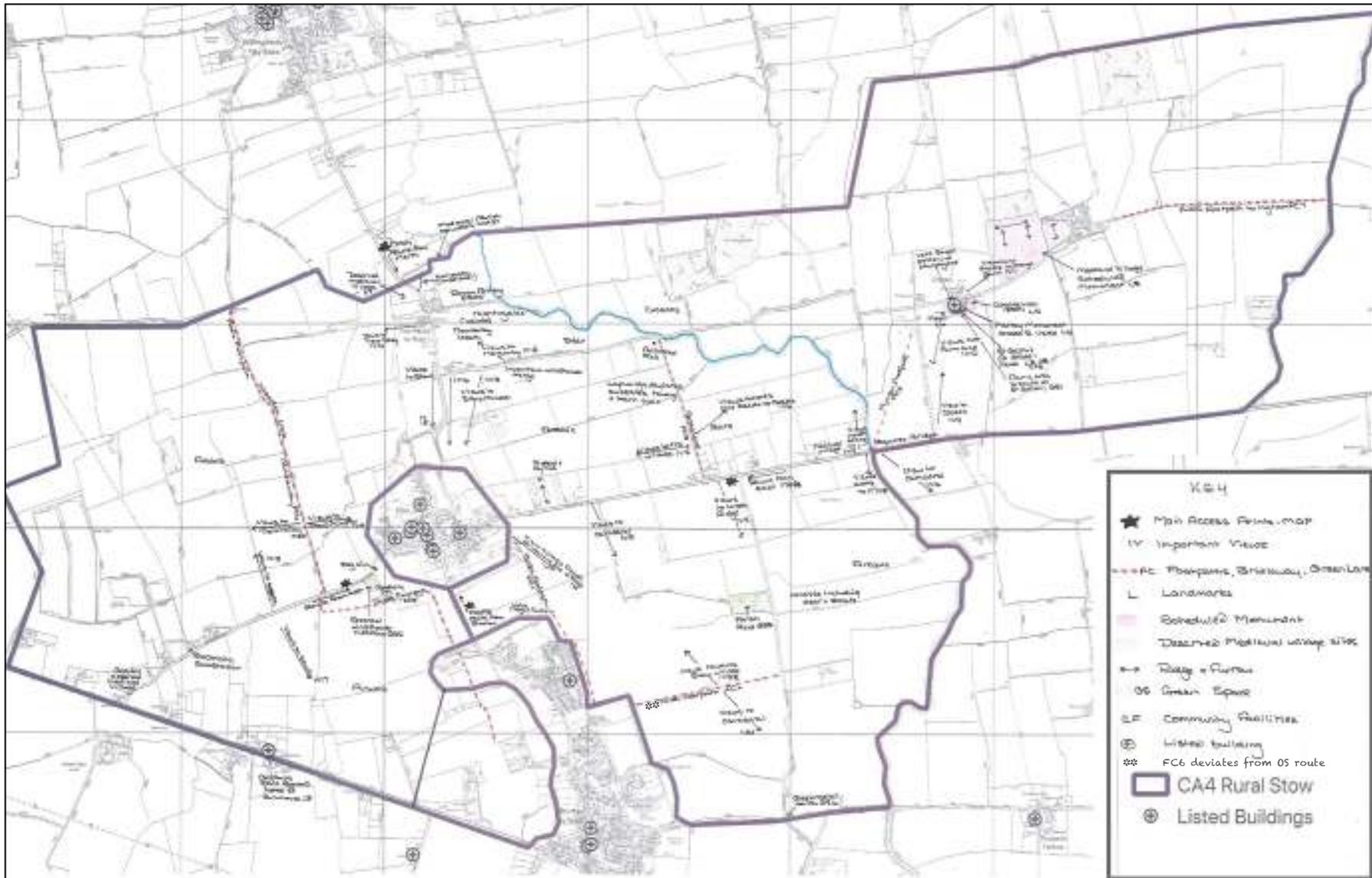


Figure 9: Annotated Map of Character Area 4*

Rural Stow Asset Mapping	
ID number	Description [including Photograph reference (P)]
Important views	
IV1	View across fields on leaving the village on Ingham Road (P1.1)
IV2	View south from Ingham Road with cathedral in the distance (P1.4)
IV3	Across the fields towards the Ridge (P1.16)
IV4	Across the fields with cathedral in the distance (P1.25)
IV5	View from Green Lane towards Stow (P1.14)
IV6	From Green Lane across the fields (P1.13)
IV7	River Till looking northwards from Ingham Road (P1.19)
IV8	River Till looking south (P1.20)
IV9	Across to Coates from Ingham Road (P2.18)
IV10	Across the fields from Coates (P2.20)
IV11	Views from by St Edith's to Grange Farm (P2.21)
IV12	Looking towards Normanby from the Coates/Normanby lane (P3.30)
IV13	Stow Minster from the Coates/Normanby lane (P3.33 & P3.34))
IV14	Views to Trent valley (P3.27)
IV15	Looking to Stow Minster from Normanby (P3.28)
IV16	View from Normanby looking down to Stow Minster (P3.29)
IV17	Vistas to the south of Stow Park Road (P5.15)
IV18	View to north from Stow Park Road (P 5.13 & 5.14)
IV19	View to Stow Minster from the bridleway (P5.8)
IV20	Looking west to the power station from bridleway off Stow Park Road (P5.11)
IV21	The Cathedral from the footpath off Fleets Lane (P6.8)
IV22	View to the village from the footpath off Fleets Lane (P6.9)

