

Reepham Character Assessment

June 2022



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1. INTRODUCTION & CONTEXT

Reepham's Landscape Character Assessment has been written by members of the Reepham Neighbourhood Development Plan Steering Group. The Assessment is part of the Reepham Neighbourhood Development Plan, and has been informed in part by the Neighbourhood Plan Steering Group's consultation with the local community. The wider context of the Character Assessment has been informed by regional and district assessments and the Central Lincolnshire Local Plan. Once adopted, the Reepham Neighbourhood Plan will be utilised by West Lindsey District Council as part of its decision making process when considering planning applications for development within Reepham Parish.

The purpose of a character assessment is to document the distinct appearance and feel of an area in order to support the future shaping of the community. It communicates the key physical features and characteristics that combine to give an area its local distinctiveness and special identity. Character assessments are therefore useful in supporting planning, design and management of development and their conclusions can lead to robust policies that result from close observation, consultation and analysis of local neighbourhoods. Beyond this it is important to understand, and place, the character of the Reepham area within the context of higher level regional and district scale character statements and assessments for optimal analysis. As Natural England states in its guidance documentation for Character Assessments:

"The Landscape is an important part of the quality of life for people everywhere.....all landscapes matter to someone. By setting down a robust, audible and transparent, baseline

Landscape Character Assessment can not only help us to understand our landscapes, it can also assist in informing judgements and decisions concerning the management of change”

1.1 National Landscape Character Area 44 – Central Lincolnshire Vale

Natural England has identified 159 character areas nationally and describes them as...

‘.....areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision- making framework for the natural environment.

NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profiles will also help to inform choices about how land is managed and can change.’

Reepham lies towards the southern edge of National Character Area (NCA) 44, The Central Lincolnshire Vale, which stretches from the Humber in the north to the River Witham in the south; between the limestone of the Lincoln Edge and the chalk uplands of the Wolds. The area is summarised as a:

‘tranquil, rural and sparsely settled landscape ... largely used for agricultural production, mainly for the growing of arable crops, principally cereals. This is in spite of historically challenging soils and conditions. Its dominant ‘boulder clay’ derived soils underlain by mudstone bedrock lead to seasonably waterlogged conditions which, under natural unmodified conditions, support wet grasslands and woodlands; however, a history of agricultural improvement along with modern machinery and agrochemicals have transformed the land and vastly increased its productivity.’

This Character Area profile gives Statements of Environmental Opportunity, of which several are relevant to Reepham:

SEO2: *Protect and enhance the rural character and tranquility of the Vale, much valued for their contribution to sense of place, inspiration and recreation. Ensure that new development is informed by local assessments, opportunity and mapping studies to help to minimise impact and maximise environmental gain through good design and appropriate screening, and promote green infrastructure links to ensure that the surrounding settlements have access to the many recreation assets which contribute to the health and wellbeing of both residents and visitors.*

SEO4: *Improve the environmental sustainability of agriculture within the Vale and enhance the capacity of natural ecosystems to support the long-term provision of food, improve soil quality, enhance water quality (especially in the Ancholme basin), provide habitat for pollinators, enhance farmland habitats and benefit climate regulation.*

SEO5: *Protect and enhance the historic character of the Vale including the monastery sites, shrunken medieval villages, parklands and villages. Increase awareness of the richness of this resource, protect it from neglect and physical damage, and ensure that future development complements and enhances the sense of history.*

1.2 Regional Character Area Setting: The East Midlands Region Landscape Character Assessment (EMRLCA)

A regional level character assessment was also available to inform this document. The East Midlands Region Landscape Character Assessment (EMRLCA) was published by Natural England in April 2010 to *'increase understanding of the region's varied landscape, by identifying distinctive, rare or special characteristics. This report presents a comprehensive analysis of the character of the East Midlands landscape and draws together information about the natural, historic and built environment to facilitate the protection, management and planning of the East Midlands Region.*

The Landscape Character Assessment classifies, maps and describes the distinctive character of an area in order to raise awareness of the landscape's diversity, local distinctiveness and sense of place. This is particularly necessary in areas where landscape character is less well understood is under pressure for change, for example from settlement growth, new development or physical changes.

To quote from the document: *'The assessment provides a strategic region-wide evidence base to help decision making on issues that will have implications for the landscape and wider environment. It provides a regional framework for future assessments which will inform planning policy or decisions about the location and design of future development.*

By having in place a strong understanding of the character of the East Midlands Region, along with guidelines specifically designed to enhance the landscape for the benefit of all, positive decisions can be made with more certainty and confidence. The information contained in the EMRLCA enables the East Midlands Region to direct positive change that will strengthen the sense of pride in, respect for, and appreciation of, the region's diverse landscapes.

Reepham parish lies in the Landscape Area 4a, characterised as 'Unwooded Vales' and described as *'flat, open landscape with expansive views.'*

Many of the Key Characteristics of this habitat type apply to Reepham parish:

- *Extensive, low lying rural landscape underlain by Triassic and Jurassic mudstones and clays and widespread superficial deposits;*
- *Expansive long distance and panoramic views from higher ground at the margin of the vales gives a sense of visual containment;*
- *Low hills and ridges gain visual prominence in an otherwise gently undulating landscape;*

- *Complex drainage patterns of watercourses that flow within shallow undulations often flanked by pasture and riparian habitats;*
- *Limited woodland cover; shelter belts and hedgerow trees gain greater visual significance and habitat value as a result;*
- *Productive arable and pastoral farmland, with evidence of increasing reversion to arable cropping in recent times;*
- *Regular pattern of medium sized fields enclosed by low and generally well maintained hedgerows and ditches in low lying areas; large modern fieldscapes evident in areas of arable reversion; and*

The Unwooded Vales Landscape Character Type has a strong agricultural character, with wide areas retaining a sense of rural tranquillity.

Shaping the Future Landscape

The aim therefore should be to manage growth, ensuring development is appropriate in terms of type, scale and location. Best practice innovative architectural ideas and planning solutions should be employed to minimise impact on local landscape and townscape character. The planting of new trees and woodland around urban fringes should be encouraged, helping to integrate new large scale mixed use development into the landscape. For development associated with the rural villages, specific mechanisms include Village Design Statements, and tree planting around settlement fringes to help integrate new development into the landscape and ensure the appropriate use of vernacular styles and building materials. As well as Village and Town Design Statements, Conservation Area Appraisals can also be important tools.'



Barfield Lane- showing some landscape characteristics

1.3 West Lindsey Landscape Character Assessment

West Lindsey District Council adopted a Landscape Character Assessment for the District in 1999 and recognised 14 different character areas within the District. This Character Assessment is intended to:

'lay the foundations for common policies and action on landscape issues. It is a tool for creative conservation and landscape enhancement; and it can help to identify opportunities for robust and attractive new developments. The landscape is a unique and valuable asset, but one that is very vulnerable to ill-considered change. Action now to recognise landscape character in planning for development and change will enable that change to be positive, creative and effective.'

'Today landscape change continues to be necessary but it should not be allowed to erode landscape patterns or local identity. By recognising landscape character, new land uses or development can often be accommodated successfully. Indeed change may provide opportunities to reinforce or enhance the landscape for the benefit of future generations.'

'The key to accommodating landscape change successfully is to understand landscape scale and character, appreciate geology, habitats, field and settlement patterns; and respect local materials and building styles.'

Reepham falls within Section 2.6 of this report, designated as the 'Lincoln Fringe'. The key characteristics of the area are:

- Flat agricultural landscape with a number of expanded settlements
- Medium sized fields with low hawthorn hedge boundaries and few hedgerow trees
- Approaches to settlements generally dominated by the built form
- Views to Lincoln Cathedral

The Report notes that among the most sensitive parts of the landscape are: *'the historic village cores with village greens, churches, mature trees, stone walls, etc.'* and *'remaining tracts of open countryside between settlements'*.

These National and regional documents provide the starting point for a more detailed character assessment of the parish of Reepham.

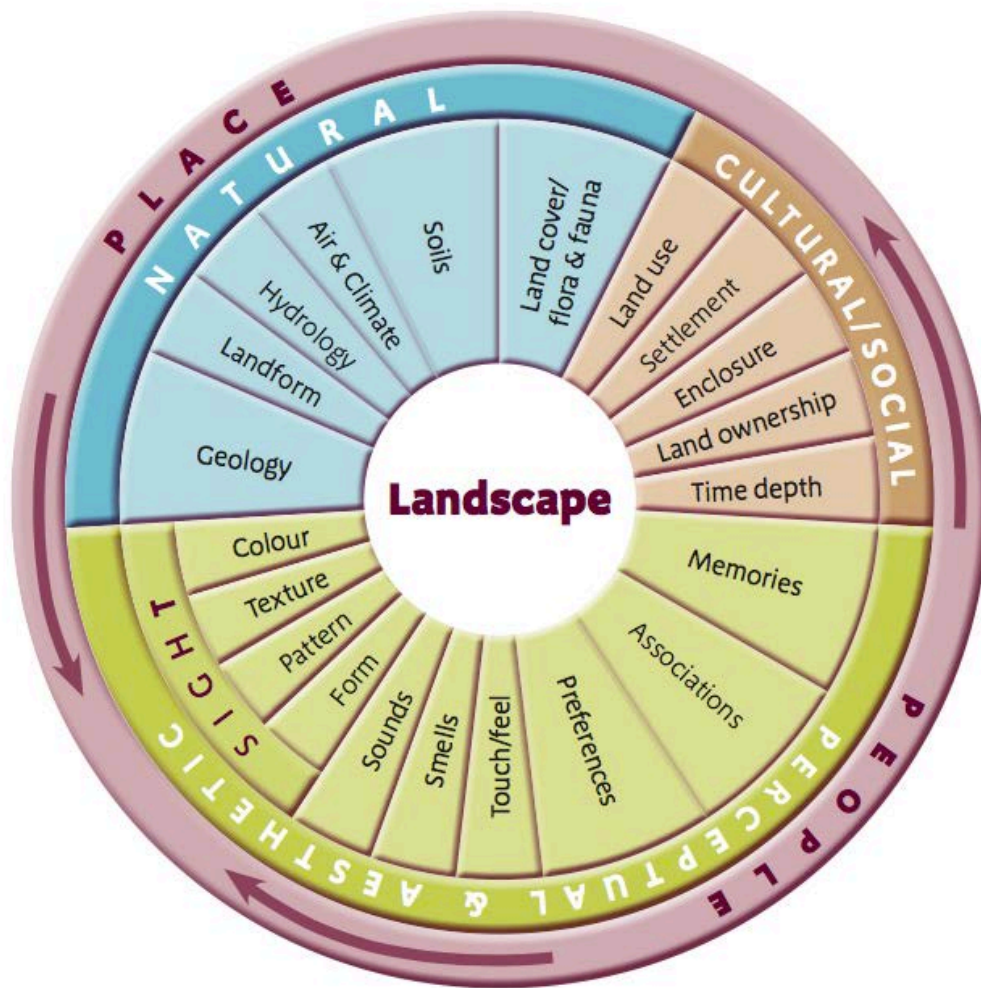
1.4 Assessment Methodology

Character is so much more than just buildings and layout of an area, there are many other influences such as those described in District Council documentation:

- Historical development of an area
- Setting within a landscape
- Structure of how an area works and connects to its surroundings
- Vegetation and planting
- Landmarks, both buildings and natural landmarks

- Views and vistas, both into and out of settlements
- The streets and flow of how properties meet the street

And those included in this illustrative diagram from Natural England (Figure 1):



Positive characteristics are of course a priority, but it is also important to note characteristics that fall short of the desired character. All aspects are therefore considered in this document in order to support the preservation of character that is deemed important to residents of Reepham, and to align that character with future plans.

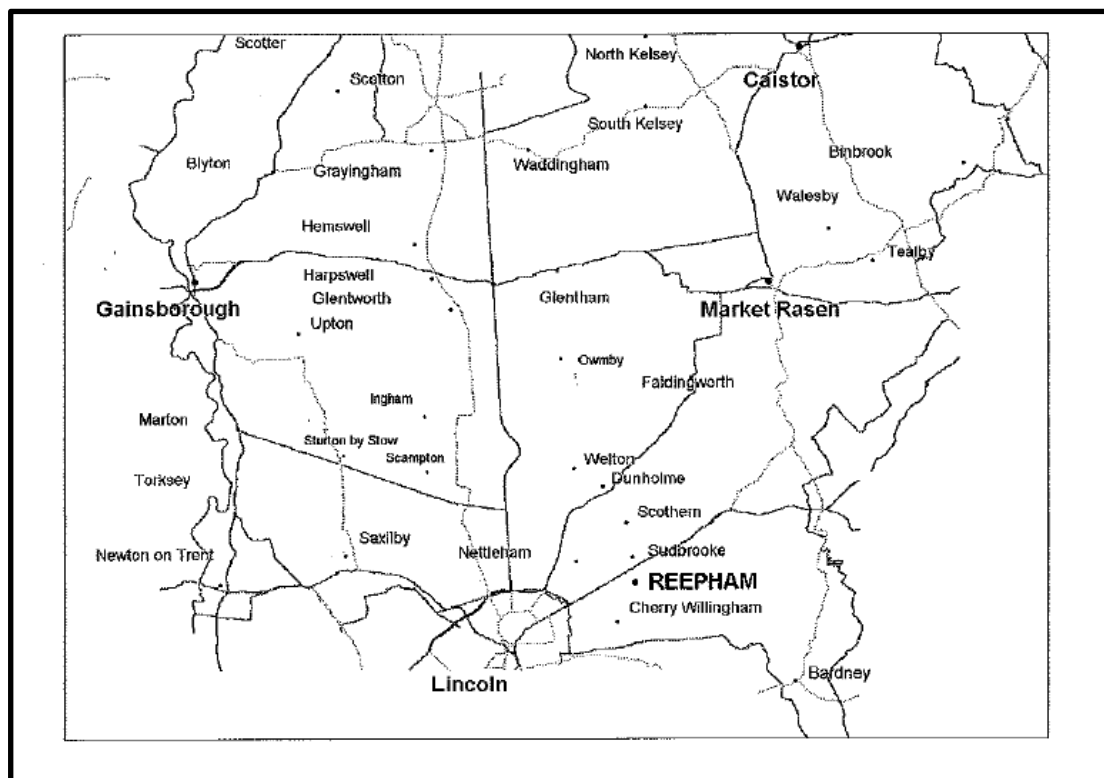
Resources used in the preparation of this document include:

- Analysis of historic and current maps
- Review of existing documents such as West Lindsey Character Assessment
- WLDC Conservation Appraisal

- Books and historical documents held at the Lincolnshire Archives Office (Lincolnshire County Council)
- Physical survey of the Parish recording key details and features
- Discussions with WLDC
- Engagement with residents of Reepham Parish
- Lincolnshire Historic Environment Record (Lincolnshire County Council)
- Lincolnshire Environmental Records Centre (Lincolnshire Wildlife Trust)

The local community have been invaluable in creating this assessment. It has been important to understand what features are valued by the community and to then communicate that within this Character Assessment. This communication has also guided the authors to understand what are seen as positive or negative characteristics.

Notably, Reepham is made up of several different Character areas and more detail of these areas is included in this Character Assessment.



Reepham is situated to the east of Lincoln



2. LANDSCAPE SETTING

2.1. Introduction

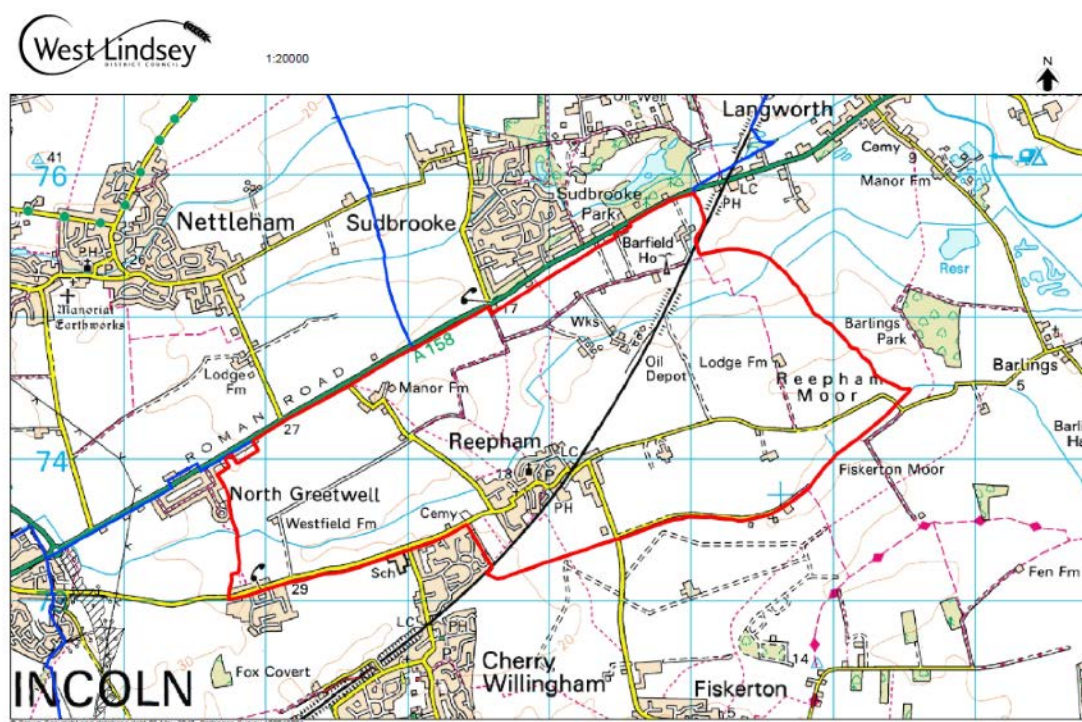
The intention of this document is to identify what makes Reepham a special place and to show how it has developed its distinctive characteristics. It can be used to help local people understand more about where they live and to inform future development, encouraging high quality of design and building materials to reflect and complement the existing village. It seeks to describe the overall character of the landscape in Reepham Parish and the individual character areas within it.

2.2. Location and landscape

The parish of Reepham is situated within the West Lindsey District Council area of Lincolnshire. It lies 4 miles east north east of the City of Lincoln, on the dip-slope of the limestone ridge on which Lincoln is situated and about 2 miles north of the River Witham. The village itself lies on a 'gentle eminence' (White's Directory, 1872) with the land falling away towards the river to the south. The topography is therefore fairly straightforward with no great variation. Even though the area appears fairly flat there is some undulation to it, and in the dips there can be an enclosed feeling whilst on the higher areas long distance views prevail, such as to the Wolds or towards Lincoln and the Cathedral. These views support the

character in terms of Reepham having a cosy feel about it, in terms of the dips and winding nature of the historic part of the village, and yet its closeness to Lincoln through agricultural fields marks it as being a satellite, but definitely separate. The eastward views across open fields, that was once open moorland, to the Wolds, serve to highlight the agricultural character of the Parish.

The larger villages of Cherry Willingham and Fiskerton lie to the east and south respectively, with Nettleham and Sudbrooke to the north. The Roman road from the City towards the east coast forms the northern boundary of the parish, now the very busy A158 main road to Skegness. An extensive network of footpaths and bridleways connect the centre of the village to surrounding settlements.



Reepham Parish Map

The built up area of the village is surrounded by open farmland, mostly grade three (Natural England Agricultural Land Classification, August 2010), growing mainly wheat, barley and oilseed rape. There is a small amount of grazing land used by sheep and horses including one surviving field of medieval ridge and furrow. The soil type is mainly boulder clay which can become waterlogged in wet weather. A tributary of the Barlings Eau (also known historically as Langworth Eau as it runs though that village too) runs through the parish from west to east, and forms the northern boundary of the built up area of the main settlement. In recent years some fields have been amalgamated into larger units for efficiency and to accommodate the needs of larger machinery but there are still a number of boundary hedges with occasional trees, alongside roads and footpaths, which give character to the area and have

remained in place since the time of the Enclosures Act at the turn of the 1700s. This is especially noticeable to the north of the main village settlement. Land use in the Parish is therefore agricultural, with housing and three main industrial areas comprising the rest of land use in the Parish. There is also a small village community area that includes two tennis courts and a community hall.

Reepham is in a favoured location that supported historical development. The village is on a slight rise so not susceptible to flooding but with the Beck close by for the vital water supply and with adjacent springs (where Spring Hill now is). Limestone for building was available a short distance to the west (Greetwell Quarry) whilst good clay for brick-making was a similar distance to the east (Langworth and Fiskerton). Both these resources make a significant contribution to the appearance and character of the present village. Limestone strata is not exposed at all in Lincolnshire so this middle jurassic stone comes from quarries such as at Greetwell (GLNP Geodiversity Strategy 2017-2021).

2.3. Geology

2.3.1 To understand the character of an area it is really necessary to understand its underlying geology as it is this that determines the type of farming that can be undertaken, where suitable settlement sites are and what local building materials are available.

Reepham is situated on the shallow eastern dip slope of the Lincoln Edge, a narrow limestone ridge that extends from the Humber to Southern Lincolnshire. The dip slope becomes the Clay Vale where the soils are heavy clay with geological differences creating landscape variations.

During the late Pleistocene period the sea began to fall back in this area, and this will have contributed to the formation of streams. By the Cretaceous (table 1) period rivers were flowing eastwards with the tributary streams in particular starting to cut into soft clay, washing away the chalk that had covered much of the area. By around one million years ago this activity of sea regression and river/stream activity had created a geological plain across this part of Lincolnshire which was around sea-level (E307 West Lindsey Landscape Character Assessment (1999)).

Glacial periods followed with ice sheets covering the area, and moving in a southerly direction around 200,000-150,000 years ago. The sheet effect of ice had an erosive/deepening effect on the clays of what is now the Lincoln Clay Vale. Glacial periods ebbed and flowed in their intensity and it was this action that saw further development of rivers and streams, with a glacial lake being created covering the fens, central Lincolnshire and the lower Trent valley.

As the final period of significant glaciation ended around 100,000 years ago the lake sands were taken by the wind and deposited in the Lincoln Clay Vale. The meltwater deposits included boulder till, clay, gravels and alluvium. The heavy boulder clay or till is the main soil

type in the parish today, its cover of soils and drainage pattern is largely the result of movement and melting of ice-sheets across Lincolnshire. The soil characteristic is that it does not drain easily and gets waterlogged making it more challenging to farm, but some of the clay is good for making bricks and other building materials.

All of the ice had gone by around 12,000 years ago leaving land that started to support flora and fauna; clay supporting forest and higher upland areas becoming heath land with limited tree growth. Species such as elm, oak and small-leaved lime became dominant. Small-leaved lime in particular survives to this day particularly in the Lincolnshire Limewoods around Bardney which form the nearest National Nature Reserve to Reepham.

