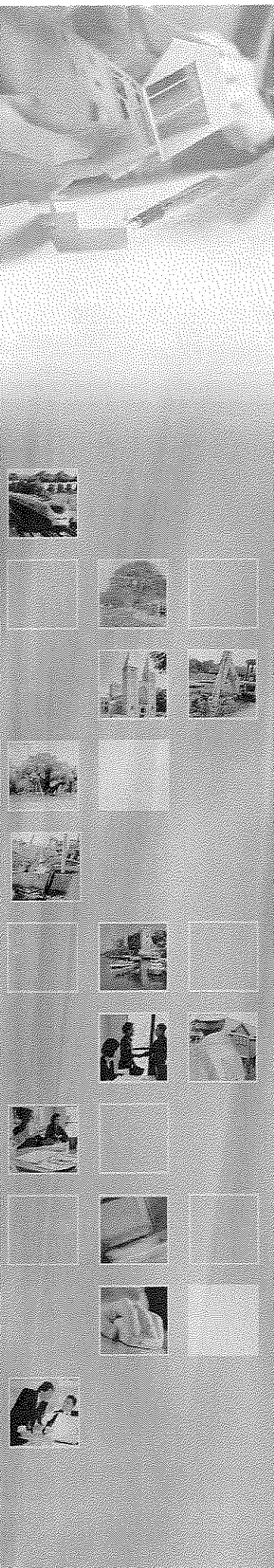


# NEWARK AND SHERWOOD LOCAL DEVELOPMENT FRAMEWORK

## Epperstone Conservation Area Appraisal



Supplementary Planning Document

February 2006  
Newark and Sherwood District Council



## DOCUMENT PASSPORT

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**Title:** Newark and Sherwood Local Development Framework;  
Epperstone Conservation Area Appraisal

**Status:** Supplementary Planning Document

**Summary:** This document sets out the Council's appraisal of the character and appearance of the conservation area of Epperstone

**Date of approval:** 27<sup>th</sup> February 2006

**Route of approval:** Cabinet 27<sup>th</sup> February 2006

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### **Consultation Summary:**

The Council undertook consultation with the following stakeholders; Parish Council, local councillors, local history and archaeology groups, English Heritage, County Council Highways, Government Office of the East Midlands and the East Regional Assembly. The document was available for consultation between 17<sup>th</sup> November to the 29<sup>th</sup> December 2005. Copies were deposited at Kelham Hall, local libraries and on the Council's website, [www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk)

The responses to the Draft SPD were supportive apart from several minor corrections and map amendments which have been amended. A list of the comments received and how these have been addressed is available within the Statement of Consultation Responses and Sustainability Issues in relation to this document on the Council's website.

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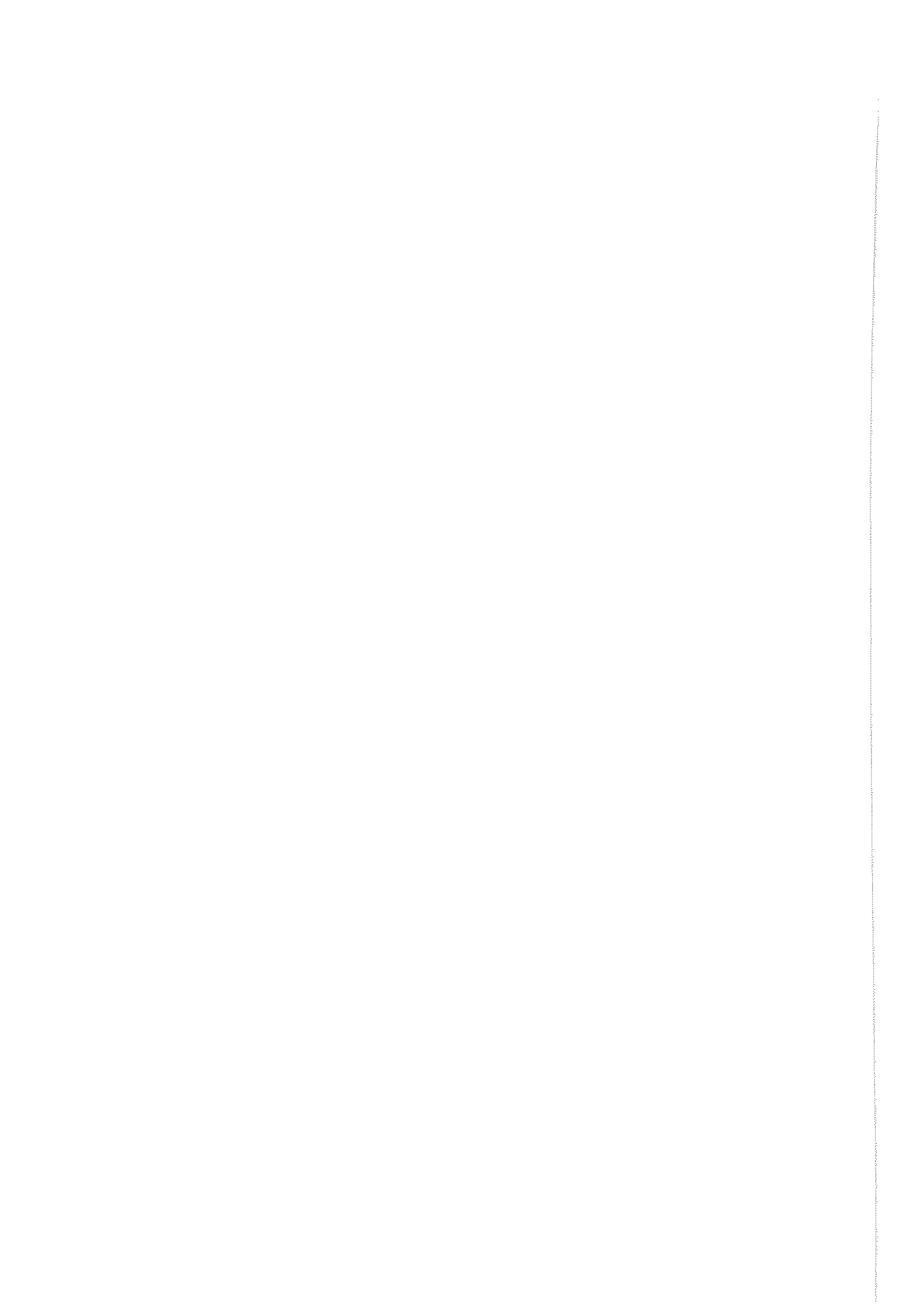
### **Document availability:**

Copies of the SPD and the Statement of Consultation Responses and Sustainability Issues are available at Kelham Hall Planning Reception (open between 8.30 and 5.15pm Monday to Thursday (closing at 4.45pm on Friday) and on the Council's website:

**Please note:** This document is available in alternative formats on request.

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- Plan 1 Conservation Area Boundary
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- Plan 3 Listed Buildings, Buildings of Local Interest and Important Boundary Walls.

- Appendix 1 - Local Plan Policies
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# **EPPERSTONE CONSERVATION AREA APPRAISAL**

## **1.0 STATUS OF THE APPRAISAL**

- 1.1 This document is an assessment of the special interest, character and appearance of Epperstone conservation area. It will be used to provide a basis for making decisions about future development and for formulating policies for the preservation and enhancement of the area.

## **2.0 CONSERVATION AREAS**

- 2.1 Section 69 of *The Planning (Listed Buildings and Conservation Areas) Act 1990* requires all Local Authorities to determine which parts of their areas are of special architectural or historic interest and to designate them as conservation areas. Designation requires that special regard be taken to preserve or enhance their character and appearance.

- 2.2 Conservation areas are places where the buildings and the spaces around them interact to form distinctly recognisable areas of quality and interest. There are many factors that contribute to the character of a conservation area:

- The historic layout of property, boundaries and thoroughfares
- A particular mix of uses
- Vistas along roads and between buildings
- Characteristic materials
- Appropriate scaling and detailing of buildings
- Quality street furniture and surface treatments
- Trees and open spaces.

- 2.3 This conservation area appraisal is an assessment of those features and qualities in Epperstone, which give it its own special character. The appraisal justifies the designation of Epperstone as a conservation area and will be used as a framework against which decisions about future development can be made

## **3.0 CONSERVATION AREA BOUNDARY**

Epperstone conservation area was designated in 1972 and includes most of the village.

## **4.0 LOCATION AND POPULATION**

- 4.1 Epperstone village lies in the vale of the Dover Beck approximately nine miles north east of Nottingham and seven miles south west of Southwell. It has a population of approximately 440 and this figure has remained unchanged for the last 100 years. Census records indicate that in 1901 the population was 362 living in 96 houses, it was slightly higher in 1801 (422) and never grew more than 518 throughout the 19<sup>th</sup> Century, though the population declined as

the importance of framework knitting reduced and the boom in agriculture came to an end.

- 4.2 Epperstone village and the surrounding countryside is within the Nottinghamshire green belt. To the north west and south up to the Dover Beck is designated as Mature Landscape Area. The relevant policies are included in Appendix 1.

## 5.0 LANDSCAPE SETTING

- 5.1 Epperstone lies within the *Mid-Nottinghamshire Farmlands*, which is an area of undulating landscape with a distinctively rural, agricultural character.

- 5.2 The village is split by a north-south divide with the area north of the Main Street being included within the *Dumble Farmlands* landscape type, and the area south of the Main Street being included within the *River meadowlands* Landscape type.

- 5.3 Throughout the *Dumble Farmlands* distinctively undulating topography prevails, offering a variety of intimate, middle and far distance views. The land to the north of Epperstone rises sharply with the village nestled at the base in a semi bowl. Land use is largely mixed farming although there are areas to the north and east of Epperstone where arable farming dominates. The strong and semi-irregular pattern of enclosure is an important facet of this landscape. Field size varies from medium to large in arable areas to small in the more pastoral areas. Overgrown hedgerows typically enclose the smaller-scale pasture fields. Arable hedgerows tend to be less visually significant but still form a vital part of the overall structure of the landscape. Ancient hedgerows are found in various places usually along minor roads.



