

POTTERHANWORTH

A STUDY OF THE GROWTH AND DEVELOPMENT

IN POTTERHANWORTH

DURING THE YEARS 1945 TO 2023

By

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of Potterhanworth**

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POTTERHANWORTH 1945 TO 2023

AN OVERVIEW OF THE CHANGES AND DEVELOPMENT OVER 78 YEARS

This project seeks to map the growth and development of Potterhanworth Village over the years between 1945 and 2023. I have concentrated my research on Potterhanworth village only and have not attempted to record the changes in Potterhanworth Booths which in 1945 was not part of the Potterhanworth electoral area. Neither have I attempted to record the disappearance of the several remote agricultural dwellings that could once be found on the heathlands and down the fens in Potterhanworth parish. I have however included Barff Farm, due to its close proximity to the village.

Potterhanworth is not the only Lincolnshire village to experience great changes to its physical and social structure since the end of the Second World War. Few villages of Potterhanworth's size however can have experienced such massive change and development as has occurred here. In 1945 there were just over 100 dwellings in Potterhanworth, whilst today there are more than 300, with potential for even more growth.

It is worth analysing how all these extra properties have arisen, and it seems to be the result of four factors:

1. The building of 4 housing estates on open land

Between 1949 and 1958 the Queensway Estate of 44 dwellings was built along with another six houses on Moor Lane. This development was social housing by North Kesteven Rural District Council. Next along was the development of The Park starting in 1978 and ending in the early 2000s. This project added a further 56 houses to Potterhanworth's housing stock. The third large estate was Fosters Gardens which was built on allotment land and gardens. This was a Housing Association development and provided a further mix of 22 houses and bungalows. Parallel to Fosters gardens is the latest estate to be built, also on allotment land and gardens. This small social housing development, Windmill Gardens, was built in 2022 by North Kesteven District Council, and comprises 8 houses. In total these four developments added 136 dwellings to Potterhanworth's housing stock.

2. The building of smaller estates/developments on brownfield sites and disused farmyards

With the massive changes in agriculture towards the end of the 20th century the four farmyards in Potterhanworth became available for development. Once the Battle's farmyard project is completed a further 33 new dwellings from within the boundaries of the old farmyards will have been constructed. Two brownfield sites have also been developed for housing. These are The Paddocks, formerly a pig breeding unit, and Queensway Court which was latterly a site for lock-up garages. These two developments have added a further 11 properties to the housing total.

3. Conversion of many redundant farm buildings and others into dwellings.

There has been wholesale conversion of most of the disused agricultural buildings. All of the large barns and some of the single storey farm buildings have been converted into dwellings. In addition, two redundant chapels and The Water Tower have been adapted for habitation. The total number of conversions of all types to date stands at 16.

4. The extensive and intensive infilling of small vacant plots

Over the years it seems that every available parcel of undeveloped land has been subjected to infill development. Most of the infill development has occurred on vacant plots of land along public road sides. Since the relaxation of North Kesteven's policy on tandem development however, which

basically prevented the development of any plot of land that did not have a frontage on to a public road, there have been a number of dwellings built to the rear of existing properties. Infill development of both types has been particularly intensive on Barff Road but there are also other examples on Station Road, Moor Lane and Nocton Road. Infill accounts for about 20 more dwellings.

Along with the physical development and change of Potterhanworth's real estate over the last 78 years there has also been a massive change in its economic and social structure. In 1945 Potterhanworth was very much a "working class" agricultural settlement. There were four major farming businesses and a sugar beet seed development company. These businesses were big employers of labour. I remember the late Anthony Battle telling me some years ago that in the early 1960s Battles employed 43 men. I remember Harry Salter, the next largest farmer used to employ up to 8 people whilst the remaining two businesses employed about 6 more. The sugar beet seed business employed 40 to 50 people, some part-time, so it is fair to say that agriculture used to find work for about 100 people, not all of whom lived in Potterhanworth.

Over the years with amalgamations and retirements there is now only one major farming business left and the sugar beet seed business has long since ceased to exist. Probably no more than half a dozen people now find employment in the agricultural sector. In the place of the agricultural workers Potterhanworth now hosts a great many professional middle class residents. Amongst the many skills and professions represented in Potterhanworth today there are military personnel, both serving and retired, doctors, school teachers, architects, accountants, police officers and bankers.

Potterhanworth is now a village where the vast majority of the residents are owner occupiers. With the Right to Buy Scheme introduced by the Government in the 1980s, the majority of the council houses in Queensway and Moor Lane are now privately owned. Home ownership in Potterhanworth is probably around 85%, way above the national average.

So what does the future hold for Potterhanworth? Has Potterhanworth reached its maximum size or will we see a further wave of expansion at some time in the future? I think it is quite possible that we will see even more growth and development. For many years after the War North Kesteven used to refer to Potterhanworth as a "settlement not scheduled for major growth". I think it is fair to say that this policy has been blown out of the water by Potterhanworth's 300% expansion.

Other planning policies also seem to have been abandoned. At one time the Village Curtilage was sacrosanct and it was a waste of time putting in a planning application for land that was outside its boundaries. This seems to be no longer the case. Tandem development was also considered to be completely out of bounds by the District Council, but just look at how many examples there are in the village today.

Bearing in mind these relaxations in planning policies I can see three areas in Potterhanworth where there could well be development in the future. In my write-up of The Paddocks you will see that the area of land to the rear of Moor Lane, situated between The Paddocks and Fosters Gardens has seen many applications to build. All have been refused so far but I can well see that this could change.

Another possible site could be the six acres of woodland that surround "Sevenlands" off Moor Lane. Some years ago this property and its surrounding land came within the Village Curtilage. Whilst there is a tree preservation order on the site we have seen by what happened at The Park that tree preservation orders are not worth the paper they are written on in the face of a determined developer.

In 2015 there was a planning application to build 40 dwellings on land to the north of Barff Road. This application was refused by the District Council but I think that this proposal could be re-activated at some time in the future.

Another factor to be taken into consideration is the pressure being asserted on the County Council and District Councils by Central Government to build 60,000 new houses in Lincolnshire. This policy has not been matched by any additional investment in infrastructure. Lincolnshire has one of the worst and badly maintained road systems in the country. The Police are the worst funded force in the United Kingdom and the health care system is creaking at the seams both at GP and hospital levels.

In spite of the failings in infrastructure we can already see evidence of this Government policy in neighbouring villages where vast housing estates are springing up. In Lincoln a reckless scheme has been started to build 3000 homes on a flood plain. Huge swathes of open countryside surrounding Lincoln have been designated as areas where building can take place. In view of this pressure I can well see that Potterhanworth may not escape further expansion.

I hope you find this article, along with its accompanying post code by post code write-ups interesting and that it will give you some insight as to how Potterhanworth has changed and grown in the last 78 years.

RE WILFORD

Former Parish Councillor and Clerk to the Parish Council of Potterhanworth.

December 2023

POTTERHANWORTH - 78 YEARS OF CHANGE AND GROWTH

Summary of property by location -numbers of dwellings and movements 1945 to 2023

Street or area	Post Code	Existing in 1945 Plus	New Build Plus	Farm building Conversions Plus	Other building Conversions Plus	Two into one Conversions Minus	Demolit- ions Minus	Total at 2023	Planning Consents Outstanding	Potential future totals
Barff Road	LN4 2DU	29	18	4	2	1	2	50	1	51
Brewers Yard	LN4 2FX	0	7	0	0	0	0	7	0	7
Church Lane	LN4 2DP	5	12	2	0	0	5	14	0	14
Cross Street	LN4 2DS	6	4	0	0	0	0	10	0	10
Fosters Gardens	LN4 2DE	0	22	0	0	0	0	22	0	22
Kingsley Court	LN4 2DQ	0	5	1	0	0	0	6	0	6
Main Road	LN4 2DT	12	6	2	0	0	4	16	0	16
Middle Street	LN4 2DR	6	1	1	0	1	2	5	2	7
Moor Lane	LN4 2DZ	25	19	0	0	0	0	44	3	47
Nocton Road	LN4 2DN	3	6	2	0	0	1	10	2	12
Queensway	LN4 2EA	0	48	0	0	0	0	48	0	48
Queensway Court	LN4 2FG	0	6	0	0	0	0	6	0	6
Rectory Close	LN4 2EQ	0	13	0	0	0	0	13	0	13
Station Road	LN4 2DX	11	6	0	-1	0	0	16	0	16
The Green	LN4 2DW	6	1	0	1	0	0	8	0	8
The Paddocks	LN4 2FD	0	5	0	0	0	0	5	0	5
The Park	LN4 2EB	1	35	0	0	0	1	35	0	35
Windmill Gardens	LN4 2GX	0	8	0	0	0	0	8	0	8
Woodlands Close	LN4 2ED	0	8	0	0	0	0	8	0	8
Battles Yard		0	8	2	0	0	0	10	0	10
Totals		104	238	14	2	2	15	315	8	323

POTTERHANWORTH - 78 YEARS OF CHANGE AND GROWTH

Analysis of the source of new build dwellings

Street or area	Post Code	New Estates	Brownfield Site Builds	Roadside Infills	Tandem Development Infills	Total at 2023
Barff Road	LN4 2DU	0	0	12	6	18
Brewers Yard	LN4 2FX	0	7	0	0	7
Church Lane	LN4 2DP	0	12	0	0	12
Cross Street	LN4 2DS	0	0	4	0	4
Fosters Gardens	LN4 2DE	22	0	0	0	22
Kingsley Court	LN4 2DQ	0	0	5	0	5
Main Road	LN4 2DT	0	0	6	0	6
Middle Street	LN4 2DR	0	0	1	0	1
Moor Lane	LN4 2DZ	0	0	18	1	19
Nocton Road	LN4 2DN	0	0	5	1	6
Queensway	LN4 2EA	44	0	4	0	48
Queensway Court	LN4 2FG	0	6	0	0	6
Rectory Close	LN4 2EQ	13	0	0	0	13
Station Road	LN4 2DX	0	0	6	0	6
The Green	LN4 2DW	0	0	1	0	1
The Paddocks	LN4 2FD	0	4	1	0	5
The Park	LN4 2EB	35	0	0	0	35
Windmill Gardens	LN4 2GX	8	0	0	0	8
Woodlands Close	LN4 2ED	8	0	0	0	8
Battles Yard		0	8	0	0	8
Totals		130	37	63	8	238

BARFF ROAD – LN4 2DU

Barff Road runs from the Green in an easterly direction towards the fens. It is an interesting area containing many old houses and has been subject to extensive infilling since 1945. This road was the centre of business activity other than farming and used to have a forge, and also, well within living memory, a joiners shop. This road also had two Methodist churches, a Wesleyan Methodist Church and a Primitive Methodist Church.

