



Laneham Parish Plan

Spring 2008



The Trentside is one of the main assets of the village and it is important that the village is pro-active in maintaining and improving facilities for the use of residents and the general public.

Acknowledgments

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Consultees

- Bassetlaw District Council - Planning, domestic and civic services
- Nottinghamshire County Council - Highways and public transport
- Police
- Environment Agency
- Severn Trent Water
- Nottinghamshire Community Council

References

- Under new management Thirty years of Laneham Village School - by SD Ashton
- Retford Library - Local studies section

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Introduction

This parish plan is designed to explain how the residents of Laneham and Church Laneham would like to see their parish develop over the next 10 years.

The plan is intended to set out these views to interested parties and to support requests for funding actions within the community for the realisation of these plans.

In late 2005 the Parish Council decided that the future development of the village should be the subject of wider and more formal consultation within the village. A Parish Plan Working Group was established. It was tasked to provide auditable responses that could form part of the submission to the Bassetlaw District Council Local Development Plan.

A short questionnaire was circulated in February 2006 and 58% of households responded. The results and analysis were presented to the community during a themed social evening in the Village Hall. A more detailed questionnaire was circulated in October 2006, the cost of the printing being kindly donated by the Trent Riverside Partnership. The questionnaire was circulated to all households and businesses and a sample of holiday residents. Response rates were excellent, being 63%, 55%, and 100% respectively.



A separate questionnaire was issued to the young residents aged between 5 and 16, concerning their interests and activities and their likes and dislikes about Laneham.

A number of organisations were contacted to either contribute to the data or to be made aware of our parish plan actions. These are listed in the Appendix. Further consultation meetings were held in the Village Hall, including Mediterranean Mood and Autumn Fest and Spanish theme evenings. These enabled the findings of the survey to be shared and encouraged wider consultation.

The data collected was audited and officially accepted by the Parish Council at their December 2006 meeting.





Village Setting

Laneham is situated in the Trent Valley at the Eastern edge of Bassetlaw. The A57 is 1.5 miles to the South and the A1, 7 miles to the West. There is a good rail service from Retford, 8 miles away. Robin Hood Airport (Finningley), provides international flights and is 25 miles away.

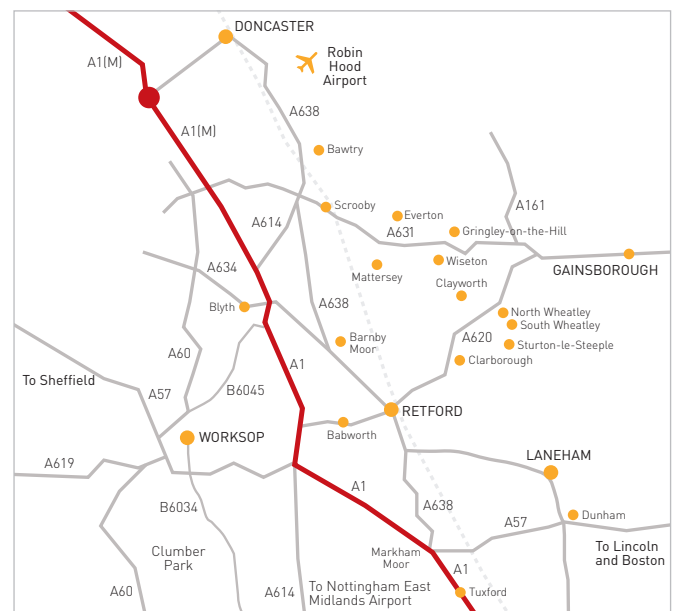
The parish is a small community, slightly in excess of 200 permanent residents. In the summer the number of residents, including tourists, increases significantly to as many as 500.

The parish of Laneham includes the two settlements of Laneham, previously known as Town, High or Chapel Laneham and Church Laneham. They are separated by the village beck and a short stretch of low-lying fields. The population is served by a parish church, a village hall, two public houses and the finest public toilets in the vicinity. There is also a gift shop, a garden centre and a child's play activity business.