The feeling of enclosure is consolidated by the generous distribution of trees across the area. Hedgerow trees occur frequently, with oak and ash the principal species.

- 5.4 The *River Meadowlands* are formed from the valley of the Dover beck. The Dover Beck rises to the north of Oxtun and runs in a northwest to southeasterly direction to the Trent bisecting the *Dumble farmlands*.

The *River Meadowlands* are distinctively riparian landscapes with an intimate, enclosed character and strong sense of place enhanced by the high proportion of pasture and localised willow pollards. The Dover Beck has a broad alluvial floodplain with its flat valley floor bound on both sides by rolling clay topography. The



semi-irregular pattern of hedged fields is well defined, consisting mainly of small to medium-sized fields. Hedges around permanent pasture fields are often tall and bushy whilst those enclosing the arable fields are lower and more regularly maintained. The hedges are a mix of older species rich hedgerows and more recent hawthorn hedges. Ancient pre enclosure hedgerows are to be found in the meadowland south of Main Street.

Riparian trees are important features, many of them being pollarded crack willows. Other riparian trees include ash, alder and hawthorn.

- 5.5 There are many ornamental trees associated with the village like the avenues of trees leading into the village from the east and west, the trees associated along the Main Street and around the Church including a number of ornamental Copper Beech and Maple and the Parkland trees to the south of the Manor.



- 5.6 It is considered that the River Meadowlands to the South of the Main Street contribute greatly to the character of the Conservation area. The extensive tree cover of riparian and hedgerow trees helps to enclose the village and define the boundary. It is therefore proposed to extend the Conservation Area to include all of this land to the south between the Dover Beck and the Main Street as well as the avenue of trees leading into the village from the southeast. This proposed amendment to the Conservation Area boundary is shown on Plan 1.

## 6.0 ORIGINS AND DEVELOPMENT

- 6.1 The earliest written records of Epperstone are from the Domesday Book in 1066 when Epperstone was a small settlement with approximately 40 households located mainly around the church with a population of about 200. Even though there are no records prior to Domesday it is certain that Epperstone was a village before that date. James Gunn in his informative book "A History of Epperstone (2003)" suggests that the name Epperstone is derived from the leader of the settlement in about 600AD. The leader at that time was Eopher and an established settlement was known as a township or ton, so Eophers Township became known as Epreston or Epperstone.
- 6.2 In the Domesday Book there were two entries for Epperstone; "Roger de Busli has a manor of 330 acres and Ralph of Limesy has a manor of 1,800 acres." There was no map with the Domesday Book so it is not possible to work out which parts of Woodbrough are included in these descriptions. De Buslis Manor House has been identified as being on the site of what is now referred to as The Manor (next to the bus stop) and Ralph de Limesy probably did not live in Epperstone itself. It has been recorded that he gave 1,300 acres to Hugh de St Sampson and it is likely that his manor was near the site of the present Epperstone Manor.



- 6.3 Agriculture played an important role in the development of Epperstone, which was essentially an agricultural community entirely based on farming the land, woods and beck. The soil is mainly fertile marl and Epperstone was primarily an arable community and it is likely that it moved more towards livestock with the growth of the wool and cloth industries.
- 6.4 As the woods were cut down the farmed area grew. The area to the north of the village was mainly arable – open fields until enclosure – and the land to its north was sloping and more suitable for livestock.
- 6.5 In 1734 a map of Lord Howe’s estate shows that prior to enclosure there were three open fields, Moor Field, Middle field and Nether field and the open field system was enclosed in the Parliamentary Enclosure Act of 1768. This was part of a general move nationwide to improve agriculture and provide more food for an increasing population.

## **7.0 LAYOUT**

- 7.1 Epperstone developed along two axes, east west and north south with the houses generally aligned gable end to the streets. It is thought possible that the original axis was north-south from Wash Bridge to Rossellewood Farm two miles to the north of the present village extent. This layout can be clearly seen in the 1734 map of Epperstone and that original layout remains largely intact today apart from some newer development at the eastern end of the village, the former police houses on Hagg Lane and the 1950s houses at Neeps Croft off Chapel Lane.
- 7.2 A typical layout of houses in 1734 would be the farmstead or toft would be set in a larger plot or croft comprising of the farmyard, garden and orchards. This arrangement can be seen at the lower end of Chapel Lane, Main Street and Toad Lane.

## **8.0 CHARACTER AND TOWNSCAPE**

- 8.1 Epperstone has a very distinctive character, which gives it a strong sense of place. This special character is a result of a combination of topography, trees, buildings and walls. The main street is a long linear space, which meanders slightly off the straight, and also rises gently from both ends of the village before reaching a crest by the former Police training building. The cumulative effect is that the roadside trees, boundary walls and the buildings themselves, usually close views along it. The constantly changing views make it an attractive space to move through.
- 8.2 Generally both listed and unlisted buildings contribute to the village’s character by their form and positioning in the street. Buildings are sometimes set back away from the road with gardens or more extensive landscaped grounds containing the mature trees that are so important to the conservation areas character. In parts though buildings are set at the back of the footpath creating a heightened sense of enclosure, and this in combination with the

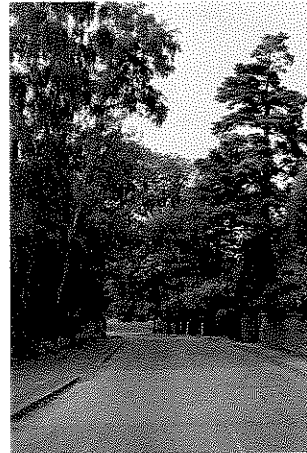
contribution that walls and mature hedgerows make, ensures that the overall feel is of a village sitting well in its landscape.

- 8.3 Main Street is the main east-west axis through Epperstone. At the eastern end the buildings cluster around the junction of Lowdham Road and Main Street, and these buildings can be said to be the only real group of buildings in the village. Along Main Street there is a strong linear nature to the village street.

- 8.4 From the south the presence of the village is only gained when virtually upon the junction with Main Street, a single storey former agricultural block and two cottages framing the street with The Old Farmhouse standing slightly off centre fronting Main Street. On the opposite side of Main Street the barns of Grove Farm and The Old House make positive contributions to the character of the area with cottages set back behind front boundary walls on the north side framing the views upto the middle of the village.



- 8.5 Moving west along Main Street the character changes where the fine mature trees and brick boundary walls become more prominent than the buildings. The houses are detached and set back from the road in large gardens and the street at this point has a more open feel.



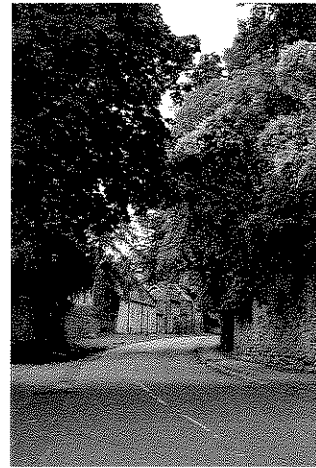
- 8.6 The large garden at The Cottage and the field opposite The Cottage containing the Dovecote, provides open views of the fields and countryside beyond the village boundary. This is one of the few points from which open countryside can be viewed from within the village proper and therefore its importance as a space in the conservation area is significant and should be retained.



8.7 From the Cross Keys to Chapel Lane the houses are once again built on the pavement edge and the character reverts to a close knit and tighter development, especially at the junction of Toad Lane and Chapel Lane where the small cottages on the pavement edge together with the high boundary wall at The Manor form a strong sense of enclosure.



8.8 Longer distance views are important in the village and from a point on the road opposite the paddock containing the Dovecote, the wall to The Manor is extremely important and frames the view to the west and leads the eye towards the equally important roadside boundary wall to Epperstone Manor. Large mature trees also attain great prominence in this area and influence the views towards Epperstone Manor, highlighting the importance of the integration of the trees and tree groupings with the built form of the village.



8.9 The junctions of both Toad Lane and Chapel Lane with the Main Street appear very narrow due to the buildings close to the road edge and the overhanging mature trees. Chapel Lane has a very informal feel borne mainly from the degree of enclosure provided almost along its entire length by mature hedges and a variety of brick and stone walls and the occasional tree on the lane side framing the view.



8.10 Though Chapel lane is quite long and almost straight it has a similar character to the Main Street in that slight deviations bring some of the buildings into fuller view.

8.11 The only real open area is in the vicinity of Neeps Croft and Chapel Farm. The farm is set back away from the lane behind a low stone wall, and as the lane begins to rise this brings a number of later 20<sup>th</sup> century buildings into view, though again the impact they could have had on the quality of the area is minimised by them being set back in an elevated position and the mature trees and hedges that still dominate.

8.12 Whilst the enclosure of the street is of fundamental importance in the character of this part of the conservation area there is more of a feeling of openness on the west side of the lane as detached cottages set behind substantial hedges are glimpsed. Overall the lane is a quality space in the context of the village, displaying all the features of importance to the character of the conservation area.

8.13 The cottages along Toad Lane are small scale and are built up to the pavement edge. There is a strong sense of enclosure as the road is narrow. Doverbeck Cottage blocks the view to the south.



8.14 The cottages remain small scale and tight knit along Parr Lane, the painted bricks of many of the cottages give the street scene a different character to the usual red bricks. The houses on Bland Lane are larger and there is a more open feel contributed to by the open space at the top of Bland Lane and the fact that these houses sit in more extensive grounds.