A commentary follows on the various properties, starting with the north side of the road at The Green.

BARFF ROAD NORTH SIDE

The Road starts with two old stone detached houses. Firstly we have "Lawn Cottage" adjacent to the school and The Memorial Hall, followed by "Thorpe House". The latter house has alternated between being a single dwelling and housing two families. It is currently one dwelling.

Next along the road frontage there is a driveway from Barff Road running up to "Church Farm", which is a large converted barn. Along the drive are two old semi-detached farm Cottages, numbers 1 & 2 Church Farm Cottages. Recently a new house has been built on land adjacent to no. 1 Church Cottages and is known as 1a Church Cottages. Lower down the drive towards Barff Road there is a new detached house called "September House".

Back along Barff Road on the eastern side of driveway is another new large detached house called "October House", which is built upon what was previously the site of the Methodist Sunday school and car park. Adjacent to "October House" is the old Methodist Chapel which has now been tastefully converted into a dwelling and named "The Church House". Before the Methodist union this was known as the Wesleyan Methodist Church.

There is then a gap in the street frontage until we get to the former yard of the village joinery business. On the street side there is the old joiners shop under the same roof as Joiners Cottage. This is reputed to be the oldest building in Potterhanworth. There is outline planning permission in place to convert the joiners shop into a dwelling. To the rear of the joiners shop is a new detached bungalow built within the site called "Laburnum".

Following "Joiners Cottage" is a detached bungalow set further back from the road called "Redridge". This bungalow was built by Mr L Day for his own use following his retirement from the joinery business.

Next along Barff Road are two red brick semi-detached former farm cottages, "Shumac" and "Elm View". These two cottages are identical to six others in the parish, two across the road on the south side of Barff Road, two at Barff Farm, now converted into one, and two at The Green facing the Church. In 2020 planning permission was granted to build a bungalow to the rear of these two properties which has now been completed. The property is known as "Primrose Cottage". There is then a terrace of houses set back from the road, nos. 1 to 4 Southview Cottages, followed by a large detached house called "Holme Lea".

A property called "Stonehouse" comes next along the road. This property was originally a charming small stone detached cottage with a most beautiful front garden. Over the years however it has been subjected to massive extensions and adaptations and is now totally unrecognisable from the original. More recently a bungalow has been built on land to the rear of this property and is called

“The Cottage”. Next along after “Stone House” there is “Woodlands” set far back from the road. This is a very large detached property built in the 1920s to 1930s.

Back to the road frontage we find “Norman Hay Farm Cottage”. This was once a very modest small stone farm cottage which has been extensively modified and extended over the years. There is a small open space between this property and the neighbouring “Avlon Cottage”. This space is the site of the former Primitive Methodist Chapel, which after it was closed, was acquired by the original Village Produce Association and used as a meeting and storage room. After the VPA closed the chapel was sold to the then owner of “Avlon” Cottage and demolished. Under the same roof as “Avlon Cottage” sits “Southcote”. It is believed that these two semi-detached properties were once one unit, but since 1945 they have certainly been two separate dwellings.

Continuing along the road we find another property conversion called “The Old Chapel”. This building was originally the Sunday School Room of the Wesleyan Methodist Chapel until a new room was built next to the Chapel in the 1960s, where “October House” now stands. This building was used for many years as a potato store by farmer John Norcross. The building became very dilapidated and seemed destined for demolition. Happily it was rescued and turned it into the lovely building it now is.

At the end of the road there is a post war bungalow called “Harbracken” which was built by local resident Mr Eric Harvey. The bungalow sits well back from the Road. Along the garden frontage of this bungalow there used to be two small semi-detached stone cottages in poor condition which were demolished to make way for “Harbracken”.

BARFF ROAD SOUTH

Starting with the eastern end of Barff Road, the first house is “Meadow View”, which is a large detached house that was actually built as part of the Kingsley Court development.

Further along we come to “The Stables” a single storey stone development which is a conversion of farm outbuildings that were part of Church Farmyard, later Kingsley Court.

Number 1 and “Anika” come next which have already been mentioned as two of 8 matching farm cottages, followed by “Rose Cottage”, a small and very old stone built detached property.

A 1970s detached bungalow called “The Pines” is next along the street scene. To the rear of this property are three more detached bungalows built around the same time. These are “Potters Lodge”, “The Conifers” and “Tally Ho”. Immediately to the rear of “Rose Cottage” is a new detached bungalow that was built in 2020 and this property is called “Thyme Lodge”. These four properties are accessed by a narrow private roadway that runs from Barff Road between “Rose Cottage” and “The Pines”.

The next property along the road is “The Forge”. As its name implies this was indeed the village forge in years gone by. In the roof of the old Wesleyan Chapel now named “The Church House”, there is a star shaped metal joining bracket that holds the roof beams together. This piece of metal work was fabricated in the forge adjoining “The Forge” house. In the grounds of “The Forge”, the outbuildings have been converted into residential accommodation and it is a planning condition that this accommodation can only be occupied by members of the family living in the main house. For a few years however the planning authorities did allow this ancillary property to be used as an art gallery.

"The Forge" is followed by a pair of old semi-detached brick houses called "Charmont" and "Maorigates". The next house, which is detached, and appears to be from the same era, is called "The Gables". The front room of this house was as used a doctor's local surgery in the 1950s and 1960s by the practice at Branston and Heighington. Prescribed pills and medication were dispensed from this property and I well remember that on my way home from school in Lincoln, the bus would stop at the Heighington dispensary and a wicker basket full of pills and medicines would be placed on board at the front of the bus. When the bus got to the Green at Potterhanworth someone was always there to pick up the basket and take it down to "The Gables". I cannot remember this system ever breaking down.

The remainder of Barff Road South side is infilled by three 1970s dwellings. First along are two detached bungalows, "Glenwood" and "Chatsworth" followed by a large detached house called "Cowbridge House".

The last remaining dwelling with a Barff Road address is a barn conversion to the rear of "Cowbridge House" which is called "The Granary".

OUTLYING PROPERTIES

There are more properties beyond those already covered. There is a new large farmhouse in open country on the north side of Barff Road called "Ryelands House".

Further down Barff Road we come to Barff Farm where I lived during my first years in Potterhanworth. On the roadside is "Barff Cottage" which is in fact two of the eight identical houses that I have already mentioned, which have been joined to make one dwelling

To the rear of the site is "Barff House" which is a very large stone dwelling. This property which was originally occupied Farmer Harry Salter's stockman has been altered and extended several times over the years and now bears little resemblance to the original.

Also to the rear of the site is "Barff Barn" which is yet another barn conversion with extensions. I remember this piece of property was in a poor condition at the time it became disused. Back in the 1970s there was an application to turn it into residential accommodation but this was turned down flat by the planning authorities. A few years ago, however a fresh application succeeded and this shows how the planning laws have been relaxed to allow this development in open country.

Another cardinal rule of North Kesteven's was never to allow "tandem" development and several planning applications were rejected in the past on these grounds. This rule now seems to have gone by the board as there are three cases where it has happened down Barff Road.

RE Wilford
December 2023



Former Methodist Chapel now converted into a dwelling.



Joiners Cottage, reputed to be the oldest house in Potterhanworth



BREWERS YARD – LN4 2FX

Brewers Yard is small enclave of high-end houses in the middle of the village to the rear of Main Road, Cross Street and Station Road and adjacent to the neighbouring Battles Farmyard. Access is from Station Road between the bungalows of “Baytree House” and “Newton”. A public right of way cuts through the site and emerges at the entrance to the Battle Farmyard on Station Road.

As the word “Yard” suggests this site was indeed part of a large working farmyard, which towards the end of the last century became disused for agricultural purposes. The Brewers part of the street name refers to the Brewer Family who had been farmers in Potterhanworth for decades. The house which was the Brewer’s family home sits adjacent to the site on Main Road. Its current name is “Red House”. In the days when it was a farmhouse it was called “Red House Farm”. The original farmyard had a frontage along Cross Street between the Chequers Pub and the entrance to Battles Yard.

The change of use for the farmyard started in 1993. In that year a planning application number 93/0494/FUL was submitted to convert the large barn that fronts Main Road into a dwelling. This imposing barn is one two that were part of the farmyard structure.

Quite some years later, in 2010, a planning application number 10/0165/FUL was submitted to build a total of 11 new dwellings and convert the second barn on the site into a dwelling. Of the 11 new build dwellings four would be on Cross Street which has already been documented in the write-up for that postcode.

Development of the site has been spread out over a number of years and has only recently been completed at the time of writing this article, 2023. The barn conversion has been completed and is named “Quanborough”. It sits just behind its twin neighbouring barn, “Newton” and is accessed from Main Road and has a Main Road address.

The development of the Brewer’s farmyard is one of four farmyards in Potterhanworth to change use from agricultural to housing.

RE Wilford
December 2023

LN4 2DP – CHURCH LANE

Church Lane is yet another example of a village farmyard being turned over to housing development. The site was originally a very busy farmyard, one of two, owned by FG Battle & Son Ltd. The site contained numerous farm buildings, including a crop drier and two stone barns.

Post war there were also five inhabited dwellings on the site, including a house called “Pantiles” that was at one stage used as a holiday let. With the changing face of agriculture the farmyard became redundant, and following a series of planning applications redevelopment of the site started in 2005 and went on until 2018

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All of the buildings on the site were cleared except for the two stone barns which have been beautifully restored and converted into dwellings. The five original cottages and houses were also demolished and cleared to make way for the new development. On the north side of Church Lane a new “Pantiles” has been built, number 2 Church Lane, and neighbouring that is another new build house, number 2B.

The completed Church Lane now has 12 new-build homes and two barn conversions totalling 14 dwellings.