The two settlements have their own individual characters. Church Laneham is focused on its Norman church, built on a small knoll above the River Trent. Until 1922, a ferry operated across the river. The river supports a wide

variety of wild life, especially birds, and regularly floods one of the access roads. In summer, visitors come to enjoy the river for water sports or just for the view with many of them making use of the caravan sites. The river is also popular with fishermen and fishing was the third most popular activity amongst the young residents.

The main village has a well-preserved linear shape based on its wide main street, which follows a low ridge down to Church Laneham. Substantial farmhouses reflect the former prosperity of the village, based on the well-ordered fields surrounding the village. These fields show the influence of the Inclosure Award 1774.



Modern development has been limited to a small development of social housing several decades ago and the occasional in-filling of land along the main street.

The majority of village residents work outside the village, although the proportion working from home, is growing.

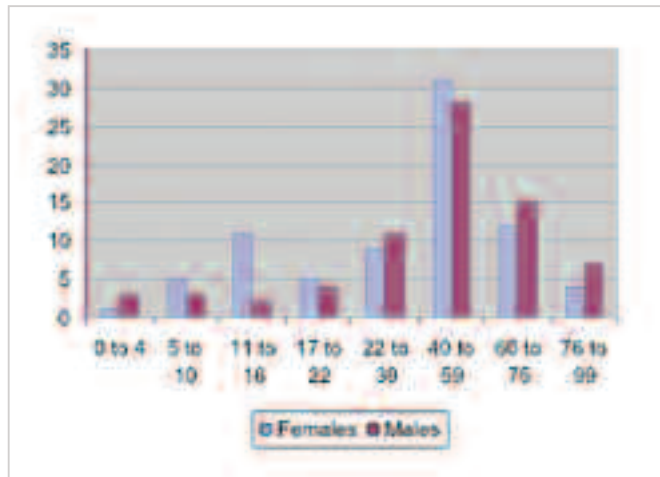




Who Lives in Laneham and Why

There are a low number of pre-school infants. However, there are a significant number of young people with few if any recreational facilities.

A very significant number of residents are in their "second half of life". 90% of holiday residents are retirees who occasionally have young persons staying in Laneham



Dislikes

Most of the dislikes were related to a lack of services and facilities, with many of the young residents saying there was nothing to do. The majority felt that there were areas of the village that needed improving.

Action Point

- To consider ways of preserving and improving existing facilities and services
- To provide a play area

Why live in Laneham

These results show that the rural environment is by far the greatest significance in influencing people's choice to live in Laneham. Work is the second reason. However, about 1 in 5 of respondents cited reasons which might be characterised as family connections with the parish.





Environment and Conservation

The housing stock of Laneham has been built up over a period of several hundred years. A number of houses are many centuries old and built at intervals along the linear Main Street.

This street stretches over 1.5 miles between the village entrance and Church Laneham where it curves as it meets the Trent. It was formerly the road to the Trent Ferry and runs along a low ridge providing a dry base for housing and transport in an otherwise flood-prone landscape.



A small cluster of older houses were well built around St. Peter's church in Church Laneham. Otherwise the older houses are well spaced out along the broad street. This spacing of the houses in a linear pattern was one of the characteristics of the village, once based on medieval burgrave plots. Much of this pattern has since provided opportunities for "in-filling" although a few open spaces remain. The majority of buildings are brick built with pantile roofs. The coming of the railways allowed non-local materials to be imported which is why a number of Victorian buildings have welsh slate roofs.

The enclosure of Laneham fields resulted in a small number of new farms being built off Main Street in Rampton Road and Broadings Lane. However, other working farms remained on Main Street and are still active today. They make a strong contribution to the village's rural aspect. The Victorian era added a small

school and nonconformist chapel. The former is now the village hall, while the latter is used as a store. A few small cottages were also constructed in this era. More recently, a row of social housing has been added on Broadings Lane, an old inn has been demolished to provide bungalows for senior citizens and some modern development of "executive" housing has "in-filled" gaps. The village cartilage, around the Main Street artery, has been maintained and there have been largely no developments outside these limits.