Community facilities	
CF1	Stow Cemetery and adjacent area for wildflower meadow (P5.2 & 5.3)
CF2	St Edith's including green space (P2.6 -2.11)
Footpaths	
FC1	Footpath from Stow to Sturton
FC2	Green Lane from Ingham Road to the Coates – Normanby lane
FC3	Footpath from Squire's Bridge to Coates
FC4	Bridleway and footpath (also known as Wooden Lane) from Stow Park Road to Willingham
FC5	Footpath from Stow Park Road to Sturton on west side of B1241
FC6	Footpath from Sturton to Fleets Lane
FC7	Footpath from Coates to Ingham
Green Spaces	
GS1	Grass area to the south of St Edith's on which people may picnic (P2.10)
GS2	Stow cemetery and adjacent plot which is intended to be a wildflower meadow for the enjoyment of locals (P5.2)
GS3	Privately owned or managed nature reserves including the Parish Field (P6.4 & 6.5)
GS4	A metal bench is located at the corner of Fleets Lane and Thorpe Lane, a popular route for walkers and cyclists (P6.7)

Sturton by Stow and Stow Neighbourhood Plan

Landmarks	
Including listed buildings and scheduled monuments	
L1	River Till (P1.18-1.21)
L2	Moated manorial complex of Coates Hall [Part of scheduled monument] (P2.2- 2.5) St Edith's [Grade 1 listed] (P2.6-2.9)
L3	
L4	The Maltby Family Monument [Grade 2 listed] (P2.12)
L5	Deserted medieval village [Scheduled monument] (P2.15-2.16)
L6	Medieval moat [part of scheduled monument] (P2.8 & 2.10)
L7	Deserted medieval village in Normanby (P3.22)
L8	Gallows Dale [Grade 2 listed] (P5.18)

Main Access Points	
MAP 1&2	B1241 from north (P3.23 & 3.25) and south (P7.1 & 7.2)
MAP 3	Stow Park Road from the west (P5.6)
MAP 4	Ingham Road from the east (P1.17)

5.2 Results of the Walkabout

Street/Area	Ingham Road from Stow to Coates
Topography	Generally flat with very slight gradient up from Till into village.
Street Scene	<p>The very straight road after leaving the village with mainly agricultural land on both sides of the road. This is the main artery into and out of Stow to the East. MAIN ACCESS POINT4</p> <p>It is a straight, unrestricted, narrow two-lane road with no pavement and along which many motorists speed. It is used as a cut-through by some commuters.</p> <p>There are frequent farm vehicles along the road.</p> <p>Many local walking routes include part of Ingham Road, and most children in the occasional houses along the road have to either walk or cycle into Stow to catch the school bus or be driven. (There is a school bus for only certain schools). There is a very occasional service bus (Call Connect).</p> <p>Horse riders also often use the route at the weekends, as do several cycle clubs, walkers (with or without dogs), runners and the Army Cadets.</p> <p>There are grass verges each side, not suitable for walking on in wet weather.</p> <p>There are sections of hedges along some of the field boundaries with the road. In other parts they were removed in the past but are being brought back in places.</p> <p>Ditches run alongside the hedges and are maintained by the landowners.</p> <p>There is no street lighting, and telegraph poles (carrying electricity) cables are along the south side of Ingham Road.</p> <p>A footpath to Sturton runs south across the fields to the east of and at places parallel to the B1241 FC1</p> <p>A green lane runs northwards from Ingham Road towards the lane from Coates to Normanby. FC2</p>
Open Spaces	<p>Attractive, mainly arable farmland crossed by the river Till and numerous ditches and drains.</p> <p>There is an example of a ridge and furrow field to the north of Ingham Road.</p> <p>An area called Stow Pasture to the south of Ingham Road by Fleets Lane is very attractive with fields containing some trees.</p> <p>Wide-open spaces with wonderful, tranquil views across the fields and south to the limestone ridge and Lincoln Cathedral.</p> <p>A public footpath from Stow to Sturton across and alongside the fields FC1</p> <p>A green lane runs from Ingham Road to the Coates to Normanby Lane FC2</p> <p>A public footpath from Squire's Bridge to Coates. FC3</p> <p>Wildlife and natural grassed area. Residents report regular sightings of Barn and Tawny owls, kestrels, sparrow</p>

Street/Area	Ingham Road from Stow to Coates
	hawks, skylarks, a buzzard, heron and pheasants as well as bats and the usual garden birds and small mammals. Occasional deer.
Buildings	Few buildings, but where they are present, they include attractive (ex) farmsteads and cottages. Apart from one house on the very edge of the village, all housing is on the north side of the road and includes: a new house; brick-built and pantile roofed (ex) farmsteads, some dating back to 1830's; one 1960's and two 1930's bungalows; and 'the flat tops', built around the second world war for agricultural workers. Many on good-sized plots, which may reflect the pattern of fields after the Enclosures. Some small field areas within the housing stock.
Landmarks	The River Till and Squire's Bridge. L1 Open dykes on both sides of the road most of the way. Lincoln Cathedral is clearly visible, as is 'The Edge' (a limestone escarpment running in a roughly straight-line northward from Lincoln). Stow Minster, a scheduled monument, can be seen and enjoyed. There is a deserted medieval village to the west of the Till.
Views & Vistas	Wonderful vistas to the Lincoln Edge and Lincoln Cathedral across expansive fields. IV1-4 Views of Stow Minster across the fields in winter (obscured by trees in summer). IV5 Views to Coates IV6 Views over the Till at Squire's Bridge IV6 & 7
Improvement Ideas	Maintenance of public footpath from Squire's bridge to Coates. FC2 Painted foot- and cycle paths on the road with signage warning motorists to expect and respect pedestrians and cyclists using them. A speed limit of 40mph along the whole road, so that traffic constitutes less of a hazard to pedestrians, cyclists, horse riders and wildlife. Signage and decorative features where the road passes Stow Pasture. Provision of a bench at the junction of Ingham Road and Fleets Lane. Also, provision of a dog bin at the same location. Enhance signage for the village.