2.3.2 The largest industrial site in Reepham parish is the Welton Gathering Station, a collection point for the oil from the numerous wells of the Welton oilfield, which was opened in 1986. The Welton Field is the second largest on-shore oilfield in the country with initial reserves of about 2 million tonnes. The Gathering Station was located in Reepham because of its proximity to the railway line between Lincoln and Grimsby with lines to the Humber port of Immingham where oil refineries are situated. This oil was laid down in the Silesian sandstones dating from the Carboniferous period, roughly 300 – 360 million years ago. It is because of these ancient fossil fuel sources, and other similar sources, that we can heat our homes and run our cars today.

2.3.3 Above these sandstones, so more recent in geological time, is the fossil-bearing limestone of the Jurassic period. In particular an outcrop of Kellaways Sand was discovered during the construction of the Welton Gathering Station in 1996. This line of sand runs between the Yorkshire coast and Dorset, through Midland UK counties, and as it is thinner in the north around Lincolnshire it is only 5m in depth sitting over Lower Oxford Clay and below that Clayton Clay (Brown, DS and Keen, JA 'An extensive marine vertebrate fauna from the Kellaways Sand of Lincolnshire'. *Mercian Geologist*, vol 12, no 2 1991). The sand is not exposed lying beneath farmland and in the Reepham area is thought to have a depth of around 7.62m (Arkell, 1933). The Kellaways Sand dates from the Middle to Late Jurassic, known as the Callovian period, 163-166 million years ago.



Partial remains of *Cryptoclidus eurymus* (SCUNM, P2916)

This outcrop produced a rich selection of fossil vertebrate fauna, discovered by the late John Keen, which included the partial skeleton, 15 ft (4.5 metres) long, of a type of plesiosaur, *Cryptoclidus eurymus*, now in Scunthorpe Museum (SCUNM. P2889 and on display in the 'Jurassic Sea' display). A second plesiosaur species was represented by a mandible of *Muraensaurus leedsii*, also in Scunthorpe Museum (SCUNM, P2916). Also represented, mainly by

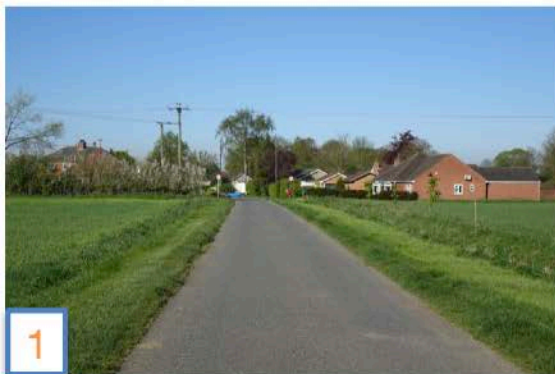
surviving teeth, were two crocodiles, a pliosaur, and a number of fish and shark species. (For full details see article in *Mercian Geologist*, David S. Brown and John A Keen, Vol 12, No. 2, 1991, pp 87-96). In addition to these notable large species, fossils of smaller species such as ammonites are found in the parish. The Brown and Keen study suggests that although only 2m of the sand depth is fossil-bearing it appears to be extremely rich in vertebrate fossils compared to other deeper sand areas (Brown, DS and Keen, JA 'An extensive marine vertebrate fauna from the Kellaways Sand of Lincolnshire'. *Mercian Geologist*, vol 12, no 2 1991).

Below is an image of a typical ammonite fragment found on the edge of farmland about .75km from Welton Gathering Station in autumn 2015 found by a local resident. It measures around 4cm in diameter.



PARISH MAPS AND LANDSCAPE FEATURES

When viewed from above, or on a map, it is clear to see that Reepham is surrounded by open countryside comprising agricultural land. The closest settlement is Cherry Willingham which lies to the West of the village of Reepham and is separated by a key green wedge that ensures and enhances the discrete identity of Reepham village (labelled as 4 below).



Village entrance from Moor Lane



Village entrance on Kennel Lane

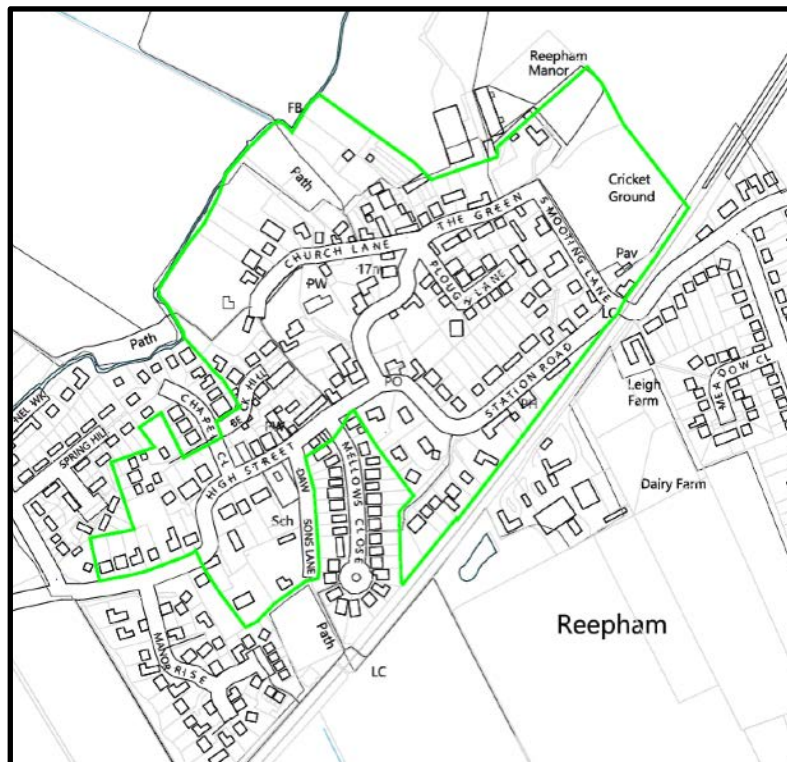
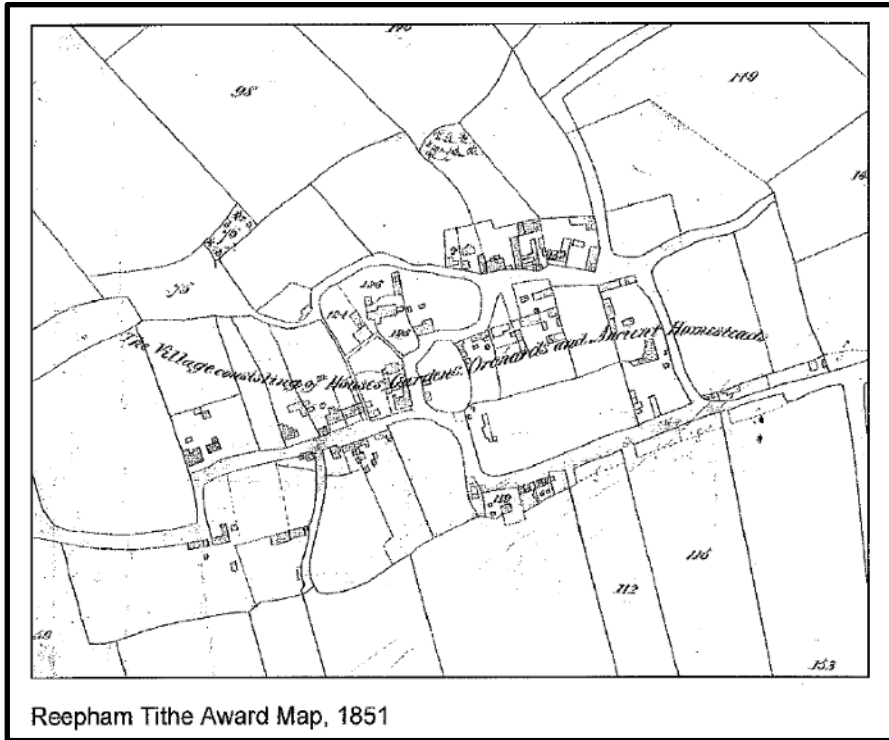


Village entrance from Fiskerton Road



Village entrance from Hawthorn Road

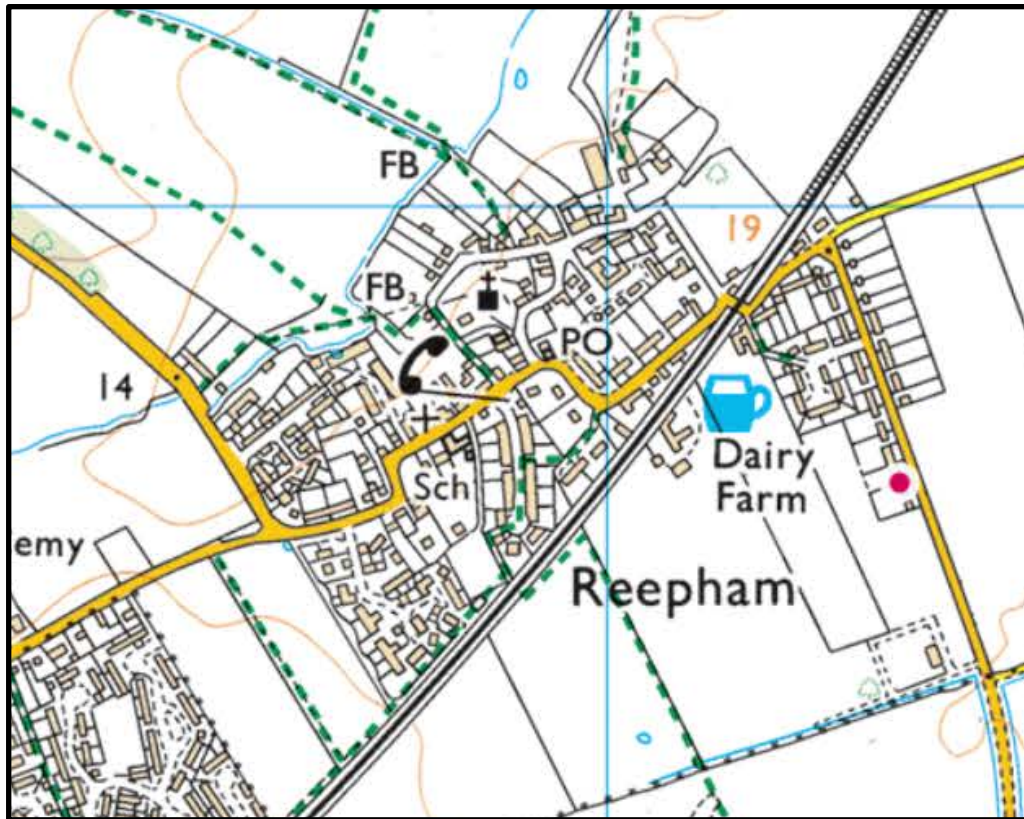
The historic Tithe Map of Reepham from the mid 1800s clearly shows the road layout that has changed little through the High Street and Church area of Reepham.



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Conservation Area Map

The Conservation Area Map shows the current Conservation Area which overlays the historic centre of the village clearly visible on the Tithe Map.



Reepham has changed little in layout over the last 150 years. Notable additions are development on Fiskerton Road (1) and Manor Rise (2).

Photographs showing “sensitive parts of the landscape” of Reepham as highlighted in the Conservation Area Appraisal





3. HISTORIC DEVELOPMENT

3. Historic Development of Human Occupation

There is evidence of people living in what is now Reepham parish from earliest times. The benign landscape and ready access to the River Witham for transport, fishing and water supply would have attracted early settlers.

3.1 Neolithic

Worked flints and stone axes are evidence of the early origins of settlement here. A Neolithic polished stone axe and a polished flint axe were deposited in the City and County Museum in 1929 (LM 12.32); other axes have been found more recently together with a flint blade and a fragment of a finely worked sickle blade, indicating that farming activity was already established here some 4,500 years ago.

3.2 Bronze Age

A fine early Bronze Age palstave (type of axe head) was found in 1892 and is also now in the county's collection (LM.3036.06). The rim of a 'food vessel' also dating from the early Bronze Age, c. 2400-1500 BC, has been found more recently.

Whilst there is no above ground evidence for occupation before the Medieval period, a number of ditches and possible enclosures indicating settlement and dating from the prehistoric period have been identified on aerial photographs. (For example HER 52962, 54170, 54171, 54172.) A few pieces of Iron Age pottery have been found, along with a 1st century BC coin of the Corieltavi.

3.3 Roman period

The northern boundary of the parish is formed by the Roman road from Lincoln to the coast. Given the size and significance of Lindum Colonia it is not surprising that there is much evidence of Roman activity in the area. Aerial photographs taken in the 1970s show clear evidence of a series of rectangular enclosures to the south of the road which have been assessed as the possible location of a Roman temple (HER 52832). A field off the Fiskerton Road is known by some residents as 'Roman field'; a significant number of Roman coins, brooches and other artefacts have been found here.



Aerial photograph of possible Roman temple site at the Western end of the Parish. (Historic England, ple-5160, 1976)

3.4 After the Romans

Continued habitation of the village can probably be traced back as early as the 7th century as the name 'Reepham' derives from two Old English words – 'reeve' and 'ham' – the homestead of the Reeve. The Reeve was a high ranking official, possibly even the King's representative in Lincoln. This distinctive place name suggests that Reepham was an important place and may even have succeeded a top Roman official's residence in the same area. The location of the original 'homestead' may have been in the area where the Old Manor House and Lawress Cottage are now situated (Everson & Stocker, *Custodians of Continuity*, p. 199.). Whilst place name and landscape evidence supports this early origin, no archaeological material of the period has yet been discovered.

In the 9th century, as part of the new administrative system introduced under the Danelaw, Reepham became part of the Wapentake of Lawress, an administrative system that remained in place until the 19th century. In 1066 Godric of Ranby is recorded as the holder of an estate in Reepham. The Danelaw area had provided for some relative stability due to the social sys-

tem that came with it. The Domesday Survey of 1086 is the first written record of Reepham [Refaim]. The total population comprised a medium size village of 20 households. The document records that the Abbey of Peterborough was the largest, but not the only, landholder in the parish and gives details of the amount of land in each ownership.

The Abbey held four carucates and six bovates of ploughland (*a carucate was a unit of assessment of land for tax purposes and was based on the amount of land a team of 8 oxen could plough in a single season. It was subdivided into bovates, based on what a single ox could plough in a season, so represents one-eighth of a carucate. Bovate = approx.. 20 acres; carucate = approx. 160 acres.*) It also held 60 acres of meadow with 12 villeins (tenant farmers) and 2 borders (landholders with 5-15 acres) with 4 teams of 6 oxen and 'underwood 8 furlongs in length and 4 in breadth'. Colsuan, who was a major landholder in the area and an early Keeper of Lincoln Castle for William the Conqueror, held six bovates and had 18 acres of meadow; whilst Ranulf de Sancto Walarico (de Saint-Valéry) had four bovates and 12 acres of meadow and is listed as tenant in chief in the Domesday book. They also laid claim to a wood in Reepham. The Bishop of Lincoln owned 4 bovates which Gilbert Nevill held, and the Wapentake noted that Saint Peter of Peterborough should have the fourth part of the wood that Ranulf and Colsuan both laid claim to. Ranulf and his brother Herbert had participated in the Norman conquest of England and had clearly been rewarded for their efforts with land in this area. The family originated in St Valéry-sur-Somme, France.

The Lindsey Survey of 1115 shows the Bishop of Lincoln holding land amounting to four bovates whilst Robert de Haya (also now a Lincoln castle custodian) had six bovates, having inherited them through marriage from Colsuan. Robert de Haya's name comes from the honour of La Haie-Du-Puits in Normandy, so he was also a high ranking servant of the reigning Norman kings, including Henry 1st. It is understood he married an English heiress, Muriel, daughter of Colsuan, whose brother had died without producing an heir so they inherited the estate. Robert and Muriel's son Richard went on to have three daughters Isabella, Julia and Nicholaa. It was the eldest, Nicholaa that held the Lincolnshire estate as recorded in 1231 from a settlement document written around 1197. Whilst her sisters lost their land in Normandy by 1204 it seems Nicholaa held hers longer as in 1212 they are recorded as still comprising Lincolnshire wapentakes, especially in the West Ridings and she remained Castle keeper until 1226, dying in 1230. Nicholaa owned tenant holdings in Reepham. Whilst Peterborough Abbey retained control of its land long after the Domesday Survey, other holdings changed hands, so that by 1428, if not before, Colsuan's original six bovates were in the hands of Barlings Abbey which remained a significant landholder until the Dissolution of the monasteries in 1536. As Nicholaa was a patron of Barling's Abbey (founded by her uncle Ralph) it is entirely possible that she transferred land ownership to the Abbey. The Feudal Tenure system then was abolished in 1660.

By the early medieval period the village had largely developed its present layout with buildings clustered around the church and village green, which once encompassed a significantly larger area. Around this core of buildings were the Open Fields, cultivated in rotation by the inhabitants, which survived until the Enclosure Act of 1699 when the fields were divided into individual land holdings.



The image above shows The Green as it perhaps looked prior to development.

Illustration of 'village green' from Everson & Stocker (Catherine requesting permission from David Stocker)

INSERT IMAGE

Custodians of Continuity, p. 205, Fig. 6/41

Aerial photographs from 1971 show clearly ploughed out remains of the ridge and furrow ploughing system characteristic of the Open Fields. Physical evidence of these open fields however now only survives in one key, but small area of pasture alongside Kennel Lane which retains the characteristic 'ridge and furrow'. As such this field forms an important element of Reepham's story. There is also a small echo of the ridge and furrow system on the north end of the village cricket field and elsewhere in the Parish. Other evidence of the medieval period survives in place names such as Westfield Farm. Only Reepham Moor (which comprised land between Reepham and Langworth/Barlings) remained as open land for communal grazing until 1870 when it too was enclosed.

3.5 Post-medieval

Reepham is classified by local historians as an 'open village', as there were a number of landowners in the parish unlike some 'closed' villages (Blankney is an example) with only one major landowner. This allowed the village to develop according to need rather than be constrained by the landowner. Apart from the church there are no surviving buildings from this period and evidence is sparse. In 1631 the living of the church was bought by the Mercers Company, one of the London Livery Companies, under the terms of the will of Richard Fishbourne. The Mercers still support the maintenance of the church as one of its patrons. The Enclosure Award of 1699/1701 gives our earliest written record of the inhabitants; some 24 people are named in this document as being allocated land in the parish. The largest landowner at this time was Thomas Hall.

It appears that the population declined in the 17th and 18th centuries, reflected in the size of the church which was reduced by the removal of both south and north aisles suggesting that there were not enough people to require that amount of space. A north aisle was subsequently reinstated but the arches where the south aisle would have been can still be seen on

the exterior south wall of the church. The condition of the church in 1791 is portrayed in a fine drawing by Claude Nattes. There were just 149 inhabitants in 1789 but the village began to grow significantly again in the 19th century.

3.6 The 19th century

In medieval times a charge of 10% (tithe) was made on the value of all land and produce, for the support of the Rector or incumbent of the parish church. By the 19th century the system had become complicated and virtually unworkable. In 1838 a new law was passed in Parliament known as the Tithe Commutation Act which converted tithe charges into an annual monetary payment. In order for this to be done fairly, detailed maps were compiled of every field, its' size, the type of land and buildings, so that cash values could be calculated of all property owned. The Reepham Tithe Map dates from 1842 and provides the earliest surviving detailed map and information about the parish. A copy of the original map was analysed as part of the research for this document. Some buildings present on that map still survive and are listed below and in Appendix 1.

In Addition, the map includes important information that can help us to understand other aspects of historical importance. An example of this is the area known as Willow Holt. Without the map we would be unaware of the significance of the 5 willow trees that can be seen in this area, which may benefit from some additional protection.



View of The Willow Holt on the South Side of the Beck at the End of Church Lane

The first full Census Enumerator's return dates from 1841 whilst the first really detailed Business Directory dates from 1842. Along with the map these documents together provide a reasonably complete picture of life in Reepham shortly before the major changes to the layout and prosperity brought about by the coming of the railway.

The Manchester, Sheffield and Lincolnshire Railway reached Reepham in 1848. By the time of the Census in 1851 the Station House had already been built and remained open until 1965. The coming of the railway had a significant impact on the village. Residents could now travel easily into Lincoln and elsewhere for work and leisure; there were new markets for local produce; new mass-produced building materials, such as Welsh slate, were introduced and have left their mark on the character of the village up to the present day. The population also increased dramatically in the 13 years after the arrival of the railway, before returning to a more steady level.

Through the ten-yearly Census Enumerators Returns it is possible to trace changes to the population. There were 183 people in the parish in 1801 rising to 341 in 1841; 370 in 1851; 436 in 1861; 377 in 1871; 352 in 1881; 396 in 1891; and 387 in 1901. As the majority of the population was engaged in agriculture, the lower numbers in 1881 may be linked to the agricultural depression of that period which, coupled with the rise in industrial production in Lincoln, may have led a number of people to leave farming for the factories, as happened elsewhere in the country.

More detailed inhabitant and mid-census information can be found in White's Directory. In 1872 the population of Reepham was 377 and comprised some 1,430 acres of land. In 1870 half an acre of ground has been presented to the parish by J G Bayles for use as a churchyard. Thirteen people are listed as farmers. Other craftsmen/tradesmen included: two blacksmiths, a timber dealer, coal merchant, two shoemakers, shopkeeper, wheelwright and a victualler at the Chequers Inn (the first mention of licensed premises is in 1796 and the Chequers remained a pub until closing in 1974 when it became a private residence). The vicar, school master and station master are also listed. By this time the Burton Hunt Kennels were situated in the village (the much altered house is still standing in Kennel Lane).

The last quarter of the 19th century seems to have been a prosperous one for Reepham. Several large houses that still survive were built or enhanced at this time. These include Morland House, Brattleby House (dated 1901), Good's Manor Farm, St Anne's Villa and alterations to Bartle Garth.

3.7 20th and early 21st Century



Elvidge Family bringing in the harvest circa 1905, from Bygone Reepham

Village expansion continued apace, but loss of facilities slowly changed the character of the village. *“What was once a self-supporting community has become like many other villages adjacent to large towns; something of a dormitory for people employed in Lincoln or its near confines”* (Parish Council Website: <http://parishes.lincolnshire.gov.uk/Reepham/>). The most notable change is that over the last 100 years the smaller farms began to make way for housing developments.

Harold L. Answer’s *Bygone Reepham* book provides pictorial evidence of changes through the 20th Century. There was a purpose built Co-operative store in the village from 1901 to 1979 and through 1940-1950 eleven staff worked there full time. A prior iteration was run from the Mellow’s family home, opening in 1893. For some time the Co-op ran a transport service and there was a regular bus service in to Lincoln also from the early 1900s. The post office was in operation from at least the turn of the 1900s and is pictured on the next page in a village photograph in 1905 owned by the Partridge family. The village bakehouse was turned into a private dwelling in 1954. The blacksmith shop was still in operation for the first half of the 20th Century, finally closing in 1958 with the building being demolished shortly after.



