



Neighbourhood Profile

March 2018

Misterton Parish Council

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1. Introduction

1. This report presents the results of the Neighbourhood Profile assessment performed by the Misterton Neighbourhood Plan Steering Group.
2. The Neighbourhood Profile methodology combines a traditional character and design assessment with an emphasis on place-making principles. Place-making is an often-hidden element of town planning, which seeks to unpick resident's feelings and experiences of a place, rather than just its physical assets. The Neighbourhood Profile methodology works to gather information and evidence on both physical and non-physical elements and features of a neighbourhood that contribute to defining its character.
3. The Neighbourhood Profile methodology involves 3 key evidence gathering stages:
 - **Defining Neighbourhoods:** depending on the size of the Plan Area to be analysed, it may be necessary to define different Neighbourhoods within the wider Neighbourhood Plan Area. Such selection takes account of the characteristics of each Neighbourhood such as Land Use, Development Periods, Physical Boundaries, Current or Historic Administrative Boundaries, etc.
 - **Neighbourhood Overview:** this is a Neighbourhood-specific map-based exercise, open to all residents willing to participate. The event entails a series of exercises to understand the physical characteristics (Layout Types, Natural Features, Open Spaces) the areas mechanics (Land Use, Services and Facilities, Landmarks), the assets of the neighbourhood, the road and transportation system, and any additional features that are best captured through a map-based group exercise.
 - **Neighbourhood Walkabout:** a walkabout around the most representative streets of the neighbourhood area. The aim of the walkabout is to gather information regarding the character of the development (topography, open spaces, buildings, landmarks, views and vistas, ideas for improvement) that can only be collected through an on-site investigation. The Neighbourhood Profile presents a summary of the street analysis performed by residents participating in the activity.
4. This Report presents the information gathered during these three phases in a clear and comprehensive way. The Report will inform the development of the Neighbourhood Plan and its policies. At the same time, this Report will act as a supportive document for the Neighbourhood Plan, which will refer back to it in order to detail design principles and recommendations. The document will be used by future developers and the Local Planning Authority when submitting or assessing planning applications, to determine whether or not the design and character of the proposed development protects and enhances the existing character of Misterton.
5. Due to its size and character, the Steering Group decided to consider seven (7) distinct Neighbourhoods (named Zones by the Steering Group). Each Neighbourhood has been

analysed through a desktop-based Neighbourhood Overview and followed by a Walkabout, collecting photographic evidence.

6. Each zone has been analysed in a specific section of this document. Each Section presents an area overview table, and a summary of key recommendation for the design of proposed development and Neighbourhood Plan Policies. Photographs are provided to clarify the features described in each subsection.

2. How to use this Report

7. The Report summarises the evidence necessary to develop a series of Neighbourhood Plan Policies. Policies and Justification Text should refer directly to this Report to demonstrate the collection of robust evidence, and to demonstrate the community importance of certain features and uses of the built environment. Such policies could include, but not be limited to, Character and Design, Local Green Space Designation, Green Infrastructure, Community Facilities, Employment and Commercial Development, Non-Designated Heritage Asset Identification, Views and Landscape Protection, etc.
8. The Report will also set design principles and recommendations that developers should incorporate into the design of their proposed development. The Local Planning Authority should consider such principles and recommendations when assessing Planning Applications, and request modification to or even refuse applications that cannot demonstrate to have taken such principles into adequate consideration. The principles and recommendations section will be set for each neighbourhood and will be referenced in the relevant Neighbourhood Plan Policies.
9. This Report can be used above and beyond the scope of a Neighbourhood Plan. Ideas and proposals for the improvement of the area will be listed in the Report and can inform Parish and Town Council's Community Infrastructure Levy (C.I.L.) spending strategies, S106 agreements, funding applications, and community-led initiatives.

