

# The Holton-le-Clay Village Character Assessment



**CPRE  
BEST KEPT  
VILLAGE  
WINNER 2016**

## **Introduction to the Holton-le-Clay Village Character Assessment.**

The Village Character Assessment is intended to describe the distinct appearance and feel of Holton-le-Clay.

Holton-Le-Clay is a large village located in the extreme north of Lincolnshire; the administrative area for which is East Lindsey District Council. The village is situated 4.5 miles (7.3 km) south of the town of Grimsby and is on the east side of the A16. The village is twinned with the French suburb of Sarge-Les-Le-Mans, in Sarthe, North West France.

### **History:**

There is evidence that the village was settled in prehistoric and Roman times and Holton-le-Clay appears in the Domesday Book as Holtone. It was within the manor of Tetney in the then Lindsey North Riding, and prior to the Norman Conquest, it was under the lordships of a Swein and Thorgisl. By 1086 the manor had fallen under the lordship of Ivo Taillebois.

The village has a Grade 2 listed brick and stone Anglican Church, St Peter's. It has a chancel, nave, and an embattled tower with 3 bells. The tower, chancel and nave arch are of Saxon or of very early Norman origin. Within the churchyard is a 14th-century cross base and shaft and a war memorial. The Church was partly restored in brick during the Nineteenth Century. Holton-le-Clay is also recorded as having a Wesleyan chapel in 1827 and Primitive Methodist in 1836.



The War Memorial in  
the churchyard of  
St. Peter's Church

Other listed buildings within the parish include: Holton Lodge, a farm house with attached pigeoncote, circa 1800 and, Waithe Water Mill, grade 2 listed, dating from 1813. Waithe Water Mill is a two storey building built of red brick with a pantile roof. Some gear remains and there are three grinding stones and applewood cog wheels. The White Cottage, Peppercorn Garth, is a late 17<sup>th</sup> Century mud and stud cottage which was altered in the 18<sup>th</sup> Century.

In Kelly's Directory 1885, it was noted that the parish had an area of 1,430 acres and in 1881 had a population of 283. The principal landowners included the Earl of Scarborough, George Henry Haig DL JP of Grainsby and the Duchy of Lancaster. The main crops grown were wheat, barley, oats, turnips and seeds. At that time the village had a railway station on a branch of the Great Northern Railway. Between 1905 and 1961 there was a second station, Holton Village Holt.