My colleague and fellow historian, Ian Jackson has compiled an excellent visual presentation of the redevelopment of Church Lane in some detail. I hope this will eventually be made widely available

RE Wilford
December 2023

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CROSS STREET – LN4 2DS

Cross Street is a short length of road that runs from Main Road, past the Chequers Inn and terminates at The Old Hall and FG Battle's farmyard.

This road is a mixture of old and new properties and it could be said that it was once the centre of entertainment in Potterhanworth in that it contained no fewer than three public houses.

CROSS STREET NORTH SIDE

From Main Road, Cross Street starts on the north side with an old stone house called "Chequers Cottage" that is sandwiched between the Chequers Pub and another stone house, "Potters Wallop" on the corner with Main Road.

Next along the road is The Chequers Pub which is the sole survivor of three public houses.

There then follows a string of four new houses which have been built as part of the development of BL Brewers farmyard. These houses are "Quince House", "Beech House", "Holly House" and "Bramble Lodge". This side of the road completes with an older detached house that obviously has agricultural origins called "Red Cottage".

CROSS STREET SOUTH SIDE

From Main Road the first property is number 3 White House Cottages, which is in fact part of the original public house on that corner. The pub was called the "White Horse" and it is my understanding that it was open until the early part of the last century when it was bought by a prominent Methodist called Charles Salter and promptly closed down because it offended his religious beliefs.

The next property with a Cross Street address is "Blackhorse Cottage", which in times gone by was the third public house afore mentioned. Not surprisingly it was called "The Black Horse". After it ceased to be a pub it became a village shop and the local post office. This was run by the Gilliatt family for many years, and I remember it also sported a petrol pump. After the Gilliatts left the business it continued to be used as a shop for some time. It eventually closed and the premises were converted into the residential accommodation that it is today.

The final property with a Cross Street address is the Old Hall. This is occupied by the Battle family and it is the office address of the farming business FG Battle & Son Ltd.

There is an approved planning application to build 8 new dwellings and convert two barns into dwellings in the farmyard of FG Battle & Sons Ltd.

RE Wilford
December 2023



This photograph shows some of the new houses that were built as part of the Brewers Yard Development which front on to Middle Street.

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LN4 2DE – FOSTERS GARDENS

Fosters Gardens is a medium sized estate which lies to the west side of Moor lane. Its access is from Moor Lane via an access road that passes through a gap between nos. 4 and 5 Moor Lane.

The site was originally part of the rear gardens of numbers 1 to 7 Moor Lane. These gardens, along the whole length of the west side of Moor Lane were of enormous size. Years ago when gardening was more popular, most of these large gardens were cultivated. By the 1980s however, many of them were disused and had become overgrown.

The site of the Fosters Gardens estate now occupies slightly more than 50% of the original gardens. The land was made available for housing by the owners, North Kesteven District Council who sold it off to Lincolnshire Rural Housing Association.

The name of the estate is a tribute to a Potterhanworth Parish Councillor at that time, one Arthur Foster. Arthur was a man with a great social conscience who was concerned that young people were being forced to leave Potterhanworth because they could not afford the prices being asked for properties in the village. Arthur spent a lot of time helping with consultations and negotiations between NKDC and The Rural Housing Association to bring a housing scheme to fruition.

Works began on phase 1 of the scheme in 1992/93 to build an initial 18 dwellings, a mix of bungalows and houses. A few of these were of shared equity whilst the majority were rented properties. The contractor was Lindum Construction Group. The site proved very difficult to work on due to wet conditions and at one stage became a quagmire. This stage of the estate was completed by 1995 and tenants move in.

In 2004 there was a planning application to build 4 more houses on the estate, nos. 18, 20, 22 and 24. This development completed the estate with a total of 22 dwellings.

It is interesting to note that Fosters gardens could have extended further along behind Moor Lane except further development was blocked by one of the council houses on Moor Lane being sold together with its original extended garden.

RE Wilford
December 2023

LN4 2DQ – KINGSLEY COURT

Kingsley Court is a small development of six dwellings at the bottom end of Barff Road, on the south side built on the former site of Church Farm.

The site is yet another example in Potterhanworth of a farmyard being turned over to housing development. The site was a working farmyard for most of the period 1945 to 2000, and for much of that time it catered for quite a large dairy herd. The farmer owning the site, Mr J Norcross, retired and died and it ceased to be used for agricultural purposes. It then became available for housing development towards the end of the 1990s. All of the agricultural buildings on the site were demolished and cleared except for one well-constructed stone barn.

The development involved the building of six new houses, one of which, Meadow View Cottage, is listed as being on Barff Road. Additionally the barn on the site that had been retained was converted into a rather magnificent dwelling that goes by the name of "Church Barn".

RE Wilford
December 2023

MAIN ROAD – LN4 2DT

Main Road runs through the centre of the village from the T-junction at Station Road down to The Green. It contains a mix of old stone cottages, new build houses and two large barn conversions

MAIN ROAD EAST SIDE

Starting at the northern end of Main Road, the first dwelling on the east side is a small bungalow called “Westways”. This bungalow was built in 1968 following a planning application by Mr. JD Ridge, General Manager of Anglo Maribo Seed Company. The bungalow was intended to be a home for his mother.

Next along is a pair of red brick semi-detached houses, numbers 1 and 2 Main Road, which were built in the late 1950s by the Lindum Group. These two houses were the first to be built by that company who have built many hundreds since.

These two houses are followed by a pair of semi-detached stone houses of agricultural heritage. These are number 3 Main Road and “Glebe House”.

Next along is a detached 4 bedroom house called “Petryn”. This was built in the mid-1960s by the director of a local building company.

This side of the road completes with a second pair of semi-detached stone cottages also of agricultural heritage which are known as “Haven Cottage” and “Rose Marie” respectively.

MAIN STREET WEST SIDE

The west side of Main Road, at the southern end, starts with numbers 1 and 2 White House Cottages. These two properties are at the start of a rectangular terrace that extends around the corner into Cross Street and were formerly part of a public house called The White Horse.

Following on from here on the corner of Main Road and Cross Street is a stone cottage called “Potters Wallop” that joins on to its neighbour “Chequers Cottage” in Cross Street.

Next along is a red brick property called “Red House”. This property, originally called “Red House Farm” was the family farmhouse of the Brewer family who farmed in Potterhanworth. The neighbouring development in Brewers Yard is on the site of what was formerly the Brewer family’s farmyard.

There are then two large impressive barns which have been converted into dwellings. One of these runs alongside the footpath and is called “Newton”. The second is about 20 meters to the rear of “Newton” and is parallel to it and is called “Quanborough”. It is accessed by a short drive from Main road and runs between “Red House” and the end of “Newton”.

The final properties on this side of Main Road are a pair of semi-detached bungalows owned by local charity The Culfrey Trust. These two properties replaced a stone built terrace of 4 dwellings and were built in 1970.

RE Wilford
December 2023

MIDDLE STREET – LN4 2DR

Middle Street is a short length of road that runs between Cross Street at its Northern end and The Green at its Southern end.

MIDDLE STREET EAST SIDE

There is actually only one property on the eastern side of the road. This is a stone dwelling, number 1 Middle Street, at the north end that is attached to the stone terrace in Cross Street known as Whitehouse Cottages. There is outstanding however, an outline planning application for two dwellings to be erected on land to the rear of Bramble Cottage on The Green. The planning application for these two potential properties is N/49/0025/78

MIDDLE STREET WEST SIDE

The west side of Middle Street has seen substantial change since 1945. Starting at the south end we find “Salters Barn” which is, as its name suggests, is a barn conversion. This was a working barn containing a crop dryer until the 1970s. Following the death of Mr HM Salter the barn, along with the rest of the farm was sold and the Barn and adjoining buildings were converted into a rather large house. Initially, half of the barn was used as a florists shop. The archway in the barn that is still there was formerly the access point into the barn and crop drier.

Next along the street is the “Old Post Office”. As its name suggests it was previously the village post office, having relocated from the nearby property of “Blackhorse Cottage” which was the village’s original post office. Prior to being the village Post office, the property now known as “The Old Post Office” was a village shop and general store run by the Pawson family.

We now come to a 1970s bungalow at number 4 Middle Street. The site of this bungalow was previously occupied by two small semi-detached stone cottages, which were demolished to make way for the bungalow.

The final property along this side of the street is called “Whitewall Cottage”. This cottage was originally two cottages which were merged to make one dwelling in 1973 under planning application number NK11128 dated 21st November 1972.

RE Wilford
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MOOR LANE – LN4 2DZ

For convenience I have divided Moor Lane into two segments, North and South.

MOOR LANE NORTH END

This segment deals with the area from Moor House on the eastern side to the village boundary. The area is dominated by local authority built semi-detached houses, of which there are 28. The oldest were built in 1912 by the then Branston Rural District Council and are numbered 3 & 4. The remainder up to number 22 were built at various dates between 1912 and 1939, either by Branston Rural District Council or its successor, North Kesteven Rural District Council.

The last six of the council houses, i.e. the six Airey type houses were built in 1949 by North Kesteven Rural District Council. These six houses were the first post war houses of any type that were built in Potterhanworth

There are two former farm houses on this stretch of road which are known as Moor House and Moor House Poultry Farm. The latter dwelling was the home of Mr. Richard Smith and his family who used to own the area of land bound by The Paddocks, Moor Lane, Fosters Gardens and the open farmland to the rear. This area was used by Mr Smith partly as a poultry farm and partly as a smallholding on which he used to grow a variety of vegetables.

There are two modern privately owned bungalows on Moor Lane, “Beech Holme” and “Paddock View” which infill the length of roadside between Moor House and Moor House Poultry Farm. One of these bungalows was built in the early 1970s for Mrs Gertrude Smith, the widow of Mr. Richard Smith who died at the age of 65 in 1971.

In 2016 there was a successful planning application to erect two semi- detached houses fronting Moor Lane between numbers 3 and 4 Moor Lane. The planning application was 16/1365/FUL, and to date construction has not been carried out.

In 2018 a new house was constructed to the rear of Moor House Poultry farm under planning application number 18/0838/RESM. It is called “The Lodge” and has access on to Moor Lane along the north side of Moor House Poultry Farm. Years ago this would not have been permitted by the District Council as they would have described such development as undesirable tandem development.

