

The Designation of Local Green Space through Broxtowe Borough Council

The following explore the criteria for the designation of Local Green Space in line with the NPPF (2021) and were used to inform the designation of Local Green Spaces in the CTTC Neighbourhood Plan. Red asterixes refer to the decision tree on page 14 of this document. Green Space was first of all visualised using Google Earth (https://drive.google.com/file/d/1Om5oNMNsaxX1KObBFea6Gd7F83EK8gBW/view?usp=share_link)

Source material from DEFRA, Natural England, Historic England, Nottinghamshire and Broxtowe Records, Environment Agency, British Geological Survey, Old maps (Ordnance Survey, manuscript), local history and archaeology publications and local knowledge have been consulted.

***1 Criterion 1: Land is not subject to planning permission for development and not allocated or proposed for development in the Local Plan**

It will not be appropriate to designate spaces that are allocated or proposed for development in the Local or Neighbourhood Plan unless it can be shown that the Local Green Space could be incorporated within the site as part of the allocated development (NPPF, 2021: para 101). The designation of Local Green Spaces should be consistent with the local planning for sustainable development and complement investment in homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or **updated**, and be capable of enduring beyond the end of the plan period.”

***2 Criterion 2: The site does not already have adequate protection.**

Sites with the following existing protections are generally be considered sufficiently protected in managing development and therefore reduces the need for further designation as an LGS; however, there may be exceptions where these protections only protect a small proportion of the site or owing to site-specific circumstances. Note that some protections, such as Registered Battlefields, are not listed here as they do not occur in Broxtowe. The Local Green Space could be used to provide protection additional to any existing protective policies and its special characteristics could not be protected through any other reasonable and more appropriate means.

Common Land; Village/Town Greens; Ancient Woodland; Sites of Special Scientific Interest (SSSI); National Trust, Woodland Trust, and Forestry Commission owned sites; Designated/Non-Designated Heritage Assets (as per paragraphs 184-202 of the NPPF), including: Grade I & II Listed Buildings, as well as/or including churches and/or churchyards/cemeteries (where they or their setting incorporates the majority of the site); Registered Historic Parks and Gardens; Scheduled Monuments; within Conservation Areas.

Note that Local Nature Reserves, which are statutory sites, are not listed here as no specific protection has been afforded them by Broxtowe Borough Council either within their Local Plan or their Green Infrastructure Strategy. If there were a policy, it would aim to resist development. Having LGS status affords these valuable areas extra protection from new development.

***3 Criterion 3: The space is not an extensive tract of land and is local in character**

The NPPF (para 102) states a designated Local Green Space should be “local in character” and “not an extensive tract of land”, in other words it should be small rather than large. The NPPF does not set out what a small or large area of land is defined as, so it will be for the Local Planning Authority and local communities to decide what this will mean for their area. Thus, the blanket designation of open countryside adjacent to settlements would not be appropriate. Examples of this could include:

- Strategic River Corridors (including the Trent, the Erewash and the Erewash Canal etc);
- Large Green Wedges – such as the open space between Toton/ Chilwell and Stapleford.

All sites should be judged on their merits, but as a guide, and in reference to Natural England's Accessible Natural Green Space Standards (ANGSt) (see below), a site of over 20 ha is likely to be considered an extensive tract of land and therefore not suitable for designation as an LGS.

Consideration will be given to the contribution the site makes to the local visual amenity and the physical form and layout of a settlement. It is considered that to warrant designation, a site should be largely self-contained with clearly defined edges.

*4 Criterion 4: The space is within close proximity of the community it serves

Obviously, the proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served.

The following standards are guidelines. Natural England recommend that a minimum of 2ha of Accessible Natural Greenspace should be no more than 5 minutes' walk away. For larger areas, the maximum distance is greater. Importantly, closer proximity ought to be considered for any LGS with a mainly amenity role, allowing access for parents with small children and disabled people.

Natural England's recommended standards

<i>Green Space Type</i>	<i>Maximum distance that any household should be from the Green Space type</i>	<i>Minimum Size of Green Space Type (ha)</i>
<i>Accessible natural greenspace</i>	<i>300m or 5 minutes walk</i>	<i>2</i>
<i>Accessible natural greenspace</i>	<i>2km</i>	<i>20</i>

Broxtowe Borough Council Green Space Standards

<i>Green Space Type</i>	<i>Maximum distance that any household should be from the Green Space type</i>	<i>Minimum Size of Green Space Type (ha)</i>
<i>Parks and gardens</i>	<i>500m</i>	<i>1</i>
<i>Natural and semi natural greenspace</i>	<i>300m</i>	<i>2</i>
<i>Outdoor sports facilities</i>	<i>500m</i>	<i>1</i>
<i>Amenity greenspace</i>	<i>300m</i>	<i>0.25</i>

Note. These standards are applied as buffers around green space in Broxtowe. Care needs to be taken that, due to the impermeability of many developments, it is often a good deal further to walk to these green spaces than it appears.

*5 Criterion 5: The space is demonstrably special to the local community and holds particular local significance because of its

- beauty;
- historic significance;
- recreational value;
- tranquillity; or
- richness of wildlife.

Communities will need to submit evidence to support at least one of the criteria below. The emphasis is on green spaces that are inclusive and benefit the wider community, rather than those which are only visible or accessible to a minority.

i) The proposed space is of particular local significance because of its beauty

This would include the visual attractiveness and aesthetic value of the site; and its contribution to townscape, landscape, character and/or setting of the settlement. Features on sites such as woodland and water could also contribute to the overall value of the site. It would be expected that the area contributes significantly to the local identity and character of the area and plays an important role in defining the sense of place of the area. For example:

- Does the space contribute to the visual attractiveness of the townscape or character/setting of the settlement?
- Is the site specifically mentioned in any relevant landscape character assessments as a particular point of interest or does it contain features that are characteristic of the area?
- Does the site contribute to the setting of a historic building/place or other special feature?