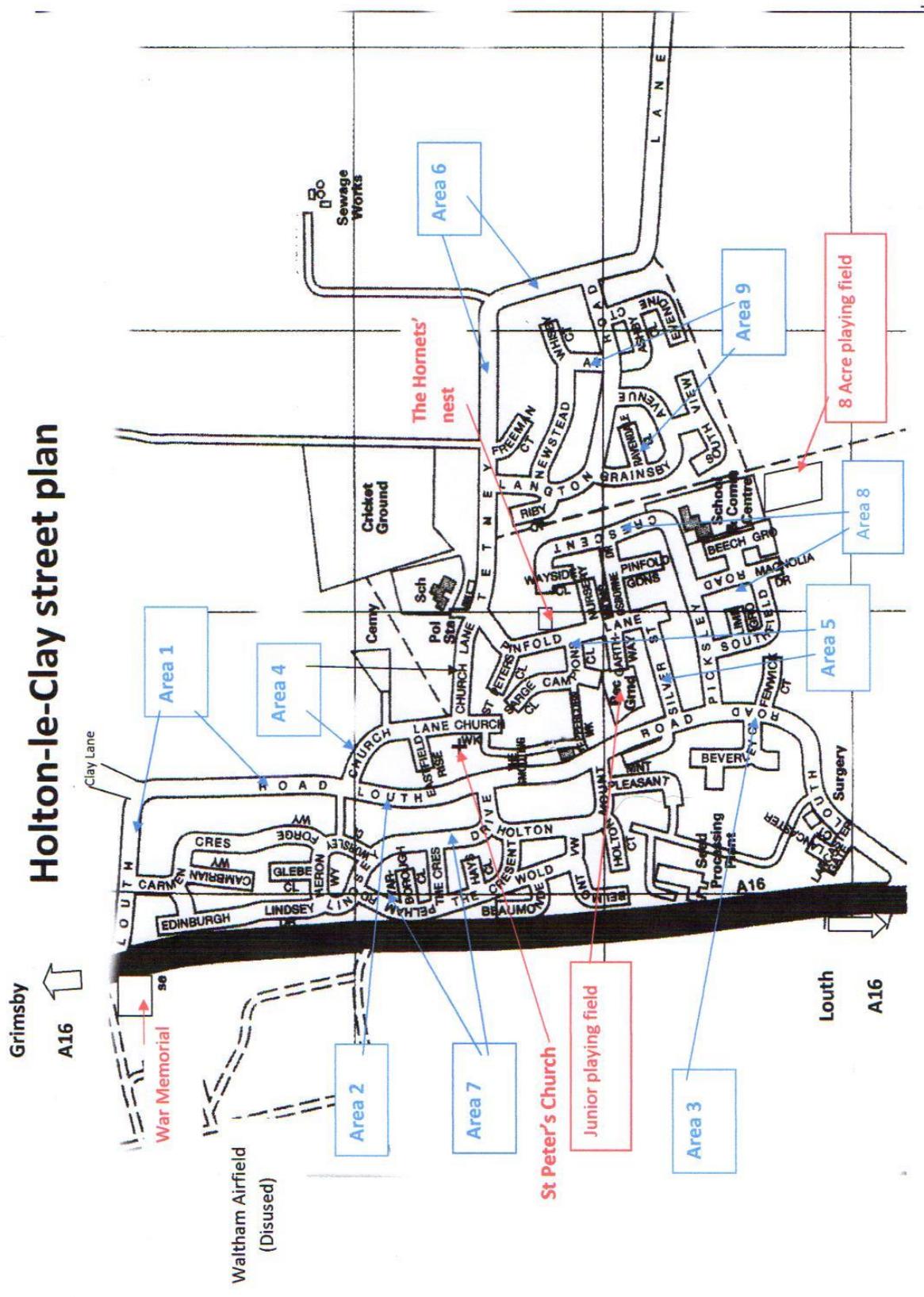
Although the railway has long gone, the parish now hold title to nearly one mile of track bed, from behind the new Primary School in Picksley Crescent south towards Station Road. This area and the section of track bed to the North of Tetney Lane as far as New Waltham which is owned by the Lincolnshire Wolds Railway provides a valuable green corridor.

At the northern entrance to Holton-le-Clay is a war memorial for the serviceman of 100 Squadron Bomber Command who served at Waltham airfield during World War II. The recently completed Village Hall has been named 'The Hornet's Nest' as a tribute to the Squadron whose nickname was the Hornets.



The airfield, some of which lies within the Holton-le-Clay village boundary, is now mainly used for agriculture. Some of the runways remain and there are footpaths that make use of them. The South-Eastern corner of the airfield is used for commercial purposes including a Golf Driving Range, a wood yard and a Go Cart Track.

# Holton-le-Clay street plan



## Village Design:

The village of Holton-le-Clay is built around two main thoroughfares, linked by a third:

- Louth Rd, which formed part of the A16 between Louth and Grimsby before the A16 village by-pass was built and which runs parallel to that by pass.
- Church Lane / Tetney Lane which begins at the northern end of Louth Rd and ends at the east of the village.
- Pinfold Lane / Silver Street links Church Lane/Tetney Lane with the southern end of Louth Road.

The older properties in the village are mainly distributed along these three routes. The rural aspects at each entrance to the village are highly valued by residents and the East Lindsey Local Plan (1995 amended 1999 and 2007) states that 'Development in Holton-le-Clay is considered to have reached the limits of natural growth and further development would expand unnecessarily into the open countryside'.



Northern approach to Holton-le-Clay – Louth Rd



Southern approach to Holton-le-Clay – Louth Rd



Eastern approach to Holton-le-Clay - Tetney Lane

Three developments are built behind the older properties on the main roads and these are not immediately apparent to travellers passing through the village on the main roads. To the west of the Louth Road there is an estate which includes Edinburgh Drive, Lindsey Drive and Holton Mount. To the east and south of Pinfold Lane is a development built around Picksley Crescent. The third estate is built around Langton Road to the south of Tetney Lane.

From the north the village is entered through traffic lights on the A16 near the War Memorial on to Louth Road. Louth Road (Area1) - on the left-hand side of the road, open fields have planning applications for new housing developments, these are separated from the road by hedges, drainage ditches and grass verges. Across the fields there are views of mature trees and, in the distance, the Humber estuary. The trees provide nesting sites for birds, including Tawny owl, Sparrow Hawk and Fieldfare. Badgers and Hedgehogs may also be found.