Street/Area	Coates
Topography	Flat
Street Scene	<p>Agricultural hamlet. Farm track leading to a farmyard and agricultural buildings constituting the centre of the hamlet. Further along the track is Grange farm and a public footpath leading to Ingham. FC7 This is the site of a manorial moat and complex, medieval village and scheduled monument L5, a listed Pre-Reformation Church (mid 12th century St Edith's) L3, and Grade 2 listed monument to the Maltby family (1790) L4. There are a number of heritage visitors as well as the agricultural workers and residents. Call Connect bus service available</p>
Open Spaces	<p>Arable farmland surrounds Coates. Historically much ridge and furrow around the site of the medieval village. A bench by St Edith's on the north side. Attractive picnic area with two benches behind St Edith's Church which is open for visitors daily. GS1 Well-managed trees, hedges and ponds. Mainly arable farming, some livestock. A public footpath runs from Coates to Ingham FC7 Very beautiful and tranquil when no farm working. Restricted access from some entries without prior permission.</p>
Buildings	<p>There is a moated manorial complex and medieval settlement, which is a scheduled monument. Coates Hall L2 is a beautiful old (1850's) brick-built building, south of the farmyard, and adjacent to Grade 1 listed St Edith's Church L4. St Edith's is 12th century and Grade I listed. It has an attractive moat to the west and south (which may have been part of an abbey originally on the site), a small graveyard, and an attractive grassed area to the south. This grassed area joins with a similar one to the south of Coates Hall. There are two farms: Grange Farm on the site of the medieval settlement, and Hall Farm, with adjacent Hall Farm Cottages. Terraced Bungalows 70 plus years old, white rendered brick is at the T junction as you enter Coates. Adjacent to the Hall is Grooms Cottage, Victorian and brick built. Farm buildings, machinery buildings.</p>

Street/Area	Coates
Landmarks	<p>Aforementioned 19th century Coates Hall L2 St Edith's Church. L3 The Maltby family monument (Grade 2 listed) by St Edith's (1790) L4 Moat L6 To the eastern side of the hamlet there is the site of the medieval village of which the uneven landscape is indicative. The demise of the village believed to be plague (Black Death) related. This is a scheduled monument. L5</p>
Views & Vistas	<p>Superb wide-open vistas over farmland in all directions. IV 9-11</p>
Improvement Ideas	<p>None</p>

Street/Area	Coates to Normanby and Normanby by Stow
Topography	<p>Flat arable farmland to the south of Coates to Normanby road but a gentle valley is sloping down to the river Till, which snakes through the fields to the north of the road (i.e. to the East of Normanby). To the west of Normanby is a more accentuated valley running roughly SW to NE.</p>
Street Scene	<p>Coates to Normanby road: gravelly asphalt singletrack road bordered by hedges and trees at Coates end. Narrow bridge over drain then more substantial bridge over the Till at an attractive intersection of the road. River drainage ditches, dykes and a track heading south which is popular with walkers and joggers. The road is normally closed at the Coates end by a hinged barrier (single horizontal bar) over the road. The road meets the B1241 main road a T junction. B1241: Very busy road where traffic passes through Normanby at alarmingly high speed for the state of the road (incline and bends combined). It is the main access road to Stow from the north. MAIN ACCESS POINT1 Normanby Road served by regular public transport and Call Connect service. Series of difficult bends into Stow with traffic to Gainsborough and Lincoln and villages in-between Telegraph poles on the east side of B1241</p>
Open Spaces	<p>Valued nature reserve (previously a brick pit) to the south of the Coates to Normanby road as it leaves Coates. Once clear of Coates village, lovely views across gently sloping farmland towards Normanby and Stow. Lapwings nest in fields to the south of the lane and cuckoos and nightingales can be heard. On the south-west corner at the green lane and the Coates/Normanby lane junction, there is a pollarded oak which was a waymarker. Late Saxon pottery found in St Edith's churchyard. Track, now on private land, running from Normanby Gorse to Wooden Lane was reputedly used by the monks at Coates en route to crossing the Trent. Important wildflower verge to the north of the lane just east of the flat tops. Area to the north of the lane was heathland and known as Normanby Heath North of East Farm there is a part of the medieval Parish boundary hedge rich in species such as medieval plum Cuckoos and nightingales can be heard singing</p>
Buildings	<p>Coates to Normanby road: no buildings except for an unsightly and ramshackle barn south of the road close to Normanby. Normanby has contrasting styles of houses: there are some 'flat-top' houses at the junction with the B1241, these are</p>

Street/Area	Coates to Normanby and Normanby by Stow
	<p>1940's farmworkers' houses, with small gardens; there is a gap of about 200 yards between these houses and the main part of Normanby, leaving the flat-tops looking quite isolated.</p> <p>The main part of Normanby is a hamlet comprising a mix of two attractive farmhouses West Farm (built 1908 on the site of an older 19th century farmhouse) and East Farm (remains/built on footings of a medieval half house and the only remaining medieval building in the deserted medieval village of Normanby); a 18th Century granary behind West Farm; barns (brick and steel and wood) and two semi-detached cottages.</p> <p>Romano British pottery has been found on the land at East Farm.</p>
Landmarks	<p>The hollow way from East Farm to the Parish boundary (the old route north)</p> <p>Earthworks and crop marks in the area indicate a deserted medieval village bounded on the north by the Till, the track to the south, the drain to the west and the B1241 to the east. L7</p>
Views & Vistas	<p>Beautiful views both sides of the Coates to Normanby road: to the north of the valley through which the Till flows IV12, to the south across flat farmland to Stow, where the Church provides an evocative landmark. IV13</p> <p>To the west of the B1241 in Normanby there is a slightly steeper-sided valley affording an open vista to the west towards Cottam power station in the far distance. A fine spot from which to enjoy a good sunset. IV14</p> <p>On leaving Normanby, there are views towards Stow IV15 & 16</p>
Improvement Ideas	<p>Poor visibility, bends and fast-moving traffic. Traffic calming in Normanby, e.g. by means of reduced speed limit say, to 40mph.</p> <p>Road crossing is a problem for residents by West/East farm where the bus generally stops.</p> <p>Delineate the edge of the hamlet with more attractive signage, e.g. by painted fences/flower troughs in the verge perpendicular to the road as Sturton by Stow has done (but with a means for pedestrians to pass through)</p> <p>Possible listing of East Farm and the granary</p> <p>A bench.</p> <p>Potential Tree Preservation Order (TPO) on pollarded oak at the junction of the green lane and the Coates/Normanby lane</p> <p>Path to Stow and Willingham considered to be excellent but probably needs better vegetation management.</p> <p>Delineate the edge of Stow (on all four access roads), e.g. by painted fences/flower troughs in the verge perpendicular to the road as with a means for pedestrians to pass through; a more attractive signboard announcing the village.</p>