8.15 Back on Main Street the Church of the Holy Cross is not prominent in the street scene mainly due to its elevated position, but it is prominent in many of the views into Epperstone from the surrounding footpaths in the outlying countryside. The spire is prominent forming a key focal point. The Old Rectory adjacent to the church is set



back from the street in attractive mature gardens, the painted stucco of the building can be glimpsed through the vegetation but the building is not prominent on the street. Further along Main Street to the west, cottages are built to the pavement edge enclosing the view, and more mature trees hanging over the road further contribute to an overall feeling of a well-enclosed space.

8.16 The whole of the south side of this part of the village is dominated by the sheer massing of the former Police Headquarters buildings. Boundaries to the street are set back behind narrow grass verges and are built in either brick, stone or render and by virtue of their height make an impression on the space. Although the main Manor building has an extensive rendered elevation to the

Main Street it does not somehow over dominate the space, being set back behind the walls and appearing more as part of a collection of other traditional buildings such as the barn, Dovecote, cottage and single storey service building which were part of the headquarters.

- 8.17 The footpath links are a special feature of the conservation area and are shown on plan 2. They provide links from the village, out to the surrounding countryside providing views of different aspects of the settlement that cannot be seen from the main roads.

## 9.0 ARCHAEOLOGICAL SIGNIFICANCE

- 9.1 There is a background of Roman activity in the parish. The known major Roman buildings and settlements are located outside the village but there are stray finds that indicate additional sites may await discovery.

- 9.2 There is more known of the Mediaeval archaeology of the settlement and the village is probably roughly in the area of the original Mediaeval village. There were three manors in Epperstone and it is normal for a replacement high status building to be located close to the site of the original and the current Epperstone Manor was built around the remains of a 17<sup>th</sup> century house. During the levelling works for the creation of the playing fields a moat was discovered. However it is likely that this moated pond was created for watering stock. A map of Epperstone dated 1743 in the Nottingham City Archives shows the moats in Horse Close and the names of the surrounding fields indicate their use as pastures.

## 10.0 ARCHITECTURAL AND HISTORIC QUALITY OF THE BUILDINGS

- 10.1 There is no doubt to the architectural and historic quality of the buildings in Epperstone. There is a whole range of building types ranging from Dovecotes and farm buildings to Manors.

- 10.2 Epperstone has no strong building form and there is no style that can be said to be typical. There is a whole range and mixture of buildings both in age and style with a variety of materials and detail. The local vernacular cottages form the basic character of the settlement but there are a number of larger buildings of more polite architecture, which make a positive contribution to the conservation area. These buildings include Epperstone House, Beech House and The Laurels.

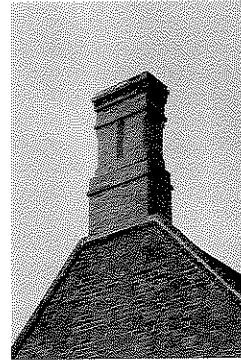


- 10.3 Most buildings are two storeys with gables, hipped roofs are generally found on the larger buildings, for example Beech House, Chapel Lane, The Cross



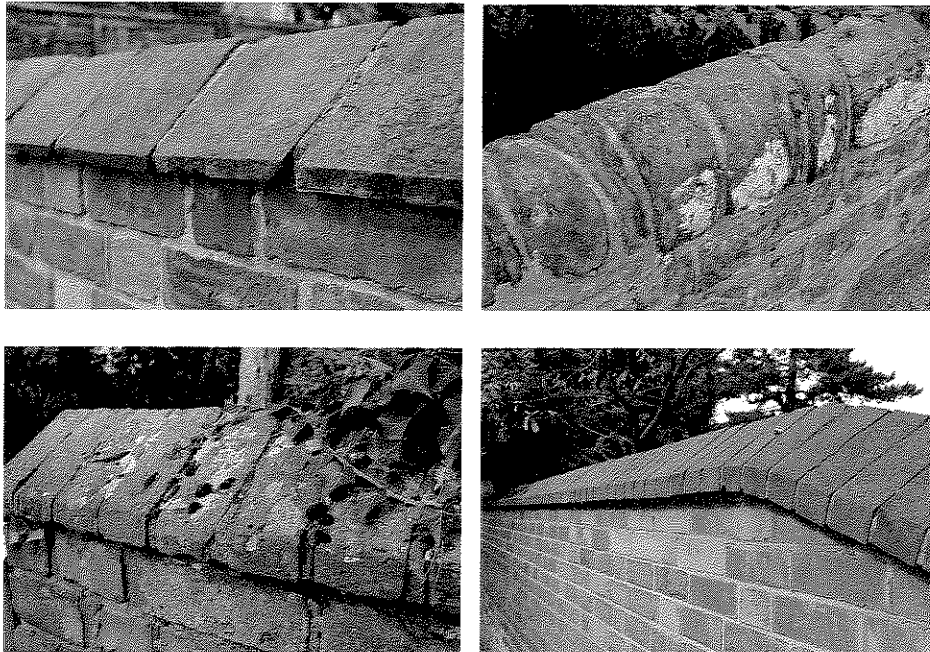
Keys, Main Street and Epperstone House, Bland Lane. The smaller cottages are located close to the pavement edge where the larger buildings are set back from the road in large grounds.

- 10.4 Chimney stacks are typical and prominent and there are some fine examples with detailed brickwork. Examples of these can be seen at Cherry Nook Cottage, Chapel Lane, The Cottage, Main Street, Park Cottages and "Poplars" Chapel Lane.



- 10.5 The predominant building material is brick. These were made locally using the local clay.
- 10.6 Other materials used in the village are stone and render. The local stone is of Sneton Formation. These were extensively quarried in Medieval times where it is exposed between Sneton and Gelding. It is a soft stone and large ashlar blocks of the stone were used in the church at Epperstone. Only a small number of buildings and walls use stone as a building material and the predominant building material in Epperstone is brick.
- 10.7 Roof tiles are mainly clay pantiles but there are also small clay tiles or rosemarys and blue slates.
- 10.8 Boundary walls are prominent especially along main street east to west and Bland Lane. On Main Street these are generally brick with a variety of coping styles. The copings to the walls add an interesting detail to the boundary treatments and come in a variety of shapes and materials, including stone, blue brick, round curved and triangular. At the junction of Main Street and Chapel Lane the huge stone boundary wall around the Manor is both impressive and a key element in the street scene.

Examples of boundary walls in the conservation area.



## 11.0 LISTED BUILDINGS AND OTHER BUILDINGS OF ARCHITECTURAL AND TOWNSCAPE INTEREST

### 11.1 Listed Buildings

There are 16 grade II listed buildings in the Epperstone conservation area and these are listed below and are indicated on plan 3:

Belvedere Cottage	Bland Lane
Poplars & attached outbuildings & barn with pump	Chapel Lane
Pigeoncote & attached garage and walls at the Poplars	Chapel lane
Former Methodist Chapel, attached wall & Gateway	Chapel Lane
Orchard Cottages	Chapel Lane
The Old House	Main Street
Barn & attached outbuildings at The Old House	Main Street
Epperstone Manor, attached and adjacent walls	Main Street
Pigeoncote, gateways barn & wall at Epperstone Manor	Main Street
1 & 2 Den Cottages	Main Street
Pigeoncote in field opposite The Cottage	Main Street
The Pinfold opposite hose called Hazelwych	Main Street
The Old Rectory	Main Street
The Old Forge & attached outbuildings	Main Street
Outbuildings to rear of the Old Forge	Toad Lane
Former Library	Toad Lane

The Church of the Holy Cross is the only grade I listed building in Epperstone.

11.2 A listed building is a building recognised by the government as being of special architectural or historic interest, as specified by The *Planning (Listed Buildings and Conservation Areas) Act 1990*. Listing is made at three levels of importance Grade I the most important, Grade II\* and Grade II. Listed building consent is required before any alterations, extensions or demolitions can be made to a listed building which might affect its character.

### 11.3 Unlisted Buildings of Local Interest

There is a wealth of variety and interest provided by the unlisted buildings in the village. These make an important contribution to the character and appearance of the conservation area. They mainly consist of historic vernacular buildings and are shown on plan 3. Listed below are the unlisted buildings of special local interest and particular note.

### 11.4 Epperstone House

Epperstone House is built on the site of the former Odingsells Manor in 1830. It is two storey double fronted house containing two bay fronted windows and an entrance porch with columns and portico. The building is render with stucco with a Cumberland slate roof and has a mixture of small paned and one over one sliding sash windows. It is a prominent building on Main Street and the fine mature yew hedge in the front garden is magnificent.



### 11.5 The School

The school was built in 1855 and remained as an educational building until 1985 when it was closed and converted to a house. The ornate ridge tiles and stone dressings around the windows add to the interest of the building and its slightly elevated position makes it prominent in the street scene when entering the village from the west.

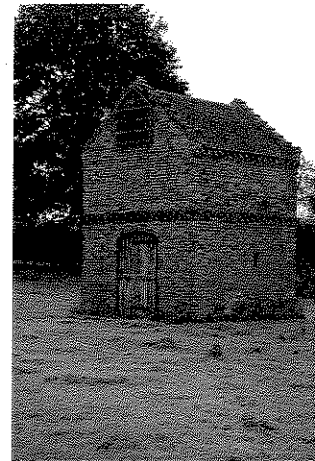
### 11.6 Methodist Church

There are two former Methodists chapels in Epperstone. The former Wesleyan Methodist Chapel (grade II listed) c.1800 and the attached schoolroom 1890 at the top end of Chapel lane and the former Primitive Methodists Chapel 1851 at the lower end of Chapel Lane. Both buildings are no longer used as chapels and have been converted to residential use, unfortunately the original roof of the Primitive Chapel has been removed and replaced by concrete roof tiles. These buildings contribute to the historical development of the village.