On the residential side of the road there is a wide footpath along the length of the road. There is also a wide verge in front of the houses from Clay Lane Corner as far as the junction with Church Lane. The properties display a variety of styles and ages. They are well-spaced and have front gardens separated from the footpath and verge by a mixture of mature hedges, fences and walls. There are mature trees and all the properties have off road parking.

Clay Lane is an un-adopted residential road which meets Louth Road at a bend known as Clay Lane Corner. It leads to a green footpath across the fields towards the old railway line and New Waltham. The houses on Clay Lane are on the Western side of the road. They are detached and have a rural outlook to front and rear.



The central part of Louth Road between Church Lane and Silver Street (Area 2) has both residential and retail properties. The residential properties are generally built on wide plots with front gardens set back from the road with grass verges. There are mature trees and hedges. Most are detached or semi-detached, having a range of ages and styles. The original terraced houses in the older part of the village by the Royal Oak contribute to the character of this area. Although they have smaller plots and no front gardens, the back gardens open on to the tree lined footpath, Church Walk which is an ancient lane way.



There are two blocks of retail outlets with limited off-road parking. Currently, one has a pharmacy, a small supermarket and a fish and chip shop. The other has two food outlets and a hairdresser. Between these are some apartments which have been built to look like semi detached houses and are thus in keeping with the character with the area.

Further along the road is a vacant shop previously a small supermarket and the Holton-le-Clay garage. Parking for these is mainly on road & can be congested. The Royal Oak Public House has off-road parking.

Peppercorn Walk is next to The Royal Oak, in which the former Village School has been converted into apartments. There is also a Chiropractor clinic housed in the former Parish offices. Peppercorn Walk has a blend of old and newer properties with a footpath to link this area to Campions Close and Pinfold Lane.





The southern part of Louth Road, between Silver Street and the junction with the A16 (Area 3) has a variety of residential properties. Those on the main road are of brick and tile construction; they are well-spaced, traditional in style and set back from the road. There are mature hedges and trees. Beverley Close is a development of brick and tile constructed semi-detached houses and flats which are built around green spaces. Fenwick Court is a relatively recent development of detached houses of brick and tile construction.

The site of a former scrap yard is a 'Brown field site' that has been identified for development. The Peacefields Business Park is occupied by a range of small businesses housed in purpose-built units. The Park has a specific access road from Louth Road. The site has many mature trees. Lancaster Gate is a modern brick and tile built development which currently houses a Medical Practice, a former Nursery, two smaller businesses and The Jug and Bottle Public House. This area also has its own specific access road.

Church Lane (Area 4) leads from Louth Road to the Church and onwards into Tetney Lane. This is the main route to the settlements in the east of the village. The eastern side of Church Lane has a distinctive detached white farm house and a number of bungalows which are set in large wide plots with drives and mature gardens. They are of brick and tile construction; some have been rendered and painted. They are framed by the mature trees found in the Parish Gardens which lie behind them. There are fine views of St. Peter's Church and the mature trees around it. The recently built Bevers Way development includes detached, semi-detached and terraced houses and apartments. They are on small plots with limited open plan front gardens. The high density of the housing and the 'shared space' design of the roads is felt by many Holton-le-Clay residents to be out of character with the rest of the village.

The western side of Church Lane, including Eastfield Rise and Church Walk has a variety of brick-built detached and semi-detached houses and bungalows which have front gardens and drives.



Church Lane

The properties in the area of Church Lane to the east of the church and Church Close are brick and tile constructed detached and semi-detached houses and bungalows which have front gardens and off-road parking.

Opposite the junction with Pinfold Lane are the Infant School, the Police Station, the old wooden Church Hall which is now a photographic studio, and a breakfast and after-school club. Each has a limited amount of off-road parking but the area is congested at the beginning and end of the school day.



Pinfold Lane Shops.



Pinfold Lane

Close to the entrance to Pinfold Lane (area 5) from Church Lane there is a parade of purpose-built retail units of flat-roofed construction which has off-road parking. Currently, the businesses include a supermarket with the Post Office within it, a hairdresser, a florist, a cafe/bar and food outlets.

Opposite the shops is a development of terraced and semi-detached houses and maisonettes including St. Peter's Close. These are of brick and tile construction. There is a block of brick garages that serves the development.