- Is the site highlighted in literature or art (e.g. the site is mentioned in a well-known poem or shown in a famous painting)?
- Are there valued views of the site or does it afford particular views?
- Is the site situated in close proximity to a busy road?

ii) The proposed space is of particular local historic significance

The site is viewed to be of local significance because of its historic importance to the community. For example:

- Does the site link back to a historic person or event?
- Are there any historic buildings or heritage assets on the site (e.g. listed buildings; scheduled ancient monuments; registered parks and gardens; ancient routeways)?
- Are there any important historic landscape features on the site (e.g. old hedgerows; historic ponds or historic garden features)?
- Did the site play an important role in the historic development of the village or town?

iii) The proposed space is of particular local significance because of its recreational value

The site holds a local significance for recreation providing an important asset for the community for a particular activity or for a range of activities. Although most green and open spaces will fall within this category and offer some form of recreational value, the aim is to identify why a particular area offers something unique and could not realistically be accommodated on the sites that would serve the community. For example:

- Is the site used for playing sport?
- Is the site used by the local community for formal and/or informal recreation?
- Is there any restricted public access that might reduce the site's recreational value and/or the community's recreational benefit where recreational value is the most valued characteristic of the site?

iv) The proposed space is of particular local significance because of its tranquillity

The site is viewed to be of importance to the local community because of the tranquillity it provides, offering a place for quiet reflection and peaceful enjoyment. It would need to demonstrate feeling of remoteness or quiet contemplation. For example:

- Is the site distant from roads or busy areas?
- Is the site within a recognised tranquil area (e.g. within the Campaign to Protect Rural England's tranquillity maps)?

v) The proposed space is of particular local significance because of its richness of wildlife

For a site to be considered suitable for Local Green Space status for its richness of wildlife. For example:

- Is it designated for its wildlife value (e.g. Local Wildlife Site or Pocket Park)?
- Does it include a combination of important landscape features such as ancient Hedgerows, Ancient Woodland, Veteran trees, pockets of woodland and wildflower meadow.
- Does the site contain notable biodiversity interest or value and in particular are there notable species or habitats present (e.g. the site may be an important wildlife corridor or provide a buffer to other higher value areas)?
- Is the site part of a long-term study of wildlife by members of the local community?
- Does the site form part of a primary or secondary green corridor indicated in the Green Infrastructure Strategy of Broxtowe Borough Council?
- Does the site contain areas which have been identified by Natural England as part of a Habitat Network Enhancement or Expansion Zone, a Fragmentation Action Zone or Restorable Habitat.

PROPOSED LOCAL GREEN SPACE: TOTON FIELDS LOCAL NATURE RESERVE

Local Green Space Number 1	Toton Fields Local Nature Reserve
Description of Site	Forms part of the Primary Green Corridor 1.2, the Erewash Valley with adjacent Local Wildlife Sites as well as Secondary Green Corridor 2.14 (Broxtowe Borough Council Green Infrastructure Strategy). It is a well valued local amenity space and wildlife reserve located in Toton and lies near the Nottinghamshire county boundary, close to the Derbyshire market town of Long Eaton (Figure 1 showing location of proposed LGS)
Address of Site (including map, boundaries, access and population served)	It is a key site located within the Erewash Valley wildlife corridor. The River Erewash and Bypass channel, which flow through the LNR in a southerly direction, form part of a complex of interlinking wildlife sites (see Figures 2, 3 and 4). It is situated to the west of Toton and incorporates part of Manor Farm Recreation Ground and Banks Road Open Space. The site is situated entirely within the Borough of Broxtowe, County of Nottinghamshire (Vice County 56). The site centroid is located at approximately Grid Reference SK 493 345.
Area of site	16.5ha
Current Use of Site	Toton Fields was declared as a Local Nature Reserve (LNR) in 2009. It provides people with opportunities to learn about wildlife, geology, archaeology and local history.
Site Owner	Broxtowe Borough Council.
Is the owner of the site aware of this application and if so, are they in favour of the application?	Yes, and we hope they are in favour.
CRITERION	COMMENT
Criterion 1: Is the land subject to planning permission for development and/or allocated or proposed for development in the Local Plan. (Must be negative)	No
Criterion 2: Does the site already have adequate protection. (Must be negative)	No – parts of the area under consideration are Local Wildlife Sites and LNR's have no specific protection afforded them by Broxtowe Borough Council either within their Local Plan or their Green Infrastructure Strategy. If there were a policy, it would aim to resist development. Having