## 11.7 Dovecotes

There are about 5 Dovecotes in Epperstone, 3 of which are listed buildings. One at Epperstone Manor, The Old House, Poplars, Grove Farm and the freestanding one in the field on Main Street. The very first dovecotes appear in the Middle Ages and the right to keep pigeons was a closely guarded prerogative of the Lord of the Manor, monasteries and parochial clergy. Some early dovecotes remain in Nottinghamshire but the bulk of the recorded dovecotes date from the late 18<sup>th</sup> century. The early dovecotes were freestanding but in the late 18<sup>th</sup> century there was a move towards their incorporation and combination with other buildings



in the farmyard. The dovecote on Main Street is the only free standing one in Epperstone the rest are associated with farm buildings. The main reason for keeping pigeons was the provision of meat especially in the winter months. They are very easy to keep, finding their own food, eating anybodies crops and not surprisingly were often a cause of bad feelings in many rural communities.

## 11.8 Grove Farm

Grove Farm is one of the farms within the village centre at the eastern end of the conservation area and its outbuildings line the pavement edge on both Lowdham Road and Main Street. The barn on Main Street is of special note with the ornate diamond patterns of air holes on the gable. The buildings at Grove farm are brick with



a pantile roof and the group including the house barns and dovecote are important to the character of the conservation area because of their contribution to the townscape and street scene, but also as part of the historical development of the village as one of the farms built before the Enclosure Act probably providing storage and threshing space for the common fields.

## 11.9 Estate Cottages

A number of cottages with architectural detailing rather more elaborate than the vernacular cottages elsewhere, were built by the Ley family, who were the owners of Epperstone Manor at the end of the nineteenth century. These are Church Cottages (1890), Park Cottages (1904), and 1-4 Gonalston Lane (1910).



## 11.10 Boundary Walls

The boundary walls must be noted as unlisted structures, which contribute significantly to the character and appearance of the conservation area and are also significant particularly along Main Street where they add to a strong sense of enclosure.



## 12.0 OPEN SPACE AND THE CONTRIBUTION OF TREES AND HEDGES

12.1 Townscape quality is a key element contributing to the special character and appearance of conservation areas. Whilst the buildings and boundary walls contribute significantly to the character of Epperstone, it is a combination of these and the magnificent mature trees throughout and surrounding the village, that provide it with a real sense of place and a very special character and appearance. The abundance of mature trees unifies the conservation area and make an essential contribution to the overall character and they can be divided into several different types.

### 12.2 Native trees which enclose the village to north, south and east

The steeply rolling topography and generous distribution of trees provide a strong sense of enclosure to the east of the village whilst there are middle

distance views of wooded horizons over gently undulating farmlands to the west. The land to the south of the village is characterised by the valley of the Dover beck. Riparian trees are an important feature in this area, many of them being pollarded crack willows. Other riparian trees include ash, alder and hawthorn. Hedgerow tree cover is important on a localised basis, the principal species being ash and oak, with ash the dominant species.

Fish farming and horticulture have encroached into the land to the south of the Dover Beck creating a less peaceful, less traditional waterside landscape. It is for this reason that this area has been excluded from the proposed extension to the Conservation area.

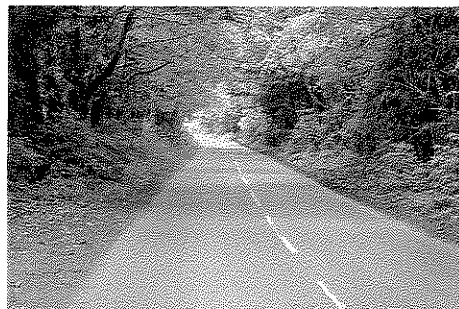
### 12.3 Trees within the central area

There is a strong sense of place along Main Street with the many magnificent trees and walls providing a combination of hard and soft enclosure. In the central area there are yews, cedars, pine, hollies and laurels, and these are interspersed with large mature beech, lime, oak, ash and horse chestnut. It is unusual to find such a variety of large mature trees within the centre of a village. The number of purple and copper varieties particularly beech and maple is also significant and adds particularly to the character of the village. Fine examples of beech trees can be seen at Epperstone House, Beech House and in the churchyard.



### 12.4 Avenues of trees leading into the village

The approach to the village from the west is along a tunnel formed by overhanging trees including ash, holly, maple, horse chestnut and yew. This creates a strong sense of arrival as you enter the village. Similarly there is an avenue approach from the east with ash and maple trees and filtered views of the village through hedges and hedgerow trees.



The avenue from the east is included within the extended conservation area boundary. The approach from the south, along Lowdham Road is hedged with excellent views to the east of the hedges and hedgerow trees to the south of Epperstone. Lowdham Road to the north of the Dover Beck, and the land to the west is also included within the extended conservation area boundary.

## 12.5 Parkland and Churchyard trees

The land to the south of Epperstone Manor is a remnant of a mature parkland landscape, which provides the setting for the Manor. Trees are the most important element of the landscape in this area and include some magnificent cedars, redwoods pines, large sycamores, limes and other ornamental species. Similarly within the churchyard are some magnificent specimens of copper beech, larch, holly, horse chestnut maple and yew, which in association with the church spire create the central feature of the village.

## 12.6 Garden trees

Whilst of slightly less significance the many trees within the gardens link the areas of the village together and within some larger gardens are excellent specimens of horse chestnut, limes, copper beech, yews and pine, which is unusual within a village



## 12.7 Significant vistas and views

Epperstone has a strong relationship with its landscape setting as the distinctively undulating topography prevails offering a variety of intimate, middle and distant views. The feeling of enclosure is consolidated by the generous distribution of trees across the area.



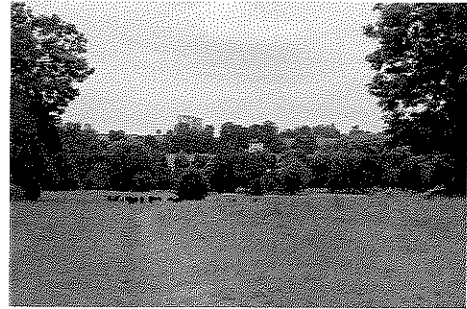
- 12.8 Footpath links into and out of Epperstone provide an excellent opportunity for fine views of the settlement. The footpath over the arable fields to the northwest, as it rises up towards Eastwood Farm on Hagg lane, provides good views of the village nestling among the mature trees. The footpaths from Lowdham Road across the river meadowlands provide good views of Epperstone Manor and the church spire is prominent in the view. From Parr Lane towards the Dover Beck the river meadowlands provide a peaceful and waterside landscape and looking back towards the village the parkland trees of the Manor are magnificent. The important views and footpath links are indicated on plan 2.



## 12.9 Open Spaces and gardens, which contribute to the character and appearance of the conservation area.

Whilst the special character of conservation areas is largely down to the buildings, the spaces between the buildings are as important and contribute to the setting of the buildings and the character of the overall area. The open spaces between the buildings allow constant views out towards the countryside. These provide important links between the village and its surroundings. Listed below are the open spaces in Epperstone, which are important:

- The field on Main Street containing the Dovecote- this provides views to the south over the river meadowlands.
- The garden of The Cottage, Main Street- views of open countryside beyond the village.
- Land at the top of Bland Lane and Toad Lane- this provides a setting for the adjacent buildings and the large tree is prominent in the view on Main Street.
- Allotment Gardens to the rear of Neeps Croft.
- Field behind Meadow Cottage, White Cottage and Rose Cottage.
- Paddock to the rear of Poplars on Church Lane.
- Garden of Epperstone House- the fine Yew hedges are magnificent.
- Bowling Green and Parkland setting at Epperstone Manor- good views from the footpaths of the The Manor and the open parkland and fine mature trees.
- The paddock to the rear of Chapel Croft and Mead Cottage – there are open views from the footpath of the countryside outside the village and when entering the village along the footpath there is a fine view of Beech House.



12.10 Many of the important open spaces are linked and integrated into the village by the good network of footpaths in and around the village. There are some spaces, which are not obvious from the main roads but can only be enjoyed from the footpaths, these spaces include Hulleys Close, the field in-between the Manor and the Church, The Churchyard and the paddock to the rear of The Cross Keys. These spaces are important and contribute to the character and appearance of the conservation area. These important open spaces are indicated on plan 2.

### **13.0 PRESSURES AND ISSUES - The extent of intrusion and damage to the character and appearance of the conservation area.**

- 13.1 The accumulation of small unsympathetic alterations and loss of local architectural details is a nationwide problem in many conservation areas and it is gradually eroding the character of many villages. For example the removal of historic timber windows and replacement with uPVC, changing clay pantile roofs for concrete tiles and the replacement of cast iron rainwater goods with plastic. The emphasis should be on regular maintenance and repair of original features rather than replacement; this should reduce the gradual loss of detailing which make conservation areas special.
- 13.2 Epperstone has a very quiet rural village character and this is largely due to the By-pass, which has removed heavy traffic from the village. However car parking is an issue especially along Main Street and Chapel Lane, but as a whole Epperstone remains largely unaltered by cars.
- 13.3 New development in the village has been limited but strict planning controls and guidance has resulted in new houses, which are sympathetic in scale and design to the character of the area. Examples can be seen at the junction of Lowdham Road and Main Street, Dover Beck House and Mead Cottage on Chapel Lane.

### **13.4 Neutral and Negative Areas**

The Council houses on Neeps Croft and at the bottom of Hagg Lane whilst not having the character of the vernacular cottages do not detract from the character of the conservation area can be viewed as neutral areas.

The former teaching/classroom buildings at the police training centre on Main street can be considered as a negative element in the conservation area. Their design and appearance is bland and unattractive and they detract from the character and appearance of the conservation area. The former police houses built in the late 1950s on the north side of Main Street opposite the classroom blocks are empty and neglected and also detract from the appearance of the area. The whole site of Epperstone Manor (The Former Police Training Centre) is the subject of a major redevelopment scheme. This is an opportunity to improve the two negative elements in the conservation area, the result being a development that positively enhances the character and appearance of the conservation area.