MOOR LANE SOUTH END

This section deals with the remainder of Moor Lane from Mill Cottage down towards the village to a point opposite the end of Station Road. Apart from Mill Cottage, all the properties found on this stretch of road have been built since 1945.

Mill cottage originally was much smaller than it is today. When the old mill building which abuts the cottage ceased to be used it was possible for this to be incorporated to make a larger cottage and this is what happened.

Proceeding down Moor Lane towards the village, on the same side of the road, there are then four large detached properties that were built on the frontage of a paddock that was sold off by Christ's Hospital Endowment. These are currently named "Holly House", "Field House", "Mulberry House" and "Skelghyll Cottage". The last dwelling on this side of the road is a detached bungalow called "Hathersage" that was built in the 1970s on a plot of land that was previously part of "Yew Tree Cottage", on the corner of Station Road and Moor Lane.

Adjacent to "Hathersage" is a vacant plot of land that contains an old cart shed/barn. This plot originally belonged to Christ's Hospital who successfully applied for outline planning permission to build a dwelling there in 1979. The planning application number was N/49/0532/79. It is assumed that development of this plot will at some time take place, and when North Kesteven DC granted planning permissions they indicated that they would look favourably on a scheme that incorporated the old barn into the development.

Across the road are two large detached house called "Stamford House" and "Cherry Tree House" that have been built on the frontage of a grass field since 2000. The next dwelling is "Kingsley House" that is set back from the main road down a short drive. This is a large detached house that was built in the early 1960s as a farm house for Mr & Mrs J Norcross.

Again, set back from the main road the next house is "Sevenlands" which sits in the middle of several acres of trees. This house was built in the early 1950s by a Mr E Sturdy who originally planted some of the site with fruit bushes and kept a stock of poultry. I understand that the site of Sevenlands was the preferred location by North Kesteven Rural District Council for their post war housing development that eventually became Queensway. My understanding is that Mr Sturdy successfully resisted any attempt at compulsory purchase by the RDC.

The last but one dwelling on this side of the road, taking us back to a point opposite "Mill Cottage", is a detached bungalow called "Leander". This is one of two plots sold off by Mr Sturdy in the early 1960s which back onto Queensway. Each of the two plots has been subsequently sub- divided. The original Leander Plot now also accommodates number 43 and 44 Queensway. The second plot on the corner of Queensway now hosts two bungalows, "Jerome" the original which fronts on to Moor Lane, and number 45 Queensway, also known as "Slately House" which sits to the rear of Jerome.

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NOCTON ROAD – LN4 2DN

Nocton Road runs from a point south of the Water Tower down Church Hill to the end of the built-up area of the village.

First on the east side from the top of Church Hill is a stone property known as “Manor Farm”. This property has not always been a house. It used to be an agricultural building and at one time was owned by local charity Christ’s Hospital Endowment at Potterhanworth.

Prior to being converted into a house it used to be the workshop of Potterhanworth farmer Mr Harry Salter. The sizeable area of land attached to the rear of this property was a farmyard where Mr. Salter used to store his combine harvester and tractors as well as other farm machinery. The courtyard at the front of the house surrounded by a stone wall used to be a stock yard which often housed a herd of breeding sows. The property was finally completed after a great many planning applications.

The property now known as “Manor Farm” was previously owned by the owner of “Manor House”. Whilst it was still in his possession he obtained outline planning permission to build two dwellings on land to the rear of what is now known as “Manor Farm”. Although the land appears to now belong to the owners of the converted “Manor Farm”, the outline planning permission for two dwellings could still be re-activated.

Next along the road is Manor Cottage. Again this dwelling is a conversion of a barn which again belonged to the next property along the road, i.e. “The Manor House”. The Barn conversion was intended to house the elderly parents of the people living in the host property. The planning application was N/49/449/77.

Both “Manor House” and the converted barn “Manor Cottage” were at one time owned by local charity Christ’s Hospital Endowment at Potterhanworth. During the 1950s and 1960s “Manor House” was occupied by local farmer George Frederick Young. Mr Young was one of five farmers operating in Potterhanworth at that time.

Down at the bottom of Church Hill, on the corner facing the entrance to The Park are three modern dwellings, two houses and a bungalow. There is a bit of history to this site going back to the 1970s. Until 1976 there was a single rather dilapidated asbestos bungalow on the whole of this site called “Sunnyside”, which sat roughly where “Friars Orchard” now stands. The bungalow and the whole site belonged to a gentleman called Mr E Pask, known to most local people as Chick Pask.

In July 1974 Mr Pask put in a planning application to replace his old bungalow with a brick built one. His application also sought permission to build two further dwellings on the site. The three proposed dwellings would have occupied exactly the same spots as three dwellings that are there now. North Kesteven District Council refused the application and their response to Mr Pask was as follows:-

“Notwithstanding the existing permission for development on the opposite site of Nocton Road, (i.e. The Park), and existing sporadic development in the vicinity, the site lies outside the main body of the village of Potterhanworth. It is the policy of the local planning authority to restrict intensification of such sporadic development in the interest of preserving the open character of the

countryside and to locate new development in villages designated for expansion as a basis for investment in services.”

The Refusal of Planning Permission went onto say, somewhat condescendingly:-

“You are advised that a replacement for the existing timber-asbestos bungalow “Sunnyside”, located on the same site, will be favourably considered.”

Mr Pask took them at their word and in 1976 he obtained planning permission for a house, now known as “Friars Orchard”, to be built at the northern end of the site where his bungalow had stood under planning application N/49/0312/76.

I do not know what happened to the ownership of this area after 1976, and nothing further happened to this site until 1990. In that year a planning application went in to build a bungalow on the bottom one-third of the site. In view of NKDC’s previous attitude to development on this site it is amazing that planning permission was granted to build a bungalow which is now called “Orchard House” under planning application N/49/0213/90.

Again there was a long wait until any further development took place. Between 2005 and 2007 there was a whole series of planning applications to build a third dwelling on the remaining plot between “Friars Orchard” and “Orchard House”. Finally, in 2007 after planning application number 07/0886/FUL permission was granted to build the house today known as “Appletree House”.

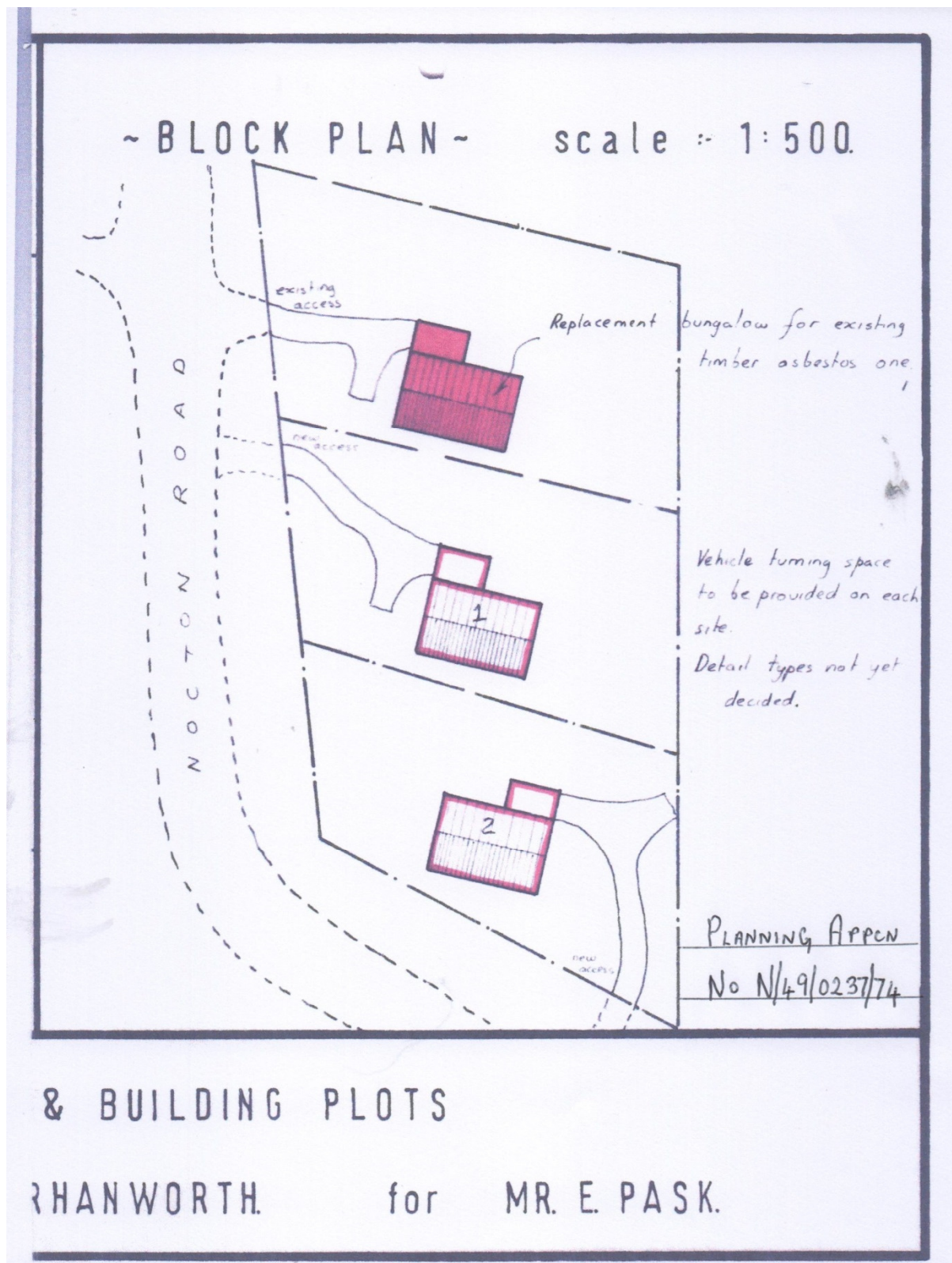
So there we have it. Thirty one years after Mr Pask’s application was brushed aside, we have a developed area that looks exactly as Mr Pask envisaged it. Obviously planning policies are not set in stone forever as the next development along the road will also show.

Between the site of “Orchard house” and the next property along the road, “Grasmere”, there is an access road running down to a plot behind “Grasmere”. Here is a bungalow known as “Dam End” for which planning consent was given under application number N/49/0458/94. This development quite clearly constitutes tandem development. Along with the various other examples on Barff Road and Moor Lane it can be seen that the NKDC policy of opposing tandem development has been abandoned.