	LGS status affords these valuable areas extra protection from new development.
Criterion 3: The space is not an extensive tract of land and is local in character. (Must be met)	Less than 20ha
Criterion 4: The space is within close proximity of the community it serves. How close? (Must be met)	Toton Sidings serves the community of Toton. The furthest point in the community is approximately 1km/ 15min walk to the edge of the Reserve.
Criterion 5: Is the green space demonstrably special to the local community and hold a particular local significance? What evidence is there to demonstrate that the space has a particular local significance with respect to at least one of the following aspects?	
i) Its beauty	As the only accessible woodland for this community, the enjoyment of woodland walks, even in this limited way, imbues a sense of wildness in a highly urbanised area (Figure 6).
ii) Historic significance	There is evidence of willow growing for baskets in the 19 th Century. Several notable large willows can be found throughout the site. The Neighbourhood Forum would like this historical aspect become part of a trail starting in Manor Farm Recreation Ground, north through Toton Fields LNR along the northern edge of Toton, through what is presently Chetwynd Barracks to Hobgoblin Wood and south towards Attenborough Nature Reserve.
iii) Recreational value	It is used regularly by local residents for both formal and informal recreation, including walking, exercising dogs, running, cycling and horse riding. There are designated public rights of way, mown paths, informal paths and horse riders' routes (Figure 4). Toton Fields LNR has had information leaflets for users produced in the past.
iv) Tranquillity	Although there are some areas which may be quiet, the sounds of traffic from Stapleford Lane, the A52 and the M1 all intrude. Added to this, Toton Railway Sidings is now being more actively used, trees have been removed and the yards are noisy throughout the day.

<p>v) Richness of its wildlife</p>	<p>The site is characterised by a number of phase 1 habitats including amenity grassland, improved, semi-improved and unimproved neutral grassland, mixed parkland, scattered trees, mixed plantation woodland, dense/ continuous and scattered scrub, tall herb/ ruderal vegetation, hedgerows and open running water. The site supports several habitat types that qualify as 'priority' under both the UK and Local (Nottinghamshire) Biodiversity Action Plan (UK and LBAP). The UK BAP has been archived but the habitats recognised under this framework are now given policy protection in England under the NERC Act (2006) and are known 'Habitats of Principal Importance' under Section 41 of the Act.</p> <p>Large areas are part of the Woodland Priority Habitat Network at High Spatial Priority. A recent search of the National Biodiversity Network Atlas (https://records.nbnatlas.org/) revealed in the region of 700 species of animal, plant and fungus to occur in the Toton Fields LNR area including 8 species of bat which use the Erewash as a corridor. Figure 5, Frontispiece of 'Toton Wild', demonstrates the enthusiasm that local residents have for the wildlife of Toton Sidings LNR and surrounding Local Wildlife Sites, with contributions from some of the County's foremost experts in groups of wildlife.</p>
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PROPOSED LOCAL GREEN SPACE: MANOR FARM RECREATION GROUND

Local Green Space Number 2	Manor Farm Recreation Ground
Description of Site	This is a park, recreation ground, sports ground and informal open space which forms part of the Primary Green Corridor 1.2, the Erewash Valley with adjacent Local Wildlife Sites as well as Secondary Green Corridor 2.14, Toton Sidings Corridor (Broxtowe Borough Council Green Infrastructure Strategy). It is a well valued local amenity space with historic significance located in Toton and lies near the Nottinghamshire county boundary, close to the Derbyshire market town of Long Eaton (Figure 1 showing location of proposed LGS). The national cycle network route No. 6 from Derby to York crosses the corner of the site. It is the home of the Penny Farthing Seat Sculpture.
Address of Site (including map, boundaries, access and population served)	Manor Farm Recreation Ground, High Road, Toton, NG9 6EL. The site centroid is located at approximately SK501342. See Figures 2, 3 and 4. It is a key site located within the Erewash Valley wildlife corridor. It is situated to the west of Toton and incorporates part of Toton Fields Local Nature Reserve. The site is situated entirely within the Borough of Broxtowe, County of Nottinghamshire (Vice County 56).
Area of site	5ha
Current Use of Site	Primarily formal and informal recreation
Site Owner	Broxtowe Borough Council
Is the owner of the site aware of this application and if so, are they in favour of the application?	Yes, and we hope they are in favour.
CRITERION	COMMENT
Criterion 1: Is the land subject to planning permission for development and/or allocated or proposed for development in the Local Plan. (Must be negative)	No
Criterion 2: Does the site already have adequate protection. (Must be negative)	No

Criterion 3: The space is not an extensive tract of land and is local in character. (Must be met)	Less than 20ha
Criterion 4: The space is within close proximity of the community it serves. How close? (Must be met)	It is situated adjacent to Toton and close to Long Eaton. However, it is more than 1.5km or 20min walk from the northern edge of Toton which is three times the maximum distance that outdoor sporting facilities need to be to reach Broxtowe Borough Council Green Space Standard.
Criterion 5: Is the green space demonstrably special to the local community and hold a particular local significance? What evidence is there to demonstrate that the space has a particular local significance with respect to at least one of the following aspects:	
Its beauty	There are some wilder areas adjacent to Manor Farm Recreation Ground but this is not its primary focus.
Historic significance	In 2013-2014 Trent & Peak Archaeology (TPA), the Nottingham branch of York Archaeological Trust, carried out a project called "Toton Unearthed" funded by the Heritage Lottery Fund. They carried out a geophysical survey, LIDAR interpretation and topographic survey to reveal the buried archaeological remains of a water mill and Toton Manor an important place during the Middle Ages and up to the 17 th century and maybe longer. Local people went there to sign their oath of allegiance to King James I in 1603. (See Figure 7). Having completed the excavation, the site was covered over and interpretation boards erected. The Neighbourhood Forum would like this historical aspect become part of a trail starting in here at Manor Farm Recreation Ground, north through Toton Fields LNR along the northern edge of Toton, through what is presently Chetwynd Barracks to Hobgoblin Wood and south towards Attenborough Nature Reserve.
Recreational value	This area is an extremely valuable and valued recreation ground for Toton and Long Eaton with a pavilion, 2 senior football pitches, a mini football pitch, 9v9 football pitch, a bowling

	green, cricket square, 3 hard tennis courts, play area and a kickabout/basketball area. In addition, it is an important area for exercising dogs which reduces their impact on Toton Fields Local Nature Reserve and Attenborough Nature Reserve (an SSSI).
Tranquillity	Not its main focus
Richness of its wildlife	Although largely open, there are areas of scrub which are important habitats, increasing the permeability afforded to animals and plants.