Laburnum Farm Buildings on Station Road



The Old Bakery, with Pleasant Terrace on The High Street



Pemberton's Place, The Green



St Peter and St Paul's Church



View along The Green looking East



The Post Office, The High Street



View along The High Street, looking West

In common with the rest of the country, Reepham was affected by both the World Wars in the 20th century. Memorial plaques in the Church commemorate those from the parish who lost their lives in both wars and further information is contained in the archive files held in the Church. The Second World War, 1939-45, had a greater impact because of the proximity of the airfield at Fiskerton on the parish boundary. The airfield was constructed in 1942 to a standard Class 'A' design. Whilst almost entirely built in Fiskerton parish, some outlying elements were in Reepham parish. In particular the 'bomb dump' was located adjacent to Moor Lane Reepham, and the site is still there. The airfield was part of Bomber Command and home to the Lancaster bombers. During the war two Lancasters crashed in the parish. One dropped short of the airfield on a return journey and came down near Barfield Lane; the other crashed on take-off and landed at Stonefield. In January 1943 '49 Squadron' arrived and stayed until October 1944 when they were replaced by '576 Squadron'. In September 1944 a fog dispersal system known as FIDO was installed. In September 1945 the airfield was closed and the direct route from Reepham to Fiskerton, which had been diverted around the runways, was reinstated. Large parts of the concrete runways remain to this day and are used to access farmland and businesses. In 1995 a memorial to the two squadrons was erected by the road near the Reepham and Fiskerton Parish boundary.

Alongside the changes that were taking place to the facilities in the village in the middle years of the 20th century, great changes were also taking place in the countryside. The relatively small mixed farms that had been the norm for generations were becoming uneconomical. The keeping of beef and dairy cattle on a small scale was gradually phased out as was the use of heavy horses for cultivating the land. Tractors and combine harvesters reduced the

amount of heavy work that needed to be done leading to a reduction in the number of people working on the farms. Fields were enlarged to allow the efficient use of this larger machinery; the consequent loss of pasture and hedgerows led to a reduction in biodiversity but also improved views of the open countryside. The use of combine harvesters meant that farmers no longer needed stack yards on which to store the harvested grain crops until they could be threshed; without cattle and horses the crew-yards were no longer needed. This freed up land within the confines of the village so that new houses could be built, such as those on the corner opposite the Old Manor House on the High Street. During the late 20th century the remaining disused farmyards were gradually replaced by a variety of housing types allowing the village to grow within its already developed confines. The village is fortunate to have retained some owner-occupied farms in the parish and landowners who are active members of the community and there are still a couple of farmyards in active use.

Service businesses in the village at the turn of the twenty first century comprised a popular public House, the Fox and Hounds and the Post Office/village shop. There is a thriving primary school and pre-school. The pre-school is held in the Methodist Chapel and the other Church building in the Parish is St Peter and St Paul's Church. A sawmill/joinery business (Burnett's) closed in the early 21st Century and the local milkman also stopped his round at about the same time. There was also a local policeman stationed in the village, and the best remembered, Sid Whittaker, retired in 1960. The police house is now a private residence.

Despite the small number of services the village has a thriving social scene with WI, cricket and tennis clubs, as well as a history group and many other social activity groups that meet regularly at the Village Hall.

Reepham is fortunate to have retained nearly all of the elements that make for a viable and thriving community – school, church, chapel, shop/post office and pub. All that is lacking is a doctor's surgery for which residents have to travel to Cherry Willingham or Nettleham.

The character of Reepham is now more residential in nature, whilst still retaining its rural tranquility, and is a thriving Parish community ready to create plans to facilitate moving with the changes the 21st Century will inevitably bring.

3.8 Building styles and types

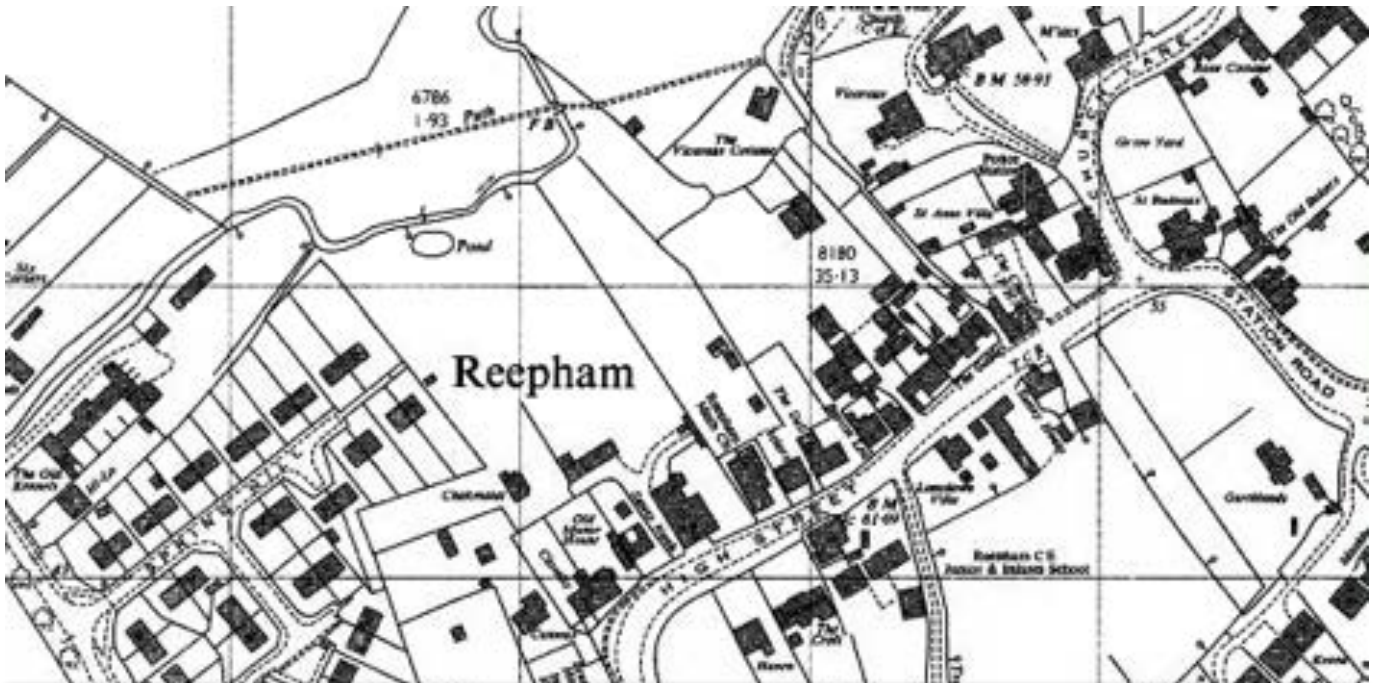
The predominant impression of the village now is of red brick and pantiles, but a closer look reveals a mix of styles and building materials. Whilst brick is widespread, there are some notable exceptions in the fine stone cottages that survive in the older part of the village, some of which show evidence that they once had thatched roofs, now replaced with pantiles. There are also a number of stone buildings where the front elevation has been replaced with brick as brick became more fashionable in the 19th century. Not all of the brick is in fact red. A number of older properties have an attractive mix of yellow and mellow red bricks, perhaps reflecting the product of the nearby brickyard at Langworth that was in operation from at least 1856 and possibly earlier. It is also possible to discern the technological changes in brick production from the smaller, 2 ½ inch, bricks that were made in individual moulds, to

the 3 inch bricks that became common when extruding machines were introduced from the mid-1850s.

There are a few roofs of Welsh slate (The Gables, 1855, is a good example) showing the impact the railway had in making non-local building materials readily available.

The older properties in the village are low rise two storey. The Victorian villa style houses comprise the majority of the larger house type in the Parish. In the 20th century bungalows, many of which are in discreet cul-de-sacs, added their own character to the village and enhanced the peaceful and contained nature of the settlement. Houses built from the mid 20th century onwards have again seen an increase in size and are largely two storey. The three storey properties in Beck Hill are out of keeping with the overall character of the village. The late 20th century and in to the 21st century has seen an increase in extensions to many of the bungalows, and some of the newer houses have been extended to three storeys.





4. STRUCTURE (INCLUDING OPEN SPACE)

4. Structure of Reepham Parish

- 4.1- Structure of the Parish (including land use)
- 4.2- Structure of Reepham village (including the Conservation Area)
- 4.3- Roads, paths, streets and routes (includes streetscapes)
- 4.4- Open space (both privately and publicly owned)

4.1 - Structure of the Parish

Reepham village itself is surrounded by relatively flat and open farmland that comprises the majority of the Parish in addition to the Gathering Station. The Parish lies to the south of the very busy A158, the main road from Lincoln to Skegness, which forms the northern boundary of the parish. Outside of the main settlement are scattered houses/farm houses and one isolated ribbon development to the western end of Hawthorn Road. The Parish is also bisected by a railway line that was opened in 1848. There are two main industrial areas; a sewage works and an oil Gathering station, however these are situated to the north east of the main settlement and are accessed from the A158 and not through the village.

4.2- Structure of Reepham village (including the Conservation Area)

Reepham is classified in the Central Lincolnshire Local Plan as a medium sized village due to its services of a shop, pub and school. However, residents agree that the main conurbation of Reepham has the feel of a small village. The **Conservation Area** of the village **encompasses** a series of S bends that provide some lovely 'stop' views and give a great detail of character to the village. It is thought that the bends developed to wind around the springs in the village along with key properties along the main thoroughfare.

Reepham is one of 26 designated Conservation Areas within West Lindsey District Council. It was designated in 2000. The purpose of the Designation is to 'help preserve and enhance the character and appearance of an area of special architectural and historic interest' i.e. preserving special characteristics of key locations, with Reepham identified as being one of them. This highlights the unique qualities of Reepham and identifies features and qualities which should be retained. It notes that buildings of architectural and historic merit are strategically located at corners as the roads pass through the village. The pattern appears deliberate and creates a series of important views and vistas which stimulate curiosity and invite exploration, *'every effort should be made to secure the retention of this informal layout'*. The traditional limestone and clay pantile cottages are a key feature of the Conservation Area, having simple form and constructed of local materials. The later Victorian 'villas' and larger buildings also add to the character of the area. The Conservation Area designation has implications in terms of reduced permitted development rights; consent is required for any demolition in the area; work to any trees must be notified; the planning authority is under duty of care to ensure the preservation and enhancement of the conservation area.

4.3- Roads, paths, streets and routes (includes streetscapes)

Three of the four main routes into and out of Reepham village are two lane roads. The fourth is a single track lane (Moor Lane) that goes to Barlings/Langworth where it joins the A158.

The main road through the village itself is Hawthorn Road which approaches the main settlement from the west, becomes the High Street, then Station Road as it passes through the village before changing its name to Fiskerton Road as it emerges on the east side of the railway crossing on its way to the neighbouring village of Fiskerton. On the course of this journey the road passes around two sets of double bends which help to give the village its distinctive character. Historically the village was known as the frying pan due to this pattern of curves. At each of these bends are significant landmark buildings and the changing views as each bend is negotiated are an important aspect of the character of the village. Fiskerton Road passes round another sharp bend at the corner of which is the start of the narrow single track minor road of Moor Lane which takes local traffic towards Barlings and Langworth to the east. Hawthorn Road used to join with Wragby Road, but the western route of the road is now closed due to the construction of the Lincoln Eastern bypass. The historic route from Lincoln to Reepham along Hawthorn Road will be accessible via a junction off the bypass once construction of the full eastern ring road is completed. Pedestrians, cyclists and horse riders will still be able to access the 'stopped up' sections of Hawthorn road via a bridge.

The other major road is Kennel Lane which enters the village from the north, joining Hawthorn Road at a right angle on the edge of the main built up area of the village. Kennel Lane itself also passes around two sharp right -angled bends on its way from the A158, passing the attractive Manor Farm and giving changing sight-lines on the way into the village.

■ The only other road of significance runs through the historic core of the village, bisecting the Conservation Area. Church Lane, a narrow road, runs from the junction of High Street and

Station Road on a meandering route past the Church and a number of historic buildings before becoming The Green which continues to another sharp bend where it becomes the very narrow Smoothing Lane, which is really just a single lane track. The lack of footpaths and road markings, and the grass verges through the Conservation Area mean that it very much retains the 'feel' of a historic village and is a main contributory feature to the significance of the Conservation Area. This is important to the character of the village, as the lack of traffic due to the limited number of houses, and natural traffic flow add to the quiet feel and rural tranquility.

All these 'main' routes to and through the village are of restricted width making them unsuitable for the increasingly large and long vehicles which pass through, and which detract from the otherwise rural and fairly peaceful nature of the parish. The main routes have pavements which stop at the village boundaries with the exception of the pavement along Hawthorn Road which continues to Lincoln. Whilst the pavements and verges allow for good pedestrian movement around the village the lack of footpaths and cycle tracks along busy roads joining the village to the A158 and Fiskerton in particular do curtail the ability for circular walks of the village to be undertaken with ease and safety. Field paths are the main access for walks around the settlement at this time, but these are not accessible to cyclists. The residents agree this is to the detriment of village life, and considering there were historical routes spreading out of Reepham like a clock face the footpath a walking/cycling network could be improved and would add value to the future structure of the village and Parish, and be more inclusive for disabled residents and visitors.

Other surfaced roads in the village are minor roads serving small clusters of 20th century housing in cul-de-sacs largely built on previous farm yards or the gardens of large houses.

There are some connecting paths between these housing clusters which integrate them well into the community. This connectivity highlights that any new developments should be well connected by paths as well as road structure. Paths at this time include:

- A path that runs from the High Street to the end of Church Lane (this route also connects to Beck Hill)
- A path from Station Road next to Leigh Farm through to Meadow Close
- A path from the western side of Mellows Close through to Station Road
- A path from the eastern side of Mellows Close through to the rear of Manor Rise
- A path from the end of Church Lane to Kennel Lane

These paths give excellent pedestrian permeability around the village, and although some of them are akin to alleys in parts, they are an integral part of the character of the village, but again could be enhanced to support access for all.

Streetscapes on the whole were identified in consultation as being in need of improvement. The core of village in particular sees a lot of street furniture that distracts from the historical features. The Conservation Appraisal cites overhead wires as being a visually displeasing feature detracting from the quality of the buildings, trees and open spaces, nowhere is this more evident than on the Green.

Public lighting is of a low level, with mixed views on this from the community, some liking the muted lighting and others wanting it brighter. There was no clear opinion either way. The lampposts themselves are primarily concrete and are not especially attractive.

The Conservation Appraisal cites boundary treatments along the High Street as being more hard-edged than in other areas of the village and suggest soft planting as a way to make this more pleasant. The height of boundary walls can assist with this by allowing pleasant views of private planting. Anywhere that there are grass verges will therefore add to the character of boundaries and should be encouraged with future developments.

Street surfacing materials are often an overlooked part of streetscapes. The majority of road surfaces in the village are tarmac, however, Beck Hill is brick paved and the end of Church Lane is unsurfaced.

Street signage is basic and not uniform around the village or Parish. Signs for the village of Reepham in particular are not clear, as an example, when entering the Parish from Lincoln on Hawthorn Road the signage that you are entering Reepham is only on the Hawthorn Road sign there is nothing to indicate to drivers that you are entering the Parish of Reepham until much further along the road where there is a basic sign near the Village Hall.

Overall the conclusion of residents is that key streetscapes in the village could be improved.

Cycle Lanes

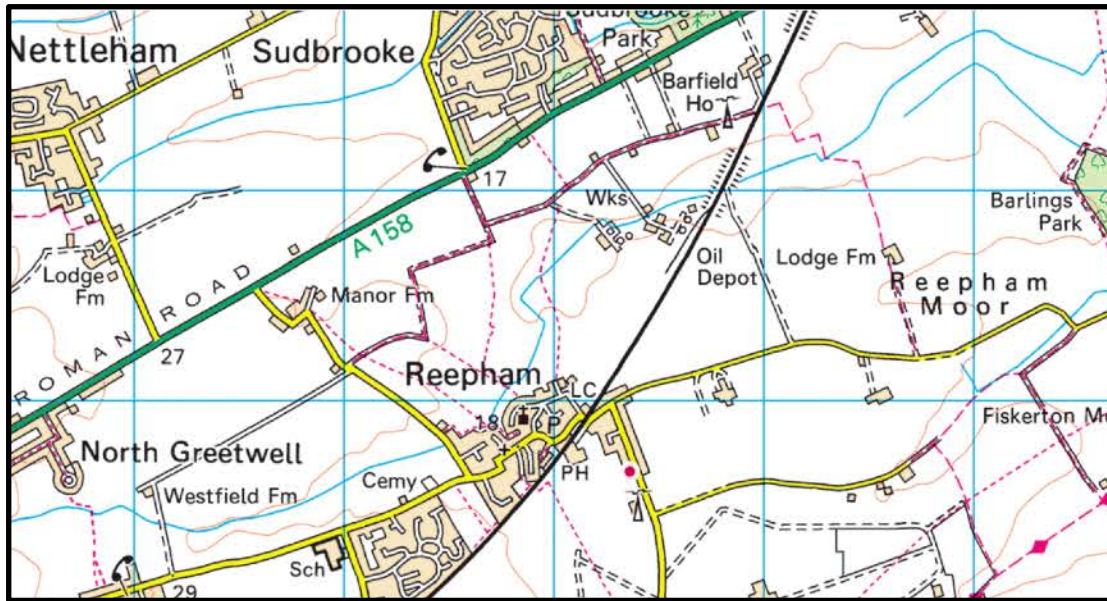
There are two cycle lanes in the village, one on Manor Rise and the other right on the Parish Boundary with Cherry Willingham on the south side of Hawthorn Road, from Pembroke School to the western parish boundary. It would be important that any future planning takes account of the limited cycle lanes in Reepham Parish. It would be ideal if these could be enhanced and potentially added to. Public consultation identified a requirement for increased routes out of Reepham and to other villages, in particular a route to Fiskerton was cited as something that would be beneficial.

Railway

There is a direct route between the village centre and the amenities in Cherry Willingham along a fairly well maintained path beside the railway line which could be improved to make it more accessible. The railway bisects Reepham village, but it is only this section that is close to the railway. Through the rest of the village and the wider parish private properties or land abut the line.

Fieldpaths

In addition to these surfaced routes Reepham is fortunate to have a network of field paths running in all directions from the centre towards neighbouring villages.



Reepham's footpaths are illustrated with pink dashed lines

From the area of the church four separate fieldpaths fan out in a northerly direction and join up with the main bridleway/green lane that runs east-west from Kennel Lane towards Barlings. From this bridleway a further three paths head towards the A158 variously in the direction of Nettleham, Sudbrooke and Langworth. In a southerly direction, a fieldpath heads towards Fiskerton across the old airfield; another heads south-east then runs west alongside the railway line forming a popular route to Cherry Willingham and its parade of shops.



Example of the start of a fieldpath

4.4 Open Space

In comparison with the Central Lincolnshire Local Plan (Policy LP 24 and Section C) the recommended provision for public open space in Reepham falls short.

Open Space Type	Quantity Standard
Strategic Formal Playing Fields	1.1 ha/1000 population
Local Usable Greenspace - Urban (Level 1-2 of the settlement hierarchy) settlements	1.8 ha/1000 population
Local Usable Greenspace - Rural towns and villages (level 3-6 of the settlement hierarchy) settlements	1.5 ha/1000 population

This table is from Section C of the CLLP and at the last census in 2011 Reepham's population was 915. As the village population grows the provision is increasingly inadequate. Two examples of this are the annual Carols around the tree event having to take place on a road junction and the annual village fete having to take place on private land.

The current measurements for open space within the settlement core are as follows:

1. Manor Rise	2,100m ²
2. Play area	700 m ²
3. Triangle	850 m ²
4. Fiskerton Road	270 m ²
5. The Green	50 m ²
6. West wedge	450m ²
7. Cemetery	900 m ²
8. Church Yard	920 m ²
9. Church Garden	830 m ²
10. Cricket Ground	13,500 m ²
11. North Paddock	5,720 m ²



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This gives a total of 26,290 m², however the space that is open to the public for general use comprises just 4,800 m². Of that 4,800 m² where a ball game could be played there is only the area at Manor Rise which is not entirely suitable as it is situated alongside the railway line.

Reepham's concentrated village core is surrounded by farmland, with little public open space/local usable green-space in the village itself. This lack of public open space is to the detriment of the village according to consultation with residents. More accessible public open green-space in the village was consistently agreed upon as being a priority. So, whilst the concentrated developed core gives the village its character this also means there is little room for local usable green-space that is apparently badly needed. At the moment this concentration also means that there are few views from within the village to the fields beyond, except for residents whose houses overlook fields.

The open spaces that currently exist are all small and provide no real function. There is nowhere that a football pitch could be placed on current public open space, demonstrating the lack of open space for residents, which was also noted in consultation responses.

The spaces are:

1. **Manor Rise-** To the west of the Manor Rise development is a green corridor with ample planting that has matured well. It runs alongside the 'green wedge' field between the High Street and the railway line. It is an attractive area to walk but is not large enough for other activities.



2. **Land to South of Manor Rise plus Play Park Area-** There is a small rectangle of grass alongside the Manor Rise play area separated from the school playing field by a high metal fence. There is a small fenced in park area in this section of grass and some overgrown shrubbery. This parcel of land could benefit from a re-structuring to optimise the space. This is not an entirely safe space for children to play ball games in as the railway line runs alongside, again with a high metal fence and a gate separat-



ing it from the open area. There is a footpath that runs along the railway and comprises the southern boundary of this open area. It narrows to the west of the park area and links to the green corridor noted as number one in this listing. To the east the area turns north alongside the school playing field and comprises a wide path.

3. Triangle- Behind the bungalows on Mellows Close is a secluded triangle of land. The footpath between Mellows Close and Station Road runs through it and the southern boundary is the railway line. There are two ancient hawthorn trees to one side of the area. A seat between them in the shade could provide a quiet space for resting. As it is, the area is hardly used, it is not very large and there are signs clearly stating 'No Ball Games'.



4. Fiskerton Road- At the far end of Fiskerton Road, at the end of the row of recently built houses and created when they were built, is a small triangle of land with a seat towards the back situated in front of some screening trees. The area is open to Fiskerton Road at the front with a hedge separating it from the open farmland beyond, and another which along with the trees screens the adjacent house.



5. **The Green.** A small triangular patch of grass cluttered with street furniture, some glacial stones are also present, and some years ago the grass was edged with kerb stones. The area has cars parked around it.

6. **The West Wedge-** a privately owned wedge on of green space on the corner of Kennel Lane and Hawthorn Road. This is grass covered with a hedge alongside Hawthorn Road and a few trees. There is an entrance off both Kennel Lane and Hawthorn Road. This space is not enclosed.