The last property on this side of the road is a pre-war bungalow called “Grasmere”. In the 1950s and 1960s it was the home of the Gilliatt family. Mr Harold Gilliatt was for many years the postmaster in Potterhanworth based at the then Post Office and shop in Cross Street, now known as Black Horse Cottage.

There are two remaining properties on Nocton Road, to be found on the northern side of the entrance to The Park. These are two roadside properties known as “Elmsbrook” and “Fayreiness House”, which were in fact part of The Park Development. They were first advertised for sale in 1978 as plots 55 and 56 along with plot no 1 on the opposite side of the road leading into The Park. The asking prices at that time were £37,500 and £41,000 respectively!

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This is the site plan that accompanied Mr E Pask's Planning application in 1974 to build 3 dwellings on the land that he owned on Nocton Road. The application was firmly rejected out of hand by the District Council. Compare this layout with the situation on the same site today. The 3 dwellings now on the site occupy almost exactly the same positions as proposed by Mr Pask. This makes a mockery of the decision handed out in 1974.

QUEENSWAY COURT – LN4 2DF

Queensway Court is a small development of six dwellings, some houses and some dormer bungalows situated on a strip of land off the north east corner of Queensway. This development by Acis Housing Association commenced in 2008.

The site has quite a varied history. The land originally was farm land and was purchased as part of the Playing Field by the Playing Field Committee in 1953. The playing field was slightly larger than the Committee needed. Almost immediately after purchase they agreed to sell this strip of land to North Kesteven Rural District Council who needed land to build a sewage disposal works to cater for the new housing estate that they were starting to build in Queensway.

Immediately before entering the site there was a pumping station, which is still there today, and to the far end of the site was the actual sewage processing plant.

The sewage works was quite short-lived however as by the early 1960s North Kesteven embarked upon a mains sewerage system for the whole parish. Following the completion of this, the plant became redundant and disused and the processing plant was demolished.

North Kesteven then used the vacant area as a garage site to serve the residents of Queensway. Residents were allowed to rent a garage plot on an annual basis, and were allowed to erect their own garages. Unhappily, most of them were made of asbestos and as the site fell out of favour, the garages were vandalised and much of the site was littered with broken asbestos sheets.

Eventually North Kesteven District Council cleared the site and the land, which was a classic brownfield site, became available for social housing. The site was acquired by Acis and in 2008 construction began on the six dwellings. They are the only wooden framed buildings in Potterhanworth.

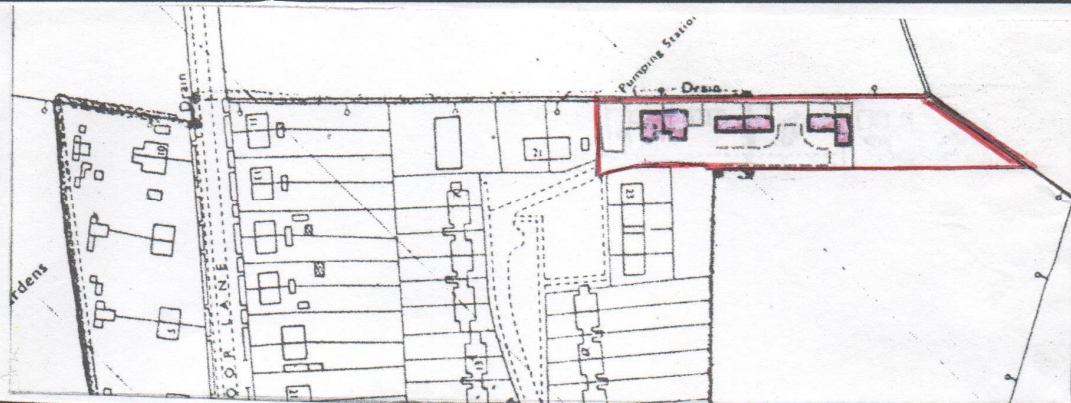
Construction was quite speedy, and was carried out by Lindum Construction Group. Unfortunately, due to a legal problem with the County Council regarding drainage of surface water into a neighbouring dyke it was a year after completion of the site before the first tenants were able to move in.

There appears to be a vacant space at the bottom of the site where the old processing works was sited, which is large enough for two dwellings. It is my understanding however that this area is deemed as permanently unsuitable for building on.

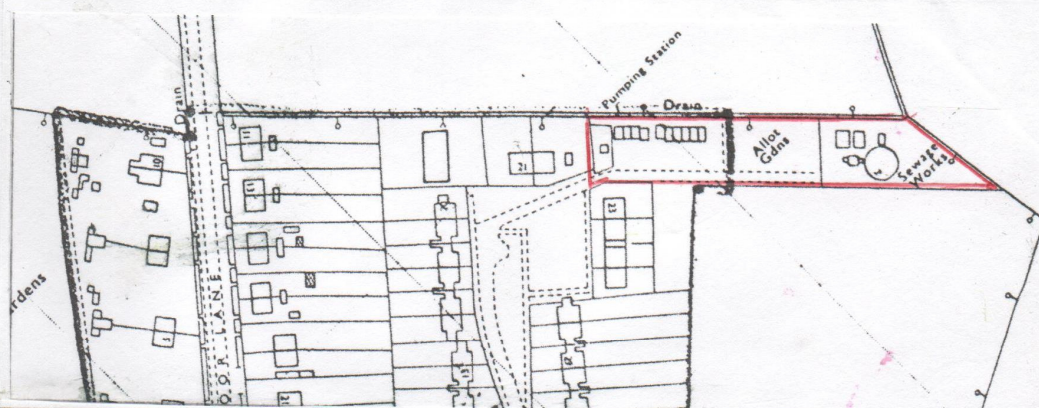
The pumping station is still in operation as part of the greater parish mains sewerage system but is now operated by Anglian Water who have taken over responsibility for sewage disposal from the District Councils

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QUEENSWAY COURT - POST CODE LN4 2FG



Queensway Court Site as at the end of 2015



The same site in 1970 when it hosted a Sewage Disposal Works and Pumping Station



This view shows the entrance to Queensway Court from the end of Queensway. The very narrow access road at this point was widened when the development took place to allow traffic to pass more easily.



This view of the new dwellings is taken from the playing field. The properties all enjoy a beautiful uninterrupted view towards the pavilion.

QUEENSWAY – LN4 2EA

The Queensway estate was the second council housing development in Potterhanworth after the Second World War, the first being the six Airey houses built by North Kesteven Rural District Council on Moor Lane in 1949.

There was very great pressure from the Parish Council for the Queensway development to take place as shown by the following minutes taken from several Parish Council meetings.

Annual Parish Meeting held 24th April 1951. Mr CA Salter asked if there was any information about the Rural District housing scheme. He stated that it was proposed to build on the Sands Field, and put forward the drawbacks to this scheme. Mr GH Tether, the representative on the RDC, said there was no further official news, but any resolution or protest sent from that meeting would receive his support. After a lengthy discussion it was proposed by Mr. R Smith, seconded by Mr. Warriner and carried, that the Clerk write to the RDC objecting to houses being built on the proposed site, and stating that, in the opinion of the meeting, the new houses should be built at the rear of the existing ones, where land had already been offered. (Sands Field is on Station Road, where the previous sugar beet seed buildings now used as FG Battle's farm yard are situated)

Annual Parish Meeting held 7th April 1952. Mr GH Tether, the representative on the RDC explained the position with regard to housing, stating that no houses were to be built here this year. On the proposition by Mr E Jackson it was decided that a letter be sent from the Parish Meeting pointing out the urgent need for more houses.

Parish Council Meeting held 4th February 1953. Following a long discussion about the emptying of cesspits by the RDC the Clerk was asked to write and complain about their excessive charges. The Clerk was also asked to stress the necessity for more houses in the village, pointing out that since the war only six Airey houses had been erected.

Annual Parish Meeting held 20th April 1953. Mr Tether produced a minute of an RDC meeting held in August 1952 allotting 30 houses to Potterhanworth in the next 3 years. A minute of the meeting held on April 10th 1953 reduced the number to 16. Mr Tether asked advice as to some of them being 2-bedroomed bungalows for elderly people. On the proposition of Mr Warriner seconded by Mr Tether it was agreed that 6 bungalows and 10 permanent houses be asked for. Construction finally got under way in 1954.

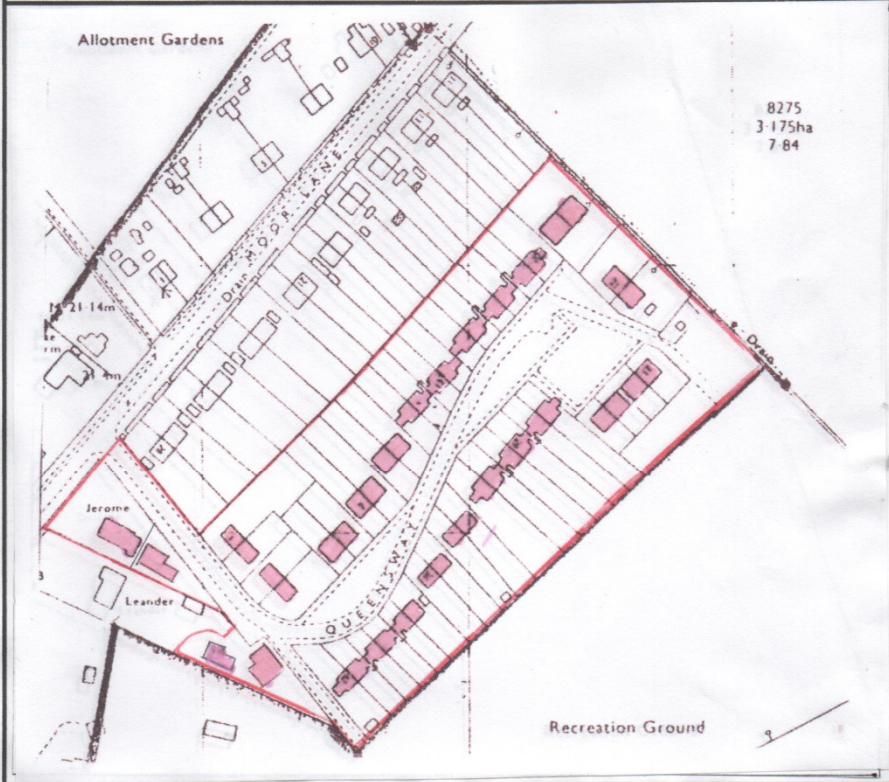
By November 1956, 30 dwellings had been erected in Queensway including 6 bungalows. By Spring 1958 the total had risen to 36. In the early 1960s a further 8 old people's bungalows were built bringing the council's total to 44.