PROPOSED LOCAL GREEN SPACE: INHAM NOOK RECREATION GROUND TO INCLUDE INHAM WOOD

Local Green Space Number 3	Inham Nook Recreation Ground to include Inham Wood (now Ghost House Lane Pocket Park).
Description of Site	A mix of large areas devoted to outdoor sport with a small pocket park to the west. The Erewash Valley Trail runs through the south of the park. It is part of Corridor 2.12, the Stapleford to Chilwell Urban Corridor (Broxtowe Borough Council Green Infrastructure Strategy).
Address of Site (including map, boundaries, access and population served)	Inham Nook, Pearson Avenue, Chilwell, NG9 4GQ. Site centroid approx. GR SK50953623
Area of site	4.5ha
Current Use of Site	A well-used amenity with a range of sports facilities with a small copse to the west known as Inham Wood.
Site Owner	Broxtowe Borough Council
Is the owner of the site aware of this application and if so, are they in favour of the application?	Yes and we hope so.
CRITERION	COMMENT
Criterion 1: Is the land subject to planning permission for development and/or allocated or proposed for development in the Local Plan. (Must be negative)	No
Criterion 2: Does the site already have adequate protection. (Must be negative)	No
Criterion 3: The space is not an extensive tract of land and is local in character. (Must be met)	Less than 20ha.
Criterion 4: The space is within close proximity of the community it serves. How close? (Must be met)	The Recreation Ground is in the middle of the Inham Nook Estate with the tram and schools close by. However, for those residents living in the easterly part of west Chilwell, the sporting facilities are still about a 1km or 15 min walk away.
Criterion 5: Is the green space demonstrably special to the local community and hold a particular local significance? What evidence is there to demonstrate that the space has a particular local significance with respect to at least one of the following aspects:	
Its beauty	Inham Wood (now Ghost House Lane Pocket Park) has some mature oak and sycamore trees which have been assessed as over 150years old and these

	provide much needed shade during hot summer months.
Historic significance	Ghost House Lane is nearby.
Recreational value	This area is an extremely well-used and valued recreation ground for Chilwell Meadows with a pavilion, 2 senior football pitches, green, cricket square, 2 hard tennis courts, play area and a kickabout/basketball area. It is used as a site for community activities including the frequent Green Festivals organised by among others Broxtowe Borough Council.
Tranquillity	Not this area's main focus.
Richness of its wildlife	The present Council policy is to increase the number of native species in Inham Wood which would provide suitable habitat. It is unclear whether any of these trees have a TPO, but some of them at least will be veteran trees so may be worthy of designation. Some informal flower beds have been planted with non-native annuals to encourage pollinators. This small copse will provide a stepping stone for wildlife migrating from the west, along Ghost House Lane and to Hobgoblin Wood.

PROPOSED LOCAL GREEN SPACE: GHOST HOUSE LANE

Local Green Space Number 4	Ghost House Lane
Description of Site	Well used leafy pedestrian thoroughfare linking Field Lane with Eskdale Drive with potentially native flower rich verges. Figure 13.
Address of Site (including map, boundaries, access and population served)	Chilwell, Nottinghamshire. NG9 5FX. Mid-point of lane, SK50733594. Figures 1 and 9.
Area of site	0.15ha
Current Use of Site	Pedestrian thoroughfare well used by school children and families walking to Inham Nook Recreation Ground
Site Owner	Throughfare and verges – Broxtowe Borough Council. Leafy edges are mixed ownership if they fall within the curtilage of houses abutting the thoroughfare.
Is the owner of the site aware of this application and if so, are they in favour of the application?	Broxtowe Borough Council are aware. Some effort has been made by BBC Conservation and Green Spaces Development Manager to contact hedge owners – ongoing.
CRITERION	COMMENT
Criterion 1: Is the land subject to planning permission for development and/or allocated or proposed for development in the Local Plan. (Must be negative)	No
Criterion 2: Does the site already have adequate protection. (Must be negative)	No
Criterion 3: The space is not an extensive tract of land and is local in character. (Must be met)	No – less than 20ha
Criterion 4: The space is within close proximity of the community it serves. How close? (Must be met)	Surrounded by the housing estate of Inham Nook.
Criterion 5: Is the green space demonstrably special to the local community and hold a particular local significance? What evidence is there to demonstrate that the space has a particular local significance with respect to at least one of the following aspects:	
Its beauty	A pleasant place to walk when accessing schools and parks.

Historic significance	<p>The original 'Ghost House' also known as Ash Flat house was a small cottage in the lane leading to Stapleford. It was situated at the foot of a hill that was covered by an orchard. Both orchard and cottage belonged to Mr. J. R. Pearson, a large employer of labour in the parish and who owned many orchards which were uprooted when building Inham Nook estate. In the 1820's Chilwell was a farming community, numbering in the hundreds when the legend of the Chilwell Ghost arose which led to day-trippers streaming into the village via the railway station at Attenborough. There are many tales arising from the apparent murder of a pedlar at the house and leading to the naming of Ghost House Lane. A book, 'The Chilwell Ghost', (2011) by A. R. Dance, explores these legends and much has been written otherwise about this apparently historic event (see for instance http://www.nottshistory.org.uk/articles/mellorsarticles/chilwell2.htm).</p> <p>Local residents have observed the poor management of the Lane (Figure 12). An assessment of the hedgerow has taken place and new planting is planned. The historic roots of this pedestrian passage together with the aspiration to make this part of the so called 'Hobgoblin Horseshoe' historic trail makes this proposed designation a small part of an holistic view of the whole Plan Area. See Figures 10 and 11.</p>
Recreational value	Part of an informal running circuit.
Tranquillity	A busy throughfare most of the time.
Richness of its wildlife	A very quick botanical survey of the verges, shrubs and trees revealed 44 flowering plant species, some possibly a relic of the damper conditions associated with the shaded verges (see Annex 1). Figure 13.