Misterton

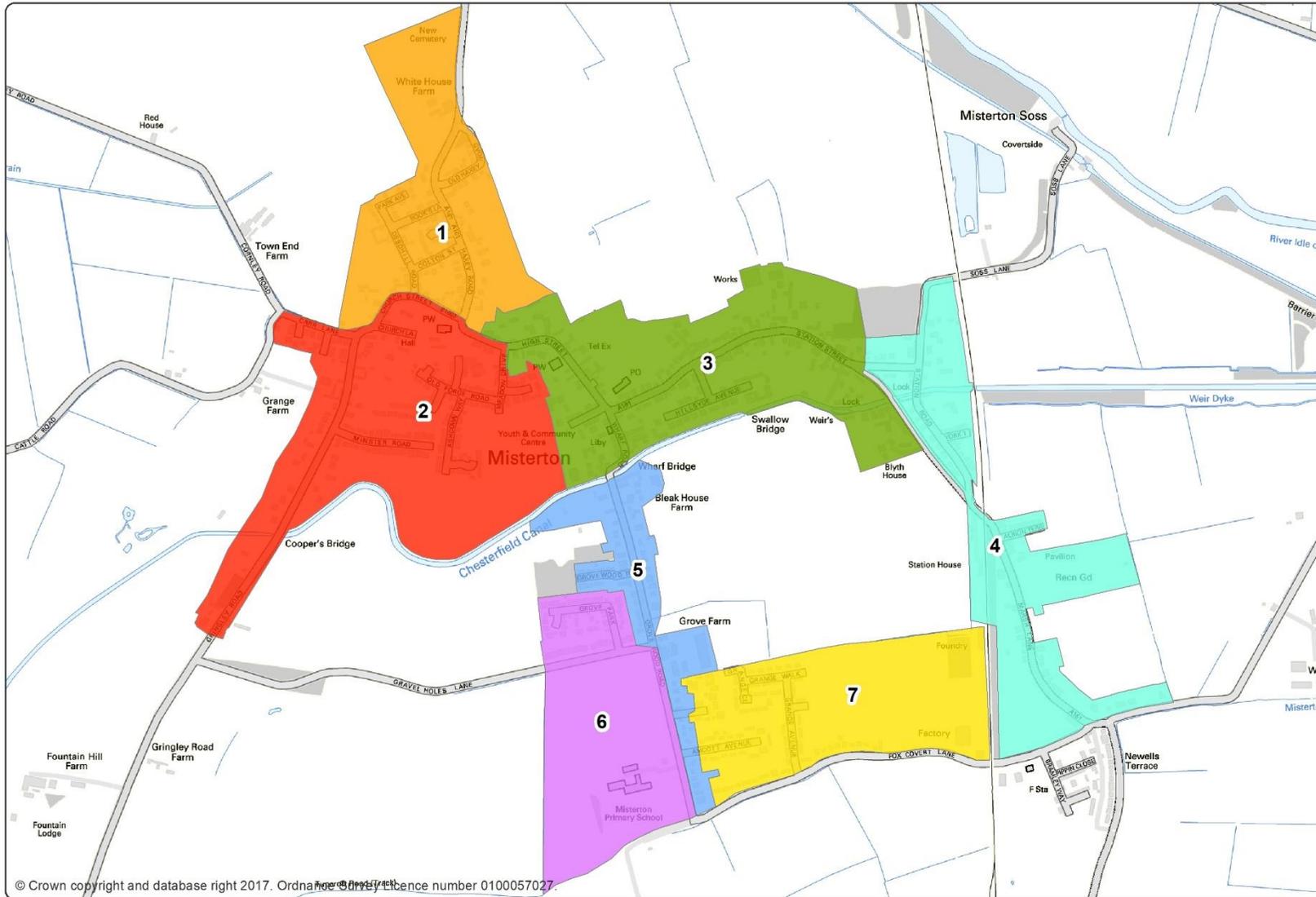


Figure 1. Neighbourhood Zones

3. Neighbourhood Profiles: Zone 1

Overview Table of Zone 1

10. Consists of:

- Rooks Lane,
- Colton Street,
- Debdhill Road,
- part of Haxey Road,
- Old Haxey Road,
- Park Avenue,
- Pinfold Lane.

These are the roads which either run through or begin and end in Zone 1 plus the open spaces i.e. cemetery and White House farm.