There is one small industrial complex within the village, a producer of animal feedstuffs. This area is set back behind the old village shop, which serves as an office.

The village has a small but varied stock of houses. A clear majority, 88% of respondents, feel they have a home that meets their needs. 10% of respondents were looking for a new home, of which 33% were young people, and 44% were looking for another dwelling in the village. Small numbers of houses are currently vacant. The riverside area contains a substantial mobile home park. This increases the population of the village in the non winter months. The move to increase the number of "all year round" residents will significantly alter the population balance in the village.

The first parish survey asked a number of questions about the housing stock and future developments. A large proportion of the village were against substantial developments of any sort. More people were in favour of selective developments of a small number of houses, especially if some were provided for young people.





The Natural Environment

The survey showed high levels of support for the “Best kept village” competition and use of footpaths. A high proportion of respondents felt that the River Trent was important to them as a public amenity.

A recent “Building Better Communities” Project has provided seating by the river and improved car parking. The Laneham Heritage Trail has been established. Maps are available from The Ferry Boat, The Butchers Arms, Linda’s Craft Store and Retford Library.



There were concerns regarding potential flood risks and possible air pollution from the nearby power stations. There have been no floods that caused significant property damage in Laneham since 1947. It is believed that the flood defences are particularly robust.

Flood levels in 2000 and 2006 indicated that regular reviews of our flood relief plans continue to be important.



Actions / Plans

- To maintain the essential linear characteristic of Laneham.
- To discourage speeding and unlawful use of mini motorcycles.
- To maintain all public footpaths and rights of way
- To prepare transparent guidelines for assessment of Parish Council comments on planning applications.
- Consider upgrading village hall.
- To create and maintain a traditional Trentside meadow on parish land at the bottom of Trentfield Lane.

The general impression created by this section is one of a caring community who would in general make an effort to improve the environment, given the appropriate prompting and leadership. In 2000, when there was a danger of flooding the village morale was good with residents showing a willingness to work together.

Laneham is clearly a community, that with the right direction and input of funds, could make a positive impact for themselves and the locality



Community, Social and Spiritual Facilities

This area requires action from individuals in the community with the Council facilitating and co-ordinating such action. When push comes to shove, it is those stating in the survey that they are very interested, that are likely to participate in social help schemes.

Three areas command such support, keeping an eye on vulnerable people (8), helping with a good neighbour scheme (5) and shopping for housebound neighbour (4). There was significant back up to these figures with 68 respondents quite interested in these areas.

It is possible that interested households responded to more than one area of support. The number of individuals who are very interested may be in the region of 8, with 25 quite interested.



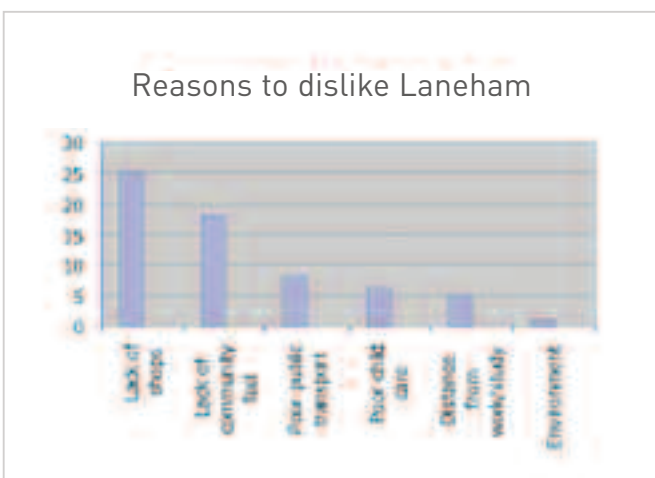
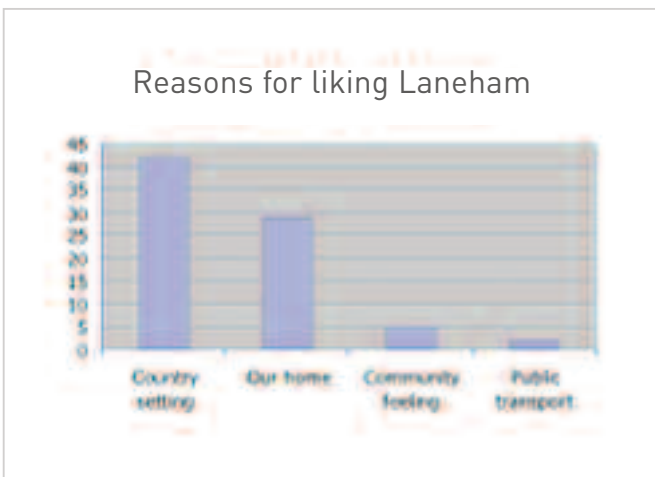
Over the years there has been a decline in community spirit with a smaller number of people being involved. This may be due to regeneration of housing together with a greater turnover of residents and the faster pace of life.