7 & 8 **Burial Sites-** There are two churchyards and a cemetery in the Parish. The cemetery is active and two churchyards are no longer used for burials. Hawthorn Road Cemetery is on Hawthorn Road between the Village Hall and Kennel Lane sur-

rounded on three sides by farmland with a beech hedge. The other smaller burial site is across the road from St Peter and St Paul's Church, and sits under mature trees on a prominent corner of Church Lane.

9. Church Garden- The community garden is the behind St Peter and St Paul's Church. It has two seats and a circular path. The gardens are well maintained by a group of local residents, with regular community events to help with additional work from time to time.



10. Reepham cricket pitch- This land is privately owned and rented out to the cricket club. Once a year it is open to the public for a village fete. Within the last ten years this area has been enclosed and is not open for public use.



11. North Paddock- This is currently rented out as a horse-grazing field. There is a public footpath running through it.



12. Reepham Primary School Playing Field- This is a closed, private field not for public use, utilised by the school and surrounded by a metal green fence, with a locked gate.

Not on the open space listing are other important green-feature spaces in the Parish

a. The Hollow

The remains of a sunken way towards Barlings, running between the cricket pitch and Reepham Manor boundary, the Hollow provides a valuable and attractive open space with wild flowers, and mature tree cover. Whilst always privately owned in the last 12 years it has been closed off with a gate, but the view through it is still enjoyable from the corner of Smooting Lane and The Green.



b. Private Allotments (to the rear of Althea Terrace)

The area is privately owned but some residents have individual allotments. This is a community facility with limited capacity. The land forms part of the historic field network on the northern edge of the village and provides a green addition to the vista as one transitions from the village to open countryside.

c. Kennel Lane Horse paddocks (which includes the historic area of ridge and furrow)

Privately owned pasture system currently used as horse grazing fields, with mature tree and hedge boundary on the east side of Kennel Lane to the north west of the main village settlement. It is the largest remaining permanent pasture close to the village. The pasture also contains the most significant area of surviving ridge and furrow in the Parish.

d. Village Hall Open Space

The Village Hall sits within a reasonable area of open space outside of the village settlement. Two tennis courts to the rear of the building take up much of the space, with some open green space to the side and a sizeable car park.

e. Wide, Prominent Roadside Verges

Kennel Lane, Moor Lane, Fiskerton Road entrances to the village all have prominent wide verges (including the area around the village hall on Hawthorn Road). The entrance along Hawthorn Road has narrower verging to the north with a footpath to the south side. The setting of Reepham Manor when leaving the A158 along Kennel Lane provides an attractive green entrance to the village with well kept hedges and mature trees. In the village itself The Green, Church Lane and Smooting Lane have green verges, with the best example perhaps being along the main stretch of The Green that runs towards The Hollow in the vicinity of the Manor House, which add to its setting. A smaller example of green verging in the village is from the first bend to the left when coming into Reepham from Hawthorn Road up to the Methodist Chapel on both sides of the road and again on the Mellows Close entrance and its small roundabout at the end of the cul-de-sac. Other pockets include the entrance to Manor Rise, the area of Fiskerton Road near the level crossing and Station Road on the north and south side near the pub. When added together these verges give Reepham a lot of its character, which is enhanced further with the amount of mature tree cover. When added together with the extensive hedging Reepham has the feel of a green, rural village.

f. There are still some larger gardens in the Conservation Area that are important for the 'green space rural feel' in the historic core. Examples would include the garden at Reepham Manor, the garden at Rose Cottage, the garden to the rear of 9 Church Lane.

g. An area of open space, albeit not green in the Conservation Area is the area currently used as the Crew Yard at Good's Farm. This is an important historic space, from which there is a very good view of St Peter and St Paul's Church.

Finally, within the village settlement, Reepham Primary School has a school playing field. Situated between the school buildings and the Manor Rise play area/railway, this fenced in field is utilised by the Primary School. It is not accessible for general use, and there is a private right of way through it to the railway.

With regards to open space there is a significant lack of public open space in Reepham. Open Space Provision Standards are outlined in the CLLP and as a minimum the strategic aim for any new residential major development should include formal playing fields at 1.1 ha/1000 population. Local usable green space in rural towns and villages should be at 1.5ha/1000 population. By these new standards, what is available in Reepham currently as public open space falls somewhat short.

Open Space Type	Accessibility Standard	Quality Standard
Formal Equipped Play areas	Local provision: Local Equipped Area of Play: 400m or 5 minute walk Neighbourhood Equipped Area of Play: 1200m or 15 minute walk	Good and above as defined by Fields in Trust standards and/or any locally agreed quality criteria.
Playing Field provision	Local provision: 1200m or 15 minute walk Strategic provision: 15km distance or 15 minute drive	Good and above as defined by sport England Governing body standards or locally agreed quality criteria.
Natural/Semi Natural Greenspace (including access to Green corridor and Public Rights of Way networks)	Local provision (including access to Green corridor and Public Rights of Way networks): 400m or 5 minutes walkable distance Strategic provision: 2km or 25 minute walkable distance	At least 2 ha locally accessible and 20 ha strategically accessible. Quality good and above as defined by locally agreed criteria.
Civic Space including cemetery provision	As locally identified	Good and above as defined by locally agreed quality criteria.
Allotments & Community Growing Spaces	As locally identified	Good and above as defined by locally developed criteria.

The current public open spaces are simply pauses rather than somewhere to actually spend time. There is no village 'square', so there is nowhere in the village centre that residents can naturally congregate. Reepham has an allotment area, but this is again privately owned. The

village cricket field offers some potential for public open space, but this is in private hands and rented to the cricket club.

Reepham does have two tennis courts and an open space within the boundary of the village hall. The tennis courts are not open to the public and are for use by members of the local tennis club. A small area of grass next to the tennis courts is the only current area that is accessible to the community but could be optimised for greater public use. The village hall has the only car park in the Parish, and the open space next to it is typically used as an overflow carpark. The car park is not in the settlement core and is some way down Hawthorn Road so outside of the village settlement.

There is also no car parking at St Peter and Paul’s church with attendees having to park on Church Lane, or on occasion in M Good and Son Ltd’s farm yard for larger services (when permission is available). Reepham has a small churchyard across the road from the Church that does not have a lot of space in it beyond the graves and there is no off-street parking here.

The lack of open space also has effects on biodiversity and habitats in the village itself. The lack of open space in the **Conservation Area** has occurred because The Green was increasingly built on over a period of around 100 years, resulting in the lack of a Green of substance today. Nearly all of the original farm yards in the centre of the village have been built on, leaving no additional open space as part of their development. The concentration of properties in the Conservation Area lends its own character, many properties still have sizeable gardens and this adds to the character of the village, with some being set back from the road too.

Open space in Reepham is either in cultivation or privately owned and therefore not accessible to the public. Any future development in Reepham should offer something in the way of open space that can be used freely by the public. It may be that currently privately owned open space could be granted to the community. A recreational area for children, including an area for football is a priority as identified by consultation with the community. Such a space could also then have a variety of uses, but this kind of size would be ideal. An increase in planning permission for infill housing within the conservation area in particular will exacerbate this lack of open space and loss of habitat potential.

In light of the above Reepham also falls short of meeting wider green infrastructure objective requirements and this includes the following spaces (table from CLLP section C):

Open Space Type	Accessibility Standard	Quality Standard
Park and Garden	Local / Neighbourhood provision: 400m-1200m or 5-15 minute walkable distance Strategic provision :15km or 15 minute drive	Good and above as defined by Green Flag standards or any locally agreed quality criteria.
Amenity Green space over 0.2 ha	Local: 400m or 5 minutes' walk	Good and above as defined by Green Flag standards or locally agreed quality criteria.

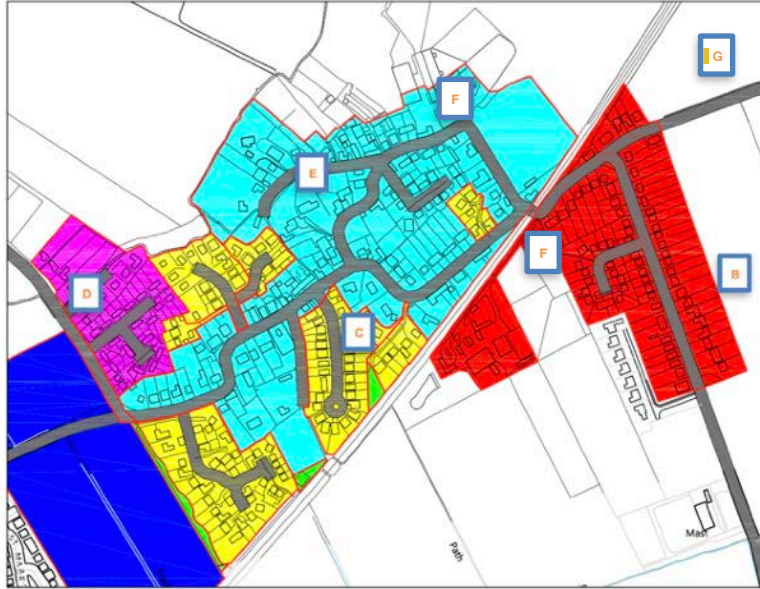


5. CHARACTER AREAS

- | This study has identified 7 key character areas in Reepham. The Conservation Area has its own designation which is highlighted in the Appendixes, but for the purposes of Character area identity in this document it is included within Area E. The following pages outline each of the areas providing information about what makes them distinct to support planning and development policy decision-making.
- | Reepham has seven key character areas:
 - 5.1 Area A Hawthorn Road
 - 5.2 Area B Fiskerton Road/Meadow Close/Moor Lane
 - 5.3 Area C Infill developments off High Street/Station Road
 - 5.4 Area D Kennel Lane/Spring Hill
 - 5.5 Area E Conservation Area
 - 5.6 Area F Rural farms and businesses
 - 5.7 Area G Open Countryside
- | This Character area overview seeks to define the seven areas and establish what the key characteristics are. The overview also looks at key building types, relationships of buildings, building materials, styles and alterations.

The following three maps show the seven character areas, labelled A-G. Some are duplicate where there are isolated examples.

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5.1 Area A Hawthorn Road

Key Points	Description
History	Properties date from 1930's- 1950's no new development since then
Character snapshot	Mix of bungalow and villa style housing



Travelling east from Lincoln, the Reepham parish boundary is marked by a substantial hedge running northwards towards the A158. This point is also the southern boundary of the parish as the south side of the road is in Cherry Willingham parish.



Boundary sign on Hawthorn Road image and image of hedge marking boundary between Greetwell and Reepham parishes. The hedge is an important boundary.

At the parish boundary is the start of the row of neat bungalows on the north side of the road, only a few have been extended.



Aerial view of Hawthorn Avenue with the Reepham bungalows along the top of the photograph



Bungalow- original condition



Bungalow- extended up

The last few 2-3 houses before the lane to Westfield Farm are villa style (possibly 1930s). This row of houses are isolated from the rest of the village, but are part of a growing community off-shoot of Cherry Willingham across the road, such as Cherry Paddocks. Previously Hawthorn Road was known as Stocking Lane, the names changing sometime around the 1950s.



This linear (ribbon) development is isolated from the rest of the village of Reepham. It is adjacent to a rapidly growing number of houses in Cherry Willingham, known as 'Little Cherry' but this has no public amenities, no shop or community building and only a very infrequent bus service. The nearest facilities are in The Parade, Cherry Willingham, 1.5 miles away. However a good pedestrian and cycle track links the two and this continues in the other direction towards Lincoln, giving access to the facilities of the Carlton Centre.

Beyond this short row of properties, Hawthorn Road enters into open countryside once more, with attractive views across the parish to the north showing pleasantly undulating fields and hawthorn hedges.



View north east from Hawthorn Road

The road continues with open fields either side until reaching the road junction with Croft Lane. On the corner of this junction lies the secondary school which serves both Cherry Willingham and Reepham and indeed parishes further afield.

Continuing towards Reepham village, houses to the south of the road are in Cherry Willingham whilst the first building on the north side, so in Reepham, is the Village Hall which serves both parishes. This was opened in 1983 and has two tennis courts behind it.



Reepham and Cherry Willingham Village Hall

A little further along is the cemetery, which was established in 1934. The cemetery is a quiet plot surrounded by trees and a high beech hedge.



The Cemetery

The cemetery falls within the designated green wedge, which runs from the village hall on the north of Hawthorn Road to the junction with kennel lane and then along kennel lane to the beck. On the south side of Hawthorn Road the green wedge extends from the edge of Cherry Willingham's eastern boundary to the railway line. The green wedge and farmland isolate the Hawthorn Road development from the rest of the village of Reepham, but do add to the rural feel and prevent coalescence with Cherry Willingham.

There is an aspiration to extend the green wedge in order to maintain and secure a robust future for the Reepham's green wedge, giving a clear separation from developments in Cherry Willingham.

Immediately adjacent to the green wedge coming into the village is Manor Rise to the south side of the High Street. A housing estate comprising 39 houses which are a mix of 3-4 bedroom properties with one group of 4 townhouses to the rear of the development.

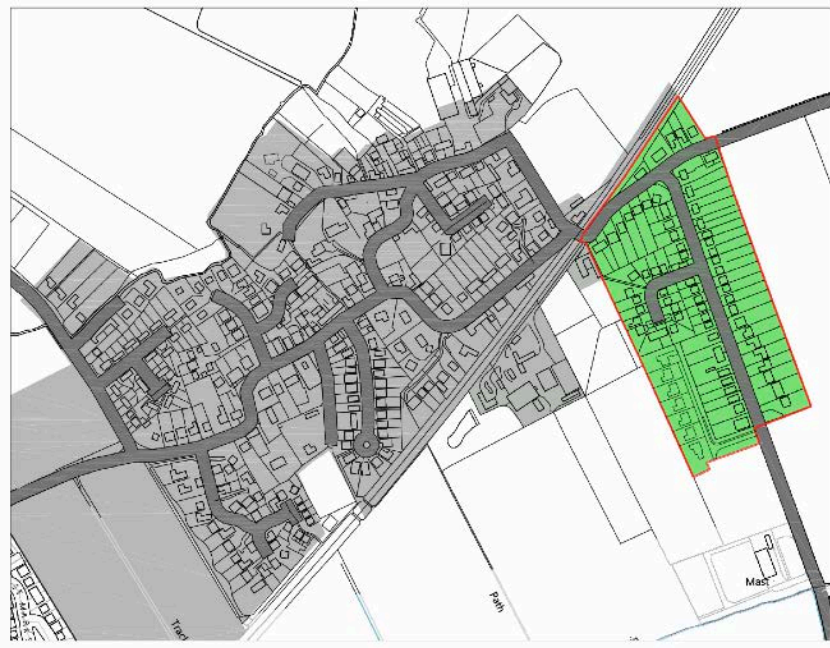
Future local changes that may affect the character of this area include the closure of the current Hawthorn Road route via Bunker’s Hill. The growth of ‘Little Cherry’ may alter how residents view their position as part of Reepham Parish.

In terms of any other future development on the Reepham Parish side of the road this should be carefully considered in line with development policies to avoid ribbon development and to ensure that character is preserved. The distinction of Reepham being a rural village could be adversely affected by too much development in this area generally. When surveyed residents liked the rural feel that Reepham has.

Summary	Character Area A- Key Characteristics and Features Hawthorn Road
Layout	Linear, following the line of Hawthorn Road
Topography	Slightly undulating, predominantly farmland surrounding the area
Spaces	No public open space in this area
Roads/Streets/Routs	Single width road frontage development with a single field path accessible from Hawthorn Road north to Wragby Road
Green/Natural Features	Good hedge cover to the front of most of the properties and initial hedge at Parish boundary is a strong feature. Front gardens give rural character
Landmarks	Villa style housing gives contrast to the predominant bungalows
Buildings & Details	Twentieth Century houses, mostly built mid century
Streetscape	Predominantly brick built housing, with development softened by planting and hedging, wide pavement. Bungalow roof lines have a unity with the placement of the properties in a row
Land Use	Housing and farming land use
Views	View from the west end towards the city of Lincoln and at the eastern end views include open countryside to the north and east in particular and views of Reepham village and Church

5.2 Area B Fiskerton Road/Meadow Close

Key Points	Description
History	Properties date from around the 1930's- present
Character snapshot	Mix of bungalow and newer housing in larger executive home style, but not over-looking the bungalows. Only bungalows were permitted to be built on Moor Lane.



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Map showing Fiskerton Road/Meadow Close Character Area

Fiskerton road comprises the southern routes in/out of the village. When arriving across the World War Two airfield, home during the war to 49, 576 and 150 squadrons, represented on the War Memorial close to the Parish boundary. Reepham's Parish boundary with Fiskerton is formed by Moor Lane (Fiskerton), with Reepham being on the north side.

Entry in to the parish is past the site of old paper factory/light industrial area to the west of Fiskerton road and open fields to the east before the settlement begins. The western site has been utilised for caravan storage, builder's yard and various other uses. There is then a small green space with a bench at the start of the settlement boundary on the east side of Fiskerton road.



Arriving in Reepham from the South: Fiskerton Road

The 'ribbon development' along Fiskerton Road is a mixture of house sizes and styles. The majority of building started when land from the Dairy Farm was released by the Stuffins family in the mid twentieth century. Bungalows predominate down both sides of the road, though several have been extended or completely rebuilt in recent years.

At the end of the row of new houses, just before the speed derestriction sign is a small triangular patch of green 'amenity' space maintained by the Parish Council, with a seat in the centre. It is surrounded by hawthorn hedges and a few boundary trees but is not large enough or safe enough for any children's activity.

Eight large 3-5 bedroom new houses have been built in the years around 2000 and comprise the start of the built up area. These substantial properties are in sharp contrast to the rather low-key feel of the bungalows along the rest of the road. Some of these properties have hard landscaping, brick walls and gates as opposed to the more informal front gardens of the bungalows with hedges, shrubs and small trees. There is little in the way of planting to soften the hard edges of the newer properties.

In 2021 a new group of 7 executive style houses will add to the new houses at the south end of Fiskerton Road with a new access road leading off the west side of Fiskerton Road, as these houses will be built behind the current ribbon development.



Newer houses on Fiskerton Road

There is a row of 8 semi-detached council houses on the east side near the junction with Moor Lane, Reepham. Part way along the eastern side of the development there is a small estate called Meadow Close, comprising 16 bungalows 4 of which have had some form of obvious extension. These date from the late 1960's early 1970s.



East side of Fiskerton Road showing bungalows and Council houses



Western side of Fiskerton Road with soft planting

Southlands is a spacious modern bungalow lying immediately north of the railway line. It is named for the 'southlands' which was the name for the fields that lay between the railway line and the southern boundary of the parish. There are no historic farm buildings but land off Moor Lane and Fiskerton Road is part of this holding.

The character of this area is very much one of recent linear development with few notable features. However, the older properties of Leigh Farm and the Station House, on opposite sides of the railway crossing give some distinction to this area.



The railway line with Station House on the left - Fiskerton Road begins to the right.

The railway line divides properties on Fiskerton Road from the rest of the village. All the houses along this ribbon development date from the second half of the 20th century on into the early 2000s.

A footpath runs alongside the east wall of Leigh farmhouse between gardens and emerges on to Meadow Close, a cul-de-sac of 16 bungalows built off Fiskerton Road in the 1970s. Bungalows on Fiskerton Road start immediately after that footpath and continue round the curve as the road diverts away from the railway line and runs south towards Fiskerton. At the point of the curve, Moor Lane continues straight on towards Barlings and Langworth.



Bungalows on Meadow Close

Arriving along Moor Lane the village is approached through open arable land. There are several isolated farms along Moor Lane, which is a narrow single track lane. The lane has recently benefitted from some additional tree planting which will enhance the area in the future in line with Conservation Area recommendations for the village generally, given its rural nature.

The land to the south just outside the settlement boundary was used as a bomb dump in the second world war and is now a secluded area of private land surrounded by tall hedges and then there is one large field before the settlement begins. The settlement has a very definite start point with the first two bungalows on either side of the road, and has the feel of a gateway to the village. The transition from countryside is very clearly defined. To the north on Moor Lane there are 5 bungalows, the 4th and 5th were built on railway siding land. The road then joins Fiskerton Road and there are 8 bungalows of varying designs and Laburnum farm house before one reaches the railway crossing.



Junction of Fiskerton Road and Moor Lane

Meadow Close

Meadow Close is a cul-de-sac of 16 bungalows running off Fiskerton Road and in a curve behind it, built in the late 1960s. They are to a standard pattern though inevitably some have had new windows or been extended in various ways. The most notable feature is that, whilst some have retained their green front gardens, others now have hard surfaces for car parking and ease of maintenance, which significantly affects the ambience of the Close.



Front gardens with soft planting replaced with hard standing, Meadow Close

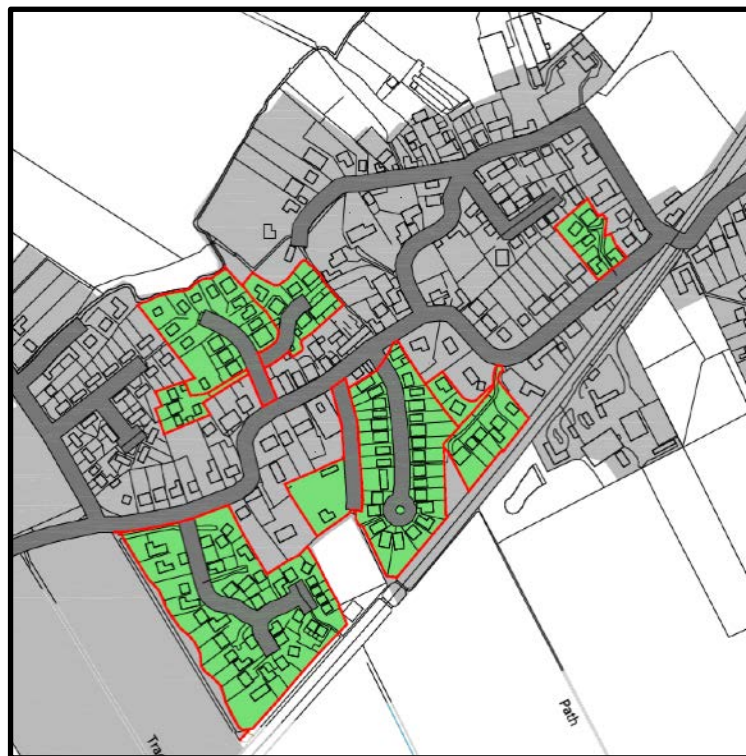


Aerial view of Fiskerton Road, new development is highlighted in white

Summary	Character Area B- Key Characteristics and Features Fiskerton Road
Layout	Linear, following the line of Fiskerton Road. The railway line is a significant feature marking the northern boundary of of this area
Topography	Flat land, historic start of moorland, predominantly farmland surrounding the area
Spaces	One small patch of public open space, next to the road (see area numbered 2 in the map above)
Roads/Streets/ Routes	Single width road frontage development on the eastern side, to the west side Meadow Close and the 2021 development are situated behind the houses on this side of Fiskerton Road
Green/Natural Features	Good hedge cover to the front of most of the properties no strong Parish Boundary feature. Front gardens give rural character especially where houses are set back. A path connects Meadow Close with Station Road and there is one field path that runs through the area to the west of the Stuffin's farm towards the Airfield in Fiskerton Parish
Landmarks	The wooden fingerpost direction sign on the junction of Moor Lane and Fiskerton Road
Buildings & Details	Twentieth Century houses, including a small number of social houses, most properties built mid century apart from the newer Executive style homes
Streetscape	Predominantly brick built housing, with development softened by planting and hedging, wide pavement. The majority of the older properties on the east side are built in a neat row
Land Use	Housing and farming land use
Views	View to the east over historic moorland to Lime Woods and the Wolds, view south to Fiskerton Airfield

5.3 Area C Modern infill developments off the High Street/Station Road area of the village.

Key Points	Description
History	Properties date from around the 1960's- present
Character snapshot	Mix of bungalow and newer housing is larger executive home style, but not over-looking the bungalows. 1960's developments almost exclusively bungalows



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Map of Character Area C- Modern Infill Developments

Reepham High Street meanders through the village and comprises the main historic route through the village. Its sinuous nature was possibly determined by the presence of springs and ponds and underlying clay soil, which would have caused deviations from a straighter route through the settlement. Development over time of this area has led to some visual 'stops' of notable buildings and tree clusters at the corners. Due to the historic character of the street there were some obvious places for infill development which has taken place mainly on previous farm sites. This section will therefore include Mellows Close, Chapel Hill (and two off-shoots Beck Hill and the Chase), Manor Rise and Dawson's Lane.