Neighbourhood: Zone 1	
Age (when was it built)	The houses span about 120 years from the late Victorian, to houses built in the present day, Houses on Old Haxey Road seem to generally occupy the middle ground, whereas Colton Street and Debdhill Road would largely be older at the beginning of that time frame. There are also houses that predate 1900. The old vicarage is by far the oldest house probably dating to the 1600s.
Land Uses	Zone 1 roughly has a 50 - 50 split between open and non developed land and built up land, Rooks Lane for example has some and empty area of land where 2 cottages once stood, However at the extreme end on the zone on Haxey Road, there is the cemetery, known as the new cemetery, which is roughly 1.5 acres. Next door to it is the White house farm, which used to be a dairy farm and which is now a caravan site, as well as a steel fabrication site. There is arable land on the side of Debdhill Road, once belonging to the now redundant Debdhill farm.
Layout Types	<ul style="list-style-type: none"> • Apart from the open spaces in between houses, plots are roughly small blocks on Old Haxey Road, Colton Street and Rooks Lane, Debdhill Road and Park Avenue. Housing also stretches down the side of Haxey Road, and in between Debdhill Road and Haxey Road.

	<p>Most of the houses in this zone are either terraced or semi detached. However there are, mixed in, newer houses have been built; there is an old farm house on Debdhill Road with some outbuildings converted to dwellings. In general a mixed bag of housing from terraced cottage to large detached houses.</p>
Natural Features	<p>There are very few natural features in zone 1, there is a large hedge running down to the cemetery, and a number of large trees on the corner of Old Haxey Road and Haxey Road. The land slope up away from Haxey Road towards the top of Debdhill.</p>
Open Spaces	<p>Apart from the caravan site and the cemetery, open spaces are not great evidence apart from the slope up to Debdhill top which is a beauty spot and provides walkers and cyclists a nice place to relax with good views and which borders zone 1.</p> <p>There is a short footpath behind the houses to the east of Haxey Road which turns north to join up with Old Haxey Road. This path connects with others, one of which leads into the village</p>
Services & Facilities	<p>Because of the nature of this zone, the caravan park and Cemetery are really the only facilities.</p>
Landmarks	<p><u>Listed buildings:</u></p> <ul style="list-style-type: none"> • 3/3a Debdhill Rd (Grade II) • The Old Vicarage (Grade II)

Key Recommendations:

11. Proposals for residential development in Zone 1 should mostly deliver a mix of terraced cottages and semi-detached houses, with limited large detached properties.
12. Proposals in Zone 1 should consider the proximity to the open and undeveloped countryside surrounding the areas, maintaining the existing open spaces in between houses and existing natural features, such as the large trees on the corner of Haxey Road.
13. The view from atop of Debdhill Road should be maintained and protected. The existing footpath at the end of Debdhill Road and on the eastern outskirts of the areas behind the houses on Haxey Road should be maintained and protected.
14. The new cemetery should be proposed for Local Green Space Designation.

15. If allocated, proposals for site NP01 will need to consider its location at the boundary of the developed footprint and bordering the rural area surrounding Zone 1. Design in this area should promote the idea of gradual transition from the urban area into this rural environment, and include layouts that present adequate open space in between buildings. Existing hedgerow and trees, as well as drainage ditches and field boundaries should be preserved as much as possible to conserve the rural character of this part of the village.
16. If allocated, proposals for site NP02 will need to present design features that do not have a detrimental impact on the setting and view from / of nearby Listed Buildings and non-designated heritage assets (Grade II listed building at 8 Church Street, Grade II listed Debdhill House at 3 and 3a). Detached, two storey, brick-built houses with large gardens would be in keeping with the character of this part of Zone 1.

Sites Allocated within this Zone

17. The following sites identified for allocation in the Neighbourhood Plan are within this zone:
 - NPO1 Land off Haxey Road
 - NPO2 Land off Church Street

Pictures of Key Elements of the Neighbourhood Zone 1



Haxey Road north end of village



Windmill Gardens



New Cemetery



Haxey Road

4. Neighbourhood Profiles: Zone 2

Overview Table of Zone 2

18. Consists of:

- Church Farm estate (Ashdown Way, Chapel Close, Church Drive, Deans Close, Fields End, Old Forge Road, Old Forge Close, Meadow Drive)
- Developments off Gringley Road (Ashlea, Carr Lane, Minster Road, Willow Avenue)
- Gringley Road.
- Western end of High Street
- Southern end of Haxey Road and Debdhill Road