Decision Tree for Local Green Space Designation

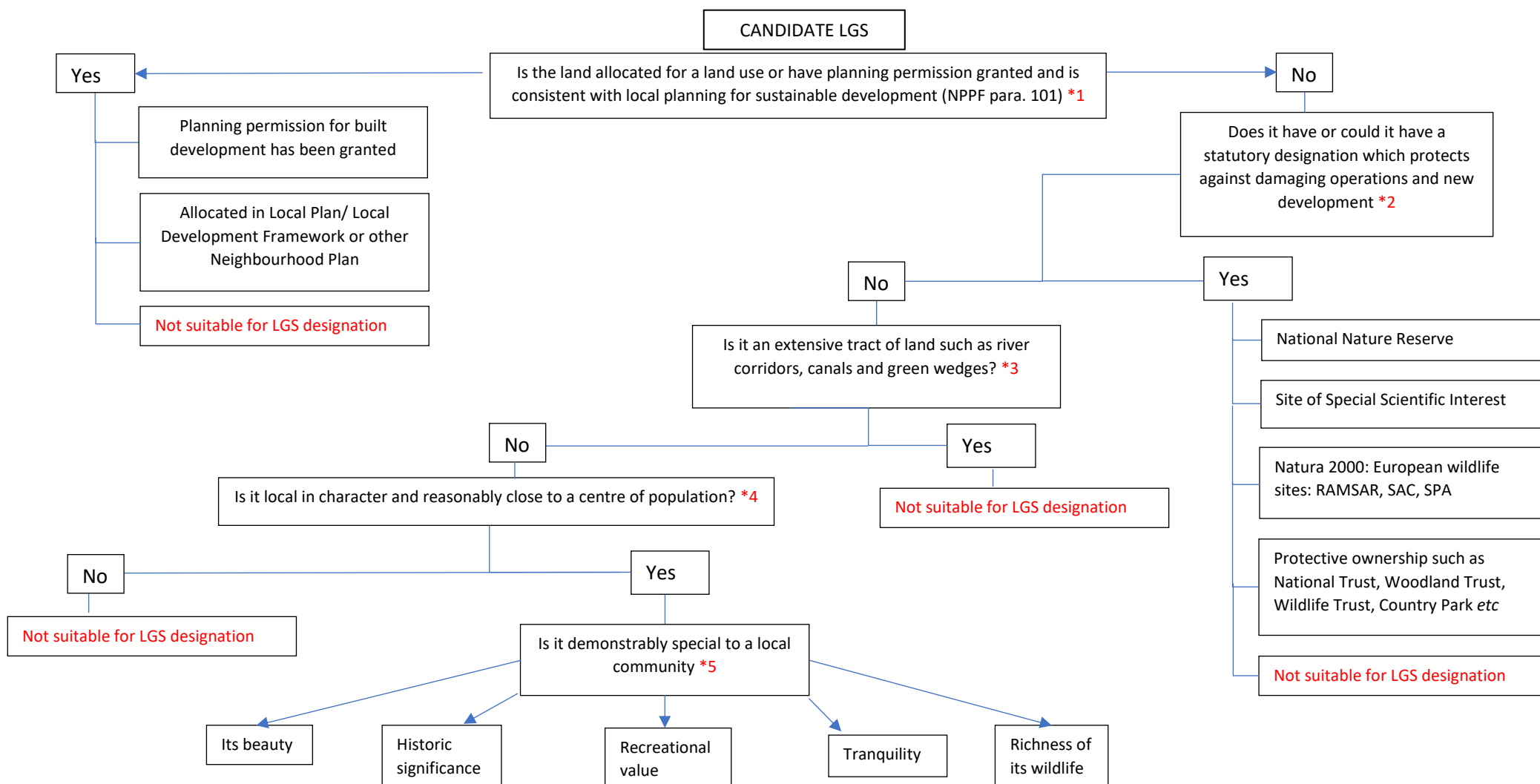


Figure 1: Chetwynd The Toton and Chilwell Neighbourhood Forum Policies Map showing location of the proposed Local Green Spaces