Mellows Close is a 1960s cul-de-sac development consisting of 27 neat bungalows of similar style, mostly still with their original appearance. A few of the front gardens have been hard landscaped for extra parking space but the overall impression is of well-kept gardens and well-maintained properties. The bungalows are of brick with slate coloured roofs. There are no street trees but mature shrubs in some gardens break up the hard outline of the buildings and give a pleasant feel to the area. The first buildings in the Close are set back from High Street so do not impinge on the view along High Street nor affect the setting of Bartle Garth, one of the village's 'landmark' buildings. One property in Mellows Close has been extended and a Cattery is run from here.



Soft planting characterises most of Mellows Close



At the end of the cul-de-sac is a small roundabout providing a turning circle for vehicles giving an enclosed and private feel to the area.

Partway along on the east side a footpath runs between two bungalows, takes a right angled bend and connects via a kissing gate with the end of Station Road.



Footpath running east from Mellows Close

Before reaching the kissing gate, the path opens into a triangular open space between the houses at the end of Station Road and the bungalows of Mellows Close, running up to the railway line from which it is separated by trees and a hedge. The space is owned by the Parish Council and is mown regularly but it is well hidden and hardly used. Its only features

are two old hawthorn trees to one side of the area. It is a pleasant quiet area that could be enhanced by the addition of a seat for relaxation. No ball games are allowed in this area.



Hawthorn trees and open space between Mellows Close and Station Road

On the opposite, west, side of Mellows Close a footpath turns south behind the bungalows and runs alongside the side of the school playing field towards the railway line. Just before the railway the footpath splits with one branch going across the line at a relatively safe crossing point and on towards Fiskerton; the other branch runs parallel to the railway and joins the path from Manor Rise.

The old hedgeline here was replaced recently by an unsightly chain-link fence with views over the school playing field but no attractive features.



Footpath alongside playing field

Mellows Close is a quiet residential street though at least one business is run from there and it is very busy with parents' cars at school arrival and leaving time.

Dawsons Lane

Dawsons Lane is a short stretch of lane that runs off High Street alongside the school, past the playground and ends in a field that is restricted access, only used as the school playing field. This access has a right of passage associated with it to allow vehicular access to the railway line. It was a historic route to the southern fields of the village, known locally as the Southland before the railways was built. There is limited school staff parking and just two residential properties down the lane, one of Victorian origin, though rendered so difficult to determine the exact date (it is illustrated on the 1842 Tithe map); the other is a modern red brick house. One side of the lane has a tall hedge alongside, maintaining the rural feel, despite proximity of the thriving primary school, originally built in 1859, but much modified and extended over time.



Orchard Cottage, Dawsons Lane



School playing field with Manor Rise beyond, from Dawson's Lane

Chapel Close

Chapel Close runs north from next to the Methodist Chapel on High Street and ends in a cul-de-sac with houses backing on to the Beck. There are bungalows to each side with a cluster of two-storey houses at the end of the Close. This Close was built in 1980s on the site of the old Co-operative Society shop which closed in 1979. The buildings are an informal mix of red and yellow brick with red roof tiles. The properties are set back from the road and have good front garden plots some of which allow for the feeling of opening out as the close progresses. These green spaces and a number of mature trees maintain a rural feel whilst views of the open fields beyond the Beck connect the houses with the open countryside beyond. This is an example of a modern development that has attractive soft planting as part of the landscaping and a careful design that gives the feel of space and openness.



Chapel Close showing soft planting



The end of Chapel Close with open fields beyond the trees

The Chase

A short extension runs off to the west of Chapel Close almost opposite Beck Hill where 4 new houses were built in the early 2000s. They are of brick with red tile roofs but there is no planting to soften the outline of the buildings and no front gardens to provide colour or softening, in contrast to the 'leafy' feel of Chapel Close itself. The development was created from the sale of a large garden associated with Rag's Cottage.



The Chase, off Chapel Close

Beck Hill

Beck Hill is a cul-de-sac that runs off to the east from Chapel Close also built in the early 2000s. This development is of ecological houses of different designs. Some are of 'town house design with 3 or 4 storeys, contrasting with the rest of the village where there are only bungalows and 2-storey houses (albeit some with loft extensions). The development design contrasts with, and might be thought incongruous with the surrounding area and there is hard landscaping with very little to soften the appearance of the solid brick buildings, including soft planting. There is a view of the Church from the entrance to the development and a right of way. This right of way has a gate at the junction with the path that runs north from the high street down to the end of Church Lane.



Beck Hill with the Church beyond

Manor Rise

To the south side of the High Street is Manor Rise, a housing estate comprising 39 houses which are a mix of 3-4 bedroom properties with one group of 4 'affordable housing' town-houses to the rear of the development.



As part of the development of Manor Rise, a green corridor was provided in the area between the houses and the field to the west. Imaginative planting has now matured and provides an attractive walk, linking to the footpath along the railway line, and providing a habitat for wildlife. Whilst only a narrow strip it is enough to provide interest for foraging Long-tailed Tits and other birds.



Green corridor screening Manor Rise houses



Gelder rose hips alongside Manor Rise Field Maple berries



Manor Rise

Station Road bungalows/Laburnum Court/Walnut Garth

There are three developments off the Station Road section of Reepham's main thoroughfare.

Walnut Garth

Walnut Garth is a small cul-de-sac tucked away behind number 29 Station Road. It comprises two bungalows built towards the end of the twentieth century on the former gardens of the larger houses on the road.



West end of Station Road

Where Station Road takes a right-angled bend in front of Morland House, a private road, which is also a public footpath heads westwards parallel to the railway line. There are five properties along this road, two houses and three bungalows built from the 1970s. Confusingly these are numbered not 19-27 Station Road although they are built off the main route of Station Road. At the end of these properties is a recently installed kissing gate through which the footpath continues to emerge in Mellows Close



Laburnum Close

Laburnum Court is a cul-de-sac off Station Road near to the railway crossing. It was built in 1999-2000 on the site of Laburnum Farm. The original farm buildings were demolished and this small cul-de-sac of a mix of houses and bungalows was built on the site. The old boundary wall of the land was also taken down and a new yellow brick wall put up in its place but the wall does encompass some of the old bricks from the farm. There is little planting to soften the edges of the development and the houses are not set back from the road as in Chapel Close. The development comprises two houses, one either side of the entrance

drive, and three bungalows. From here there is also access to Station Farm a modern brick house built around the same time as Plough Lane and a gate through to the historic Laburnum Farm House. The properties are of brick with red tiled roofs.



Laburnum Court



Aerial image of Area C- Infill Developments

Summary	Character Area C- Key Characteristics and Features Infill Developments off The High Street
Layout	Individual cul-de-sacs comprising buildings of a similar style for each development. Mellows Close consists of bungalows and Chapel Close and Laburnum Court have bungalows at the entrance to the development with houses to the rear. Manor Rise, Beck Hill and The Chase consist of only houses with no bungalows
Topography	Chapel Close runs slightly downhill towards The Beck, Manor Rise rises slightly up towards the railway. Most are built on previous farmyards
Spaces	Linear space adjacent to the east (1) and south (2) side of Manor Rise, the south side includes a children's play area. The triangle space (3) between Mellows Close and Station Road. All three are noted on the map above
Roads/Streets/ Routs	All these developments are cul-de-sacs with no through road access. Beck Hill has a private gate access to a footpath that runs from The High Street to Church Lane, Mellows Close has a connecting footpath that runs from Manor Rise to Station Road
Green/Natural Features	Green features are primarily the gardens and open spaces mentioned above
Landmarks	No historic landmarks. Manor Rise and Mellows Close areas about the railway line on the north side
Buildings & Details	Twentieth Century houses, all brick with concrete tiles roofs being the primary roofing material. Beck Hill has some slate roof houses
Streetscape	Each cul-de-sac has its distinct character and appearance and all have a quietness to their character. Planting has supported a softening of streetscape features except in The Chase and Beck Hill
Land Use	Village housing
Views	View are primarily to open countryside from Chapel Close and Manor Rise. Beck Hill, The Chase, Mellows Close and Laburnum Court are all contained within the village so views out of the village are restricted, views of the village Church are possible from each location

5.4 Area D Kennel Lane/Spring Hill

Key Points	Description
History	Properties date from around the 1930's- present
Character snapshot	Mix of bungalow and newer housing. Long period of no new build, but a small number have been built near the junction of Hawthorn Road in recent years. This area is bordered to the west by green wedge.



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Aerial Map of Area D- Kennel Lane/Spring Hill

Arriving in Reepham from the North- Kennel Lane

The Spring Hill Council house development was built in the 1960s and comprises 36 semi-detached houses. Three further 'affordable' houses were built in the early 2000s. The Spring Hill development is on the site of the old Burton Hunt Kennels which were built in 1848 and used as a kennels until 1900. The development is a short distance from the junction of Kennel Lane and Hawthorn Road.



Kennel Lane junction with Hawthorn Road

This junction used to be known as Springs Pond Corner and the development was built over the open land that was used as the walking out area for the hounds, where there were seasonal springs.

The main kennel house on Kennel Lane is still standing but has been converted and extended into two properties.



Kennel Houses

There is a private road called Kennel Walk that runs between the main kennel building and the Beck. There are 3 houses down this lane which are nicely tucked away.

After the Beck there is then a row of 4 bungalows built around the 1960s. The Beck has formed a natural northern boundary to the settlement area apart from these bungalows on a main access route of the village.

Open field characterise the land to the west all along Kennel Lane with views to the Cathedral. Beyond the housing on Kennel Lane to the east there is open land and then horse fields/a strip of pasture land where ridge and furrow can still be seen.



The view north along Kennel Lane with open fields to the west

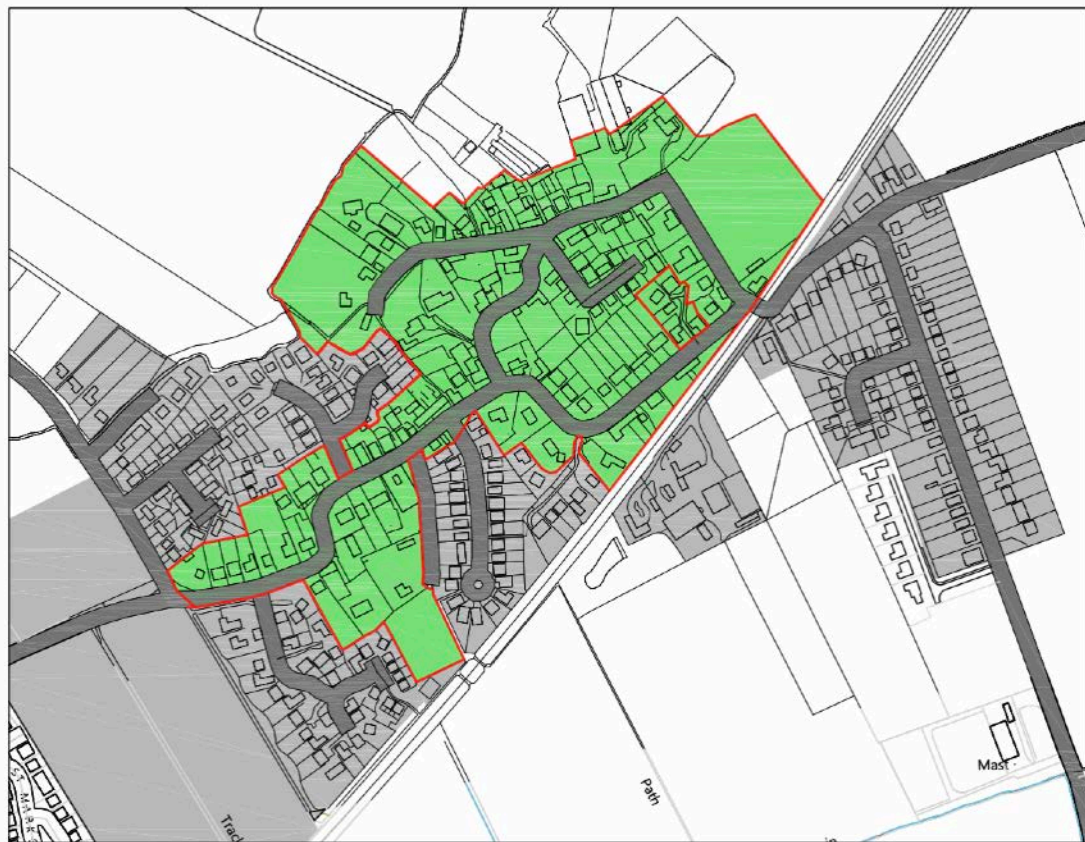


Aerial View of Kennel Lane/Spring Hill

Summary	Character Area D- Key Characteristics and Features Kennel Lane/Spring Hill
Layout	Linear alongside Kennel Lane with the cul-de-sac of Spring Hill to the east. Kennel Walk runs alongside The Beck
Topography	Flatter alongside The Beck with a gentle eminence to south side up to Manor Rise. Springs existed in this area giving Spring Hill its name
Spaces	No open space in this area
Roads/Streets/ Routes	A footpath runs from Kennel Lane between two houses to open fields behind towards Church Lane and another route then runs across open countryside to the north
Green/Natural Features	Green features are primarily the gardens with open countryside on the west side of Kennel Lane
Landmarks	The old Kennel buildings now converted to two houses. Views across open countryside to the Cathedral and The Beck is a key landmark running through the village in this area
Buildings & Details	Mixed period housing with no predominant style. Spring Hill was a social housing development
Streetscape	Wide pavement along Kennel Lane with soft planting and gardens adding to the rural feel along with trees planted on the west side
Land Use	Village housing
Views	West to the Cathedral over open countryside and east to the village Church

5.5 Area E Conservation Area.

Key Points	Description
History	The older properties in the village are in this area, many pre-dating the mid 1800's tithe map
Character snapshot	Mix of primarily one storey and two storey homes, sensitively built to maintain privacy and apart from the High Street, most are set back from the road



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Aerial View of Character Area E- Conservation Area



Bartle Garth House

The historic core of the village was identified as a Conservation Area in 2001 by WLDC and this is now currently under review (as of January 2022) and that review includes consideration of redefining the boundary. The purpose of the 2001 designation was to *'preserve and enhance the character and appearance of an area of special architectural and historic interest.'* The document highlights *'the unique qualities of Reepham'* and identifies *'features and qualities which should be retained'*. As such this area provides an obvious starting point for assessing the specific character of the centre of Reepham and its influence on the rest of the village. In particular the North East Quadrant, including its setting merits particular consideration. In light of the time since the Conservation Area was first designated a review particularly of the listable quality of mid-to late nineteenth century buildings will be included in the current Conservation Area review. **Modern developments within the boundary of the Conservation Area that join the High Street have been included in Character Area C.**

Perhaps the most notable feature of the historic centre of the village is its sinuous road layout with several sharp bends, all with prominent buildings at the corners, so there are notable views of important buildings throughout the Conservation Area. Church Lane, The Green and Smooting Lane wind their way between ancient stone houses and green verges around several bends. These are relatively quiet, single track lanes that service just a small number of houses. On the whole, the houses are set back from the lanes which add to their informality. The eye is led to each twist and turn with a sense of anticipation. Prominent corner buildings and some interesting boundary walls enhance this sense of discovery. Mature tree cover and views of open fields beyond enhance and emphasise the rural nature of the settlement especially in the North East Quadrant.

The first prominent building encountered on the corner of High Street and Church Lane is the enigmatic Bartle Garth. Ostensibly a large mid-Victorian house, closer inspection reveals stone foundations, a raised gable that indicates an earlier thatched roof, Flemish brickwork and the obvious addition of a square three storey 'turret' which adds to its distinctive appearance.

On entering Church Lane the immediate view is of the Church, situated up a short pathway with the old churchyard on one side and a brick wall to the Old Rectory on the other. The view is enhanced by mature trees on both sides of the lane which add value to the character. They can also be seen in the photograph below of the Church and the photograph of 7 Church Lane. In addition to the trees the ivy on the Church wall, the green verges and the topiary bushes outside number 7 increase the sense of greenery and intimacy which soften the landscape area of this part of the Conservation Area.



St Peter and Paul's Church

The historic village is centred around the church of St Peter & St Paul which contains the oldest physical building remains in the village, dating from the 12th century. The church once had both north and south aisles but because of a smaller population, these had been removed before the end of the 18th century. The outline of the arches of the south arcade can be clearly seen on a drawing of the church by Claude Nattes dated 1791 and can still be seen today. The living of the church was purchased by the Mercers Company of London in 1631 under the terms of the will of Richard Fishbourne. The Mercers Company is still one of the church's patrons and supports its maintenance.

The chancel of the church was rebuilt in 1836 whilst a major restoration took place, under the direction of architect Michael Drury, in 1862. More recent alterations in 2013 saw the removal of the Victorian pews, the levelling of the floor and the installation of a toilet and servery. The church remains a major focus for the appearance of the village and a cornerstone of its social life. Further information about the church is given under App. 1. Landmark Buildings, but it is important to note here the importance of the church setting. The tower in particular provides a landmark in the rural landscape and was likely intended to have been designed to have an impact on the surrounding landscape. Views of the church tower from outside of the settlement are noteworthy and this enhances the experience of visual connectivity of the community with the agricultural area that surrounds it. Views of the Church in the North East Quadrant have remained relatively unchanged and should be considered for preservation to retain this character in order to maintain continuity, particularly the views back to the village from the North.

Across Church Lane, opposite the Church, is the now closed churchyard which was in use between 1872 and 1934. It is surrounded by a low brick wall with iron railings on top. Several mature trees within the churchyard provide a green screen from buildings beyond. As the lane progresses past the Church and churchyard, the eye is drawn to the attractive white painted property, 7 Church Lane, known as the Old Cottages, which provides a 'stop' view as illustrated in the photograph below. As with Bartle Garth, its present appearance conceals a multi-period history and again has evidence of a once-thatched roof. The neatly trimmed and rounded bushes on the roadside lead the visitor on round the curve towards The Green.



Church Lane (with the 4 green elements noted above)

The next notable property encountered is Rose Cottage, an early 19th century building of coursed limestone rubble, one of just a handful of limestone cottages in the village. It is a long low building of one storey with garret and has a pantile roof. It has a 5-bay front, including a mid-19th century extension. There is also a more recent extension to the back which cannot be seen from the road.



Rose Cottage

Church Lane then continues in a U-shape to turn back on the other side of the Church so it borders the Church to both the front and back. This part of the Lane is an unadopted highway and is a single track no-through-road from the end of which two footpaths head in a southerly and a westerly direction. Down this Lane to the north of the church are several late 20th century bungalows and houses with gardens reaching down to the Beck affording stunning sunset views over the open fields. There are a large number of mature trees in this area. The gardens, paddocks and allotments along Church Lane's north side provide a rural edge to the settlement, and emphasise the relatively unspoilt environment. This green buffer reinforces the character of the Conservation Area and its relationship to the surrounding countryside and rural landscape. The most westerly building at the end of the lane, though, is a mid-Victorian 1½ storey property of painted brick and pantile that was once two cottages but now forms a single secluded residence. This building is featured on the Tithe map from the period.



Number 32 Church Lane

At the eastern end of Church Lane is a stone dwelling known as Cob's House. This two storey property has a pantiled roof, which is a favoured nesting place for swifts in the summer, and brick tumbling in the gables which indicates an 18th century date.

As Church Lane becomes The Green the road widens out to a triangle which is the small and unattractive remnant of a once much larger open space which has been encroached upon by dwellings over the years. This area is currently a disappointment which seriously detracts from the otherwise attractive and rural surroundings, and is also under review by the Parish Council.



Unlike the rest of The Green, this triangle has hard edging in the form of concrete curb stones. The small grass area is currently cluttered with an electricity pole and wires, a green metal cable box, a parish notice board, a rubbish bin, a seat and some large stones without explanation as to their purpose. Cars also park around the Green most of the time which also detracts from the attractiveness of the space.



At this point two small recent developments enter The Green. Plough Lane is a development of houses and bungalows built in the 1970s on a previous farmyard. The properties are set back a little from the lane, so are in keeping with the character of this area; Carpenter's Close was built in the early 2000s on the site of a previous joinery business, however, the houses are not set back which adds to the feeling of crowding, and there is no soft-planting outside of the houses. Along the rear of Pemberton Place boundary with Carpenter's Close there is a hedge which softens the development slightly. Both developments are largely hidden from The Green itself.

The view from the east side of The Green back to Church Lane gives an impression of the larger space that the green once occupied, and the greenery of the border hedgerow adds to the sense of a natural space.

To the north side of the triangle is the property known as Pemberton Place. This attractive stone and pantiled building with hipped gables is in fact a terrace of four separate cottages. A far-sighted previous owner persuaded the electricity provider to put their cables underground so there are none of the unsightly wires that blight the rest of this area. A long term aim should be to free the whole of this area of poles and wires as suggested in the Conservation Area Appraisal document.



Pemberton Place

A further stone property lies on the opposite side of The Green. No. 11 was a simple two-bay cottage with central stack which has been sympathetically extended over the years with both stone and brick additions, the latest coming in the early 21st Century.