Neighbourhood: Zone 2	
Age (when was it built)	The majority of properties are post-war, with two significant (and similar) developments: an estate of some 100 houses of more recent build (Church Farm estate) and developments off Gringley Road. Interspersed throughout this area are single, older dwellings, many focused around, or radiating out from, the 12th century, Grade I listed Parish Church.
Land Uses	Most of the zone is housing. There are the vestiges of former farms but there are no actively farmed areas within the zone. There are two sizeable pockets of land on either side of the lower end of Gringley Road, which have extensive, derelict farm buildings and associated land. To the west of the zone (Cornley Road and Cattle Road) is productive farmland.
Layout Types	The developments off Gringley Road consist (to the west) of bungalows. Minster Road is mixed houses and bungalows, while in the rest of the area are mainly detached, brick-built houses.
Natural Features	The area is bordered to the south by the Chesterfield Canal, and includes the mature grassland area (NP07). Cooper's Bridge, where Gringley Road crosses the Canal is of historic importance: it is the site of an accident in which a lorry careered off the bridge and into the Canal. Located above the bridge is now a bench provided by Nottinghamshire

	County Council in memory of one of its employees from the village, who was killed in a work-related accident. West of the zone is farmland.
Open Spaces	The zone includes the newly refurbished (2016) play park and open space at Church Meadow and, opposite it, Windmill Garden. A towpath follows the north side of the Chesterfield Canal, which is popular with walkers, while the Canal itself provides recreational boating. Leading out of zone 2 into zone 1 is Debdhill Road, which leads to a public footpath and byway.
Services & Facilities	The area features the Parish Church and churchyard, including an area managed by Misterton & West Stockwith Burial Committee. Adjacent is a pub and there are four businesses in the area: saddlery, fish & chip shop, hairdresser, and pizza house. The Red Hart pub is the only remaining public house in the centre of the village.
Landmarks	<p>The Parish Church and War Memorial feature prominently in this zone. The Chesterfield Canal and Cooper's Bridge (see above) are also prominent landmarks.</p> <p><u>Listed buildings</u> (All Grade II): 8 Church St Church Farm House War Memorial Gringley Rd Farmhouse - outside zones but adjacent to Zone 2 Fountain Hill Farm - outside zones but adjacent to Zone 2</p>

Key Recommendations:

19. Proposals for residential development in Zone 2 should mostly be for bungalows in the western section and close to the border of the developed footprint adjacent to surrounding rural areas. In more central locations, detached, brick-built houses would be more appropriate and in keeping with this part of Zone 2.
20. Proposals will need to consider proximity to rural areas and present designs that promote the idea of a gradual transition between the urban areas and the rural environment. Proposals in the historic core or in close proximity to listed building will need to present design solutions that do not have a detrimental impact on the setting of these heritage assets.
21. Proposals for small commercial activities appropriate for the village centre in the centre of Zone 2 would be in keeping with the character and role of this part of the village. Any proposals for commercial facilities should not have a detrimental impact on neighbouring residential amenity.

22. The Chesterfield Canal, a Local Wildlife Site and - in the tract west of Gringley Road - a Site of Special Scientific Interest, is a key green infrastructure asset for this area. The footpath running north of the Canal and the area of land it runs through should be safeguarded and protected. The footpath and Canal should be included in the Green Infrastructure Policy.
23. The newly refurbished play park at Church Meadow and, opposite it, Windmill Garden, as well as the Churchyard, should be proposed for Local Green Space Designation.
24. Considering the location of site NP06 in Zone 2, proposals for a combination of two-storey detached and semi-detached houses would be appropriate, with the preferred material being brick. Existing mature trees and hedgerows in the area should be preserved as much as possible. The site could also promote public access toward the Chesterfield Canal.