Next to the retail units is the Hornets' Nest, the village hall and Parish Offices which has a dedicated car park. The residential properties in Pinfold Lane to the south of the Hornets' Nest and Silver Street include detached and semi-detached houses and bungalows of a variety of ages and designs as well as a few terraced houses. Most are built on wide plots, set well back from the road in mature gardens. There are footpaths to both sides of the road and in Pinfold Lane there are wide grass verges between the footpaths and the front gardens.

Nursery Gardens is a block-paved cul de sac accommodating a number of semi-detached and detached bungalows of brick and tile construction, each with a garage and off-road parking. The front gardens are open plan, creating a sense of space. Campions Close has semi-detached houses of brick and tile construction. They have front gardens with hedges or fences and drives. At the end of Campion Close is Sarge Close which provides modern purpose built accommodation for the elderly. The Junior Playing field can be entered from Campions Close or Garth Way. There is play equipment for children, including a recently installed zip wire, and the Parish Council is hoping to upgrade and extend the range of activities.



Tetney Lane (Area 6) is the road from Holton-le-Clay to Tetney and other villages to the east and is a wide road with footpaths and grass verges to both sides. The residential properties are traditionally built of brick and tile. There is a variety of ages and styles including detached and semi-detached houses and bungalows and terraced houses. The properties are generally built on wide plots and have long gardens, particularly those to the north and east of the lane. There are many mature trees, some of which are the subject of preservation orders and hedges. All the properties have off-road parking.

Holton-le-Clay Cricket Club and Anglian Water sewage treatment works are accessed from Tetney Lane.



The housing estate to the west of Louth Road (Area 7) consists of an area built in the 1960s and a later extension built in the 1980s. cul -de -sacs, whether formally laid out as such or just no through roads, are a feature. Holton Mount, Carmen Crescent and Lindsey Drive were built in the 1960's and are predominately bungalows. There is a mixture of two and three bedroom detached and semi detached properties of a similar design. They are well spaced and have walled or fenced front gardens, many with drives able to accommodate two or three vehicles, in addition to any garages on the plot. The front gardens contain mature trees and shrubs which contribute to the rural, open aspect of the development.

The roads are 5 metres wide with a grass verge on one side. The road junctions are generally wider at 18 metres and have wider verges which significantly add to the open aspect.



In the 1980s the development was extended northwards and the character, type and design of the properties is different. Generally they are three and four bedroomed houses of varied designs with their own features and character. They are much more imposing in their grandeur, size and status. The footprint of the house plots are much bigger as is the height of the houses. The gardens are open plan with long drives as well as garages.

The Picksley Crescent estate (Area 8) is a development that includes a variety of brick and tile constructed detached and semi-detached house and bungalows. The properties have front gardens and drives and there are wide pavements with

well-defined kerbs to separate them from the road. There are green verges separating the pavement from the road in parts of Picksley Crescent.

Holton-le-Clay Junior School, which also accommodates the Community Centre, and the Childrens Centre are on Picksley Crescent. The Community Centre is run by the Holton Community Centre Association and is the venue for village groups such as the Guides Brownies and Rainbows, a Whist Club and sports and dance groups. Next to the Primary School is the Sure Start Childrens' Centre, the venue for the 'Little Monkeys' group. The area is particularly busy at the beginning and end of the school day.

Entered from Beech Grove, behind the Community Centre, is the 8 acre playing field which has football pitches, a BMX track and hard-play area. It is bounded by mature hedges and trees and is a significant green space for the village. It provides access to footpaths across the fields to the south and the east and to the disused railway line which provides a habitat for a diverse range of flora and fauna. There are unobstructed views to the countryside on three of the four sides.



The Langton Road estate (Area 9) is to the south of Tetney Lane. The estate was built in the 1960's and has a number of cul-de-sacs coming off the arterial roads. The design gives the estate an impression of space, having green spaces, grass verges and broad pavements to both sides of the road. The properties are well-spaced; each having front gardens and drives with off-road parking. Most are detached or semi-detached houses or bungalows of brick and tile construction and the gardens are bounded by walls or hedges. There are a number of two storey apartments on South View. These have no drives but they do have designated parking areas and the front gardens are grassed and open plan. A footpath by the apartments leads to the 8 acre and thus links this area

to the public footpath network as well as through area 8 to the centre of the village.