The publication of the monthly local village's newsletter "Roundabout" was the most popular source of information about community life and events in the village. This showed the importance of "Roundabout". The newsletter was produced in association with EDF Energy, by a team of correspondents representing local villages and circulated in these villages. A new sponsor is being sought for the 2008 editions. A significant number referred to more than one source and an action to increase notice boards in and around the village has started.

The young residents' survey showed a desire for a play area/park. Social activity is important to them and a play area may help to overcome the feeling that "there is nothing to do".

Actions / Plans

- Continue holding village functions and encourage residents to participate.
- To up grade the village hall.
- To run a community style café with limited opening hours providing a social focus point.
- The village hall to be used as a venue for the young residents to pursue their two most popular indoor interests, computers and music in a supervised environment.





Public Transport and Highways

Laneham is well connected to the rest of the world by road, rail and air. Turning to local issues, winter can be problematic. The main village streets are not habitually gritted. Nor are the roads that most villagers use on commuting journeys to Retford and Rampton.

Bus services are available on a regular basis to the nearby town of Retford and City of Lincoln. They are infrequent during early morning and in the evenings. A need was identified to improve access to the timetable. None of the respondents had been able to use public transport for leisure journeys over the past 2 years.

A number of heavy goods vehicles use the village streets on a daily basis. It is acknowledged that business activities contribute to the vibrancy of the village, the number and size of these vehicles needs to be curtailed.



The history and culture of the village is based on agriculture. Agricultural practices are forever changing. Whilst mindful of these changes, the village streets are not suitable for the largest plant used by agricultural contractors. For example the bridge over the beck on Main Street is too narrow for two vehicles to pass comfortably. The turning into Rampton Road from Main Street has restricted visibility and width.

Although the village is well protected by a 30 mph limit and a by-pass, its linear configuration encourages speeding along Main Street. Current levels of traffic and speeding through the village impact on the quality of life for residents. They represent a major road safety hazard and are of significant concern in the village.



Actions / Plans

- Car sharing scheme or car club
- Taxi tokens
- Promote the ease of use of public transport
- To improve communications with Notts C.C. to ensure that all footpaths and bridleways are well signed and maintained.



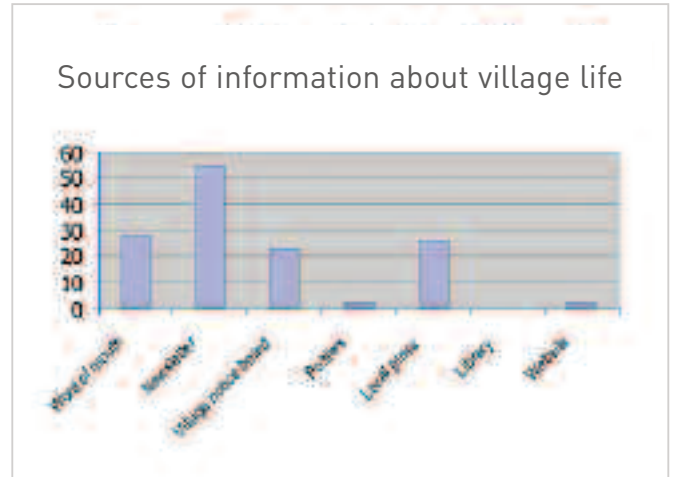
The Local Economy and Tourism

The village survey showed that opinion for the encouragement of tourism was broadly divided between those in favour, 31 respondents, and those against, 27 respondents. About a third of respondents favoured the encouragement of day visitors. Only a small number favoured residential alternatives.