To the east of Pemberton Place is a small drive leading to Althea Terrace, a row of 5 two storey cottages which were originally been of brick and pantile but now have a variety of roofing materials and surface finishes in contrast to the unified appearance of Pemberton Place. The drive also leads to an area of green open space running down to the Beck which is the privately owned and managed allotment area known as 'The Ranch'.



Althea Terrace

Past Pemberton Place running east along The Green are a few late 20th century bungalows on both sides of the road and one pair of now converted farm cottages. But the historic and enclosed feeling of The Green then returns with a long stretch of limestone rubble wall of different periods, that includes some dressed stone. The visual 'stop' of a 19th century brick barn at the entrance to Good's Manor Farm is particularly noteworthy when approaching from the Smooting Lane end of The Green. Whilst the roof of this building has been replaced with asbestos, its original small cast iron windows survive. Its size and location are critical to the atmosphere of this part of the Conservation Area and it is the last evocation of a 19th Century farming scene in the historic core of the village.



Stone wall, The Green



19th century brick barn (view from Smooting Lane corner)

The present-day operational farm buildings are large anonymous sheds as required for modern machinery. But beyond them are extensive open views of arable fields as far as the A158. From the farm gates there are two key views to open countryside. One to the north in the direction of the A158 has a view stop of a mature tree across fields, and the other, to the

east affords a view of the Lincolnshire Wolds through the sunken lane known as The Hollow. The connection to the countryside from the village is truly represented by these views.

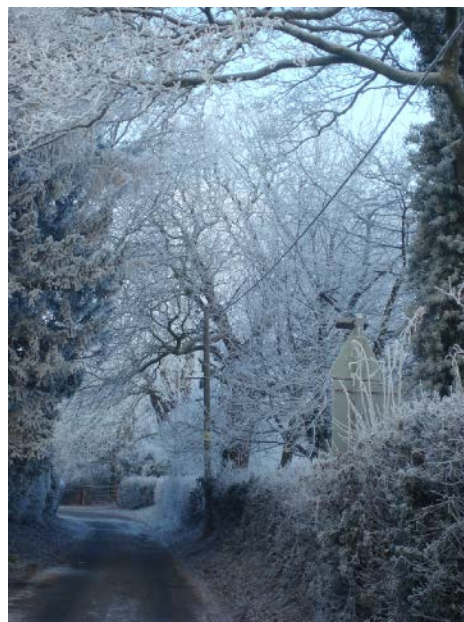
Opposite the entrance to the farm is another building known as The Barn, now converted to a modern house, but with a single storey limestone rubble outbuilding of early 19th century date.



Travelling east along The Green, the lane appears to end in a grassy track, known locally as The Hollow, which once was a trackway running towards Barlings. Now it is a haven for wildlife with a carpet of snowdrops in the spring.

In fact the lane makes a sharp right-angled bend to the south and becomes the picturesque Smooting Lane. On the bend to the north is an entrance to the late 19th century Manor House. Built of red brick with yellow brick courses and a slate roof this large two-storey building with associated outbuildings is distinct from the 'vernacular' feel of the rest of The Green and is clearly a 'gentry' building. It provides, along with the mature trees, an important view 'stop' at the bottom of Smooting Lane.

Progressing south along the 'sunken way' that is Smooting Lane, on the west side of the road there is one modern bungalow, with much older rubble limestone outbuilding at the back. Then the oldest property in the village comes into view. This L-shaped building is now two



separate properties, known as Laburnum Farmhouse and The Old House. The structure dates from the late 18th century with 20th century alterations. Of coursed limestone rubble with pantiled roofs it has tumbled gable on the north side. It is a substantial and interesting property but is largely concealed by mature tree cover.



Smooting Lane, The Old House

On the east side of Smooting Lane there is a row of mature trees, including a sycamore that is home to the only rook colony in the village. These trees are also home to tawny owl as well as other wildlife. Their branches reach over to meet those of the trees in front of the Old House completing a green canopy that is unique in the parish and contributes significantly to the special quality of the Conservation Area. Beyond these trees is a large green space that is the village cricket pitch. From here there are fine open views to the east towards the Lincolnshire Wolds. The cricket ground is privately owned and leased to the Reepham Cricket Club.



Smooting Lane, rookery in sycamore tree

Although compact in area and interspersed with a number of recent properties, this part of Reepham retains many historic stone and brick buildings which, together with its informal lane layout with hedgerows and verges along with mature tree cover, defines the character of the settlement as a whole. Any future proposed developments in this area would need to consider the impact on the character of the wider village, not just on the immediate environs.

Landmark properties on Reepham High Street

The junction of Hawthorn Road with Kennel Lane and High Street was previously known as Springs Pond corner, reflecting the springs that once emanated from the area. Travelling east, the road becomes High Street. There is a short stretch, opposite the entrance to Manor Rise, of properties which are mainly two storey houses in a mixture of styles, designs and dates. They however share the characteristic of being set back from the road and all but one has a low brick or stone wall marking the boundary between the property and the pavement. The road makes a right-angled bend to the north; on the corner is a 'landmark' building, the fine early 19th century brick and pantiled house known as Manor House Cottage.



Another 'landmark' building appears on the next bend – the Grade II Listed Old Manor House/Lawress Cottage – a stone building with pantile roof which once was thatched.



The road continues past the thriving primary school which retains its original 1859 building with several more recent extensions.



On the opposite side is the Methodist Chapel of 1875, and further along, two attractive small cottages with diaper brickwork of alternate red and yellow bricks. Stonefield Farm is the next property, a two storey house with a brick front added to an otherwise stone building; the datestone of 1869 may refer to this re-ordering of the building. The Gables is a terrace of five small brick and slate cottages in Gothic Revival style with the appearance of almshouses, dated 1855 . A narrow footpath leads through to Church Lane on the other side of which is The Old Chequers, once a pub, now converted to a single residence.



Set back from the road is a modern house known as The Chequers; adjacent to this is one of the most important properties in the village, Bartle Garth. Grade II listed, it is a complex multi-period building with stone foundations and several phases of brickwork; it once had a thatched roof. It is particularly prominent in the street scene and is an important landmark building.

These older properties are on the northern side of the road; on the southern, school, side are a number of 20th century houses in a variety of styles and building materials.

Bartle Garth is on the corner of High Street and Church Lane which at this point diverts in northerly direction towards the Church and The Green. At this point the main road changes

its name from High Street to become Station Road which continues on to the railway crossing where it becomes Fiskerton Road.

Another 'landmark' building stands on the opposite corner to Bartle Garth. The late 19th century brick and slate property is now the Post Office and Village Shop, an important facility in the village.



Next to the shop, the Old Bakery is also of 19th century date. Then follows a series of late 20th century houses of various designs and materials on both sides of the road until the 19th century village reasserts itself in the fine late Victorian villas of Morland House and Brattleby House, both 'landmark' buildings.



Morland House and Brattleby House

The road turns another corner opening up views of Station House and the railway crossing. To the north side are three pairs of ex-council houses built in the mid 1900s. Then Laburnum Close was built where the farm buildings for Laburnum Farm once were.

On the south side is the Fox & Hounds pub, and a terrace of originally, four cottages erected after the coming of the railway, almost certainly to house railway workers. The cottages have been much altered and some of the slate roofs have been replaced with concrete tiles but they retain the character of a terrace.



Station Road Cottages

Elvidge's Stonefield Farmhouse is an attractive mid-19th century building in High Street with stone-built barns behind but it no longer has land attached. It has a brick front and stone side walls with a date stone of 1869 on the front elevation, which may suggest that this was when the brick front was added.



Stonefield Farmhouse

Summary

The Conservation Area is a pivotal area for the Character of Reepham and in particular the North East Quadrant. The connection with the countryside is part of its charm along with its key characteristics of quiet lanes, greenery and mature tree cover, and houses set back from the lanes.



Aerial View of the Conservation Area

Summary	Character Area E- Key Characteristics and Features Conservation Area
Layout	Sinuous network of roads and quiet lanes
Topography	Generally level ground running down towards The Beck on the north side, forming well-reputed 'gentle eminence' on which the historic part of the village is situated
Spaces	The Green (3), The Community Garden (4) behind the Church. Privately owned spaces include the Allotments (1), Cricket field/Hollow (2) and Horse Paddock (3) noted on the map above
Roads/Streets/Routs	The quiet rural nature of routes through this part of the village largely determine the character of the whole area, as one leaves the High Street
Green/Natural Features	Green features are primarily the gardens with open countryside on the west side of Kennel Lane. Three popular fieldpaths lead to open countryside from Church Lane and The Green. Mature trees are an important part of the historic character of this area
Landmarks	Predominance of historic properties in this area, including listed and landmark buildings. The setting of St Peter and St Paul's Church is an important landmark
Buildings & Details	Limestone and pantile roofed buildings predominate in this area, with a lower roofline of the older properties echoed with sensitive bungalow infill. Two modern developments are situated in this area; Plough Lane and Carpenter's Close with each having their own distinct character
Streetscape	The lanes are on the whole not paved adding to the rural character with green verges predominating. Soft planting and trees along The Green add to the rural feel. Historic trees and tree cover on Smoothing Lane give the lane an enclosed and aged feel
Land Use	Village housing and a farmyard

Summary	Character Area E- Key Characteristics and Features Conservation Area
Views	To the north and east views of open countryside. Views within the village of the Church has a major impact on the area due to the height of the tower and sensitive building around it. The number of mature trees generally in this area add to view stops and are fundamental to the character

Area F Rural Farms and Businesses

Key Points	Description
History	Rural Farms form the character of the wider parish
Character snapshot	Individual farmhouses standing in their own land with one or two exceptions where a small farm in the village once stood



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Aerial Map of Area F- Rural Farms and Businesses

The relatively small area of Reepham village is surrounded by open farmland which forms the rest of the Parish. Historically there were a number operational farms with buildings within the village and land beyond. Now only Good's Manor Farm and Stuffins' Dairy Farm remain operational within the village, although the land belonging to each farm is almost exclusively outside of the settlement footprint.

Only two earlier properties survive to the south of the railway line – Dairy Farm and Leigh Farm. Immediately to the south of the crossing is a private lane running west which gives access to Dairy Farm, a plain rectangular two-storey farmhouse of red brick in English Garden Wall bond with gable stacks and a slate roof, built after the arrival of the railway. Modern farm buildings lie behind the farmhouse and are largely screened from view by plentiful tree cover.

Dairy Farmhouse is a mid-19th century building constructed after the railway bisected the parish in 1848. The associated farm buildings are now modern sheds, situated to the south of the farmhouse, which are still in active farming use.



Dairy Farmhouse

In the 1970s a new brick house, known as 'Farmlands' was built on Moor Lane, in front of some post war agricultural buildings. This holding still has an agricultural tie although the land is leased out and farmed by others. The land used to be owned by the Presley family who lived at Laburnum Farm. There use to be brick-built farm buildings on Station Road, where Laburnum Close is today.



Farmlands

Moorlands Farm/Walnut Tree House lies further along Moor Lane to the east and is in the ownership of the Atkins family. There is a modern bungalow near the road behind which is a stone-built house of late 18th century date and a stone barn. Although these are not visible

from the road they are probably the earliest surviving farm buildings in the parish. Whilst the majority of Reepham parish was enclosed around 1700, the land of Reepham Moor was not enclosed until the late nineteenth century so this farm steading must predate that event and have been built on then open moorland. The current proximity of the remains of the Second World War airfield, which straddles the parish boundary with Fiskerton, masks the fact that this was once open land.



Stone barn, Moor Farm

Lodge Farm lies close to the parish boundary with Barlings. In fact this is a relatively recent steading as the original Lodge Farm lay a short distance to the north-west. The present farm house is a recent build from the early 2000s, replacing an earlier farmhouse that was in derelict condition. 19th century farm buildings consist of a cart shed and crew yard. The Holding is owned by Ruth King Farms.



Lodge Farm

Barfield Farm lies on Barfield Lane, a bridleway running parallel to, but south of, the A158. The mid-19th century brick farmhouse is now a private residence. The land was sold to the owners of the adjacent Oil Gathering Station.



Barfield Farm

The old farm buildings have been converted, and the current Barfield farm house is accessed from the A158 or Barfield Lane, but both of these accesses are private.

Ward's Manor Farm, Kennel Lane, is still an active working farm. A fine 18th century (?) stone-built farmhouse with associated stables and outbuildings lies on the west side of Kennel Lane close to its junction with the Wragby Road (A158). On the east side of Kennel Lane are modern farm buildings including a large grain store which replaced the previous brick steading. Set back from the road is a 19th century brick house which once was home to the farm foreman, whilst a pair of cottages and a single cottage, known as Shep's Cottage, which were attached to the farm, lie further down Kennel Lane. A good description of this farm and its buildings can be found in the sale particulars of the 1919 sale of the Sudbrooke estate, of which Manor Farm was a part at this date.

Manor Farm

Westfield Farm is named after the pre-enclosure West Field of the parish. There is a mid-19th century farmhouse with outbuildings and two paddocks but most of the land once attached to this holding is now farmed by others.

Westfield Farm



Leigh Farmhouse, a 19th century building with brick front and stone side walls, is close to the railway crossing at the start of Fiskerton Road. There are paddocks to the south of the house but no further land.



Leigh Farm

Reepham Manor- M Good and Son Ltd comprises a large farmhouse and associated stables and outbuildings dating from the later 19th century. All but one of the traditional brick farm buildings have been replaced by a series of sheds built during the second half of the 20th century. One asbestos shed bears a builder's plate of Greens of Whaplode. Just one brick building survives, a standard rectangular barn with a large double door in the east elevation

and cast iron window frames. This holding is still in active farming use with much land in Reepham and elsewhere.

The majority of the land in Reepham is owned and/or managed by two farming businesses, the Ward and Good families. Both have been farming in the village for more than 100 years. They own much land in the parish but also have farming and business interests elsewhere.



Modern and old farm building

Summary	Character Area F- Key Characteristics and Features Rural Farms and Rural Businesses
Layout	Primarily isolated farm complexes and 2 industrial developments
Topography	Undulating farmland with The Beck running through the Parish from west to east and land falling slightly to it on either side
Spaces	No specific open space as the area is open countryside
Roads/Streets/ Routs	Historic fieldpaths and Bridleways intersect the Parish around the farms and businesses
Green/Natural Features	Open countryside
Landmarks	Agricultural land with views to Lincoln Cathedral, Reepham Parish Church, the lime woods and wolds beyond. The Beck and Railway line intersect this area
Buildings & Details	Mix of stone and brick farm buildings, primarily 19th and 20th Century. Reepham Manor and Manor Farm are especially noteworthy with Reepham Manor being a listed property
Streetscape	Country lanes give access to these businesses from A and B roads
Land Use	Agricultural and industrial by way of the Welton Gathering Station and Sewage Works
Views	Agricultural land with views to Lincoln Cathedral, Reepham Parish Church, the lime woods and wolds beyond

Area G- Open Countryside

Key Points	Description
History	The countryside was relatively unchanged until the Enclosures Act period of the early 1700s when the open countryside was formalised into a field network, which largely survives. The moorland area to the east of the Parish was not enclosed until the late 19th century
Character snapshot	Open countryside giving the Parish a rural feel

Reepham Parish consists largely of arable farmland, giving it an appearance of open countryside. There are few trees apart from those alongside roads and near settlements, with no woodland aside from three areas; one area of planting to the north of Moor Lane, one to the south of the A158 within Ward's Farm and an area of overgrowth also along Moor Lane, but to the south.

The arable cultivation reflects the local area with larger fields and few natural landmarks.

Biodiversity could be enhanced with judicious planting and improving hedgerows.

Views across the landscape are important, especially to the Cathedral in Lincoln, and to the Lime Woods and Wolds to the east. Views across the open countryside create a sense of place, especially for local residents.

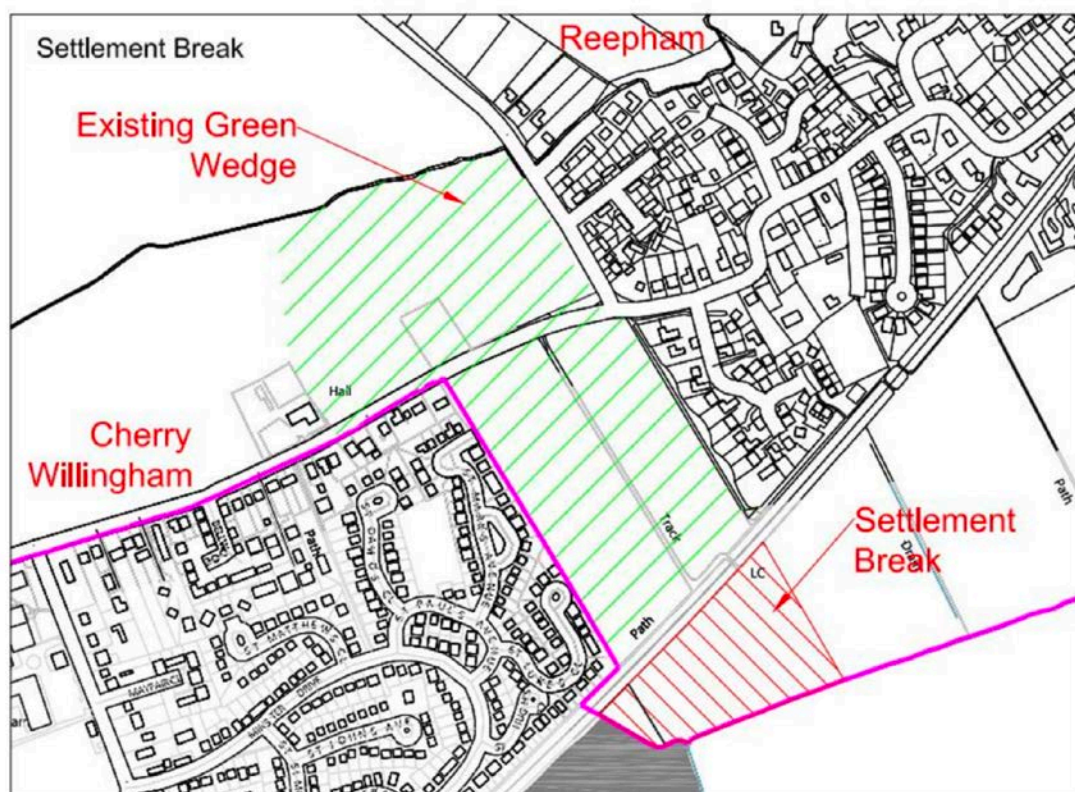
There is an area of historic moorland between Reepham, Barlings and Fiskerton. Some of this area is occupied by the now defunct Fiskerton Airfield, situated in Fiskerton Parish, which has been partially developed in recent years as a solar farm.

Reepham Parish's boundaries to the south west (Cherry Willingham Parish) and south (Fiskerton Parish) are influenced by current and planned developments which will change the open countryside/rural feel of Reepham Village. This development further emphasises the rural nature of Reepham Parish to the north, northwest and east in particular.

The open countryside is accessible via a number of cross-field paths, radiating from Reepham village centre and connecting with neighbouring settlements. Walking the

paths emphasises the Parish's rural nature and are increasingly important to local residents, and utilised by walkers from elsewhere.

The area to the west of Reepham village is designated as Green Wedge. This area encompasses the fields between Manor Rise development in Reepham and Cherry Willingham Parish Boundary on the south side of Hawthorn Road and a wedge of Land on the north side of Hawthorn Road from Kennel Lane to the west as far as The Beck and the Village Hall. A settlement break is being sought by Reepham Parish for the area south of the Railway Line to the Parish boundary adjacent to the existing Green Wedge (see map below).



Transition to open countryside at the edge of Reepham village settlement will have to be sensitively managed with any future development. At this time proposed developments to the south, north and east are being considered as part of Reepham's Neighbourhood Plan allocation. Specific design codes from the Neighbourhood Plan document would have to be considered by developers.

Summary	Character Area G- Key Characteristics and Features Open Countryside
Layout	Open Countryside
Topography	Undulating farmland with The Beck running through the Parish from west to east and land falling slightly to it on either side
Spaces	No specific open space as the area is open countryside
Roads/Streets/ Routes	Historic fieldpaths and Bridleways intersect the Parish around the farms and businesses and village settlement
Green/Natural Features	Open countryside, Hedgerows and trees
Landmarks	Agricultural land with views to Lincoln Cathedral, Reepham Parish Church, the lime woods and wolds beyond. The Beck and Railway line intersect this area
Buildings & Details	Agricultural land with few buildings
Streetscape	Agricultural land with a few lanes. One A road to the north
Land Use	Agricultural
Views	Agricultural land with views to Lincoln Cathedral, Reepham Parish Church, the lime woods and wolds beyond



Reepham has some truly beautiful views in every direction. To the west we can see the Cathedral from Kennel Lane and Hawthorn Road. The view to the Cathedral from near Kennel Lane is shown above. In this section we will be considering:

6.1 views in to the village of Reepham

6.2 views out of the village

6.3 key building views

6.4 Summary of views that are valued by the community and help define Reepham's character

The CLLP Policy LP17 relates to Landscape, Townscape and Views. With regards to creating and protecting view it states:

“All development proposals should take account of views in to, out of and within development areas: schemes should be designed (through considerate development, layout and design) to preserve or enhance key local views and vistas, create new public views where possible. Particular consideration should be given to views of significant buildings and views within landscapes which are more sensitive to change due to their open, exposed nature and extensive intervisibility from various viewpoints”. It goes on to state that “In considering the impacts of a proposal, the cumulative impacts as well as the individual impacts will be considered”.

Key local views are therefore considered as part of this assessment. These include views in to and out of the settlement of Reepham, views that are valued by the local community and views that help define the local identity of Reepham.

Reepham is fortunate to date in that key views, such as to the Wolds and Lincoln Cathedral are still in place, and it would be an aspiration to keep these views into the future.

Important Views

1. Views out of the village include:

1.1 The wolds: Views out of the settlement both across the cricket field towards the wolds and from the start of Moor Lane and Fiskerton end of Fiskerton Road towards the wolds .

1.2 The lime woods are also visible from this views.

1.3 View from The Green affords two views to open countryside around the entrance to Good's Farm, both through the Hollow to the lime woods and the wolds to the east and through the Farmyard to the north including a fine view of a tree with the Sudbrooke woods beyond.

1.4 The view towards Lincoln Cathedral to the west from the Kennel Lane area, from Hawthorn Road and the public footh path at the back of Good's Farmyard.

1.5 View from Chapel Close to countryside to the north of the village

2. Views into the village include

2.1 Views of the church from any direction; particularly notable from the west and north.

2.2 Views of Reepham that highlight the wooded surround, especially on the northern fringe of the village and the north east and north west approaches.