### **Village Groups and Amenities:**

The village has two schools, Holton-Le-Clay Infants School and Holton-Le-Clay Junior School. One Head teacher is responsible for both schools and they have a combined Governing body. Secondary School age pupils travel out of the village to Cordeaux School, Monks Dyke/ Tennyson College and King Edward VI Grammar schools in Louth. They may also attend The Tollbar Academy in New Waltham which is in North-East Lincolnshire. The village Pre School established in 1982 is based within the Infants School and is run as a separate entity by a group of parents to provide Early Years Education for three and four year olds.

The Hornets Nest is now the social and administrative hub of the village as it houses the Village Hall and the Parish Offices. It was formed by the conversion of the former Etherington Arms Public House its existence demonstrates a strong Community spirit.

Volunteers from the community and the church came together to form HLCMERC (Holton-le-Clay Multi-Educational Resource Centre) after the Parish Council held public meetings to discuss the idea with residents and then took out a loan to make the initial purchase. The vision of HLCMERC is to provide a community facility for the village which will provide leisure and educational facilities for all ages and abilities.

The group worked relentlessly to raise funds through village activities and putting together bids for grant aid and successfully raised £180,000. The money was invested in converting and equipping the building into what is now a superb facility for the village. Each stage of the conversion was planned and managed by the group. The Hornet's Nest was opened in May 2014 and now hosts a range of village activities including Summer and Christmas Fayres, Tai Chi, Pilates, Slimming World, Sequence Dancing, Zumba, Gold, Children's Ballet,

Camera Club, Ladies Group, Blood Donor sessions, Lives and New Age Curling. At weekends the hall is busy with Birthday party bookings.

HLCMERC manages the hall and is in the process of raising funds to renovate the first floor of the building to provide smaller meeting rooms, a small kitchen area, toilets, a store and office with a new staircase and lift for access from the rear of the building.

The Parish Church, St Peter's is a worshipping community with a mission to work in the community. Services are held on most Sundays and St Peter's is the focus for 'Messy Church', the 'Knit and Natter' group and events including the annual Flower Festival. The Holton News is the Parish magazine which is published monthly.

Sarge Close opened in 2000, was originally built for East Lindsey District Council to provide sheltered housing for the older generation, with a Warden. It is a cul-de-sac off Campions Close. The approach brings you past four bungalows into an area with parking for nine cars and communal gardens, landscaped with trees, shrubs and grassed areas. The block looks like one large bungalow and has one main secure entrance. Inside are 14 one bedroom self contained flats each with their own garden area. There is a communal laundry room with washing machine and tumble dryer and a communal hall and kitchen. The design fits well with the character of Holton Le Clay and most people do not know how many people are resident because of the design.

Lincolnshire Police have a team of one PC and 3 PCSOs based in the Police Station on Church Lane. The Station does not have regular opening hours but is supported by officers based in Louth.

Holton-le-Clay Cricket Club is a social centre in the village. In addition to providing a base for Cricket and Football teams the club also hosts village events like 'Holton Rocks' and a Bonfire and Firework display. The proceeds from these events have been used to develop the facilities provided and to support charities. There are two Public Houses in the village which also provide venues for social and community events.

LIVES is a Lincolnshire charity which provides First Responders for medical emergencies has an active group in Holton-le-Clay. The First Responders are volunteers who give up their time for training and to support medical emergencies in the community.

Holton le Clay is twinned with Sargé Les Le Mans, a small picturesque village on the outskirts of Le Mans in the Sarthe District of France. The Association was formed in the mid Nineties and aims to encourage social and cultural links between residents of the two villages. The annual meetings alternate between the two villages.