The main focus of tourism is the riverside area which has road access and a picnic area. There are facilities for water sports, fishing, ornithology or just chilling with a picnic. The area is surrounded by easily accessed paths and bridleways offering wonderful scenery, flora and wildlife. There have been recent improvements with the provision of seating.

Footpaths / Bridleways

The village is well served with footpaths which are generally under used. A problem concerning dog dirt has been identified. This problem is largely restricted to those areas close to residential areas. There is a significant part of the community actively involved in equestrian activities that enjoy the bridleways. Villagers were asked for their views on how greater use of these facilities could be encouraged. The greatest level of support was for a parish notice board with a map of the paths.



Actions / Plans

- Provide information, maps, notice boards, leaflets in such places as the bus shelter and village hall.

Prize winning collage by Jenifer Elliott





Retail and Other Services

The village has seen a decline in retail facilities over the last 10 to 15 years. The residents are keen to at least maintain, if not improve, the current level of both retail and Council services.

Retailing

There are two Public Houses, one in each settlement, a gift shop and a garden centre. There is one telephone box. Very little use is made of this facility. Although the majority of respondents would be unaffected by its removal, this would cause significant problems for one respondent. There is no Post Office or shop, although the survey showed that the majority of respondents used a Post Office on a regular basis. Many thought that a Community shop was a good idea but there was a lack of support to run one.

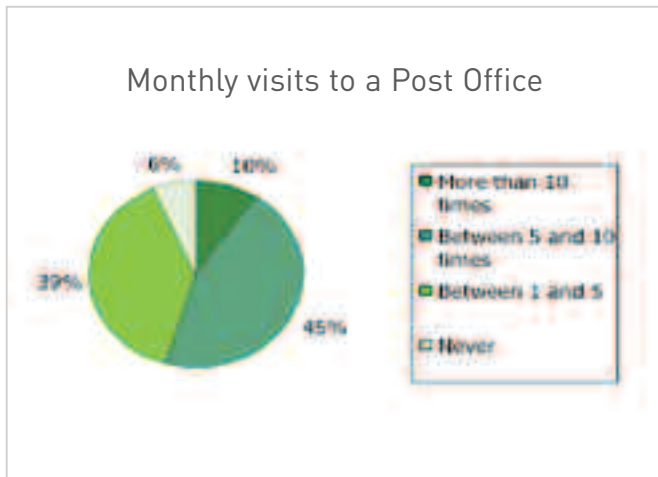


Emergencies

The village has significant numbers of heating/cooking equipment and 4 wheel drive vehicles. There are a small number of generators and lighting equipment. The nearby village of Rampton has a defibrillator.

Services

The survey enquired about the standards of various services. The villagers were happy with the supply of water and electricity, refuse collection, street lighting, and public toilets. There were concerns related to street cleaning, verge maintenance, winter weather services and the provision of litter bins.

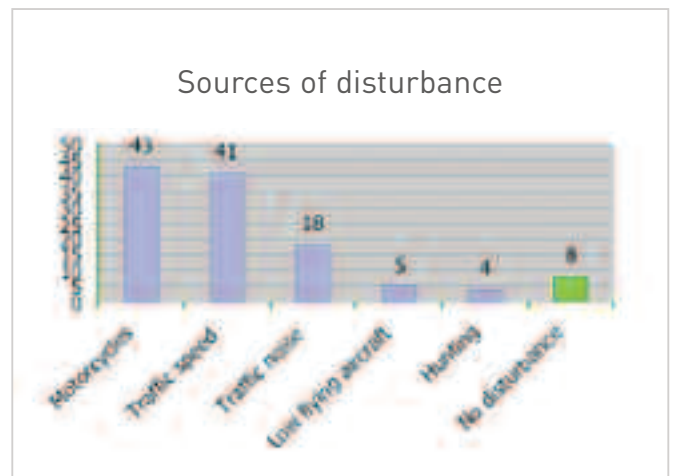


Library

A mobile library visits the village at two weekly intervals and is of interest to a small number of villagers.