2.3 Views in from the south and east are reflective of the surrounding moorland in those directions.

2.4 View from the rise on Barfield Lane towards the village, where the pavilion is visible across the cricket field.

3. Views within the village itself and wider Parish include:

3.1 Views of the church from locations around the village

3.2 Views of landmark features and Heritage Assets

3.3 Views of important buildings

3.4 Views of mature trees (in line with village TPOs), including Willow Holt

3.5 Intimate views, especially within the Conservation Area

3.6 Views of Reepham as a separate village entity, including settlement break with Cherry Willingham

4. Open countryside views in the wider Parish

4.1 Over-lane coverage of the trees and intimate views on Barfield Lane

4.2 Views across Westfield in any direction

4.3 Views of Reepham village and the Parish from the A158 area

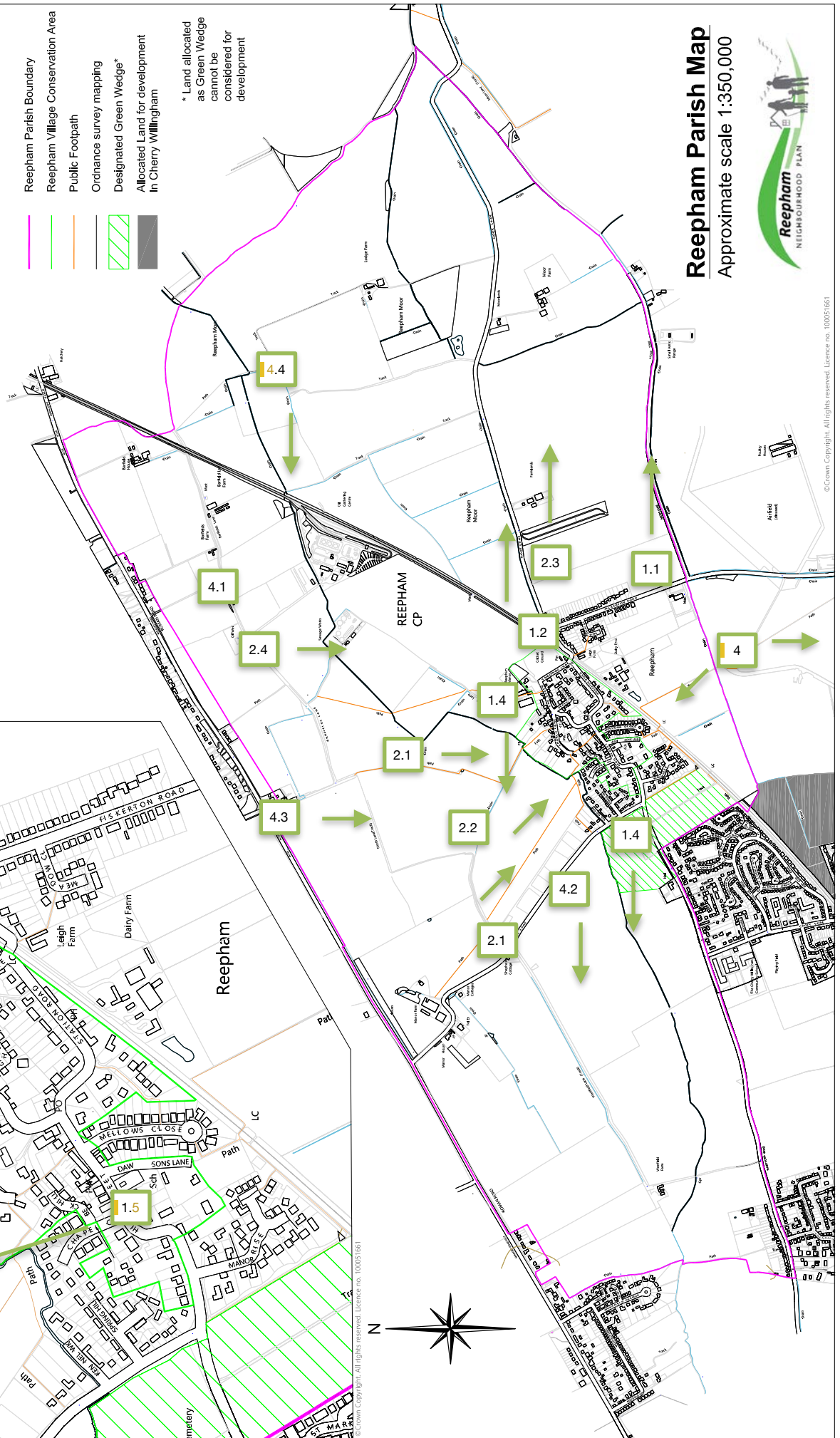
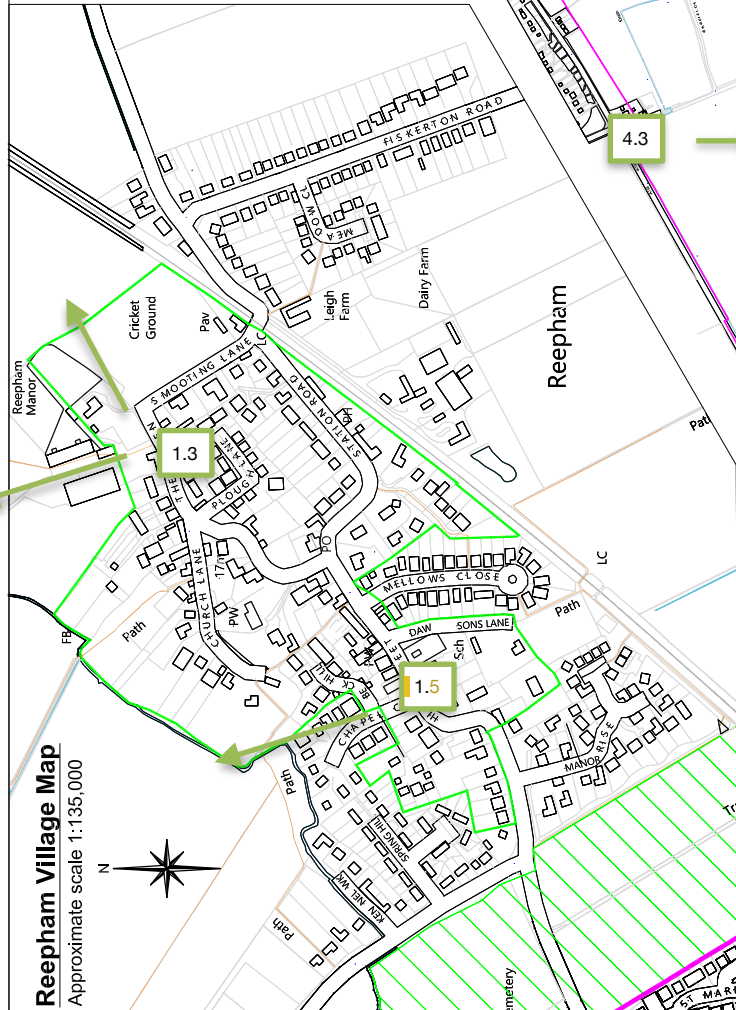
4.4 View of The Beck

The name of our parish - Reepham - derives from two Old English words, 'reeve' and 'ham', meaning the homestead or village of the reeve. The Reeve was an important senior official who was the King's representative in Lincoln before the Norman Conquest. Where we now live has been a favoured and important place for at least 1,500 years and there is evidence in the parish of much earlier occupation too. The Reeve's estate incorporated an area much larger than our present parish. Communication routes were established to neighbouring settlements now in the parishes of Fiskerton, Barlings and Scotthorn some of which remain to this day in the extensive network of footpaths and bridleways around our parish. By early Medieval times the village had largely developed its present layout, with buildings clustered around the church and village green, largely the area now designated as a Conservation Area.

After several centuries of little change, the population double in size in the 19th century, due to the coming of the railway and the growth of Lincoln as an industrial city. It doubled again in the 20th century with linear development along the approach roads and some infilling. Now we all have the chance to influence how the village and parish may develop in the 21st century.

- Reepham Parish Boundary
- Reepham Village Conservation Area
- Public Footpath
- Ordnance survey mapping
- Designated Green Wedge*
- Allocated Land for development in Cherry Willingham

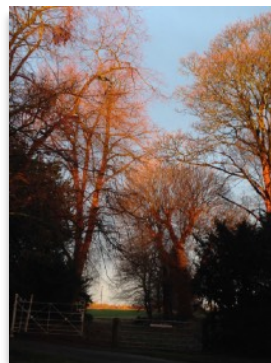
* Land allocated as Green Wedge cannot be considered for development



1.1 and 1.2 View to the Wolds and Lime Woods



1.3 View from The Green through the Hollow to the Lime Woods and to Sudbrooke Woods



1.4 View to Lincoln Cathedral from Kennel Lane and rear of Good's Farmyard



1.5 View from Chapel Close to countryside & mature trees to the north of the village.



2.1 Views of the church from any direction; particularly notable from the west and north



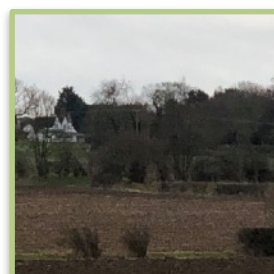
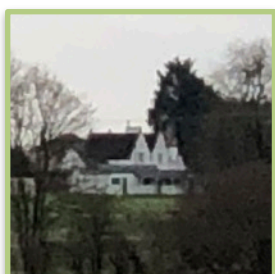
2.2 Views of Reepham that highlight the wooded surround



2.3 Views in from the south and east are reflective of the surrounding moorland in those directions



2.4 View from the rise on Barfield Lane towards the village, where the pavilion is visible across the cricket field



3.1 Views of the church from locations around the village, showing its village setting



3.2 Views of Heritage Assets



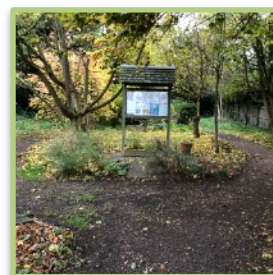
3.3 Views of important buildings



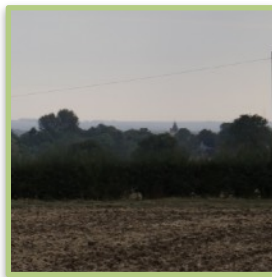
3.4 Views of mature trees (in line with village TPOs), including Willow Holt



3.5 Intimate views, especially within the Conservation Area



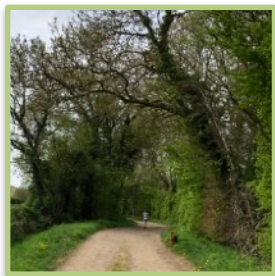
3.6 Views of Reepham as a separate village entity, including settlement break with Cherry Willingham



4. Open countryside views in the wider Parish



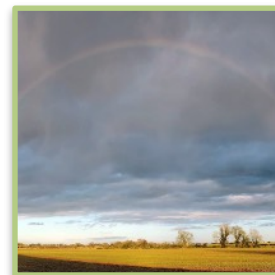
4.1 Over-lane coverage of the trees and intimate views on Barfield Lane



4.2 Views across Westfield in any direction



4.3 Views of Reepham village and the Parish from the A158 area

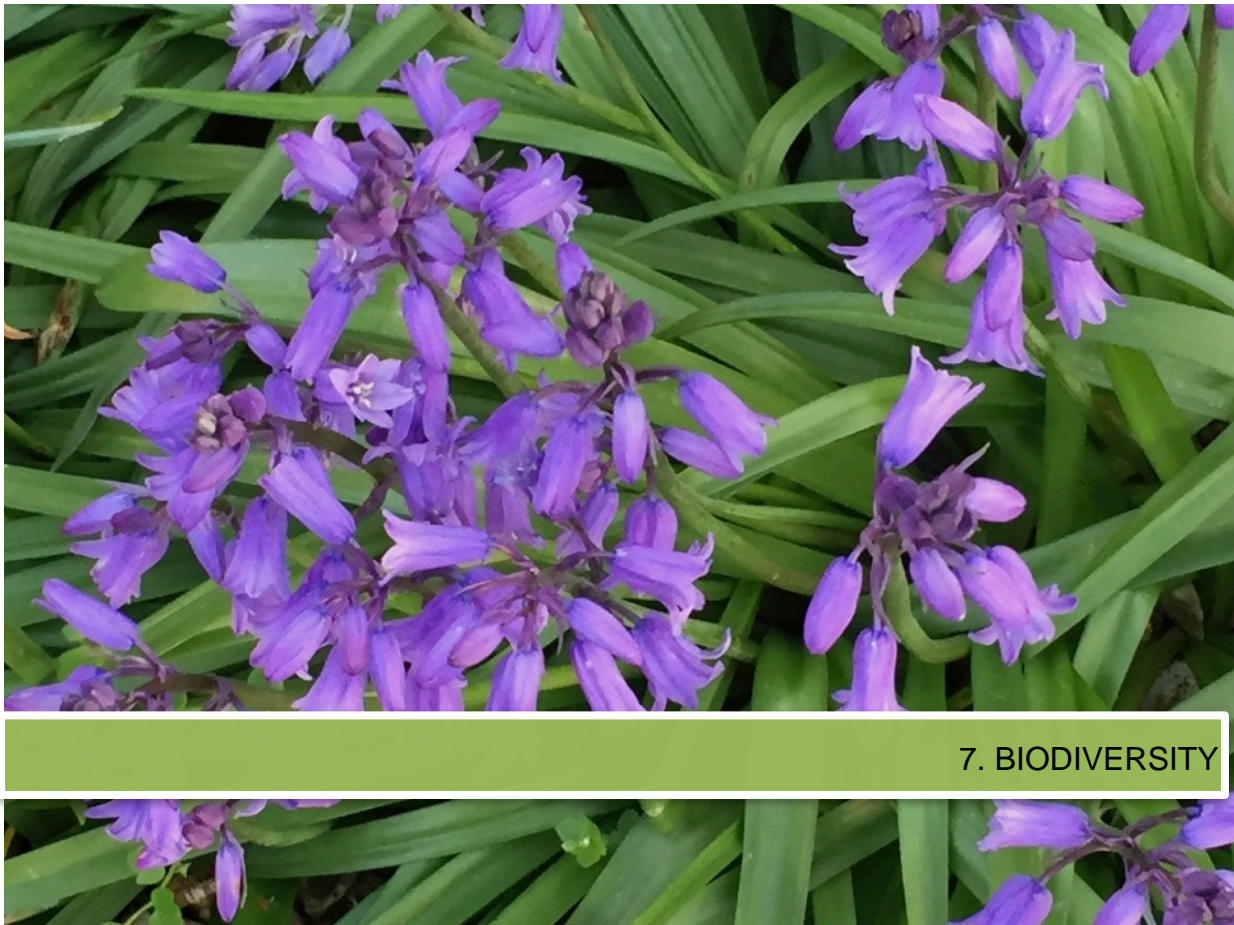


4.4 Views of The Beck



View from the road to the Sewage Works affords a unique view of both the Cathedral and St Peter and St Paul's Church





7. BIODIVERSITY

The Greater Lincolnshire Nature Partnership runs the Lincolnshire Environmental Record Centre. Due acknowledgement is made to them for supplying the following information about the parish. Reepham contains no statutory or non-statutory sites of biodiversity interest or protected areas at either local or national level. However arable field margins are identified as a priority habitat of which 0.33 acres is estimated to exist in the parish. It is important that this is protected and, ideally, increased in order to support optimal levels of biodiversity.

The Environmental Records Centre contains co-ordinated records from all major organisations recording data in the county, both current and historic. There are some 3,000 records of 630 species which have been recorded over the years as occurring in the parish. The full record can be viewed online here: <https://glnp.org.uk/our-services/lincolnshire-environmental-records-centre>

73 bird species have been recorded including 2 owl species and 3 raptors; but mainly hedgerow and garden birds as may be expected. 321 species of flowering plants have been recorded, but no particularly rare or unusual species. Almost certainly some of the species that were recorded a long time ago, such as common spotted orchid and twayblade, no longer survive as even road verges are now closely mown leaving no opportunity for plants to thrive.

There are 29 different mammal species including several bats; 44 moths, 25 butterflies and 14 dragonflies are listed. But other insects fare less well with only 10 beetle species and 2 spiders indicating a lack of records being collected. Larger mammals such as red fox and roe

deer can also be seen in the Parish. Appendix 4 consists of a list of species recorded in the last few years.

The impression given by these records is of an area with low biodiversity and lack of recent recording, which may mean that even less species now exist. The conclusion must be that *every* bit of green space that does exist should be regarded as potential habitat and enhanced for wildlife as well as for people. Every opportunity should be taken to create new green spaces and particularly to increase the tree cover.

Members of the public can submit their own wildlife sightings here: <https://www.lincstrust.org.uk/wildlife/reptile-amphibian-survey/submit>



8. HABITATS

There are no regional or nationally important habitats in Reepham Parish. What green and natural features there are though, are important for the character of Reepham. There is one main area of private woodland, one significant private pond, one key stream and smaller pockets of tree clusters. Hedgerows and private planting contribute to the main habitats in Reepham Parish.

1. Woodland

A woodland is described as a habitat where trees are the dominant plant form. The individual tree canopies generally overlap and interlink, often forming a more or less continuous canopy which shades the ground to varying degrees. By this definition there is no area of woodland within the parish of Reepham. The nearest mature wood is Barlings Park Wood which lies at a distance of about 1 mile west of the parish boundary along Moor Lane towards Barlings. This is an outlier of the Lincolnshire Limewoods National Nature Reserve. Within Reepham parish however, along Moor Lane, is a recently planted area, of at least at least 5 acres, of mixed native species which will eventually provide a woodland habitat.



Recently planted trees, Moor Lane

2. Individual mature trees

Reepham Parish Council has agreed to support the National Tree Charter which encourages communities to support tree planting and community involvement to appreciate the value of trees in the Parish. There are a considerable number of individual mature trees, of different species, scattered throughout the parish so that the open arable landscape is broken up by mature trees at irregular intervals. They occur in hedgerows, alongside the Beck, alongside the roads and surrounding the farms and larger properties. Mature trees contribute significantly to the character within and around the village itself. Whilst there has been no recent detailed survey of the wildlife in the parish, these trees are known to provide a vital habitat for some declining bird species such as tawny owls and many insect species. Every opportunity should be taken to plant more trees to increase habitat provision and to eventually replace trees which are nearing the end of their lives. Two recent examples of loss have been the removal of a horse chestnut tree on Smooting Lane due to disease, and the felling of a poplar at Springs Hill Corner due to its age. The roadside Rowan trees along Station Road are also reaching the end of their lives. Some are already dead and others are dying. Their berries are an important food source for local starlings, which are themselves a cause for conservation concern, in the autumn. Roadside trees are recognised as useful for absorbing CO₂ and other traffic fumes so are particularly important in the village.

3. Hedgerows

Hedges are an essential part of the structure of the landscape in the parish. They are important features in the countryside and in the gardens within the village. Hedgerows can vary and include elements such as the shrub, trees and flowering plants and grasses underneath. Historically hedges have had different functions, from marking boundaries to managing livestock or as garden design features. It is likely that most of the hedgerows in the parish were laid out after the Enclosure of the open fields that took place here in around 1700.

The predominant species in the parish hedges appears to be Common Hawthorn, *Crataegus monogyna*, but as no survey has taken place no dating can be attempted. The hedges in and around the fields vary considerably in their structure and maintenance and therefore in their

ability to support birds and other forms of wildlife. The larger, thicker hedges are dense enough for nesting birds and to provide shelter for groups of sparrows and other species in the winter whereas many of the hedges are thin and open so provide less useful habitat. The Greater Lincolnshire Nature Partnership guide to management of hedgerows cites hedges as being important not only as wildlife habitats directly, but also indirectly as they are “*vital in helping prevent soil loss and regulating water supply*”. The Central Lincolnshire Joint Planning Unit Green Infrastructure Study for Central Lincolnshire Executive Study (2001) suggest that another use is for linking other habitats together, which is important in an agricultural area. In the Greater Lincolnshire Nature Partnership guide, hedges are also cited as being essential to the survival of bats, and farmland birds such as partridge and yellowhammer, all of which are known to live in the parish. Hedgerows are therefore important to the structure of the parish and any further removal of hedges should be resisted. The Tree Council, 2016 note that of the estimated 1.6 million hedgerow trees in the UK nearly a third are considered to be in danger, and the inspection and maintenance are key to the survival of these habitats.

4. Pasture

There is very little pasture in the parish as the dominant farming use is arable. However there are several grass fields, grazed by sheep, along Barfield Lane. Other small pockets of pasture are used for grazing horses. The grass field to the east of Kennel Lane contains remnants of the ridge and furrow system of pre-enclosure farming and therefore has a historic importance as well as its wildlife value. Pasture tends to be a richer habitat than arable as it can support more insects and small mammals than land that is regularly ploughed.

5. Arable

The majority of land in the parish is in arable cultivation. The main crops grown are wheat, barley, and oilseed rape. Modern farming methods require for these crops to be regularly treated with pesticides and herbicides reducing the opportunity for bees and other insects to flourish. The large fields of monoculture do not provide a beneficial habitat for much wildlife.



Arable fields along Hawthorn Road

6. Field margins

Field margins, particularly when adjacent to hedgerows, can provide useful habitat for insects and small mammals. No botanical survey has been carried out but a superficial look does not suggest areas of high botanical interest. Field margins are listed as a significant habitat type in the LERC (Lincolnshire Environmental Record Centre) data for the parish. However there are a number of field-paths around the village, well used by dog-walkers, which follow the field margins. This is beneficial to local people in many ways but disturbance caused by dogs and people can limit the number of species that will use these areas. Increasing the amount of undisturbed field margin should be a priority for the future.

7. Water courses

The Reepham Beck runs through the parish from west to east through arable fields, then forming the northern boundary of the built up area between Kennel Lane and Good's Farm, before reaching open land again towards the Sewage Works and beyond.



The Beck is narrow and deep with ploughed land right up to its edge for much of its length and it is cleaned out regularly, leaving little room for water-loving plants or associated wildlife alongside it.

However towards the east end of the parish where there is less public access, and less intensive management of the adjacent land, more species are present and even a kingfisher has been seen. This could indicate that there may be some smaller fish species, but none have been recorded to date. There is also an area that is left uncultivated for the benefit of wildlife. The Beck's habitat potential could be increased significantly by leaving unploughed margins alongside the whole of the watercourse.

8. Springs and Ponds

Up to the mid-20th century there were springs emanating from the slightly higher ground to the south of the Beck, draining into the Beck. These were in the area now occupied by Spring Hill and Manor Rise. Their existence is acknowledged in the name of Spring Hill, and in the old name of Springs Hills Corner for the Kennel Lane/Hawthorn Road/High Street junction. The springs are now diverted into the drainage system, so provide no habitat.