Street/Area	The northern end of Church Road
Topography	Flat
Street Scene	<p>Singletrack road/narrow lane bends sharply to the east to join Normanby Road with a gate that is generally locked and managed by the farmer, who owns the fields.</p> <p>Mixed hedges.</p> <p>Wildlife pond area managed and owned by the farmer, who owns the fields.</p> <p>Low traffic volume normally.</p>
Open Spaces	Wildlife ponds
Buildings	A pair of brick-built semi-detached houses with large gardens.
Landmarks	None
Views & Vistas	None
Improvement Ideas	None

Street/Area	Stow Park Road and north of Tillbridge Lane
Topography	Gentle valley to the north of Stow Park Road
Street Scene	<p>The mainly straight country road used as a connection to main roads by commuter traffic and is the access road to Stow from the west. MAIN ACCESS POINT3</p> <p>Agricultural vehicles are sometimes almost as wide as the road itself.</p> <p>Stow Park Road is a narrow, asphalted two-way road, with grass verges and some hedges.</p> <p>Bridleway and public footpath to Willingham (known as Wooden Lane) to the north and public footpath to Sturton to the south. FC4 & 5</p> <p>The A1500, which follows the course of a Roman road from Ermine Street on the top of the Lincoln Edge to the former river crossing on the Trent to the west of Marton is an unrestricted two-lane road much used and very busy in rush hour but also quite busy throughout the day.</p> <p>There are many sections with hedges.</p> <p>Telegraph poles on the south of Stow Park Road west of the sub-station and on the north going towards the village after Highfield Farm.</p>
Open Spaces	<p>Mixed hedges</p> <p>Cemetery on the bend of Stow Park Road near 30mph sign with an adjacent area that is intended to be a wildlife meadow and space for local residents to enjoy. It can be a tranquil spot. GS2</p> <p>Bridleway and footpath running north to join the Gate Burton to Willingham Road FC4</p> <p>The public footpath running south then east and then south initially parallel to the B1241 to Sturton via the lane near Orchard House and two spurs down to Tillbridge Lane FC5</p>
Buildings	<p>Low density mainly detached houses all on the north side of the road.</p> <p>Brick farmhouses with some single-storey barn conversions.</p> <p>A new single storey to let property almost completed.</p> <p>Agricultural buildings.</p> <p>Electricity substation on Stow Park Road.</p> <p>Some domestic solar panels and small solar farm set back from the road.</p> <p>On A1500 few buildings on the north side, but attractive farmhouses including Gallows Dale farmhouse, a Grade 2 listed building.</p> <p>Some buildings converted to guesthouses or other businesses.</p>

Street/Area	Stow Park Road and north of Tillbridge Lane
Landmarks	<p>Possible deserted medieval village (DMV) on the north side of Stow Park Road near to the junction with Tillbridge Lane.</p> <p>Gallows Dale 18th century Grade 2 listed farmhouse on Tillbridge Lane L8.</p> <p>The tower on ex farmstead west of Gallows Dale</p> <p>Windmill to the south of Tillbridge Road.</p>
Views & Vistas	<p>Wide Vista and excellent views IV17</p> <p>View to the north of Stow Park Road including the solar farm in the distance V18</p> <p>The view of Stow Minster from Stow Park Road and/or the bridleway heading northwards about a quarter of a mile from Stow is equally attractive – the fields providing the context to the rural nature of the small village. IV19</p> <p>Views towards the Trent valley from the bridleway; a particularly good vantage point from which to view the sunset. IV20</p>
Improvement Ideas	<p>Delineate edge of the village.</p> <p>Place a seat at a vantage point where people can sit to watch the sunset or admire the lovely view across the valley to the west of Manor Farm.</p>

Street/Area	Thorpe Lane/Fleets Road/Fleets Lane
Topography	Flat
Street Scene	<p>Narrow asphalted roads, Fleets Lane, is single track.</p> <p>Green metal bench on corner Thorpe Road and Fleets Road. GS4</p> <p>Some sections of the hedge alongside the road; many wide gaps are enabling views across the countryside.</p>
Open Spaces	<p>Fleets Road towards Sturton with agricultural land and Stow Parish Field is owned by the Parish Council but is kept as a nature reserve by the current tenant and is not publicly accessible. GS3</p> <p>A popular route for walkers, joggers and cyclists.</p> <p>Opposite Fleets Cottages there is a footpath across the fields to Sturton. FC6. This footpath is very popular with dog walkers and joggers with good views to Stow and the Cathedral.</p>
Buildings	<p>Well-presented old cottages/farmhouses some with very large gardens on Thorpe Road. One cottage undergoing a very slow process of renovation.</p> <p>Halfway along Fleets Lane are Fleets Cottages, which lie well back from the road.</p>
Landmarks	Main landmarks are Stow Minster and Lincoln Cathedral in the distance.
Views & Vistas	<p>Superb views across the wide, open fields to the Lincoln Edge and Lincoln in the east. Lincoln Cathedral is prominent in the distance on the skyline. IV21</p> <p>Similarly, across the fields to the west towards Stow, where in summer Stow Minster is very evident. IV22</p> <p>Superb view when the rape is in flower.</p>
Improvement Ideas	<p>Keep the gaps in the hedges as now as the mix of shelter from the hedge and access to the views is very enjoyable.</p> <p>Perhaps make a green space in Stow Parish Field (though the possibility for misuse to be considered).</p>

5.3 Views of Character Area 4

All photographs of the Character Area can be found in **Appendix 2: Supplementary Photographs and Views (Separate Document)**.