### **14.0 THE CONSERVATION AREA BOUNDARY EXTENSION**

The boundary has been extended to include the area south of Main Street to the Dover Beck. This area of River meadowlands is important to the setting of the village containing many fine mature trees, the Dover Beck and the parkland setting of the Manor. The parkland trees in the grounds of the Manor are impressive and the park forms part of the historical development of the Manor and is therefore an important aspect of the character and development of the settlement. The whole River Meadowlands area contains many fine

trees and historic hedgerows and there are some good views into the conservation area of the Church spire and Epperstone Manor.

The extended boundary also includes an avenue of mature trees on the Gonalston lane as it enters the conservation area from the south East. These fine trees are important to the setting and entrance to the conservation area. The conservation area boundary is shown on plan 1.

**NOTE:** Any omission in the appraisal of a particular building, feature or space should not be taken to imply that it is of no interest.

## **BIBLIOGRAPHY**

- |   |   |
|---|---|
| <b>James Gunn (2003)</b>                      | <b>A History of Epperstone</b>                  |
| <b>John Severn (1986)</b>                     | <b>Dovecotes of Nottinghamshire</b>             |
| <b>English Heritage (August 2005)</b>         | <b>Guidance on Conservation Area Appraisals</b> |
| <b>Newark &amp; Sherwood District Council</b> | <b>Local Plan (adopted March 1999)</b>          |

## APPENDIX

### Appendix 1- Local Plan Policies

#### The Nottinghamshire Green Belt

*Policy FS8 (The Extent of the Green Belt)* states “The Nottinghamshire Green Belt within Newark and Sherwood District is defined on the Proposals Map.”

*Policy FS9 (Appropriate Development in the Green Belt)* states “Planning permission will only be granted for the following categories of new building in the Green Belt:

1. Buildings which are essential for agricultural and forestry activities;
2. Buildings which provide essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses which preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
3. Limited extension or alteration of dwellings where a proposal would not result in disproportionate additions over and above the size of the original dwelling;
4. The replacement of existing dwellings provided that it does not result in a new dwelling materially larger than the dwelling it replaces; or
5. In villages wholly within the Green Belt, limited infill development of small gaps within the existing built-up area where that would be in keeping with the character of the village.

Where development is considered appropriate to the Green Belt it should be located and designed so as not to detract from the open character of the Green Belt.”

*Policy FS10 (The Conversion and Re-use of Buildings in the Green Belt)* states “Planning permission will be granted for the conversion or re-use of existing buildings in the Green Belt provided the following criteria are satisfied:

1. The buildings are of a permanent and substantial construction, and are capable of conversion without major or complete reconstruction;
2. The form, bulk and general design of the buildings are in keeping with their general surroundings;
3. The proposal would not have a materially greater impact than the existing use on the openness of the Green Belt and the purposes of including land within it;



4. In the case of a residential use, the proposal would not have a detrimental effect on the fabric and character of traditional farm buildings, and the creation of a residential curtilage would not have a harmful impact on the character of the countryside;
5. The proposal would not result in poor residential amenity by way of noise, smell, dust and general disturbance, or create traffic problems.”

*Policy FS11 (Infill Development in Green Belt Villages)* states “Planning permission for new development in villages wholly within the Green Belt will be limited to small scale infill, provided that:

1. It consists of the development of small gaps within the existing built up area;
2. It would not adversely affect the character of the village, including important open spaces or aspects which contribute to that character;
3. It would not create a precedent for further development which would compromise the aims and purposes of Green Belt designation.”

### **Mature Landscape Area**

*Policy NE8 (Mature Landscape Areas)* states “Development which would have an adverse effect on the visual or nature conservation importance of a Mature Landscape Area will be permitted only where it can be shown that there are reasons for the proposal that clearly outweigh the need to safeguard the area’s intrinsic value. Where development is permitted, proposals should minimise the harm to the area. The District Council will make use of planning conditions or negotiate planning obligations in order to secure appropriate conservation measures.”

## **Appendix 2 - Management Proposals/Strategy**

Conservation Area Appraisals define the special interest of a conservation area but it is important to develop proposals for the future management of the conservation area. The Management Strategy will be updated and reviewed on an approximately 5-year basis.

There are several mechanisms through which the Council can manage the future of the conservation area:

1. Application of policy
2. Design guides
3. Guidance leaflets
4. Design briefs
5. Application of an Article 4 Direction
6. Monitoring change
7. Monitoring the condition of the historic buildings and developing a strategy for repair
8. Enforcement proceedings
9. Proposed enhancement schemes
10. Proposals for economic development and regeneration (including grants)

### **1.0 Conservation Area Character Appraisals and the application of policy guidance**

- 1.1 There are several existing Local Plan policies already in place that deal with the issue of historic buildings and conservation areas specifically - these are given in Appendix 1. The Conservation Area Character Appraisal is adopted as a Supplementary Planning Document, and will therefore be a material consideration in any planning decision. It is anticipated that the Conservation Area Character Appraisal will help inform and therefore strengthen decisions made in line with these policies, which will be one of the most direct and effective means of managing the conservation area long term.
- 1.2 Policy C1 of the Local Plan, for example, states that planning permission for development will not be granted that would harm the character and appearance of the conservation area. However, it follows that without a detailed appraisal of the character and appearance of a conservation area that decisions made in line with policy C1 are more likely to be ill-informed and made on an ad hoc basis. The Appraisal, therefore, can help guide development by defining the plan form of the area, the typical scale, form, massing and materials of buildings,

traditional detailing, important views, significant trees etc – all elements that must be considered when looking at any development proposal.

- 1.3 The Conservation Area Character Appraisal can also be used to inform other decisions made in line with Local Plan conservation policies, for example with regard to demolition within conservation areas and decisions that effect natural features. By defining and identifying significant buildings and areas of open space, trees etc the Conservation Area Character Appraisal provides a good base line of information for informed and justifiable decisions.
- 1.4 It is anticipated that the information provided in the Conservation Area appraisal advises and informs not only those making the planning decision but also anyone considering development within a conservation area.

## **2.0 Design Guides**

- 2.1 The District Council currently has Supplementary Planning Documents on 'Extensions to Dwellings' and 'Conversion of Traditional Rural Buildings'. Already adopted, as Supplementary Planning Guidance is 'Shopfronts and Advertisements - Design and Policy'.
- 2.2 All these design guides may be relevant to anyone thinking of undertaking development within conservation areas. It is hoped that these documents can help guide development and help make informed planning decisions and in this way they contribute directly to the positive management of conservation areas.
- 2.3 If you would like a copy of any of these design guides please contact the Conservation Officer.

## **3.0 Guidance Leaflets**

- 3.1 The District Council produces several leaflets for the public that are relevant with regards to conservation areas:
  - How to Repair Historic Buildings (2001)
  - Tree Surgeons & Arboriculturists/Woodland & Forestry Contractors/Advisory Services (2004)
  - Living in a Conservation Area
  - Listed Buildings – A Guide for Owners and Occupiers
- 3.2 It is hoped these leaflets will inform the public about relevant planning constraints (and so avoid unauthorised works) and advise on what kind of development would be appropriate within conservation areas. Through the advice on repairs to historic buildings is hoped that carrying out repairs to historic buildings will be encouraged and that ill-advised, and often damaging, repairs can be avoided.

3.3 If you would like a copy of any of these leaflets please contact the Conservation Officer.

#### **4.0 Design Briefs**

4.1 It is intended that the Conservation Area Character Appraisal will identify any sites that would benefit from a design brief. This might be a gap site, buildings under pressure for demolition and re-development, or perhaps areas that have a neutral impact on the conservation area where there is pressure for redevelopment. The definition and characterisation of the conservation area can be expanded to form a detailed design brief to help promote an appropriate form of development on the site.

#### **5.0 Application of an Article 4 Direction**

5.1 Common to most conservation areas is the damaging cumulative effect of small but significant alterations to the architectural features of historic, but non-listed, properties. The prime example is the exchange of traditional timber windows for UPVC replacements. Alterations like this can be very harmful to the character and appearance of the conservation area. It is possible to bring such alterations under planning control by the implementation of an Article 4 Direction, which would require an application for planning permission for alterations which otherwise fall outside normal planning control, like altering windows and doors, cladding, changing roof covering etc.

5.2 An Article 4 Direction can have a big impact on helping preserve the character and appearance of a conservation area through the additional protection it provides for traditional architectural features.

5.3 The implementation of an Article 4 Direction requires a detailed survey of the area, a strong justification for proposing the Direction and local support. There are, therefore, significant resource implications in the implementation of an Article 4 Direction and while often desirable it is not often practicable.

5.4 Epperstone is a Conservation Area where it is worth carrying out the initial survey to see whether an Article 4 Direction can be justified. Resource implications prevent a timetable for this being produced at present but it is important to identify this, as a priority should the resources become available.

#### **6.0 Monitoring Change**

6.1 Monitoring change, both positive and negative, is very important in the long-term management of a conservation area. It can help highlight problems that can be best tackled with an Article 4 Direction (see above) or show how effective Policies have been, for example. By monitoring change it can assist in identifying where more resources are required and in modifying priorities.

6.2 A conservation area is thoroughly surveyed and described when an appraisal is carried out. Local Authorities are then supposed to review conservation areas from time to time and update appraisals. The District Council does not

currently have a timetable for reviewing existing conservation area appraisals, as the priority is to carry out appraisals in conservation areas currently lacking them. In time, however, resources will become available to review existing appraisals, allowing detailed monitoring of change.

6.3 Through the Buildings at Risk Survey (see below) a survey is undertaken approximately every 5 to 10 years of every Listed building, and some unlisted buildings, within the County. This is designed to monitor the condition of the buildings (see below) but may also record any alteration to traditional features, which can be useful in seeking an Article 4 Direction (see above). The survey is usually accompanied by a photographic record, which when compared with earlier photographs provides a very useful way of monitoring change in Listed, and some unlisted, buildings in conservation areas.