A number of field ponds are marked on the Ordnance Survey map for ?190? but all have been filled in in recent years, though some ponds/water bodies do exist in private gardens. However there are at least two small lakes, one down Moor Lane and the other to the south of the railway line which provide habitat for waterfowl and associated wildlife. Both are privately owned and not accessible to residents.

9. The railway line

The railway line bisects the parish. Between Cherry Willingham and Reepham village it runs on an embankment with not much adjacent vegetation except brambles and nettles. However as it runs through the eastern end of the parish the line enters a cutting providing a more sheltered habitat for birds and small mammals and providing a wildlife corridor. Where this corridor intersects with the Barlings Eau and hedgerows opportunities for movement of biodiversity increase.

10. Community Garden and churchyards

The Community Garden was established in 1998. It lies immediately to the north of the church, between that building and Church Lane. It is small in size but is managed as a wildlife area and attracts a variety of bees, butterflies and moths in the summer.



Community Garden

There are three churchyards in the parish. Two, near to the church, are closed for new burials and are maintained by West Lindsey District Council. The churchyard next to the church is well-maintained with a couple of mature trees. Opposite the church on the corner of Church Lane is another churchyard in use between 1870 and 1934. It is also kept neat and tidy. There are a few mature trees and flowering shrubs around the edge as a habitat for

birds and insects, but it is a relatively small space with a road around two sides so its habitat potential is limited.



The churchyard

The current churchyard along Hawthorn Road was consecrated in 1934 although the first burial did not take place until 1941. It is the responsibility of the Parish Church, though the Parish Council help with the maintenance. This plot is about an acre in size with an attractive beech hedge fronting Hawthorn Road and mixed hawthorn hedges on the other three sides. There is a line of mature trees down the centre but otherwise it is well maintained grassland of limited habitat value.



The churchyard, Hawthorn Road

11.Gardens

It is in private gardens that more wildlife-friendly habitats can now be found. Mature trees, hedges, ponds are maintained and cared-for by owners with an interest in their environment. Many residents have bird feeders and nest boxes; grow plants that are attractive to bees and butterflies; and some have hedgehog houses or purpose-designed areas for bees and other insects. This redresses to some extent the loss of habitat on the open farmland.



Private garden, Station Road

12. Green verges

Noted in the conservation area appraisal is the importance of green verges around the village core and on roads in to and out of the settlement. These are key to the character of the Parish, and recent national studies have illustrated the importance of verges as habitats, highlighting the importance of sensitive management, for example, not all verges require being cut low and frequently during the growing season. They provide valuable habitat for small mammals, insects and birds.

However the overall conclusion must be that habitats in Reepham parish are much in need of management to increase the biodiversity of the area. Roadside trees in particular could be maintained and added to; the addition of at least one area of woodland or 'space for nature' could be an ambition for the parish over the period of this Neighbourhood Plan; recommended width of field margins and margins along water courses should be maintained; hedges should be carefully managed to provide nesting sites for birds and cover for insects and small mammals. There is particular concern for ongoing changes to roofs which is affecting migratory bird nest building such as swifts and swallows.

A key biodiversity habitat in the village core includes the only rook colony on Smooting Lane with wrens, bats and owls also found around the junction of The Green and Smooting Lane.

As already stated, the lack of surveys means that we do not currently have a full appreciation of how habitats could be prioritised in order to optimise biodiversity in the Parish. Surveying and planning for the future is particularly important in view of current concerns about the

impact of climate change. The RSPB in particular note how development can be created to provide for biodiversity in terms of giving species 'room to move and adapt to climate change' (RSPB website). The RSPB also note that green roofs, ponds, green corridors, new buildings with gardens and balconies should be considered with any new developments. Beyond the RSPB there are many other organisations including DEFRA who have policies relating to biodiversity net gain, one of which is their biodiversity units metric.

The RSPB are just one organisation that highlight that the recovery of 'nature' should be planned and suggest the use of nature recovery maps for example in order to deliver biodiversity net gain, and that any habitats that are developed should be protected over the longer term.

It is therefore important that Reepham's Neighbourhood Plan reflects national ambitions.





9. PROTECTION AND CONSERVATION

There are some key considerations in Reepham Parish that require policy with regards to protection and conservation. These include the impact on the conservation area of any proposed developments. Future principles for land management raised in the WLLCA for Reepham include:

- Scope to restore and manage the hedgerows and wide verges of historic enclosure roads, particularly at the entrance to villages.
- Strategy for extensive hedgerow and tree planting- to strengthen local landscape character and create a more robust setting for developments (and larger structures within the rural landscape). Suitable trees include oak, ash, crab apple, field maple, hedgerow species including hawthorn, dogwood, dog rose, hazel and blackthorn
- Fly tipping
- Opportunities for new 'greenways' integrating habitat creation schemes with public access

Principles for accommodating new development from the WLLCA include:

- Scope for more varied range of buildings on the fringes of villages- Buildings plus trees and woodland planting
- Entrances to villages
- Continue historic pattern
- Edges of development
- Relationship between buildings and roads

It is clear that development should include no net loss of biodiversity or visual amenity.



10. CONCLUSIONS AND RECOMMENDATIONS

There is provision within the national planning framework for land and buildings of a social purpose deemed to be an asset of value to the community to be considered for designation relating to the “Community Right to Bid” provision of the Localism Act of 2011.

[Development Assessment Designation- insert map]

This section focuses on the key things that give Reepham its character and help define what needs to be preserved and enhanced to optimise that character in the future. Reepham falls within Section 2.6 of the CLLP, designated as the ‘Lincoln Fringe’. The Report notes that among the most sensitive parts of the landscape are: *‘the historic village cores with village greens, churches, mature trees, stone walls, etc.’* and *‘remaining tracts of open countryside between settlements’*.

The following is a list of key characteristics of Reepham:

- Small, neat, compact rural village that has retained its historic core, now a Conservation Area. The Conservation Area is characterised by limestone buildings featuring pan tile roofs, some of which were historically thatched. Later Victorian villas and public buildings are also key to the character. Modern infill developments are part of the wider character.
- Water is a key characteristic in terms of the beck and springs which informed the choice of land for the original settlement and the routes around and through this core settlement.

- Characterised by being surrounded by flat agricultural landscape with the pattern of fields being relatively unchanged since the Enclosure Act at the turn of the 18th Century. Historical examples of ridge and furrow can still be seen in the Parish.
- Historic network of field paths into the settlement and through the Parish.
- Tributary of the Langworth River runs along the central Parish valley and skirts to the north of the village providing a predominant natural boundary to Reepham's settlement.
- Views to Lincoln Cathedral and wide views across large areas of countryside.
- Traversed by the railway since the mid 19th century.
- Notable concentration of mature trees on Kennel Lane and Smooting Lane/The Green. Trees and hedgerows and road verges, particularly on the fringes of the settlement are noted as sensitive parts of the landscape.
- From outside of the core settlement the views back in are predominantly of a settlement surrounded by greenery. The rural setting enhances this vista.
- The Parish Church can be seen from around the settlement and from the wider Parish in most directions. It is a very visible landmark despite the fact the tower is not very high.

'The key to accommodating landscape change successfully is to understand landscape scale and character, appreciate geology, habitats, field and settlement patterns; and respect local materials and building styles' (CLLP)








There are clearly some positive characterful features that enhance the village of Reepham, but there is much that can be done to preserve and improve this moving forward.



Reepham has some very important and characterful heritage assets, many of which have been included in the Conservation Area Appraisal of 2010. Work has been undertaken below to highlight and give more detail about the properties and features that comprise the local heritage assets, which contribute enormously to the character and sense of history of Reepham.

a. Listed Buildings

Reepham has a small number of just seven listed properties with just one that is Grade II star and these include:

Image	Property	Information	Listed
	Laburnum Farmhouse (Smooting Lane)	Coursed limestone rubble, some red brick some stock brick. Pantile roof with red brick north gable, tumbled red brick eaves to lower north gable and red brick eaves. Half hopped roof to west. 2 ridge stacks and 2 gable stacks, L plan with lobby entrance	Grade II
	Pembertons Place (The Green)	Originally 4 cottages and a shop, now 4 cottages. Early 19th century. Coursed limestone rubble, red brick dressings. Hipped pantile roof with lower gabled roof to the right. 2 ridge stacks, single gable stack. Traditional sash windows. Named after the illustrator Howard Pemberton	Grade II
	Rose Cottage (The Green)	Cottage style, early to mid 19th century. Coursed limestone rubble, some red brick. Pantile roof with red brick gable to left and single ridge stack. Single storey and Garrett, 5 bay front including mid nineteenth century bay to high. Lobby entrance. All windows have brick segmented heads	Grade II
	St Peter and St Paul's Church	Parish Church, early 13th century, mostly rebuilt 1862 by Michael Drury. Coursed limestone rubble, limestone ashlar, state roof with stone coped gables with cross finials	Grade II*
	Bartlegarth (High Street)	Late 18th Century possibly earlier origins, red brick, some limestone ashlar, some limestone rubble. Pantile roof, bay windows, barter dormer, sash windows, brick parapet with cruciform decoration and battlemented corners	Grade II
	Old Manor House/Lawris Cottage (High Street)	Now 2 cottages. Mid 18th Century. Coursed limestone rubble. Pantile roof with coped gables. 2 gable stacks and single ridge stack. Timber sash windows. Important corner and view stop	Grade II
	Reepham Manor (Kennel Lane)	Georgian Limestone Farmhouse	Grade II

b. Non-Designated Heritage Assets: Properties

Image	Property	Information
	Station House (Station Road)	Mid nineteenth century 2 storey detached house. White painted render with grey concrete tiles. Gothic style with 2 tall external stacks. Gibbs surround feature to windows and ball finials
	The Pavilion (cricket field)	1960s reproduction of a Victorian pavilion. Timber construction
	Reepham Manor	Victorian Manor House, mid nineteenth century. Red brick, hipped slate roof. Tall chimneys, decorated brickwork, 2 storey, 3-bay to front. Mixture of classic and gothic revival. Prominent landmark building
	The Barn (1 The Green)	2 storey detached house on the site of a pre-1850 barn. Traditional brick and pantiles subsequently rendered and painted. Simple traditional style, ridge roof, gable end. Prominent corner building
	The Old Barn (The Green)	Simple, robust, traditional agricultural barn. Red brick, hipped roof, small cast iron windows, prominent in the streetscape and traditional in character
	The Cottage (11 The Green)	Cottage style dwelling pre 1850, simple proportions and mixture of facing materials, brick and stone, timber windows. Part of former crew yard. Good example of local vernacular. 20th century alterations
	Blacksmith Row (Althea Terrace)	Traditional terrace of cottages. 2 storey, some brick, some stone, 1 rendered with red clay pantiles, simple proportions
	Cobs Cottage (12 Church Lane)	Pre 1850 cottage, now 1 cottage again, 2 storey coursed limestone rubble, clay pantiles central ridge stack, tumble brick gable to the west end. Important example of traditional local vernacular
	7 Church Lane	Traditional cottage style, pre 1850, subsequently rendered and painted. 2 span ridge roof, coping detail, chimneys. Important corner building forming setting to church. Manicured hedge feature
	5 Church Lane	Regency Classic style, early nineteenth century 2 storey detached house. Broadly projecting eaves, hipped roof, flat painted stucco walls, sash windows with thin wood members. Attractive building set in spacious and well-vegetated grounds adjacent to the church
	St Ann's Villas (1-3 Church Lane)	Semi-detached 2 storey houses. Mid/late 19th century. Red brick, slate roof, rendered brick heads, 4 pane timber sash windows, large ridge stack. No 3 former police station

Image	Property	Information
	St Budeaux (Church Lane)	Late Victorian- Edwardian style, 1900 red brick, hipped slate roof, timber sash windows, bay windows, porch. String course drip mould feature. George V revival flat roof extension with hanging tiles
	Post Office (Station Road)	Late Victorian/Edwardian style, red brick, hipped slate roof, timber sash window. String course drip mould
	The Old Bakery (Station Road)	Old bakery building, red brick, lay pantiles, mid nineteenth century. Simple, robust features, gable end to street, few openings. Important historical building. Adds colour and texture to streetscape
	Railway Cottages (Station Road)	Terrace of 2 storey cottages, mid nineteenth century. Simple cottage style, red brick, pantiles, slates, ridge stacks. Important historical significance
	Fox and Hounds (Station Road)	Public house. 1850-1900, classic revival style, but stacks and mock shutters, as well as axial ridge stacks removed in early 21st century. Pillasters on doorway also removed, modern concrete roof
	Brattleby House (Station Road)	Victorian villa revival style, classic with some gothic influence. 1901. Ridge roofs, decorated brickwork, Flemish bond, canted bay window, bargeboards, segmental brick heads, axial ridge stack, projecting eaves and ridges, oculi window, lightning conductors
	Morland House (Station Road)	Late Victorian detached villa, 1890-1900. Classic proportions of Georgian style with some decoration of gothic. Red brick, hipped slate roof, flat roof bay windows, 4 pane timer sash windows, drip mould brick details, tall hip stacks, painted cast iron railings to front boundary
	6 High Street	Formerly the Chequers public house. Classic Georgian style. Simple, strong proportions, 2 storey, 2 bay, central doorway. Coursed limestone rubble to side elevations (cottage style), later Victorian brick skin to front elevation. Ridge roof with pantiles, gable stacks. Boundary wall. Historical significance. Prisoner stop off en route to Lincoln Assizes
	The Gables (8-16 High Street)	Victorian revival terrace. 1852. Red brick, slate roofs, ornate chimneys, gothic style windows, drop mould brick detailing, low boundary walls, timber windows
	Stonefield Farm (18 High Street)	Mixture of cottage and classic Georgian styles. Simple rectangular shape, vertical emphasis to windows. Originally limestone rubble, pre 1850 with later Victorian brick skin in English Garden Wall Bond (1869), rendered brick heads, gable stacks, simple low boundary wall















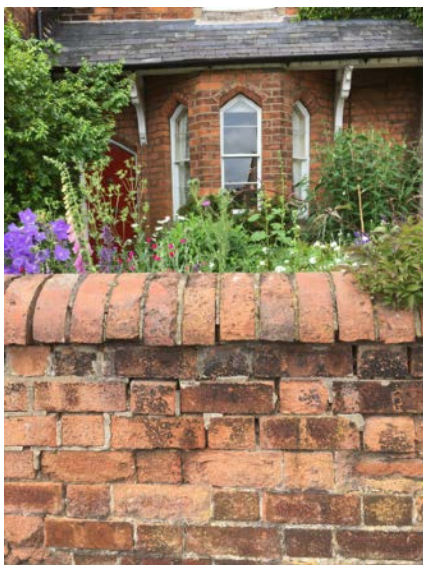
Image	Property	Information
	20 High Street	Pre 1850 Cottage, local vernacular. Flemish Bond brick, clay pantiles, timber sash windows. Simple cottage style. Originally course limestone rubble, later brick skin to front elevation (Victorian influence). Completely rebuilt in early 21st Century
	22 High Street	Traditional cottage, pre 1850. Originally course limestone rubble and pantiles. Later Flemish Bond brick skin to front elevation and concrete roof tiles. Simple shape and proportions, gable stack, frontage property renovated extensively in the early 21st century
	The School (High Street)	Victorian style, 1859, red brick, steep pitch slate roof, half dormers. Projecting eaves and dormers, delicate wrought iron railings, timber windows. Prominent building on High Street
	The Methodist Chapel (High Street)	Victorian Gothic revival style c1875. Decorated red brick, slate roof, coping detail, pilaster buttresses, pediments, finial. Prominent view stop with church spire peering from behind
	Manor House Cottage (High Street)	Detached 2 storey farmhouse pre 1850. Red brick, pantile roof. Simple Georgian/cottage style. Gable and ridge stack, small window openings, ridge roof. Important corner and view stop
	34 Church Lane (Orchard Cottage)	Traditional brick and panted cottage, pre 1850. Simple features, small window openings. Spacious garden and pleasant location near rear of church, painted white
	The Kennels (Kennel Lane)	Circa 1850 brick building, now rendered. Now comprises 2 properties joined by what was the old kennels. Historical significance. Once headquarters of the Burton Hunt
	Farmhouse, Kennel Lane	Red brick farmhouse. 2 storey. Single storey red brick building forming part of historical crewyard
	Stables at Manor House, (The Green)	Red brick barn mirrors the other red brick barn in the farmyard with the same window styling.
	Leigh Farm House (Fiskerton Road)	Farm house with stone barn. Coursed limestone rubble with Victorian brick front elevation. The stone barn behind the property predates the house
	Old Barn	Limestone and brick barn shared between The Barn and Red Willows. Pre 1850
	Stone Barn at Moor Farm	The stone barn is perhaps one of the oldest in Reepham Parish. Pantile roof, pre 1850

Image	Property	Information
	Stone & brick barn at Ward's Farmyard	The stone and brick barn appears to stand on the site of a building shown on the Tithe map
	Stone & brick barns behind 22 High Street	Stone & brick barns with pantile roofs to the rear of 22 High Street, currently un-developed

c. Non-Designated Heritage Assets: Features.

A number of features have been recorded in the Conservation Area Appraisal, along with some additions which include:

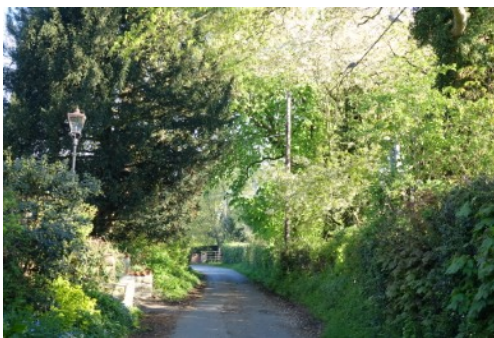
1. **Low walls** in the conservation area that define property boundaries. These are primarily brick walls and have their own distinct character with capping stones that are rounded (half moon shaped), pitched or flat, and some walls are topped by railings which are of equal importance.



2. **Stonework**, either houses that are made entirely of stone, or stone wall features, some of which are now just incorporated in to boundary walls, others are end walls of properties.



3. **Trees** of a mature nature are a significant feature of the streetscape around much of the village. Such trees need to be properly managed and any that are nearing the end of their lives should have replacements planted alongside. Specific groups of trees are also of significance such as the trees hosting the Rookery on Smooting Lane and the historic Willow Holt collection of willow trees.



4. **Grass verges** are noted as an essential part of the character of Reepham in the Conservation Appraisal. These should be kerbless. The verges throughout the village are important but the verges along The Green and Smooting Lane are the longest continuous area of green verge in one area of the settlement.



5. **Sinuous nature of the road & lanes layout/routes** through the village, with view-stops



6. **Hedges and soft planting**, especially outside houses set back from the street are an important part of the character of Reepham. House boundary hedging is also an important feature and in some cases have been made into locally renowned shapes.



7. Reepham is predominantly a village of **low rise buildings**. In the conservation area, buildings are typically one or one and a half stories and bungalows predominate in the 20th century development extensions. The interspersing of a row of bungalows with slightly higher buildings gives a pleasing rise and fall to the roofline around the village.



8. **Historic Stone walls**, for example adjoining The Barn, The Green, Rose Cottage connects to the graveyard and Station Cottages connects to the Pub. **Stone gateposts should also be included in this section, although they may not be in the same location as stone walls.**



9. **The historic green-** remnants of this are seen in the lane layout of the Green, the wide grass verges as well as the small triangular green itself. The Green is much reduced in size from its medieval origins so the remnants are of greater significance.



10. **The Stable Building** at Reepham Manor. Visible from Moor Lane all year round and from The Green in the winter months the stable building has architectural features that match the Barn at the entrance to Good's Farmyard such as the windows. The building has a distinctive white weather vane mount.



11. Quiet lanes. Examples are Church Lane, The Green, Smooting Lane



12. Larger gardens.



13. Wooden signpost



14. **The conservation area** itself is a **heritage asset** and more on this can be found in appendix 2. **Of importance in this area are the associated views of St Peter and St Paul's Church.**

15. The Open countryside itself is a heritage asset, along with views back towards the main village settlement, that highlight in particular the tree line along the northern edge of Reepham village, thereby enhancing the rural nature of the open countryside. The two being of benefit to each other.

Assets such as these should be prioritised, enhanced and preserved moving forward.

APPENDIX 2 Conservation Area Appraisal Document (WLDC)

The Conservation Area has an irregular boundary but basically runs from the Beck in the north to the railway line in the south, encompassing High Street, Station Road, Smooting Lane, Church Lane and The Green, excluding the modern developments of Mellows Close and Chapel Close, but including the cricket field and the land behind Church Lane down to the Beck.

Particular attention needs to be paid for the Conservation Area in light of requests to infill development and extensions, which will be assessed on a case by case basis with little oversight possible regarding overall impact on the Conservation Area of multiple separate applications over time. For this reason a context policy should be incorporated into the Neighbourhood Plan that seeks to retain the character of the Conservation Area, so that any applications from within the Conservation Area area are clearly identified as being in that area, and priority policies will therefore apply.

Character of the Conservation Area

1. Mix of housing either on the pavement side or set back with small gardens and low walls/fences, or larger front gardens with houses set back. Too many of either would be out of character.
2. Grass verges
3. Hedge rows
4. Mature trees
5. Building materials- stone and brick
6. Slate or pantile roofing
7. Plenty of soft planting
8. Larger gardens at the larger properties (except Bartle Garth)
9. Quiet lanes

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Appendix 3

Wildlife sighted in Reepham Parish over the past few years include:

Mammals

Hedgehog
Common shrew
Mole
Bat – Pipestrelle and ? Noctule
Rabbit
Brown hare
Grey squirrel
Water vole
Short-tailed vole
Bank vole
Harvest mouse
Wood mouse
House mouse
Black rat
Red fox
Badger
Stoat
Weasel
Roe deer
Muntjac deer

Birds

*Cormorant
*Little egret
Grey heron
Canada goose
Grey-lag goose
*Bean goose
Mallard
Teal
Tufted duck
*Red kite
Sparrow hawk
Buzzard
Hobby
Kestrel
English partridge
French partridge
Pheasant
Moorhen
Coot

Golden plover
Lapwing
*Woodcock
Snipe
Black-headed gull
Common gull
Wood pigeon
Collared dove
Cuckoo
Barn owl
Little owl
Tawny owl
Swift
Kingfisher
Green woodpecker
Great Spotted woodpecker
Skylark
Swallow
House martin
Yellow wagtail
Pied wagtail
Wren
Dunnock
Robin
Fieldfare
Blackbird
Redwing
Song thrush
Mistle thrush
Long-tailed tit
Coal tit
Blue tit
Great tit
Tree creeper
Yellow hammer
Chaffinch
Greenfinch
Goldfinch
Redpoll
House sparrow
Starling
Magpie
Jackdaw
Rook
Crow

* = occasional visitor

Amphibians and reptiles

Frog

Toad

Smooth newt

Grass snake

Adder