Approaching Stow from Ingham Road by Barley House



A 19th century ex farmstead



Green Lane towards Ingham Road



River Till from Ingham Road



Bungalows at Coates



Coates Hall



Coates Hall and open green space to the fore



St Edith's with medieval moat to foreground



Coates medieval village site and Grange Farm



Across the fields from Coates



Drain from Coates - Normanby lane



Burnt out barn on lane near Normanby



The flat tops, Normanby



West Farm, cottages and East Farm



Stow Village from the north on the B1241



View to Stow Minster from the bridleway off Stow Park Road



Looking west to the power station from the bridleway off Stow Park Road



Gallows Dale farmhouse



The Cathedral from footpath off Fleets Lane



Cottages on Fleets Lane

5.4 Considerations for development proposals in Character Area 4

Density, Form and Massing, Siting and Layout

- 5.4.1 Development proposals for residential development in the countryside should be limited and restricted to conversion or development close to existing clusters of buildings. Development proposals for commercial or employment uses should be limited and restricted to being in close proximity to existing clusters of buildings, existing sites or as part of a conversion of existing structures
- 5.4.2 Development proposals in or adjacent to Character Area 4 should be predominantly composed of detached houses. The majority of property should be maximum two storey houses or bungalows.
- 5.4.3 Where the development includes the conversion of an existing structure or its demolition and rebuilding, the key features of the existing structure should be retained or replicated. The new building should generally not present massing and footprint considerably greater than the original building.
- 5.4.4 Roof style should, in general, be gabled or hipped with the ridge parallel to the road, although in certain areas some properties present ridges perpendicular to the road. Gablefront houses should present hip and valley roof styles. Dormers will generally be supported.

- 5.4.5 Properties should be set back from the road and leave large front gardens and driveways long enough to accommodate off-street parking. Verges should be retained between the boundary treatment and the road. Front gardens landscaping solutions such as hedgerows and trees will be supported depending on the location.
- 5.4.6 Front enclosed or canopy porches will be supported, as well as garages. Garages could be integral part of the property (as a front or side projected gabled extension) or detached structure, normally on the back of the property.

Material and detailing

- 5.4.7 Development proposals in Character Area 4 should use red bricks as the predominant material. Yellow bricks, fawn bricks, rendering and painted bricks will be supported in specific situations. Coggings and other forms of ornamental brickworks would be welcomed.
- 5.4.8 Development proposals in Character Area 4 should use black or red roof tiles or slates as roof surfacing. Generally, bricks should be used for the chimney.
- 5.4.9 A combination of short walls (predominately made of bricks or stones, with or without metal railing) and hedgerows as a boundary treatment between public space and private space will be supported.

5.4.10 Front gardens and driveways should be made of permeable surfacing materials.

Landscaping and streetscape

5.4.11 Development proposals in Character Area 4 should maintain existing drains, dykes, hedgerows and verges in the area, and if possible, contribute to the creation of additional ones. Pavement should be present on at least one side of the road.

5.4.12 Development proposals in Character Area 4 should have no detrimental impact on existing mature trees and hedgerows and existing landscaping solutions that incorporate the planting of new native trees (cherries, Ashs, oaks, etc.) will be supported.

5.4.13 Where development proposals have one or more sides bordering the countryside, landscaping solutions to frame the development and promote a sense of enclosure (e.g. using hedgerows and native trees), without overly screening the development will be supported. In larger development proposals, the introduction of green areas (including small areas of woodlands, copses, meadows, flower beds), blue areas (ponds, drains, dykes, etc.), and recreational areas (e.g. playground) will be supported.

5.4.14 The creation of semi-natural habitats, and potentially nearby recreational sites (e.g. picnic areas) as part of development proposals will be welcomed.

Element of sensitivity

5.4.15 Depending on the location, development proposals will need to demonstrate how they preserve/promote the network of PROW around and within the area.

5.4.16 Development proposals will need to consider the proximity to deserted medieval villages, Listed Buildings and other landmarks or non-designated buildings of historic importance described in this Neighbourhood Profile. Archaeological research may be needed to support development proposals in the area.

5.4.17 Development proposals will need to demonstrate how they have considered the impact on the views over the surrounding countryside identified in this Neighbourhood Profile.

5.4.18 Where possible, development proposals encroaching on fields presenting ridge and furrows and other historic earthworks should be avoided.