Also in the early 1960s the first privately owned property was built in Queensway, i.e. the bungalow called "Jerome", which is situated at the corner of Queensway and Moor Lane on a plot of land previously part of "Sevenlands". In 2007, work started on a second private house, no 43 Queensway at the entrance to the Playing field. In 2009 a small bungalow, number 45 Queensway was built on part of the rear garden of "Jerome". Finally a large 4-bedroomed dormer type bungalow, no. 44, was built on spare land alongside No. 43.

The estate is now a mix of council and private residents, more than half of the council dwellings being sold off under the Right to Buy Scheme.

The estate now comprises 48 dwellings.

QUEENSWAY - POST CODE LN4 2EA



This photograph shows the first four houses that were built in Queensway in 1954. The building extensions on some of these indicate that they have been bought by tenants under the "Right to buy Scheme", brought in during the 1980s.



This view in Queensway shows some of the first batch of bungalows that were built in the first phase of development. Note the cars parked outside each of the dwellings. When this estate was built there would have been few vehicles, if any, in the street.

STATION ROAD – LN4 2DX

Station Road is generally a ribbon development much of which was built pre 1945. Development since then has been mostly roadside frontage infill.

STATION ROAD SOUTH SIDE

This segment deals with the area from “The Garth” at the junction of Station Road and Main Road up to Coulson Lodge. The Garth originally was quite a small stone cottage. It was extensively extended and altered in the 1980s and again in 1994. More recently in 2016 it has undergone another major extension and the now large dwelling bears little resemblance to the original cottage.

Next along the road is “Baytree House”, a bungalow built in the 1960s. It was built by H Ward of Lincoln along with the bungalow “Carmen” on the opposite side of the road. The next bungalow “Newton” was built by the late Barbara Plumb in 1982 as she re-located from “Red House” on Main Road. The approved planning application was N/49/0034/82. It is interesting to note that the small stone garage adjacent to “Newton” was originally a very small stone cottage which was inhabited until the 1970s. The vacant garden/allotment site following “Newton” has now been built upon and a new large house called “Lodge Farm” occupies this site.

Almost immediately to the rear of this new property is “White House” which originally was built in the 1960s by FG Battle & Son to house their farm foreman. There next follows an open frontage on to Station Road which currently is the old farm yard of FG Battle & Son and which is now undergoing development follow planning permission being granted for 8 new houses and 2 barn conversions.

On the other side of the farmyard entrance there is a large house called the “Old Rectory”. This originally was exactly what its name implies. It was built to house the Rector of the parish in the 1950s following the demise of the original Rectory, now the site of The Park.

Following the “Old Rectory” there are two bungalows, “The Grebe” and “The Elms”. Both of these bungalows were built pre-war, but the exact date is not known.

The final dwelling on this side of the road is “Coulson Lodge”. This large dwelling was also built pre-war and for many years was a staff house for the sugar beet company part of which was also situated on this side of Station Road.

STATION ROAD NORTH SIDE

Again, starting at the village end of Station Road, we first of all find two old semi-detached stone houses, “Yew Tree Cottage”, and “Elm Tree Cottage”. Neither of these two dwellings has undergone the level of extension and alteration as “The Garth” across the road.

Adjacent to these two houses there is a 1960s built bungalow, “Carmen” which, as already mentioned was built at the same time as “Baytree House”.

There is then a gap on the roadside frontage until we get to a brick built house called “Highfield”. This house was built pre-war but the exact date is not known.

There is then another gap along the frontage until we get to a brick-built house called "Sandfield". This was built in the 1960s by FG Battle & Sons Ltd to house one of their maintenance staff.

The final dwellings on Station Road are the three houses built by the railway company which are at the site of the Old Station. There is Station House on the roadside which was the station master's house, and further back there are numbers 1 and 2 Station Cottages.

RE Wilford
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THE GREEN – LN4 2DW

The Green, as its name suggests covers the area around and fronting on to The Village Green. There are a total of 8 properties with the above post code.

Looking at the properties in a clockwise direction we start with “Gingerbread House” which looks directly at the south side of the village green. This is an old stone property and until the 1970s it was owned by Christ’s Hospital Endowment at Potterhanworth when it was sold. It is a listed building.

The second property, on the south-west corner of the green is a brick property known as “School House”. This property was also once owned by Christ’s Hospital who originally built it in 1928 to house the headmaster of Potterhanworth Primary School. It was also sold in 1972.

Adjacent to “School House” stands the impressive Water Tower which was converted into a dwelling in the 1980s. This massive structure, when it ceased to be used as a water supply tower, was virtually abandoned by Anglian Water. As it stood on land leased from Christ’s Hospital Endowment that charity had to make a decision as to what to do with it. At one point it was thought that demolition was the most likely option. Fortunately a decision was made to sell it with a view to it being converted into a dwelling. This was done in the 1980s and the result is a very pleasing luxury property.

Moving to the west side of The Green we find two large stone built detached houses with were farm houses in years gone by. Nearest to the church is “Homeside”, and next to it stands “The Old Farmhouse”. This latter property was the family home of the Salter family who farmed in Potterhanworth until the 1970s when farmer Harry Salter died. A converted barn in Middle Street bears his name.

Facing south towards the Church there is a pair of semi-detached brick cottages. One of these, “Valentine House” has been very tastefully extended so successfully that is hard to tell new brickwork from old. The neighbouring property is called “Church View Cottage”. This pair of semis is one of four in Potterhanworth that were built in the early part of the twentieth century by the charismatic and energetic farmer William Sherburn Fox for his farm labourers. Mr Fox had a great social conscience and believed that all had a right to decent living accommodation.

The last property with The Green postcode is a stone built house to the rear of the bus shelter. This property known as “Bramble Cottage” was erected in 1977. In 1978 outline planning permission was given for two dwellings to be erected to the rear of Bramble Cottage which would front on to Middle Street.

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THE PADDOCKS – LN4 2FD

The Paddocks is a small collection of five dwellings just off Moor Lane. It has its own postcode and is served by a private road which joins on to Moor Lane, immediately to the rear of Mill Cottage. The area occupied by the dwellings in the Paddocks is about one third of what were originally a poultry farm, pig farm and smallholding. The area is delineated on the south by the rear boundaries of nos. 1 to 4 The Paddocks. On the eastern side is Moor Lane, and the boundary of the site runs along the rear of the four houses from Moor House Farm to Moor House Poultry Farm. The northern boundary of the site is the farm track that separates it from Foster's Gardens and the western boundary is defined by a continuation of the farm track which runs across the bottom end of the gardens of nos. 4 & 5.

Although it is a small area it has been the subject of more planning applications than any other comparable area in Potterhanworth. Its history is as follows:

Throughout the 1940s, 50s and 60s the poultry farm was owned and operated by a Mr Richard Smith and his wife Emma Gertrude Smith. At the end of the 1960s Mr Smith's health unfortunately began to fail and he was looking to retire. On the 2nd of December 1971 he lodged an outline planning application with North Kesteven Rural District Council, number NK 10308 to build 30 houses on the poultry farm. Sadly Mr Smith died on the 9th of December aged 65.

His planning application, not surprisingly, was refused on the grounds that the site was outside of the village curtilage as defined at that time. Further grounds for refusal were the "The village was not shown on the County Development Plan as a centre intended for major development in a rural area and this proposal to develop over four acres of land would completely alter the character of this pleasant village!"

Almost immediately after the refusal, Mr Smith's executors lodged two more outline planning applications on the 31st of December 1971. The first, number NK 10341 was to erect two dwellings on the frontage to Moor Lane within the line of the village curtilage. The second, number NK 10350 was to erect a bungalow immediately to the rear of Mill Cottage, also within the village curtilage. Both applications were approved.

At this point it seems that Mr Smith's executors disposed of the rest of the site. The southern one third up to the access road, where The Paddocks now stand was sold to a Mr M Andrews. The remainder finished up in the ownership of a Mr S Fenwick a local businessman.

On the site now owned by Mr. Andrews there was already a small pig unit, and on the 4th of January 1972 an application number NK 10384 was made by Mess M Andrews and ID Bell of Cherry Willingham to erect a piggery at Moor House Farm. The application covered the area of land that today comprises the area covered by numbers 3, 4 and 5 of the Paddocks estate. This application was approved. The development of this pig unit was to continue under various ownerships into the 1990s.

On the 11th of April 1972, Mr Smith's son in law, Mr FAE Sharpe, submitted a further outline planning application number NK 10590 which amended NK 10350 from erecting a bungalow to "converting and extending an existing building to form a dwelling", which is where No. 1 stands today.

A local builder, MA Eccleshare put in a planning application number NK10868 on the 8th of August 1972 to build a bungalow on Moor Lane for Mr Smith's widow, Mrs EG Smith. This application referred to one of the plots granted permission under outline planning application NK 10341.

Later in the year, on 3rd of October 1972 a Mr S Fenwick entered application number NK 11005 to build a bungalow on the other plot referred to in outline planning application NK 10341. Both of these latter applications were approved, although Mr. Fenwick's application was not followed through by building.

As already stated, Mr Fenwick had acquired two thirds of the Paddocks site, the whole area between the current access road to the rear of Mill Cottage and the northern boundary of the site as defined by the farm track. In March 1975, under the name of S Fenwick (Construction) Ltd an outline planning application number N/49/205/75 was lodged for residential development of the site, including Moor House Poultry Farm, which the company intended to purchase and use as access. This application was again refused as the site lay outside the village curtilage. A further reason being given was that "Potterhanworth is not selected as a village of major growth."

The Fenwick family again tried to develop the site when in April 1976 another planning application by Mr D Fenwick was made for this site. The application was number N/49/346/76 and the proposal was to erect one bungalow to the rear of Moor House Poultry Farm with access via the existing road between Mill Cottage and Moor House. The remainder of the site was to be used for keeping horses. This application was rejected on pretty much the same grounds as the previous one.