## **7.0 Monitoring the condition of the historic buildings and developing a strategy for repair**

7.1 A countywide survey is carried out approximately every 5 to 10 years of the condition of every listed, and some unlisted, buildings. This identifies buildings that have fallen into disuse, dereliction or disrepair, commonly referred to as 'Buildings at Risk'. While this survey is largely limited to Listed buildings, this does provide a very good means of monitoring the condition of a significant proportion of the historic buildings within conservation areas.

7.2 A 'Buildings at Risk Register' for the whole County has been produced, giving the result of survey work completed in 2004. This can be compared to previous survey results to monitor change and can be used to identify problem areas or problem building types, for example, and to therefore help target resources. These resources may be in the form of grant aid or can also be the serving of a notice by the Local Authority on the owner, to bring about works to a building to either repair it or make it wind and water tight.

7.3 There are no buildings at risk within Epperstone. This situation will be monitored when the next survey is carried out.

## **8.0 Enforcement Proceedings**

8.1 The quality of both the built environment and surrounding spaces within a conservation area can be cumulatively harmed by unauthorised works and breaches of planning control.

8.2 An obvious example of this sort of damage is unauthorised works to Listed buildings. A Listed building is a building of special architectural or historic interest and it has listed status to protect this interest. Listed Building Consent is required for any works of alteration to a Listed building and it is a criminal offence to carry out unauthorised works to Listed buildings. It can be very damaging when misguided and authorised alterations are carried out to a listed building, like the removal of traditional timber windows and doors and their replacement with UPVC or poor modern imitations, for example. If

unauthorised works to Listed buildings are not pursued it cumulatively damages the building stock of conservation areas.

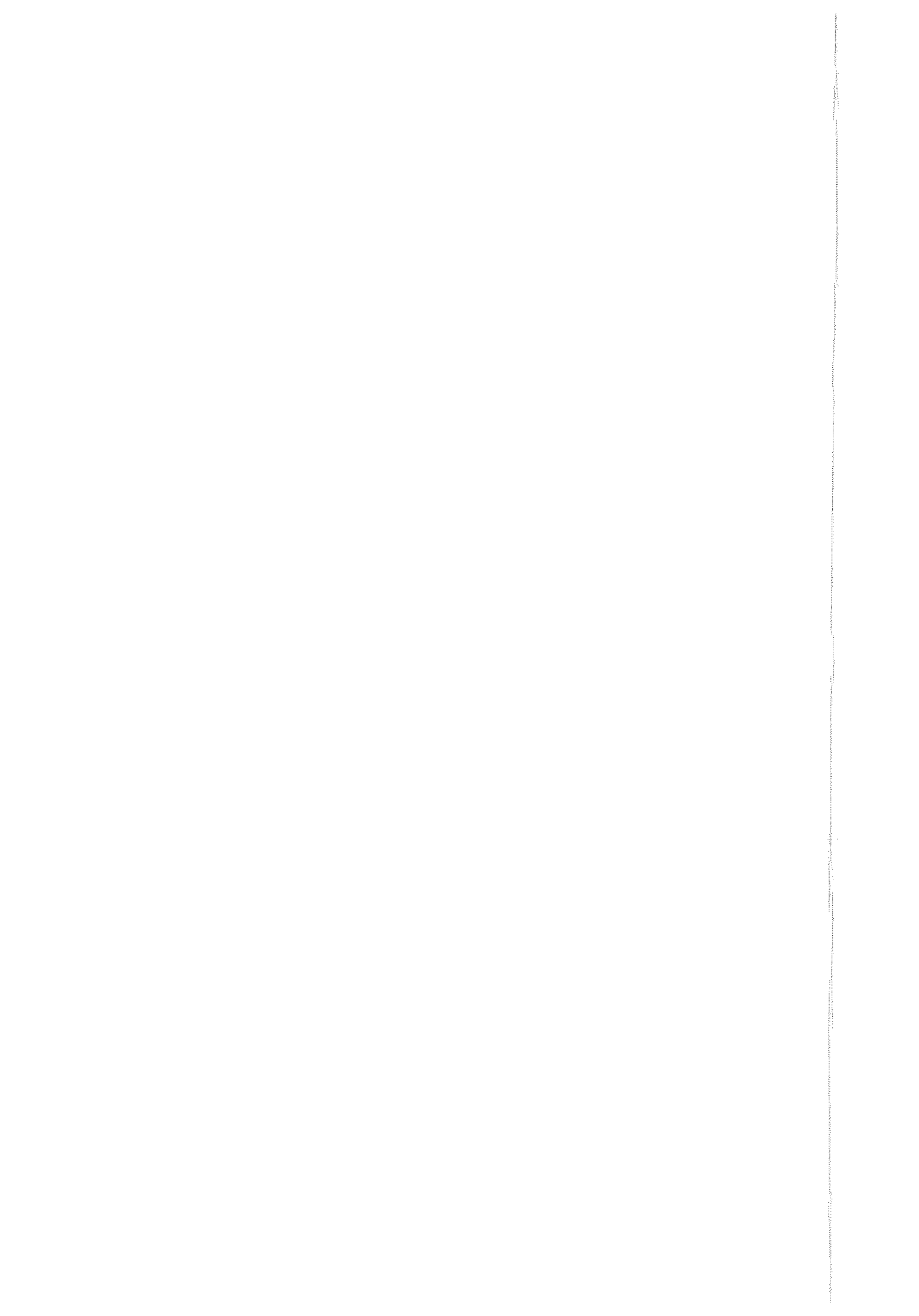
- 8.3 It is not only alterations to Listed building that can damage the character and appearance of conservation areas - the unauthorised demolition of buildings, or unauthorised works to unlisted buildings, through for example the use of non-approved modern materials, can all erode the special character of a conservation area.
- 8.4 It is, therefore, important that the District Council follows up breaches of planning law within conservation areas, as this can help preserve the quality of the environment.
- 8.5 The survey process that goes into producing a Conservation Area Character Appraisal may highlight breaches in planning law and anyone can confidentially report a suspected breach. The District Council regularly follows up reports of unauthorised work and may take enforcement action. Breaches of Listed building law and other issues in conservation areas are regularly reviewed across the District and prioritised so action is taken.
- 8.6 There are currently no known breaches of planning control at this time that directly affect the character and appearance of Epperstone Conservation Area.

## **9.0 Proposed enhancement schemes**

- 9.1 Policy C5 of the Local Plan states that the District Council will promote and implement environmental improvement schemes in conservation areas. The benefit of a Conservation Area Character Appraisal is that it can firstly highlight where such schemes would be beneficial and secondly guide the nature of the works to ensure they are appropriate.
- 9.2 There are no planned enhancement schemes for Epperstone at the moment. If the opportunity arises then reference will be made to the Appraisal in developing priorities and an appropriate approach.

## **10.0 Proposals for economic development and regeneration (grants)**

- 10.1 The District Council has managed various conservation grant schemes in the recent past and these often target buildings within conservation areas. The Appraisal can be used to help identify a list of properties that would benefit from repair, reinstatement of traditional features, or improvements required to bring the building back into use, for example.
- 10.2 There is one conservation grant scheme operating in the District. The grant can be used towards the cost of repairs and improving the appearance of buildings by reinstating traditional features where these have been lost. A variety of buildings are eligible, they do not have to be listed, but they do need to be historic buildings of architectural or historic merit (and for residential properties these must be within the conservation area). For more information please contact the Conservation Officer.





NEWARK &  
SHERWOOD  
DISTRICT COUNCIL

**Conservation Area**  
**Character Appraisal**  
**of**  
**Epperstone**

**Sustainability Appraisal**

October 2005





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## **1. Purpose of the Sustainability Appraisal**

- 1.1 This Sustainability Appraisal was prepared by the District Council in September 2005. It was prepared using the Central Government Guidance “Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks” (ODPM Publications 2005) and “A Practical Guide to Strategic Environmental Assessment Directive” (ODPM Publications 21 September 2005).
- 1.2 Under the Planning and Compulsory Purchase Act 2004, it is a legal requirement that all Supplementary Planning Documents carry a Sustainability Appraisal (SA). The purpose of the SA is to promote sustainable development by integrating sustainability considerations into the preparation and adoption of planning documents.
- 1.3 The Sustainability Appraisal incorporates a Strategic Environmental Assessment (SEA) in order to comply with the EC Directive 2001/42/EC. The sustainability criteria that make up the SEA are highlighted in Table 1.

## **2. An explanation of the Sustainability Appraisal process.**

- 2.1 The first stage in carrying out the SA for a Conservation Area Character Appraisal (CACA) is to establish the effect of the CACA on a list of sustainability criteria. A full list and definition of the sustainability criteria is provided in Appendix A. The impact of the CACA on these criteria is shown in Table 1. Where sustainability criteria are affected by the CACA the resulting effects can sometimes be monitored in a measurable form. The indicators for measuring this change are shown in Table 1 and baseline data is provided where possible.
- 2.2 It is then necessary to look in more detail at the sustainability criteria that will be affected by the CACA. It is necessary to see how the criteria would be effected should the District Council chose to do one of three options: a) not carry out a CACA, b) carry out an appraisal of the conservation area, or c) carry out an appraisal of the conservation area and a review of its boundary. The results of this investigation are given in Table 2. The conclusions from this ‘Options Appraisal’ are given in paragraphs 4.1 to 4.8, which justifies the course of action chosen by the District Council in carrying out the CACA.
- 2.3 If Table 2 shows that the CACA might have a negative affect on some of the sustainability criteria it is necessary to outline some form of mitigation measures - these are given in paragraphs 5.1 to 5.2.
- 2.4 The CACA will relate to several Local Plan policies. The list of relevant policies is given in paragraphs 6.1 to 6.23. Table 3 investigates how the relevant Local Plan Policies impact on the sustainability criteria. A detailed look at how the sustainability criteria are affected by the relevant Local Plan policies is given in paragraphs 6.1 to 6.23.
- 2.5 The Character Appraisal has been produced in line with the following Acts, Planning Policy Guidance Notes and Advice Notes:

- **Planning (Listed Buildings and Conservation Areas) Act 1990**  
Section 71 of this Act places the Local Authority under a duty to “formulate and publish proposals for the preservation and enhancement of [their] conservation areas.”
- **PPG15 Planning and the Historic Environment** (HMSO, September 1994) Section 4 of this guidance note concerns Conservation Areas.
- **PPG16 Archaeology and Planning** (1990)
- **Conservation Area Appraisals** (English Heritage, March 1997) and **Guidance on conservation area appraisals** (draft) (English Heritage, August 2005) The structure and content of the appraisal is based on the ‘checklist’ contained in this non-statutory advice note.