Sites Allocated within this Zone

25. The following sites identified for allocation in the Neighbourhood Plan are within this zone:
 - NP03 Land of Gringley Road (South)
 - NP06 Land off Meadow Drive

Pictures of Key Elements of the Neighbourhood Zone 2



All Saints Church from Cornley Road

5. Neighbourhood Profiles: Zone 3/4

Overview Table of Zone 3/4

26. Consists of:

- Junction of Fox Covert Lane,
- Marsh Lane (mainly Zone 4),
- Station Street,
- part of High Street,
- Wharf Road (Zone 3)

Neighbourhood: Zone 3/4	
Age (when was it built)	Mainly 20-21 st century buildings.
Land Uses	Predominately residential with a small number of commercial, community and agricultural facilities
Layout Types	<p>• Generally linear - the two zones generally incorporate one main tarmac road through the village (6-8metres in width) with several cul-de-sacs branching from the road (some small areas /cul-de sacs not adopted). Majority of plots have small front gardens with some having long rear gardens.</p> <p>No cycle routes as roads/ footpaths of insufficient width. Some street furniture.</p>
Natural Features	Chesterfield Canal bisecting the main road running east to west including original brick built bridge – Swallow Bridge.
Open Spaces	<p>Recreation ground on Marsh Lane to cater for numerous sports for all ages (cricket, football and bowls clubs) with play park & skate park facilities.</p> <p>Open areas with horse paddocks and stabling. including open field north side of wharf bridge.</p> <p>Easy access to both public and private open spaces.</p>

	Four brownfield sites to the south of the area requiring development. (Old Newell's factory site, area adjacent to the vet's surgery, part of Albion Terrace and the old gas works)
Services & Facilities	Local shops on the High Street -convenience store, Post office, hairdressers & butchers shop. Community facilities - Youth and Community Centre, Library (in the old school building). Methodist Church and telephone exchange. Other shops and facilities - Chinese takeaway & former Misterton Centre (commercial) Marsh Lane and Fox Covert having the vets practice, tattoo artist, GP surgery and pharmacy.
Landmarks	Canal with some listed aspects with a series of locks and boat moorings. <u>Listed buildings:</u> (All Grade II) <i>Zone 3</i> 103 Station Street 27 High Street Elm Farmhouse Misterton Methodist Church Swallow Bridge Youth & Community Centre The Laurels - wall and railings Wharf Bridge - Zone 3/5 Haxey Gate bridge - outside but adjacent to Zone 3 <i>Zone 4</i> Gate piers and gate at Misterton Station House Misterton Station House and outbuildings North & South Engine house - outside but adjacent to Zone 4 Access bridge, Pumping House - outside zones but adjacent to Zone 4

Key Recommendations:

27. Proposals for residential development in Zone 3 and Zone 4 should maintain the linear character of residential development around the main road and enhance and reflect this architectural style and streetscape. Residential development fronting the road will need to present adequate front gardens and driveways, while promoting a sense of closeness between the frontage of the buildings and the street. Small cul-de-sac estates developed around the main roads would also be appropriate in this area.
28. Proposals for community facilities and commercial activities should be in keeping with the character of this area of the village.

29. Development proposals for the regeneration of the four brownfield sites identified in the table above should be supported, any development should be consistent with the need to address any identified current constraints relating to the sites, but could otherwise be supported through a specific windfall development policy.
30. Proposals will need to support and not have a detrimental impact on the viability of community facilities such as the GP surgery, pharmacy, vet practice, Library, Youth and Community Centre, Methodist Church, and Post Office. These facilities should be included in a Community Facility Policy.
31. Recreation ground on Marsh Lane should be proposed for Local Green Space allocation. Existing large open spaces and public right of ways in these rural areas should be identified and protected through a Green Infrastructure Policy.
32. Development will need to consider the impact on the setting of Listed Buildings and present adequate design and material solutions.

Pictures of Key Elements of the Neighbourhood Zone 3 and 4



Newell's former site



Jubilee Garden

6. Neighbourhood Profiles: Zone 5

Overview Table of Zone 5

33. Consists of:

- Grovewood Road (excluding south west portion which incorporates the school)
- At the north end and to the east, The Old Maltings and Mill Close,
- To the south and to the west, Grovewood Terrace,
- Further south still and close to each other on the east side Grovewood Close and Orchard Grove.
- The zone is bordered to the north by the Chesterfield Canal, to the west primarily by zone 6, to the south by the western end of Fox Covert Lane and to the east by part of zone 7 and open fields.