Police

The police coverage is generally regarded as poor. A number of villagers had experienced crime in the form of vandalism and theft. A new team of officers have begun expanding crime prevention awareness. The team are making additional random patrols and joining parish meetings. These are as an addition to the published visits by the Police and County contact vehicle.





Tradition and Heritage

Laneham has rich tradition and heritage, with events in Laneham being recorded throughout the centuries. The village is recorded in William the Conqueror's Domesday Book, 1086. The residents are determined to preserve this heritage, so well expressed through its historic buildings.

Laneham History

There is evidence of pre-historic habitation around the banks of the Trent. The Romans gave Laneham (Lanum) its name. There is evidence of a Romano-British farmstead and a Roman coin of Hadrian's time was found in the graveyard. In medieval times, Laneham had a Manor House by the river. This was a convenient stopping point for the Archbishop of York who had palaces at Scrooby and Southwell. It was a lot easier to travel by boat rather than by road. During these times Laneham was visited by English Kings, Henry III and Edward I. The Manor House (Palace) was plundered at the instigation of Edward III and the residence fell into disuse.

St. Peter's Church

The jewel in the crown of Laneham architecture with features dating back over 900 years. It is basically a Norman Church with a 12th Century tower and 15th century buttresses and battlements. Although the porch was rebuilt in the last century, it contains a 14th Century arch from the original porch. Inside the church are fine examples of "herring bone" stonework. The original door, 900 years old, hangs on the West wall having been recently replaced by a new oak door made by a village furniture maker, Lee Sinclair. The church also contains ancient chests from the 13th and 16th Centuries and 14 adzed pews of simple design, decorated only by chamfering at the ends that are hundreds of years old.

The church is a place where the faithful few still gather for worship and it bears witness to christenings, weddings and funerals. Time brings change and it may become necessary to consider using the church for other functions. The majority of the respondents (60%) to the questionnaire did not want the church used for other activities. A significant minority would be prepared to consider this.

Lane Lettings

Laneham maintains the historic tradition of lane letting. The grass verges and Poor Close are let each year. The auction, by sealed bids, takes place on Easter Monday.

The Ferry

Used mainly for transporting livestock to the 155 acres of pasture in the Parish of Laneham that lay on the East side of the River Trent. The majority of this land was transferred to the Parish of Kettlethorpe in 1884, leaving a few acres known as "Over the Trent Piece".

Butcher's Arms

A focal point for village activities for some 300 years. These include a coroner's inquest in the 1840s with the putrefying corpse present and an auction for the sale of a "message" in 1857.

Parish land beside the River Trent known as "The garth" is being converted to a wild flower meadow and recreational area. This parish field was used as a landing stage for construction materials that were needed to build the original Rampton Hospital. There are remains of the old jetty on the river bank at The Garth.

Laneham Races

In the 19th Century there was horse racing on "The Green" in Church Laneham.

Actions / Plans

- Support the church - the survey did not produce a consensus on ways of expanding the use of the church.
- Create and maintain village archives. A number of residents have old photos and documents.