6 Character Area 5: Rural Sturton by Stow and Stow Park

6.1 Overview Table of Character Area 5

Character Area	Rural Sturton by Stow and Stow Park
Age	<p>Predominantly open countryside the area includes the historic hamlet of Bransby (documented 11th C), medieval features, 18th/19th C buildings together with post WW2 dwellings.</p> <p>Main access points comprise:</p> <ul style="list-style-type: none"> o A1500 following line of Roman road running east to west from A15 (Ermine Street) to River Trent o Bransby Crossroads, where Cowdale Lane meets B1241 o Junction between A1500 and Cowdale Lane to access Bransby
Land Use	<p>Mainly arable agriculture to west of B1241 and north of A1500. Mainly grazing to the east of B1241/south of A1500 due to ownership of some 660 acres of land by equine charity Bransby Horses. Bransby Horses Visitor Centre is located at the north end of Bransby and is an award-winning tourist attraction.</p> <p>Small scale enterprises in Westwoods area using existing buildings/land features.</p>
Layout Type	<p>Low-density development with detached properties having gardens to front and rear, often in large plots. Some conversion/extension of older buildings.</p> <p>Scattered farmsteads and dwellings to the west of B1241.</p> <p>The linear hamlet of Bransby with 16th/17th C buildings, post WW2 detached houses and bungalows.</p> <p>Linear detached properties mainly post WW2 bungalows in large plots, on B1241 at the south end of Sturton by Stow.</p> <p>Linear detached properties, mainly post WW2 conversions and houses in large plots, on A1500 at the east end of Sturton by Stow.</p>
Natural Features	<p>An area dominated by open agricultural land in private ownership with no public access. Hedgerows with standard trees, both mature and young, border most of the lanes. Some of these hedgerows may date from the original enclosure period, with some 19thC and some contemporary.</p> <p>Of note are two features:</p> <p>(1) the site of the Medieval Bishop's Palace and 275ha Deer Park, attributed to St Hugh lies to the west end of CA5 with the palace site and two notable boundaries (East Lawn and West Lawn) scheduled monument no 22768. East and West Lawns are wide banks and ditches with mature oak trees.</p>

Character Area	Rural Sturton by Stow and Stow Park
	<p>(2) the road verges of Mill Lane, West Sykes Lane and Gorwick Lane are noted locally for semi-natural grassland and spring wildflowers such as Cowslips and small remnants of ancient woodland indicator species such as wood anemone. The presence of hedgerows, standard trees and wide road verges both at main access points and lanes gives a settled and 'cared for' appearance to the landscape and offer corridors for wildlife, e.g. insects, birds and small mammals to move about the area.</p>
Open Spaces & Recreation	<p>Apart from open fields, green spaces comprise:</p> <p>GS:1, Jubilee Wood Community Woodland – owner Sturton by Stow Parish Council. Open at any time. GS:2, Play and picnic area at Bransby Horses Visitor Centre, open every day and all day, free to enter GS:3, Memorial garden and picnic area at Bransby Horses GS:4, Seat at Thorpe Lane/Fleets Road junction in an area with F/C6 and used by dog walkers.</p> <p>There are no designated cycleways, but pavements along the A1500 to the east of Sturton by Stow are used. Footpaths FC1 to FC6 are all paths across arable or grazed fields. FC4 is a track known locally as Bonnywells Lane and formerly extended as a footpath to join the A1500. Any reinstatement of this footpath will increase the recreation value of the local footpath network.</p> <p>The lanes in the area are used by cyclists and walkers, with the footpaths offering ways of accessing the area.</p>
Services and Facilities	<p>Noted as E:1 to E:5 on the map, E:1 to E:4 are small scale 'owner run' enterprises using existing buildings and land. E:5 is Bransby Horses, which is a tourist attraction, major employer, working farm, coffee shop/restaurant and recreation facility. Bransby Horses is also an important community facility, CF:1, with space for leisure and recreation and function hire.</p> <p>The presence of Bransby Horses attracts light vehicle traffic (cars/minibuses but not coaches). Visitors also access by cycle and foot. The re-use of old farm buildings (18th C), and the use of traditional materials gives Bransby a very traditional feel.</p>
Landmarks	<p>L:1 Roman Road L:2 Subscription Mill, 19th C, now private dwelling but visible from A1500 L:3 WW2 memorial sites on private land L:4 WW2 memorial sites on private land L:5 Royal Observer Corps observation post and bunker (Cold War) L: 6&7 Medieval Bishops Palace and Stow Deer Park</p>

Figure 10: Overview Table Character Area 5

6.2 Results of the Walkabout

Street/Area	Bransby hamlet
Topography	Flat
Street Scene	<p>Linear hamlet, traditional look, with a mix of old and new buildings. IV:1 offers a view of 17th C Home farm coupled with reused farm buildings now Bransby Horses Visitor Centre as the northern entrance to Bransby hamlet.</p> <p>Narrow lane with passing places at either end of the hamlet</p> <p>No services but the presence of Bransby Horses Visitor Centre with leisure and recreation provision and refreshments (coffee shop and restaurant).</p> <p>No bus service/stops or street furniture. No pavements, other than the outside farmyard. Post and rail fencing, hedges, standard trees and wide road verges. Light traffic mainly connected to Bransby Horses but Cowdale Lane used as a 'cut through' by commuters at peak times to avoid crossroads in Sturton by Stow</p>
Open Spaces	<p>Open fields with some 270 hectares of grazing paddock for equines. FC5 runs through part of the site.</p> <p>Mainly arable and grazing fields, with road verges and hedgerows offering wildlife corridors and a 3-hectare community woodland GS:1</p>
Buildings	None
Landmarks	None
Views & Vistas	<p>Important views IV:3 east towards Lincoln Edge and IV:6 towards Lincoln Cathedral from south of the hamlet. IV:2 towards Stow Church from A1500 to north of Bransby.</p> <p>Bransby is regarded by many locals and visitors as a tranquil setting.</p>

Street/Area	Bransby hamlet
Improvement Ideas	<p>Reinstatement of footpath from the northern end of Bonnywells Lane FC:4 to join A1500.</p> <p>Extend pavement on the north side of A1500 to reach River Till enabling safer access to a public footpath.</p>