Neighbourhood: Zone 5	
Age (when was it built)	The oldest house on Grovewood Road was built at the end of the 18 th century. A further 6 houses scattered along the road, date back to the 19 th century. Most of the housing along Grovewood Road and in Grovewood Terrace was developed during the 20th century with the exception of 3 small developments built since the year 2000.
Land Uses	This zone is almost wholly residential, with the exception of one working farm. There is also a former farm which is now used as a b&b, riding school and livery stables. Additionally, on the site there a number of small businesses.
Layout Types	<ul style="list-style-type: none"> • Zone 5 has a linear layout along Grovewood Road (approximately 1/2 mile in length) with 5 cul de sacs branching off it. There are wide grass verges on both sides of the road with a pavement on the eastern side only. Whilst the houses are almost exclusively brick built, along Grovewood Road they differ widely in size, age and style. There are large detached houses, semi- detached houses, bungalows and dormer bungalows all having gardens front and rear. Over the years there has been significant infill, hence the rather un-homogeneous look of the road. In the four newer cul de sacs the houses are more homogenous in style though mixed in size.

Natural Features	The Chesterfield Canal runs along the northern end of the zone and there is agricultural land to the east. On the corner of Gravelholes Lane and Grovewood Road there is a large sycamore tree.
Open Spaces	There are no public open spaces in this zone or recreational facilities.
Services & Facilities	The farm that is now a B&B, riding school and livery stables also hosts a restaurant, cycle shop, dog training school, an equestrian products and gift shop and an antique centre. They also have a room available for hire that can be used for private functions or by local groups.
Landmarks	Wharf Bridge (Grade II listed) and the Chesterfield Canal.

Key Recommendations:

34. Proposals for residential development in Zone 5 will need to maintain the linear character of the area, presenting a combination of detached and semi-detached two storey properties and also bungalows. Small infill development fronting Grovewood Road would be in keeping with the character of the area. Preferred materials should be brick. Frontages should be an appropriate distance from Grovewood Road reflecting existing properties, and existing verges should be protected. Small cul-de-sac estates clustered around the main roads would be appropriate in this area.
35. Proposals for small businesses on the existing Grove Farm site would be appropriate in Zone 5.

Pictures of Key Elements of the Neighbourhood Zone 5



Chesterfield Canal



View to All Saints Church



Grovewood Road dormer bungalows



Grovewood Road housing



Chesterfield Canal by Wharf Bridge



Grovewood Road



Grovewood Road bungalows



Grovewood Road fields view

7. Neighbourhood Profiles: Zone 6

Overview Table of Zone 6

36. Consists of:

- Grove Park
- part of Gravelholes Lane,
- the south west part of Grovewood Road (including the school)

Zone 6 is bordered by Green Lane to the south, open fields to the west and housing on Grovewood Terrace and Grovewood Road to the north and east.

Neighbourhood: Zone 6	
Age (when was it built)	The zone consists of one estate, Grove Park built between 1989 and 1990 and the former the secondary school, built in the 1950's, which is now the primary school.
Land Uses	The majority of the zone is agricultural land with approximately a third taken up by housing and the school. Part of the open land to the north of the school is used mainly as grazing for horses.
Layout Types	Grove Park estate is mostly laid out as a cul de sac but includes a smaller linear development along Gravelholes Lane. It consists primarily of 3 or 4 bed detached houses with a few bungalows. All are set back from the road with front and rear gardens.
Natural Features	What is notable about zone 6 is its rural feel, with the school surrounded by playing fields and being bordered by fields on three of its sides. Fields run across to Gravelholes Lane and Grove Park overlooks fields to the south and has agricultural land used for grazing cattle to the west. There is hedging too between the fields, along Green Lane, and along some of Grovewood Road and Gravelholes Lane.
Open Spaces	The school playing fields are private to the school, but the sense of open space they afford plus the open fields are enjoyed and valued by villagers.

Services & Facilities	Misterton Primary and Nursery School is a vital part of the community. The schools swimming pool is an important resource for the children, as well as being regularly used by local Aqua fit classes and public swimming at certain times
Landmarks	There are no significant landmarks in this zone

Key Recommendations:

37. Proposals in Zone 6 will need to consider the proximity and impact to the rural landscape surrounding the Grove Park estate. Development presenting large bungalows or detached houses with front and rear gardens would be in keeping with the character of Zone 6.
38. Views over the open countryside from Gravelholes Lane, including around the primary school and Grovewood Road should be identified and protected. The rural fields surrounding the estate should be identified in the green infrastructure policy as important elements characterising this part of the village.
39. The Primary and Nursery School, as well as the swimming pool and Community Gardens should be identified as key community facilities and protected through the Community Facility Policy.