On the 1st of July 1977 Mr M Andrews submitted planning application number N/49/546/77 to erect a bungalow for a site supervisor for the pig farm which he owned. The site was where No 2 The Paddocks now stands and was to be partly on land owned by him and partly on land he intended to buy from Mr. FK Sharpe. The application was approved but not put into effect.

A second application for the same site, number N/49/120/78 was lodged on 6th February 1978 which also was approved with a proviso that it was only to be occupied in connection with the piggery business. This application showed a slightly revised location which placed the bungalow wholly on land owned by Mr Andrews. This application was approved and building went ahead.

In March 1978 Mr FAE Sharpe applied for outline planning permission to erect a dwelling on land that he still owned to the rear of Mill Cottage. The planning application was number N/49/234/78. Permission was granted for the erection of a single storey dwelling only.

On the 23rd of November 1978 Mr D Fenwick made a second application, number N/49/1211/78 to build a bungalow and stable block on their land behind Moor Lane. This varied from the previous application in that the proposed dwelling was to be sited nearer to the access road behind Moor House. This was again refused on the same grounds as before. This application went to appeal and the application was again refused in November 1979.

On 29th August 1979 a Mr H Holvey applied for full planning permission to build a bungalow to the rear of Mill Cottage. This application was number N/49/1002/79 and was a follow-up to outline planning application N//49/234/78. Permission was granted and the bungalow was built, now being numbered 1, The Paddocks.

Mr M Andrews, owner of the pig farm put in a planning application on 10th February 1981 to build five dwellings covering the whole of the pig farm site except for the farm bungalow that had already been built. The application number was N/49/0172/81. This application was refused on the same grounds that other applications had been made for the neighbouring site, i.e. outside village curtilage, inadequate access etc. It seems ironic that this development did occur, but not until 1999/2000 after the pig farm had closed.

At this point it seems that Mr Andrews sold the farm to John Waring Farms of Wellingore who in 1984 and 1986 put in successful applications to expand and develop the business. It seems that it next passed to a company called H & S Pigs who in 1990 also put in a further successful application for an extension of the unit.

The next residential application came in 1990 by a company called Top Estates Ltd for a bungalow on land immediately to the rear of Moor House. The application number was N/49/864/90. This was refused on the grounds that the site was inadequate in size, too near to Moor House, and did not have satisfactory access. There have been two further applications for this site in 2016/2017 both of which have been rejected on the same grounds.

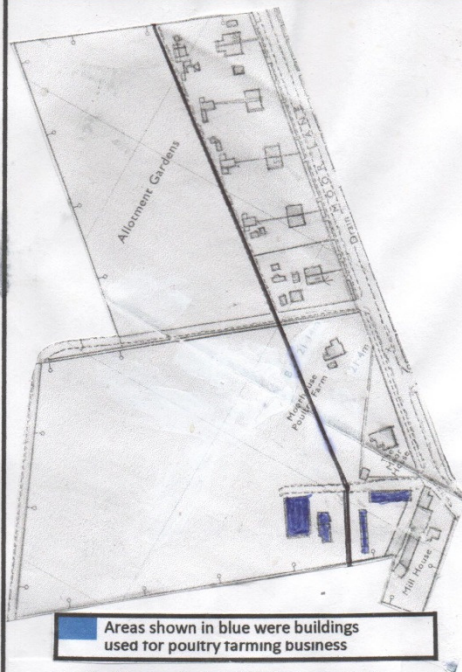
There seems to have been little planning activity for the site throughout the 1990s. The enlarged pig farm began to cause more and more of a nuisance to the local residents. There were continued complaints about the smell from the site, which drifted over Moor Lane and Queensway when the wind blew from the west. It was greeted with relief by the local population when the pig farm finally closed roundabout 1998.

In 1998 there was a planning application to remove the restriction of agricultural tenancy that had been imposed on number 2 the paddocks. In 1999 planning permission was given to build numbers 3, 4 and 5 The Paddocks and these were completed and sold in 2000. This development was welcomed by all who lived near the Paddocks.

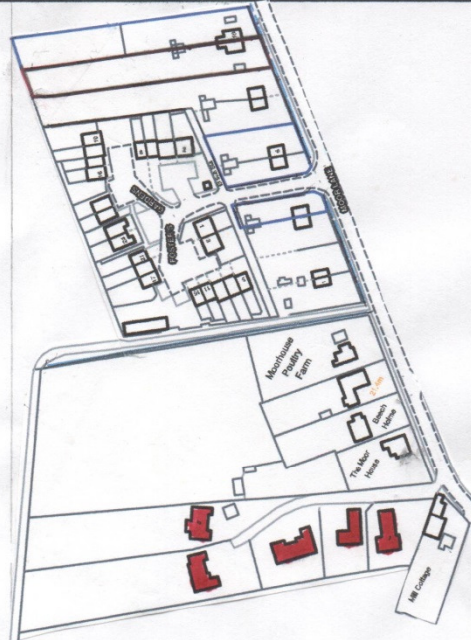
It seems ironic that the planning criteria applied to this site which had been cast in stone, and used to reject development for 30 years were finally removed. Recently permission has been given to build a dwelling to the rear of Moor House Poultry Farm even though it does not have direct access to a public road. This also seems to breach the previous requirements regarding tandem development and lack of access. It would not be surprising if in future years the remainder of this site is developed for housing.

RE Wilford
December 2023

THE PADDOCKS – POST CODE LN4 2FD



The Paddocks site in 1970. Note the thick black line running parallel to Moor Lane defining the Village Curtilage at that time.



The Paddocks today. Note that four of the five dwellings are outside of what was the Village Curtilage in 1970.



This view of the Paddocks shows the entrance road prior to nos. 2 to 5. The road is a private road which has not been adopted by the Council. The first bungalow was previously the residence of the Farm Manager.



This view shows the three large bungalows at the bottom of The Paddocks. Where these dwellings stand was previously the site of a Pig Breeding Unit.

LN4 2EB – THE PARK (INCLUDING LN4 2EQ – RECTORY CLOSE AND LN4 2EE – WOODLANDS CLOSE)

THE Park and its neighbouring addresses, Rectory Close and Woodlands Close, are in reality a single estate development that started in the 1970s and ended in the early 2000s.

This site was the location of the original Rectory in Potterhanworth which was set to the rear of a lovely park, containing many mature trees. The Rectory was a large stone construction and in its heyday pre-war used to employ quite a large staff. I well remember several middle aged ladies in the 1960s and 1970s who used to talk about their times working in service at the Old Rectory.

In the 1950s the building ceased to be used as the Rector's home following the building on Station Road of a new Rectory. Whilst the new building was quite large it was nothing like the size of its predecessor. By 1957 the building ceased to be used by the Church and it was put on the market. I believe that at this time there were still one or two tenants in the building.

At that time I worked at the then Lincoln Corporation and I remember a departmental head, who knew I lived at Potterhanworth, remarking to me that it was up for sale and he had inspected it. I remember him saying to me that the asking price for the whole site was £3,000 and that he was not interested as he thought was "too pricey"! It seems incredible to think that a site that now contains housing stock worth more than 25 million pounds could be offered for such a small sum.

The site was eventually sold by the Church and I believe that the purchaser was a company called AD Jameson & Co. Ltd. In 1957 North Kesteven Rural District Council placed a tree preservation order on the whole site. It is believed that when the site had been sold by the Church authorities it had outline planning permission for 70 dwellings.

Nothing much happened on the site for many years and the site was basically abandoned. Like thousands of other stately homes and large country houses after the war The Rectory fell into disrepair and decay. The lead was stripped off the roof and water entered the building. Eventually the building became unsafe and sadly had to be demolished. It is worth reflecting that if such a property came on to the market today it would probably be a listed building or have conservation status. There would be no shortage of wealthy buyers who would vie to snap it up and make it their dream country residence. Back in the 1950s however there was a different financial climate to today. Money was still tight after the war and conservation of old properties was not deemed to be a priority.

Nothing happened on the site until 1972. At the meeting of the Parish Council held on the 9th of February 1972, the Clerk reported that he had received a letter from AD Jameson & Co. Ltd. that advised that they were proposing to demolish the building. At the Parish Council meeting held on the 28th March 1972 the council were presented with a letter from a firm of estate agents who were handling the sale of the site. The letter enclosed a site plan and stated that planning consent had been granted for 70 dwellings. The Clerk advised that he had spoken with North Kesteven RDC who had said that the original scheme for the site would not meet present day regulations.

At the meeting of the Parish Council on 26th of September 1972 it was reported that the architects for the scheme were working closely with the planners to ensure that the maximum number of trees were preserved. The development now proposed at this stage was for a low density high class development. The architects for the scheme were DB Lawrence of Sleaford who were working for the new owners of the site, Rice Brothers (Builders) Ltd of Watford.

A detailed planning application, reference N/49/0042/FUL was eventually submitted to North Kesteven District Council on the 17th of April 1974. The application proposed a total of 56 dwellings on the site and it was approved by NKDC.

The following year there was a subsequent application by Rice Brothers to increase the development to 69 dwellings. The application, reference N/49/0808/75 dated 15th September 1975 was refused by NKDC. There was yet another application to vary the approved limit. Application reference N/49/0344/76 on 12th April 1976 sought permission to build three dwellings on plots 55, 56 and 57. As the approved number of dwellings for the site stood at 56 this appears to have been an attempt to stretch plots 55 and 56 into three plots. The application was refused.

There was no further movement on the site until the autumn of 1978. In November of that year Earl & Lawrence Estate Agents advertised the first three plots for sale. The plots advertised were at the entrance to the Park. Plot No. 1, which is the site of 1, The Park on the south side of the access road, was advertised at a price of £37,500. Plots 56 and 55 on Nocton Road side, to the north of the access road to The Park are today "Fayreness House" and "Elmsbrook" respectively. These were advertised at £37,500 for plot 56 and £41,000 for plot 55.

When the estate was advertised it was referred to as "Fairlawns". This was later changed to "The Park" after public pressure. The latter name more accurately reflects the history of the site.