The Laneham Action Plan

Summary

1. Laneham Parish

1.1 Aim - To preserve and improving existing facilities and services.

1.2 Actions - Consider reasons for changes and identify ongoing needs.

1.2.1 Partners - Village residents, tourists, businesses, Bassetlaw Local Development Scheme.

1.3 Estimated cost - Unknown.

1.4 Timescale - Next 12 months.

2. Youth Facilities

2.1 Aim - To provide a play area and / or a sports area.

2.2 Actions - Obtain lease on field, raise funds for equipment, and include running costs in precept.

2.3 Partners - Bassetlaw District Council, Grant awarding bodies.

2.4 Estimated cost - Land maintenance £500 annually, capital equipment £3000, safety inspections £400 annually.

2.5 Timescale - 1 to 5 years.

3. Environment

3.1 Aim - To maintain the essential linear characteristic of Laneham.

3.2 Action - Prepare transparent guidelines for assessment of Parish Council comments on planning applications.

3.3 Partners - Bassetlaw District Council planning.

3.4 Cost - Nominal.

3.5 Timescale - Next 12 months.

4. The Natural Environment, Footpaths

4.1 Aim - To increase use of all public footpaths and rights of way.

4.2 Action - Promote heritage trail, publish maps, and maintain access.

4.3 Partners - Local land owners, Notts County footpath officers, volunteers, the big Lottery Fund.

4.4 Costs - Unknown.

4.5 Timescale - Immediate to 3 years..

5. The Natural Environment, Riverside

5.1 Aim - Increase use of parish land on Trentside as a leisure facility.

5.2 Action - Create and maintain a traditional Trentside meadow at the bottom of Trentfield Lane and Wharf Road. Encourage public use of the Riverside.

5.3 Partners - BBC grant awarding body, River board and BDC maintenances section, Trent Vale Project, Laneham Parish Council.

5.4 Costs - Nominal, external funding in place.

5.5 Timescale - In progress and over 5 years.

6. Community, Social and Spiritual Facilities

6.1 Aim - To increase residents' participation in village social affairs.

6.2 Action

a) Promote and support the village functions.

b) Open a community café with limited opening hours providing a social focus point.

c) Use the village hall as a venue for the young residents to pursue their two most popular indoor interests, computers and music in a supervised environment.

6.3 Partners - Village hall committee, parents, BDC Youth Services and volunteers.

6.4 Costs - Unknown believed to be nominal.

6.5 Timescale - 1 to 5 years.

7. The Village Hall

7.1 Aim - To up grade the village hall.

7.2 Action - Provide an additional meeting room and equipment storage.

7.3 Partners - Village hall committee, parish council, volunteers.

7.4 Costs - £5000 to £7000.

7.5 Timescale - 5 to 10 years.

8. St. Peters Church

8.1 Aim - Support the church.

8.2 Action - The survey did not produce a consensus on ways of expanding the use of the church. Further consultation essential.

8.3 Partners - All residents. Church management and diocese.

8.4 Costs - Unknown.

8.5 Timescale - Surveys 1 to 5 years actions 5 to 10 years.

9. Heritage and Village Archive

9.1 Aim - Create and maintain a village archive.

9.2 Action

a) A number of residents have old photos and documents.

b) Seek an appropriate store to gather and store donations of archive materials.

c) Set up working group.

9.3 Partners - NCC library, local historians.

9.4 Costs - Unknown.

9.5 Timescale - 5 to 10 years.

10. Services

10.1 Aim - To create a safe, peaceful and well governed environment.

10.2 Action - Make a case for more visible rural policing by dialogue. Train speed enforcement volunteers.

10.3 Partners - NCC police. Landowner, Residents.

10.4 Costs - Nominal.

10.5 Timescale - 12 months.



Appendix

1. Welcome Pack Information for New Residents

- Parish Council Meetings
- Bus Service
- Schools
- Medical Practices
- Hospitals
- Social and Sports Clubs

2. Photographic Prize Winners

- Juniors - Charlie Spruce, Jenifer Elliott
- Open - Isabelle Cawthorne

3. List of Social Events

- Greek Themed Evening
- Spanish Themed Evening
- Cream Teas
- November Event
- Photographic Competitions
- October Fest

4. Contact Organisations

- Parish Councils - Dunham and Rampton
- Table Tennis Group
- Monday Club
- Cubs Scouts Beavers
- Fishing Club
- Boat Club
- Dunham on Trent Primary School
- Tuxford Comprehensive School
- Butchers Arms Public House
- Ferry Boat Public House
- Caravan Sites
- Craft Shop
- Power Station
- Equitation Activities