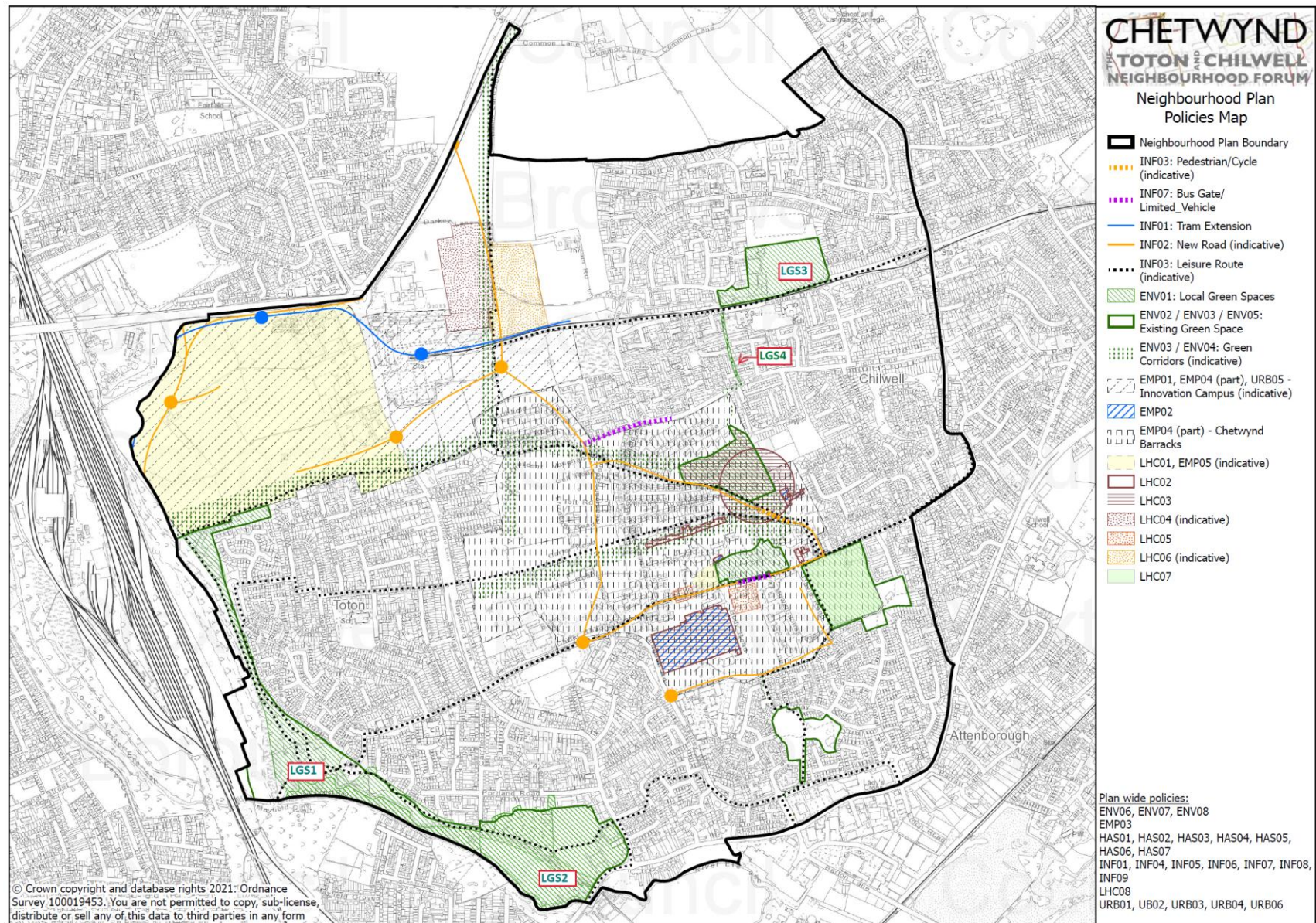




Figure 2: Location of Local Wildlife Sites in relation to Toton Fields Local Nature Reserve. Adapted from Broxtowe part 2 Local Plan Policies map (adopted)

Key

28.1b	Playing Pitch	Manor Farm Recreation Ground
28.1c	Informal Open Space	Manor Farm Recreation Ground
28.1c	Informal Open Space	Banks Road Open Space
28.1f	Local Nature Reserve	Toton Fields
31.2a	Local Wildlife Site	Toton Sidings An area of former railway sidings and embankment supporting a rich assemblage of notable plants
31.2a	Local Wildlife Site	Toton Erewash Grassland. A site supporting a butterfly species of principle importance
31.2a	Local Wildlife Site	Toton Sidings Riverside A valuable riverside habitat mosaic
3.2	Mixed Use Allocations: Toton	