Construction then began, and over the next year or two numbers 1 to 19 The Park were built except for number 18 which was built later. Together with the two houses facing on to Nocton Road this phase of construction accounted for 20 dwellings out of the approved planning application. No further construction work would take place at The Park until 1999.

On the 17th of March 1987 Rice Bros put in another planning application for what was described as Phase 2 of Development and it was for 19 bungalows. The planning application reference was N/49/0228/87 and this was passed by NKDC. A further planning application was lodged on the 7th of July 1994 for phase 3 of the development. This application was for 21 bungalows and the application reference was N/49/0670/94. This application was also approved.

Nothing further happened in connection with the site until 1998. On 21st of January that year Rice Bros. put in a further planning application for 38 dwellings on the site. Its reference was N/49/0055/98 and it was an outline planning application. It was approved by NKDC with stipulations about actions to be taken to protect trees covered by the 1957 Tree Preservation Order.

This appears to be Rice Bros. last involvement with the site. It seems that the site changed hands soon after this. In the following year, on 4th of May 1999, there was a follow-up application by Eastman Securities Ltd of Rand, near Market Rasen. Their application, reference N/49/0377/99 was a full application for the same 38 dwellings. This application was approved on 10th September 1999 and construction began at last to complete the estate.

Interestingly it seems that Rice Brothers (Builders) Ltd no longer exists. On 31st of October 2023 there was a decision to voluntarily wind up that company and appoint a liquidator. The Liquidator was authorised to distribute the value of the assets of the company to the owners. At the 30th of September 2022 the company had a net worth of £5,432,556

Progress on building the remainder of the estate now proceeded apace and was completed within a few years after 2000. The total number of houses built by Eastman Securities was 36 bringing the

total for the whole of The Park, Rectory Close and Woodfield Close to 55. This is one less than the number that North Kesteven District Council approved in 1974.

There was still one more application to come in respect of The Park. On the 10th of June 2014 there was an application number 14/0771/FUL to build a dwelling on the piece of land that adjoined number 30 The Park and this approved. The new dwelling was numbered 32. This final infill addition then brought the number of dwellings on the site to 56.

The numbers of dwellings is distributed as follows:

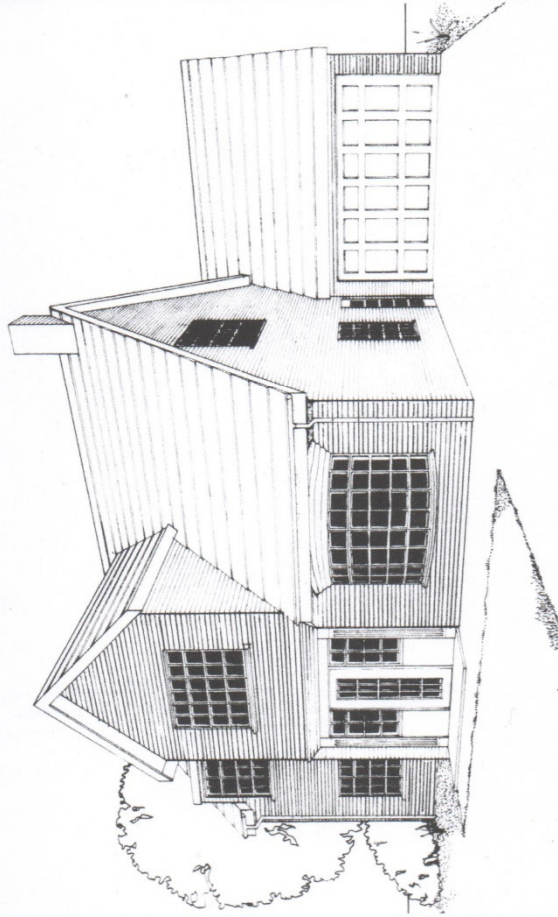
The Park	35
Rectory Close	13
Woodlands Close	<u>8</u>
Total	56

The original Tree Preservation Order of 1957 is still in force and is supposed to protect the few remaining trees on the site. It did not, it has to be said protect the majority of the mature trees on the site, many of which were mature beech trees 200 years old. As the Planning Officer of North Kesteven has said it would not be allowed today.

RE Wilford
December 2023

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FAIRLAWNS POTTERHANWORTH

Plots 1 & 56

GH4D1 £37,500

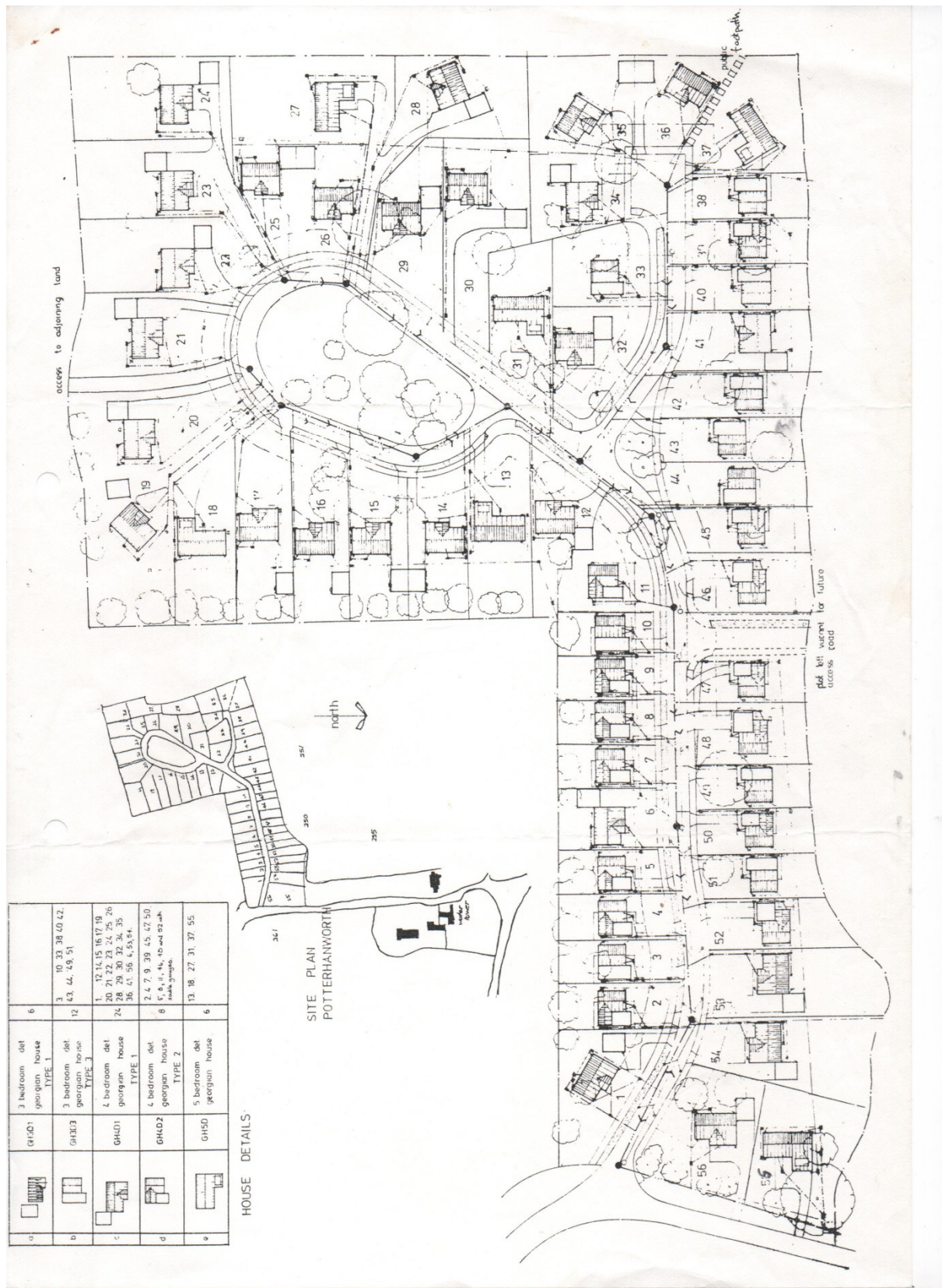
Plot 55

GH5D £41,000

November 1978

MISREPRESENTATION ACT 1967

Messrs. Earl and Lawrence for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Earl and Lawrence or the vendor. (3) None of the statements contained in these particulars as to this property is to be relied on as a statement or representation of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither Messrs. Earl and Lawrence nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.



IT WOULDN'T HAPPEN NOW

A PLANNING application for 52 houses at Potterhanworth approved in 1952 would never have been passed today, North Kesteven District Planning Committee heard on Tuesday.

The houses which are to be built on two fields, on the Old Rectory Site are to be four and five bedroomed and much bigger than originally planned.

"The outline plan has been outstanding for a number of years and there is nothing we can do now but agree to it," said Mr. Roy Day, District Planning Officer.

He said that the density had been lowered. The original plan was for 74 houses.

The site is surrounded by trees and a number of them will have to be felled.

"But," said Mr. Day, "the builder is in contact with the Forestry Commissioner who is advising him on which trees to keep as he goes along."

Mr. Day said the site was the furthestmost limit of the village curtilage. "We've resisted any more development around this site."

Lincs CHRONICLE

19. 7. 74.

LN4 2GX – WINDMILL GARDENS

Windmill Gardens is a small estate of 8 houses to the rear of the east side of Moor Lane. Just like its larger neighbour, Fosters Gardens, it has been built on land that was formerly part of the large gardens of some properties on Moor Lane. The developer, North Kesteven District Council had to buy back some land that had previously been sold off along with a former council house on Moor Lane.

These 8 houses were the first Council dwellings to be built in Potterhanworth since the completion of the Queensway estate. Access to the estate is by an access road from Moor Lane that runs between number 8 and 9 Moor Lane.

These houses are rather special in that they are efficient energy saving houses and are built to the “Passivhaus” standard. The Passivhaus mark means that these properties are built to the highest energy-efficient standard available in Europe. Whilst they are more expensive to build they can require up to 75 per cent less heating than standard builds. The houses are also fitted out with solar panels.

The estate was built by the Lindum Construction Group over 40 weeks during 2021 and 2022, and was completed on 19th June 2022.

This development has been a welcome addition to Potterhanworth’s affordable housing stock in a village where high property prices mean that many cannot afford to buy.