Pictures of Key Elements of the Neighbourhood Zone 6



Grovewood Road view south



Field view from Grovewood Road

8. Neighbourhood Profiles: Zone 7

Overview Table of Zone 7

40. Consists of:

- Orchard Grove,
- most of Amcott Avenue,
- Grange Avenue, Grange Drive,
- Grange Walk
- Grange Close.
- North side of Fox Covert Lane, including the old factory site and the old foundry.

Zone 7 is bordered to the north by open fields, to the east by the railway line, to the south by Fox Covert Lane and to the west by Zone 5.

Neighbourhood: Zone 7	
Age (when was it built)	Unknown
Land Uses	Slightly less than 50% of the zone is used for housing and there is a designated play area within this. The rest of the land is predominantly open fields (most of which constitute NP 11 and NP12). There is a small holding that currently uses some of this land for grazing. In addition, there is an old disused factory, part of which has been converted into studios for a locally based dance school business and which formerly also housed the Misterton Sports Social Club. There is also the site of an old foundry.
Layout Types	<ul style="list-style-type: none"> • The houses on either side of Amcott Avenue are largely brick built and semi-detached with gardens front and rear. At the end of Amcott Avenue a footpath leads into the Grange Estate to Grange Avenue and to a central green space. On the west side of Grange Avenue and in other parts of the estate there are approximately 20 semi- detached brick built bungalows for older/disabled people. The remainder of the estate is comprised mainly of brick built semi-detached houses with gardens front and rear; additionally, there is a small block of flats. The wide grass verges of Amcott Avenue and Grange Avenue are important in giving a sense of space to the area. Along Foxcovert Lane there is a linear

	development of mainly semi-detached brick built houses also with gardens to front and rear.
Natural Features	There is agricultural land to both the north and south sides and significant parts of the northern and eastern half of the zone fall within a designated flood zone area.
Open Spaces	There are two open spaces within the zone used by children as play areas one of which is designated as such.
Services & Facilities	The village has lost a major facility that was located in this zone; the closure of the Misterton Sports Social Club, the closure of an unofficial footpath running from the end of Grange Walk N/E across the fields (the site of NP11 and 12) to the railway bridge at the S/E end of Station Street. (This was highly valued by residents of the estate as it provided a much shorter route to the S/E side of the village where the GP surgery is located and where there was a corner shop) and the closure of a community centre for elderly residents located in one of the ground floor flats in Grange Close. The dance school offers a variety of classes for children.
Landmarks	There are no significant landmarks within the zone.

Key Recommendations:

41. Residential development should be mostly concentrated around the existing developed footprint on the east of Grovewood Close. Semi-detached brick buildings would be in keeping with the character of the area, presenting large front and rear gardens. Brick-built bungalows to accommodate for the need of older people with limited mobility would also be considered appropriate for this part of the village. Existing and new verges fronting the houses should also be protected and encouraged.
42. The rural areas north and south of Zone 7 should be protected. Views and vistas over these fields could be assessed and incorporated into a views and vista policy.
43. Both open spaces within the estate should be proposed for Local Green Space Designation (No 5 and No 6).
44. If allocated, development on NP11 should include a mix of bungalows, semi-detached and detached houses. Residential properties should present large front and rear gardens, and appropriate open green spaces should be incorporated in the development. Opportunities for

the development of a Community Centre and Sport facilities should be explored. Similarly, small commercial activity supporting the needs of local residents (e.g. corner shop) would be supported on site NP11. The site should promote the re-establishment of the unofficial footpath running from the end of Grange Walk N/E across the fields to the railway bridge at the S/E end of Station Street. Existing mature trees and hedgerow in the areas should be preserve as much as possible.

Sites Allocated within this Zone

45. The following sites identified for allocation in the Neighbourhood Plan are within this zone:

- NP11 Land off Grange Walk
- NP12 Land off Fox Covert Lane

Pictures of Key Elements of the Neighbourhood Zone 7



Amcott Avenue housing