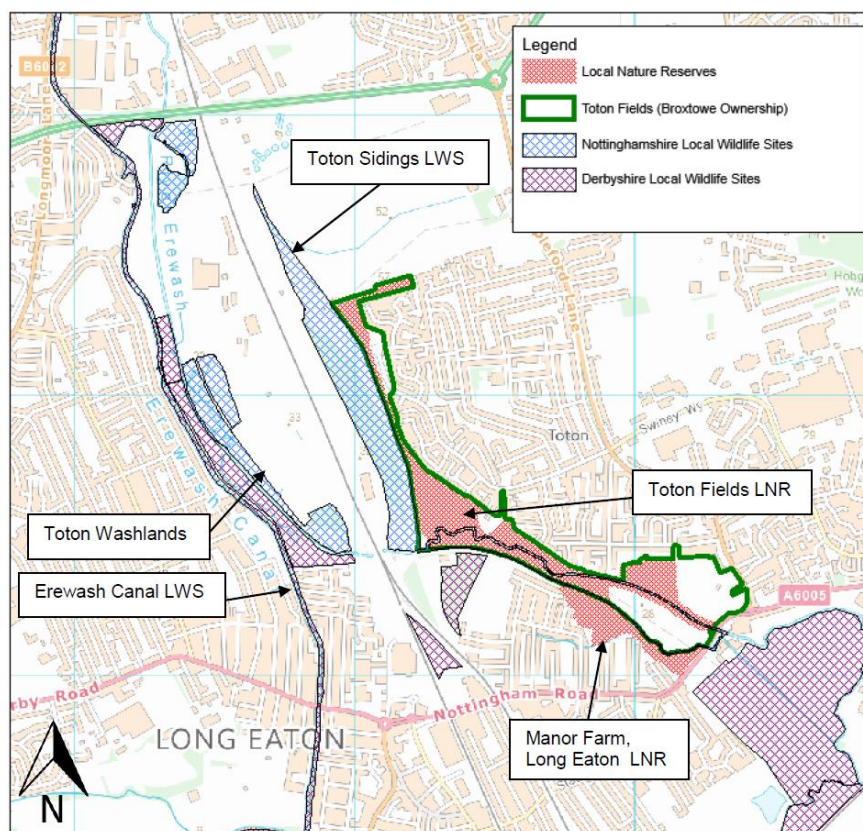


Figure 3: Location of Local Wildlife Sites in relation to Toton Fields Local Nature Reserve. Taken from Toton Fields LNR Management Plan 2017 (with permission)

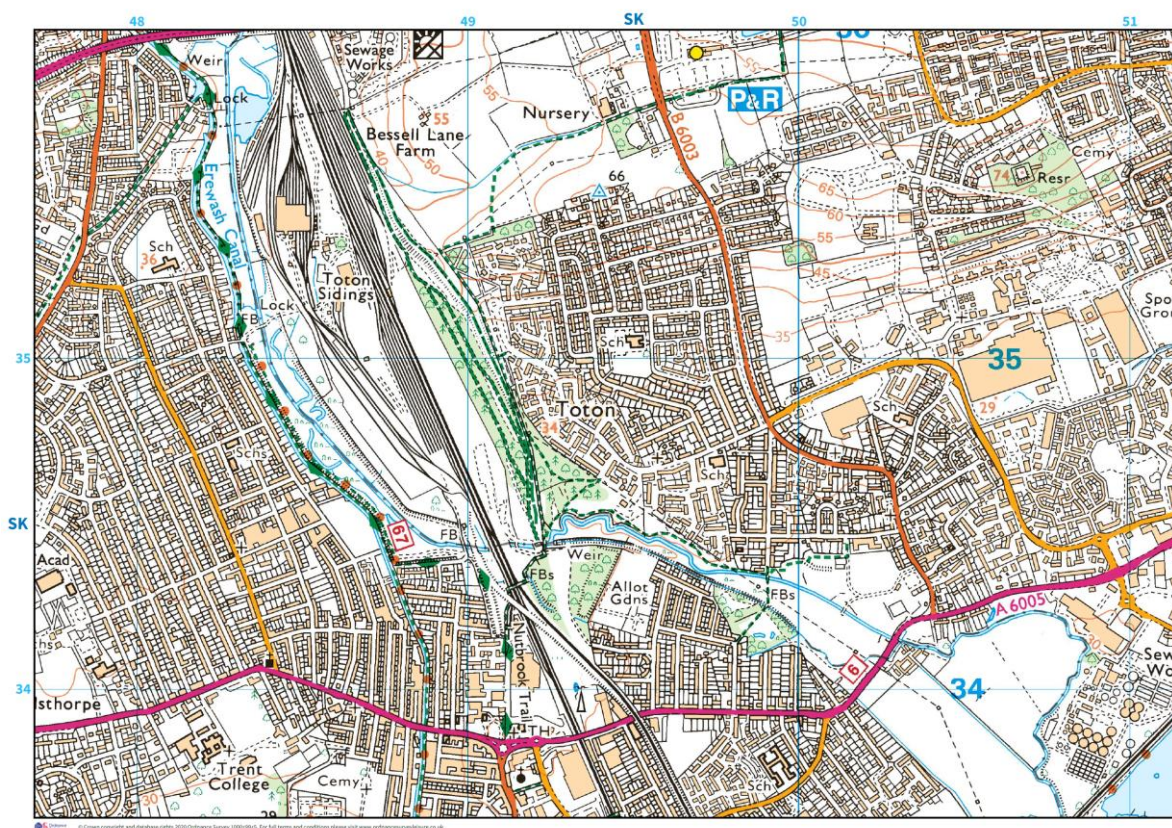


Figure 4:
Toton Fields
LNR and
Manor Farm
Recreation
Ground
showing
Public Rights
of Way.