### 3. Objectives of carrying out a Conservation Area Character Appraisal

3.1 The objectives of a Conservation Area Character Appraisal are as follows:

- To describe the character and appearance of the Conservation Area
- To summarise the Conservation Area’s architectural, historic and archaeological interest
- To guide the design of new developments and the determination of planning applications
- To identify opportunities for enhancement and to take best advantage of grants that may become available

### 4. An Appraisal Options (see also Table 2)

4.1 In considering this Conservation Area Character Appraisal, the following options were considered:

#### **Option A – Do Nothing**

4.2 Do not appraise the conservation area; continue to make conservation advice on the present ad-hoc basis. As can be seen from Table 2 this resulted in a mostly negative impact on the sustainability criteria.

#### **Option B – Appraisal**

4.3 Appraise the character of the conservation area according to the template laid out in English Heritage guidance and consequently, make conservation advice based on the contents of the appraisal.

4.4 This option was considered as the District Council has a duty under statute (see above) to formulate and publish proposals for the preservation and enhancement of its conservation areas.

4.5 This led to a mostly positive impact on the sustainability criteria.

#### **Option C – Appraisal with Boundary Review**

4.6 As Option B, but also revise the conservation area boundary to consider historic buildings and spaces that may have been previously excluded from the area.

- 4.7 This option was considered because the District Council has a further duty under statute to consider, from time to time, whether it should designate new conservation areas or extend existing ones.
- 4.8 Option C is the preferred option, as an appraisal with boundary review is likely to provide the greatest protection of the historic fabric of the area and bring about the most positive effect on the District Council's Sustainability Criteria, as illustrated in Table 2.

## 5. Mitigation of Negative Effects

- 5.1 Table 2 indicates that Option C triggers one negative impact on the sustainability criteria and this is the area of emissions. Carrying out a CACA is likely to actually increase emissions through discouraging the use of some energy saving technologies, like double glazing and solar panels, for example. Double glazed units rarely suit historic buildings and their use would have a negative impact on the visual amenity of the area. This is therefore likely to have a negative impact on thermal efficiency and encourage higher emissions. However, this can be mitigated by secondary glazing, which can and has been used with success at many historic buildings.
- 5.2 It should also be noted that the implementation of Option B or Option C will have positive effects on resource efficiency and that this may outweigh the negative effects of higher emissions. The protection of historic buildings from demolition safeguards their considerable embodied energy. The specification of timber doors and windows, rather than plastic, ensures the use of renewable materials and requires less energy to produce; the production of plastic windows can be seen as an inefficient use of finite oil resources.

## 6. The Relationship to the Local Plan

- 6.1 The Conservation Area Character Appraisal is a Supplementary Planning Document to the **Newark and Sherwood District Local Plan** (March 1999). There are several relevant policies in the Local Plan: The list of these policies and the effect of these policies on the sustainability criteria are discussed below.
- 6.2 Policy CI (Development in Conservation Areas) states:

*'Planning permission will not be granted for development which would harm the character and appearance of a Conservation Area. Development should be designed to preserve or enhance the character or appearance of Conservation Areas – in terms of scale, form and massing and the use of traditional materials.'*

- 6.3 Without a CACA in place the special character and appearance of the conservation area remains undefined, leading to planning decisions being made on an 'ad hoc' basis, which can be damaging for the area. Through its promotion of good design this policy is likely to preserve and enhance the visual amenity of the area, thus benefiting the townscape of the area and its attractiveness as a tourist destination. In its promotion of natural materials it is likely to have a positive impact on resource efficiency and where these come from a reliable source local natural materials can be re-used, which is much more sustainable than the manufacture of new materials. In its

promotion of natural materials it is, however, likely to discourage the use of some energy saving technologies and therefore may have a negative effect on emissions.

6.4 Policy C3 (Demolition in Conservation Areas) states:

*“Where a proposal for development would involve the demolition of an un-listed building in a Conservation Area, the District Council will have regard to the architectural and historic contribution of the existing building in considering whether the development proposal would preserve or enhance the character and appearance of the Conservation Area’.*

*Conservation Area Consent for the demolition of a building in a Conservation Area will not be granted if the building makes a positive contribution to the character or appearance of the area and could be put to effective use. If a building makes no positive contribution, or is not reasonably capable of effective use, Conservation Area Consent will be granted only if there are acceptable detailed proposals for the redevelopment of the site, or demolition would itself enhance the character or appearance of the Conservation Area.”*

6.5 A CACA identifies unlisted buildings that make a positive contribution to the conservation area, as such the presence of a CACA means it is less likely that buildings of merit will be lost to demolition. This helps preserve the townscape of the area as well as the cultural heritage by retaining architecturally and historically significant buildings. This in turn helps maintain the area as a tourist destination. By protecting the embodied energy in these buildings this helps with resource efficiency.

6.6 Policy C4 (Natural and other Features of Interest in Conservation Areas) states:

*“The District Council will seek the retention of open spaces, trees, hedges, walls, fences and other features upon which the character and appearance of a Conservation Area depends. Planning permission will not be granted for development which involves the loss of such features - where they are considered to be important to the character or appearance of the area.”*

6.7 A CACA identifies significant areas of open space, trees, hedges and walls, or other important natural features. In identifying these features as being special planning decisions can be more informed and these features can be protected. In doing so this has a direct effect on the landscape and townscape of a place by protecting its visual amenity. In identifying potentially historically important features and features important to the local community this helps protect cultural heritage and community identity. In helping preserve the visual amenity of a place this has a direct effect in tourism, which relies heavily on the physical appearance of a place. In protecting important features from demolition or removal this is protecting their embodied energy and therefore has a positive effect on resource efficiency.

6.8 Policy C5 (Environmental Improvement Schemes) states:

*"The District Council will promote and implement environmental improvement schemes in Conservation Areas, such as re-paving, planting or provision of high quality street furniture. Private owners or tenants of land will be encouraged to implement appropriate schemes of hard and soft landscaping using traditional materials."*

6.9 In promoting an improvement to the physical environment this has an immediate effect on the landscape and townscape of a place, and by improving the visual amenity of an area this is likely to boost tourism. Improvements to the physical surroundings are likely to increase a sense of local 'ownership' and therefore boost community identity.

6.10 Policy C12 (Under-utilisation of Historic Buildings) states:

*"Planning permission and/or Listed Building Consent will not be granted for development which would result in the under-utilisation of the upper floors of Listed Buildings, and buildings of character, within Conservation Areas – and the under-utilisation of redundant, large volume buildings of character elsewhere."*

6.11 In promoting the use and re-use of historic buildings this is likely to discourage vacancy within conservation areas, which can have a very powerful negative effect on the townscape of an area, also reducing reduce the vitality of town and village centres. In seeking to prevent vacancy this policy will have a positive effect on these sustainability criteria. This has an immediate effect on the vitality of town and village centres and. In encouraging the re-use of existing facilities, rather than the creation of new, this helps promote resource efficiency.

6.12 Policy C13 (Relaxation of Planning Policy) states:

*"In exceptional circumstances, the District Council will accept a relaxation of the relevant planning policies, including car parking standards, to help ensure that significant buildings of character, considered to be at risk, are fully and properly maintained."*

6.13 This policy is designed to protect significant buildings of character and in doing so is helping to protect the townscape of a place. It is also in favour of the retention of such buildings and is therefore protecting their embodied energy and helping promote resource efficiency.

6.14 Policy C14 (Retention of Buildings of Character) states:

*"The District Council, when granting planning permission for major development proposals, will seek to secure the retention and restoration of significant buildings of character – through the use of legal agreements under Section 106 of the Town and Country Planning Act 1990."*



6.15 By seeking the retention and restoration of significant buildings this will help protect and potentially enhance the townscape of a place. Where these buildings are architecturally or historically important this is protecting and enhancing the cultural heritage of a place and helping protect cultural identity. As above, by aiming to retain existing buildings this promotes resource efficiency.

6.16 Policy C15 (Advertisements in Conservation Areas and on Listed Buildings) states:

*“Where advertisement consent is necessary, this will not be granted in Conservation Areas or on Listed Buildings for:*

- 1. Internal or external illumination of fascia signs or internal illumination of projecting box signs;*
- 2. Signs which use excessively bright or intrusive colour schemes or highly reflective synthetic materials;*
- 3. Excessively large or obtrusive signs; and*
- 4. High level signs, other than hanging signs, above normal fascia level, including blinds and canopies.”*

6.17 By seeking good quality advertisements this has an immediate effect on retail image and therefore on the vitality of town and village centres. It also effects the quality of the townscape and therefore has a knock on effect on the tourist potential of a place.