**Population:**

**Selected Data from the 2011 Census:**

|                                          | <b>Holton-le-Clay</b> | <b>East Lindsey</b> | <b>East Midlands (Non-metropolitan)</b> |
|------------------------------------------|-----------------------|---------------------|-----------------------------------------|
| <b>Household Composition:</b>            |                       |                     |                                         |
| All Households                           | 1583                  | 60890               | 189604                                  |
| Total usual residents in household.      | 3691                  | 133400              | 4442192                                 |
| One Person households – total            | 378                   | 18179               | 548989                                  |
| One Person households – Age 65+          | 201                   | 9533                | 232486                                  |
| One family only -Total                   | 1156                  | 39378               | 1220743                                 |
| One family only – all age 65+            | 211                   | 8468                | 170367                                  |
| Households with 1 bedroom                | 25                    | 4113                | 153288                                  |
| Households with 2 bedrooms               | 358                   | 21133               | 502502                                  |
| Households with 3 bedrooms               | 855                   | 24468               | 860782                                  |
| Households with 4 bedrooms               | 292                   | 8375                | 292736                                  |
| Households with 5+ bedrooms              | 52                    | 2700                | 83599                                   |
|                                          |                       |                     |                                         |
| <b>Economic Activity</b>                 |                       |                     |                                         |
| All usual residents Age 16-74            | 2767                  | 99928               | 3336532                                 |
| Work mainly from home                    | 79                    | 4286                | 108977                                  |
| Travel to work by train                  | 5                     | 145                 | 28777                                   |
| Travel to work by bus                    | 43                    | 1062                | 132073                                  |
| Travel to work by driving car / van      | 1405                  | 36329               | 1409030                                 |
| Travel to work as passenger in car / van | 86                    | 2744                | 129471                                  |
| Travel to work by bicycle                | 41                    | 2094                | 58995                                   |
| Travel to work on foot                   | 85                    | 8479                | 236719                                  |

## **Village Surveys**

Two surveys of village residents were carried out in preparation for the production of a Neighbourhood Development Plan. The first, in 2012, received 210 responses to a questionnaire circulated to every property in the village. The second, in 2015, was circulated at public meetings and through members of the community who approached their neighbours. 350 questionnaires were distributed and 159 responses were received. To ensure that the plan represented as wide a cross section of residents as possible a smaller number of questions were posed using the social media sites Facebook and Streetlife, by approaching organisations for people of specific age groups, a survey for teenagers and by approaching shoppers at the village shops.

The main themes that emerged from the surveys were that residents of Holton-le-Clay value the community atmosphere of living in a village surrounded by green fields. They like properties to have their own gardens and prefer to see a variety of traditional house designs built in small, rather than large developments. Many residents expressed concern that new developments would spoil the character of the village. If new houses were to be built they expressed a preference for detached or semi-detached properties having two or three bedrooms and for bungalows. A large number of responses suggested that these should be affordable homes. A need for specialist accommodation e.g. for Senior Citizens was also identified. Wide roads with green verges and clearly defined pavements make people feel safe to walk as does a strong community atmosphere, an example of which is the personal service received in village businesses, and relatively low crime rate. Other valued factors contributing to the community feeling are the village schools, the village hall and other village groups. The open spaces and outlooks which typify Holton-le-Clay and the easy access to a network of Public Footpaths are also valued.

Residents who responded to the surveys expressed concern about some issues which they consider might be aggravated by new developments in Holton-le-Clay. These included concerns about flooding and surface water drainage, traffic and parking and increased demands on services in Holton-le-Clay including the Schools, the Medical Practice and Community Services.

## **Best Kept Village 2016**

Holton-le-Clay won the title of 'Best kept village 2016' in a regional competition organised by the Council for the Protection of Rural England (CPRE). High marks were achieved in all areas giving a total of 142 marks from a possible 150. Full marks were awarded in the following categories:

- Overall appearance and condition.
- General appearance and condition.
- Public premises
- Appearance of private premises.
- Overall community effort.

The judge's comments were in agreement with the results of the village surveys and reflect the pride that the village community has in Holton-le-Clay, the efforts they put into it's upkeep and the sense of community spirit.

### **Summary:**

The evidence documented clearly shows Holton-le-Clay to be a semi-rural village which has developed around the Parish Church of St. Peter and the older properties around the through roads of Louth Road and Church Lane / Tetney Lane. New developments have been built behind the properties on the main roads in such a way that a person travelling through Holton-le-Clay might not be aware of them and the village feels compact. These later developments were designed and built in such a way that they continued the characteristics shown by the older part of the village which are:

- Roads are wide and have grass verges and wide pavements.
- Properties are built in a variety of traditional styles and materials.
- Most properties are set back from the road in their own gardens – the role of front gardens and peoples' ability to personalise them is a key factor in delivering the area's character.
- Most properties have off-road parking for two or more cars.
- Green spaces and mature trees.

Surveys of the village residents have confirmed that these characteristics are highly valued, as are open views and outlooks and easy access to the public footpath network. Residents feel a strong sense of community and feel safe to walk around the village.