Street/Area	Jubilee Wood Community Woodland
Topography	Flat
Street Scene	Located east of Cowdale Lane/A1500 junction. Owned and overseen by Sturton by Stow Parish Council. Limited car parking by the main gate means little visual intrusion.
Open Spaces	Some 3 hectares of open space and recent tree planting. Mown grass paths and picnic bench allow a combination of wildlife benefit and public recreation. Owls and bat boxes erected. Not suitable for wheelchair users
Buildings	None
Landmarks	None
Views & Vistas	IV:3 east towards Lincoln Edge from this site.
Improvement Ideas	Improve signage to increase the use and inform and guide users

Street/Area	Thorpe Lane to the junction with Fleets Road
Topography	Flat
Street Scene	<p>Individual dwellings/small old farmsteads on A1500 lead to further individual dwellings on the east side of Thorpe Lane.</p> <p>Flower planter by village sign on A1500 offers a welcome.</p> <p>Culvert with railings as part of flood alleviations scheme.</p> <p>Thorpe Lane area noted locally for old brickworks.</p> <p>Listed building connected to brickworks now subsumed into recent dwellings.</p>
Open Spaces	None
Buildings	None
Landmarks	None
Views & Vistas	None
Improvement Ideas	None

Street/Area	Westwoods & Stow Park
Topography	Gently undulating
Street Scene	<p>Narrow lanes with wide road verges, important for wildflowers. Hedges (some possibly pre-enclosure) with standard trees. Scattered dwellings, farmsteads and rural enterprises combined with open arable farmland offer a very quiet rural setting. Boundaries of medieval deer park at the western end of CA5 offer a very quiet rural setting. Cowdale Lane is relatively quiet although it links the B1241 and A156/A1133 Gainsborough to Newark road.</p>
Open Spaces	<p>Bounded to the north by the A1500 the area is open countryside with hedgerows and stands and trees.</p> <p>The land adjoining the A1500 is a mixture of arable and grazing. IV:4, from the junction of Stow Park Road and A1500 towards Stow Church. IV:5 from Mill Lane west towards River Trent valley and power stations gives a gesture of industrial landscape as a backdrop to a gently undulating countryside. FC:1 & 2 across arable land provide access for walkers using the narrow lanes as part of a circular walk from the centre of Sturton by Stow village.</p>
Buildings	None
Landmarks	None
Views & Vistas	None
Improvement Ideas	<p>Ensure protection of road verge flora in Westwoods area through sensitive cutting regime.</p> <p>Commission a wildlife survey and extend to other parts of the Neighbourhood Plan Area.</p>

Street/Area	Southern end of Sturton by Stow
Topography	Flat
Street Scene	<p>Linear development of mainly post-war dwellings on either side of B1241 offer an open setting to the village entrance.</p> <p>Flower planter by village sign offers a welcome.</p> <p>Pavements on either side of the road once inside the 30mph zone.</p> <p>Pavement extended on the east side to meet F/C:3 which gives access to Bransby.</p> <p>Standard trees on the west side of B1241 together with hedgerows on both sides soften the approach to the village.</p>
Open Spaces	The B1241 is heavily used and busy as a link from the A57 at Saxilby to Gainsborough and the rural area in between.
Buildings	None
Landmarks	None
Views & Vistas	Views across open countryside are to arable land on the west and grazing to the east with Lincoln Edge in the distance.
Improvement Ideas	None

6.3 Views of Character Area 5

All photographs of the Character Area can be found in **Appendix 2: Supplementary Photographs and Views (Separate Document)**.



Attractive tree lined west entrance to Sturton by Stow



West Sykes Lane with cowslips



Characteristic narrow lane with wide verges and hedges



Cowdale Lane to west of Bransby with wide verges and hedges and standards



GS1 Jubilee Wood 2012



IV1 Home Farm Bransby



IV3 View towards Lincoln Edge and Cathedral



IV5 View west towards Trent Industrial landscape



L2 Subscription Mill



L7 West Lawn medieval deer park boundary



Listed building Old Barn Bransby



Oak in L7 West Lawn



Road verge with remnant ancient woodland indicators



Top of Bonnywells Lane



View south on Thorpe Lane from CF3



CF3 Seat on Thorpe Lane

6.4 Considerations for development proposals in Character Area 5

Density, Form and Massing, Siting and Layout

- 6.4.1 Development proposals for residential development in the countryside should be limited and restricted to conversion or development infill or nearby the hamlet of Bransby, and in line with its linear character. Development proposals for commercial or employment use related to rural activities (e.g. agriculture, animal breeding, forestry, rural tourism, equitation etc.) would be welcomed in close proximity to existing clusters of buildings, existing sites or as part of a conversion of existing structures.
- 6.4.2 Development proposals in or adjacent to Character Areas 5 should be a predominantly composed of detached or semi-detached houses. Majority of properties should be maximum two storey houses or bungalow.
- 6.4.3 Where the development includes the conversion of an existing structure or its demolition and rebuilding, the key features of the existing structure should be retained or replicated. The new building should generally not present massing and footprint considerably greater than the original building.
- 6.4.4 Roof style should, in general, be gabled or hipped with the ridge parallel to the road, although in certain areas some properties present ridges perpendicular to the road.

Gablefront houses should present hip and valley roof styles. Dormers will generally be supported.

- 6.4.5 Properties should be set back from the road and leave large front gardens and driveways long enough to accommodate off-street parking. Verges should be retained between the boundary treatment and the road. Front gardens landscaping solutions such as hedgerows and trees will be supported depending on the location.
- 6.4.6 Front enclosed or canopy porches will be supported, as well as garages. Garages could be integral part of the property (as a front or side projected gabled extension) or detached structure, normally on the back of the property.

Material and detailing

- 6.4.7 Development proposals in Character Area 5 should use red bricks as the predominant material. Rendering and painted bricks will be supported in specific situation. Coggings and other forms of ornamental brickworks would be welcomed.
- 6.4.8 Development proposals in Character Area 5 should use black or red roof tiles or slates as roof surfacing. Generally, bricks should be used for the chimney.