6.18 Policy C16 (Existing Shopfronts of Architectural Value) states:

*“Planning permission will not be granted for development which results in the loss or obliteration of original architectural features of quality in existing shopfronts. Wherever possible, existing shopfronts of high architectural value in Conservation Areas and on Listed Buildings shall be retained and restored complete with all traditional features.”*

6.19 This policy seeks to protect existing attractive historic shopfronts and will have a direct effect on the townscape and retail image of a place, and therefore on the vitality of the town and village centres as well as tourism. By protecting existing fabric this policy promotes resource efficiency.

6.20 Policy C17 (New Shopfronts in Conservation Areas) states:

*“Planning permission will only be granted for new shopfronts in Conservation Areas, if they preserve or enhance the character or appearance of the area and respect the character, scale, proportion and detailing of the building into which they are to be inserted.”*

- 6.21 This policy seeks to protect the visual amenity of an area by the use of appropriate new shopfronts. This will have an immediate impact on the townscape of an area as well as the vitality of the town or village centre. This, again, will have an effect on the tourist potential of a place.
- 6.22 Policy C18 (Use of Traditional Materials in Shopfronts) states:

*“In Listed Buildings and other buildings of character in Conservation Areas, planning permission will only be granted for new shopfronts which use traditional materials. Elsewhere in Conservation Areas, the use of such materials will be encouraged and consent for the installation of intrusive alien features will not be granted.”*

- 6.23 By promoting the use of traditional materials over modern artificial materials this has an effect on emissions. Potentially this might prevent energy saving technologies to be incorporated into a shop, but it also avoids the need to produce modern plastics etc, which require a large input of energy in their production. The use of good quality natural materials generally makes for a more attractive shopping environment so has a direct effect on the townscape of an area and the

## **7. The Difference the Sustainability Appraisal process made**

- 7.1 Most of the objectives of the Character Appraisal were fully compatible with the District Council’s Sustainability Criteria. By carrying out a Sustainability Appraisal it was possible to highlight the one area where a possible negative effect might be had on the sustainability criteria and how to mitigate this effect. This exercise has confirmed that no changes are now required to the substance of this SPD.
- 7.2 The SA process also highlighted the need to carry out a boundary review as part of the character appraisal, as this would bring potentially wider conservation control over the historic environment of Epperstone Conservation Area and increase the benefits this can bring.

Table 1 Which Sustainability Criteria will be affected by the Conservation Area Character Appraisal?

SEA	Criteria	Direct Effect?	Indicator	Research Area	Collection Method	Baseline Data
	<b>Environment</b>					
o	Biodiversity	N				
o	Landscape	Y	<ul style="list-style-type: none"> <li>Number of trees</li> <li>Number of significant walls</li> </ul>	Conservation Area	Monitor applications for removal of trees and demolitions of walls	As indicated on maps accompanying CACA
o	Townscape	Y	Not directly measurable	Conservation Area		
o	Cultural Heritage	Y	Numbers of buildings in poor condition	Conservation Area	Use data from the Buildings at Risk Survey	
	<b>Natural Resources</b>					
o	Land and soils	N				
o	Air Quality	N				
o	Traffic and Transport	N				
o	Waste recycling	N				
o	Resource efficiency	Y	Rate of replacement of existing buildings and features	Conservation Area	Monitor applications for demolition and monitor change of features through Buildings at Risk Survey	
o	Emissions	Y	Thermal efficiency of buildings	Conservation Area	No accurate surveys yet carried out	
o	Flooding	N				
	<b>Social Issues</b>					
	Healthy and safe living environment	N				
	Access to services and facilities	N				
	Health	N				
	Crime	N				
	Community identity	Y	Not directly measurable	Conservation Area		
	<b>Economic Issues</b>					
	Reduction of poverty	N				
	Economic growth	N				
	Employment	N				
	Vitality of town and village centres	Y	Not directly measurable	Conservation Area		
	Tourism	Y	Number of visitors where measured	Conservation Area Tourist Information centre or museums where present	Records kept by Tourist Information Centre or museums where present	

Table 2 The impact of various 'to do' options on the sustainability criteria

Sustainability Criteria	Option A Do Nothing		Option B Carry out appraisal		Option C Carry out appraisal and boundary review	
	Effect	Justification	Effect	Justification	Effect	Justification
<b>Environment</b>						
Landscape	Slightly negative	Standard protection; 'ad hoc' planning decisions more likely to fail at appeal stage	Positive	Enhanced protection of trees and green spaces through coordinated planning decisions.	Greater positive	Wider protection of trees and green spaces
Townscape	Slightly negative	Standard protection; 'ad hoc' planning decisions more likely to fail at appeal stage	Positive	Guidance on enhancement of the public realm.	Greater positive	Potentially wider enhancement of the public realm
Cultural Heritage	Slightly negative	Standard protection; 'ad hoc' planning decisions more likely to fail at appeal stage	Positive	Enhanced protection of historic buildings and archaeology through coordinated planning decisions.	Greater positive	Wider protection of historic buildings and archaeology
<b>Natural Resources</b>						
Resource efficiency	Slightly negative	Embodied energy of historic buildings more likely to be lost through 'ad hoc' decisions for demolition.	Positive	Enhanced protection of embodied energy of historic buildings; specifying renewable materials.	Greater positive	Wider protection of embodied energy of historic buildings.
Emissions	No effect	No additional restrictions on the use of energy saving technology	Negative	Greater restrictions on use of energy saving technology.	Greater negative	Potentially restrictions over a wider area.
<b>Social Issues</b>						
Community Identity	No effect	No greater understanding of local architectural history or distinctiveness	Positive	Better understanding of local architectural history and distinctiveness	Greater positive	Appreciation of local architectural history and distinctiveness over a potentially larger area
<b>Economic Issues</b>						
Vitality of town and village centres	Slightly negative	Centres likely to show fall in visual amenity, which will effect retail image, due to 'ad hoc' planning decisions.	Positive	Guidance on visual enhancement of buildings and townscapes likely to improve overall appearance of retail areas	Greater positive	Visual enhancement likely over a larger area
Tourism	Slightly negative	Likely to show fall in visual amenity due to 'ad hoc' planning decisions.	Positive	Better understanding of local architectural history aids promotion of the area; guidance on visual enhancement of buildings and townscape likely to improve overall appearance of the area	Greater positive	Better understanding of local history over a potentially wider area and visual enhancement likely over a larger area.

**Table 3 Effect of Local Plan Policies on the Sustainability Criteria**

SEA	Sustainability Criteria	Direct Effect of Local Plan Policies															
		C1	C3	C4	C5	C12	C13	C14	C15	C16	C17	C18					
	<b>Environment</b>																
o	Landscape		Y	Y	Y												
o	Townscape	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
o	Cultural Heritage		Y	Y			Y										
	<b>Natural Resources</b>																
o	Resource efficiency	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
o	Emissions	Y														Y	
	<b>Social Issues</b>																
	Community Identity		Y	Y	Y			Y									
	<b>Economic Issues</b>																
	Vitality of town and village centres								Y				Y	Y	Y	Y	
	Tourism			Y	Y								Y	Y	Y	Y	

## Appendix A Sustainability Appraisal Criteria

### **Environment**

- 1. Biodiversity**  
Maintain and enhance biodiversity, flora and fauna. Maintain or increase the number of Sites of Importance to Nature Conservation.
- 2. Landscape**  
Maintain and enhance the quality of landscapes and landscape features. Increase public open space.
- 3. Townscape**  
Maintain and enhance the quality of townscapes within towns and villages, including conservation areas. Maintain and enhance the public realm and promote quality urban design.
- 4. Cultural Heritage**  
Preserve and enhance the historic environment, including the character of conservation areas.

### Natural Resources

- 5. Land and Soils**  
Make the most efficient use of land, increasing the proportion of development on brownfield sites within settlement boundaries. Reduce the number of contaminated land sites. Maintain the quality of good to high quality agricultural land.
- 6. Air Quality**  
Reduce the incidence of airborne pollution, particularly close to dwellings.
- 7. Traffic and Transport**  
Encourage efficient patterns of movement. Increase the number of people that use public transport, walk or cycle to work and thus reduce the impact of private car journeys and congestion.
- 8. Waste Recycling**  
Increase the percentage of household waste recycled.
- 9. Resource Efficiency**  
Use resources efficiently and with care – energy, water and other natural resources, as well as buildings.
- 10. Emissions**  
Reduce carbon dioxide emissions.
- 11. Flooding**  
Reduce the number of developments located on land that is liable to flood or in areas that could lead to flooding elsewhere.

## Social Issues

### **12. Healthy, Safe Living Environments**

Increase the proportion of households with access to public open space and improve the satisfaction of people with their neighbourhood as a place to live.

### **13. Access to Services and Facilities**

Maintain or increase the proportion of households with access to public transport, community facilities and services.

### **14. Housing**

Increase the number of affordable housing units. Ensure that the total number of houses available within the District meets local housing demand.

### **15. Community Consultation**

Sustain appropriate community consultation and participation in the preparation of plans.

### **16. Health**

Improve health and encourage healthy lifestyles.

### **17. Crime**

Reduce crime, the fear of crime and anti-social behaviour.

### **18. Community Identity**

Encourage community identity.

## Economic Issues

### **19. Reduction of Poverty**

Reduce poverty and social exclusion.

### **20. Economic Growth**

Encourage sustained economic growth. Maintain or increase the number of enterprises. Maintain or increase economic stability by maintaining the diversity in turnover size of enterprises.

### **21. Employment**

Reduce Employment Deprivation. Increase the number of jobs and the diversity of enterprise sizes. Increase the number of employment areas that have access to public transport and are located within settlement boundaries.

### **22. Vitality of town and village centres**

Maintain and enhance the vitality of town and village centres ensuring new development provides a sustainable mix of uses and enhances the image of these areas.

### **23. Tourism**

Maintain and increase the number of tourists visiting and spending nights in the District and thus encourage the development of a sustainable tourism sector.