6.4.9 A combination of short walls (predominately made of bricks or stones, with or without metal railing) and hedgerows as a boundary treatment between public space and private space will be supported.

6.4.10 Front gardens and driveways should be made of permeable surfacing materials.

Landscaping and streetscape

6.4.11 Development proposals in Character Area 5 should maintain existing drains, dykes, hedgerows and verges in the area, and if possible, contribute to the creation of additional ones. Pavement should be present on at least one side of the road.

6.4.12 Development proposals in Character Area 5 should have no detrimental impact on existing mature trees and hedgerows. Landscaping solutions that incorporate the planting of new native trees (cherries, ash, oaks, etc.) will be supported.

6.4.13 Where development proposals have one or more sides bordering the countryside, landscaping solutions to frame the development and promote a sense of enclosure such as hedgerows and native trees without overly screening the development will be supported. In larger development proposals, the introduction of green areas (including small areas of woodlands, copses, meadows, flower beds), blue

areas (ponds, drains, dykes, etc.), and recreational areas (e.g. playground) will be supported.

6.4.14 The creation of semi-natural habitats, and potentially nearby recreational sites (e.g. picnic areas) as part of development proposal will be welcomed.

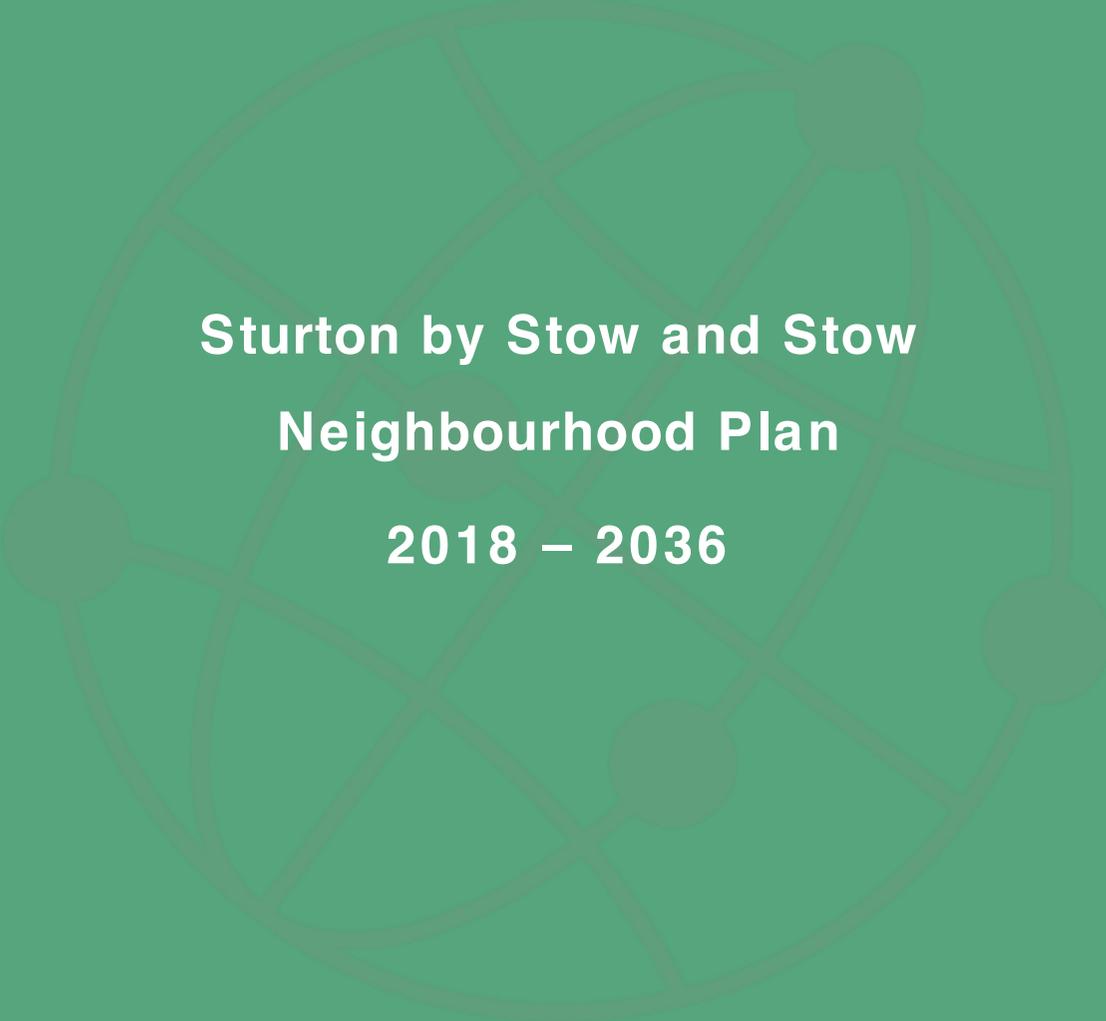
Element of sensitivity

6.4.15 Depending on the location, development proposals will need to demonstrate how they preserve/promote the network of PROW around and within the area.

6.4.16 Development proposals will need to consider the proximity to deserted medieval villages, Listed Buildings and other landmarks or non-designated building of historic importance described in this Neighbourhood Profile. Archaeological research may be needed to support development proposals in the area.

6.4.17 Development proposals will need to demonstrate how they have considered the impact on the views over the surrounding countryside identified in this Neighbourhood Profile.

6.4.18 Where possible, development proposals encroaching on fields presenting ridge and furrows, other historic earthworks and natural or semi-natural areas (in particular the Jubilee Wood Community Woodland) should be avoided.



**Sturton by Stow and Stow
Neighbourhood Plan**

2018 – 2036