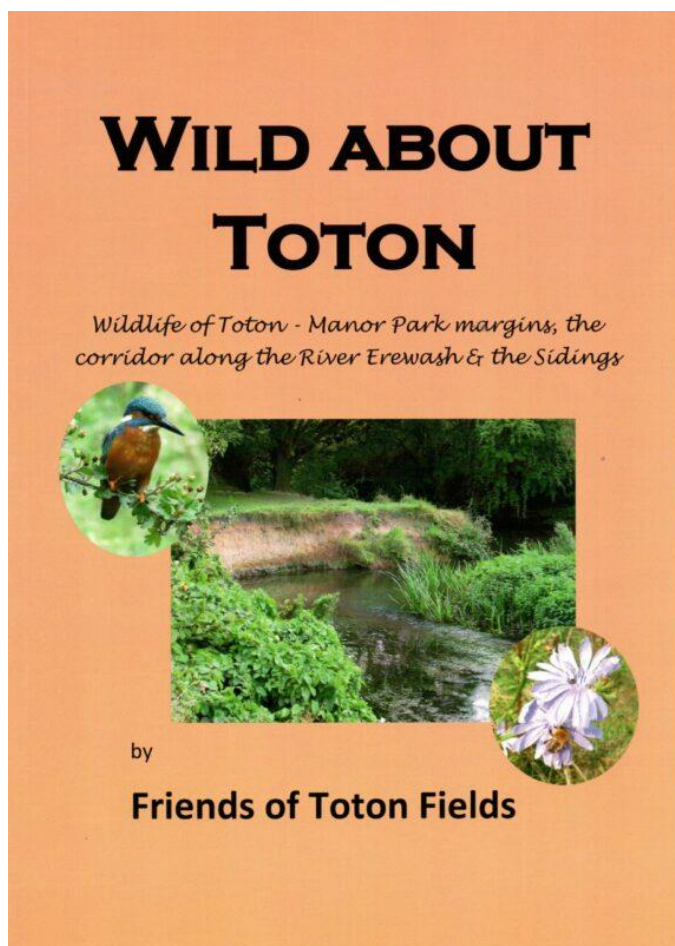


Figure 5: Frontispiece of 'Wild about Toton'. A collection of observations of the flora and fauna, taken in Toton, Nottinghamshire published in 2018. Contributions from many of the County Recorders.

Figure 6: Toton Fields Local Nature Reserve. A, River Erewash sandy beach (SK49243443); B, amenity grassland with tree sculptures (SK49413454); C, top of main track down through Banks Road Open Space (SK49033516), D, River Erewash and by-pass channel



Figure 7: Archeological dig Manor Farm Recreation Ground (2014)



Figure 8: Inham Nook Recreation Ground and adjacent green space. A: Google Satellite Imagery. Red = Inham Nook Recreation Ground, yellow = Inham Wood (now Ghost House Lane Pocket Park). **B:** 28.1d Inham Nook Allotments; 28.1b and c Inham Nook Recreation Ground; 28.1e Erewash Valley Trail. Adapted from Broxtowe part 2 Local Plan Policies map (adopted).



Figure 9: Ghost House Lane. Road at the base (south end) is Field Lane and road at the top (north end) is Eskdale Drive.

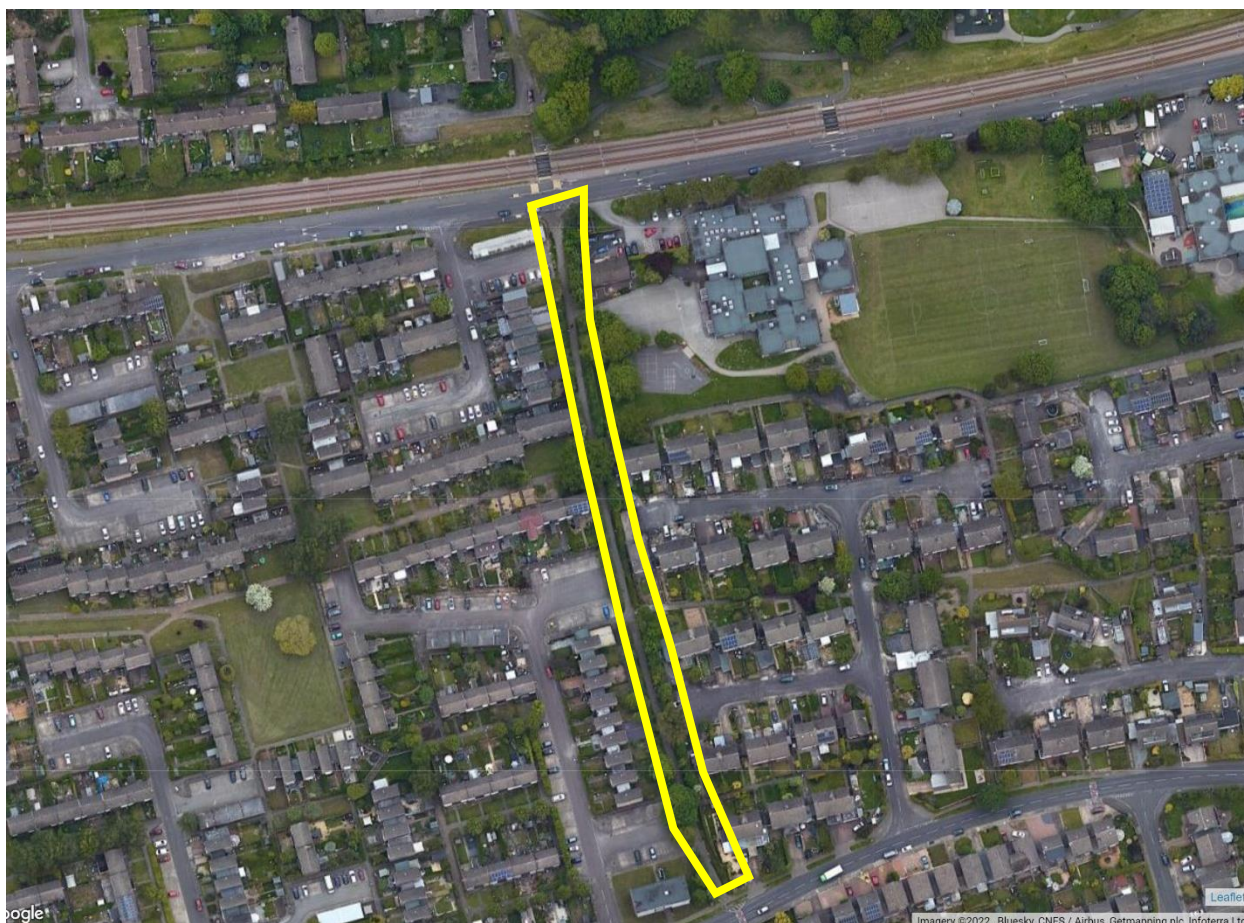
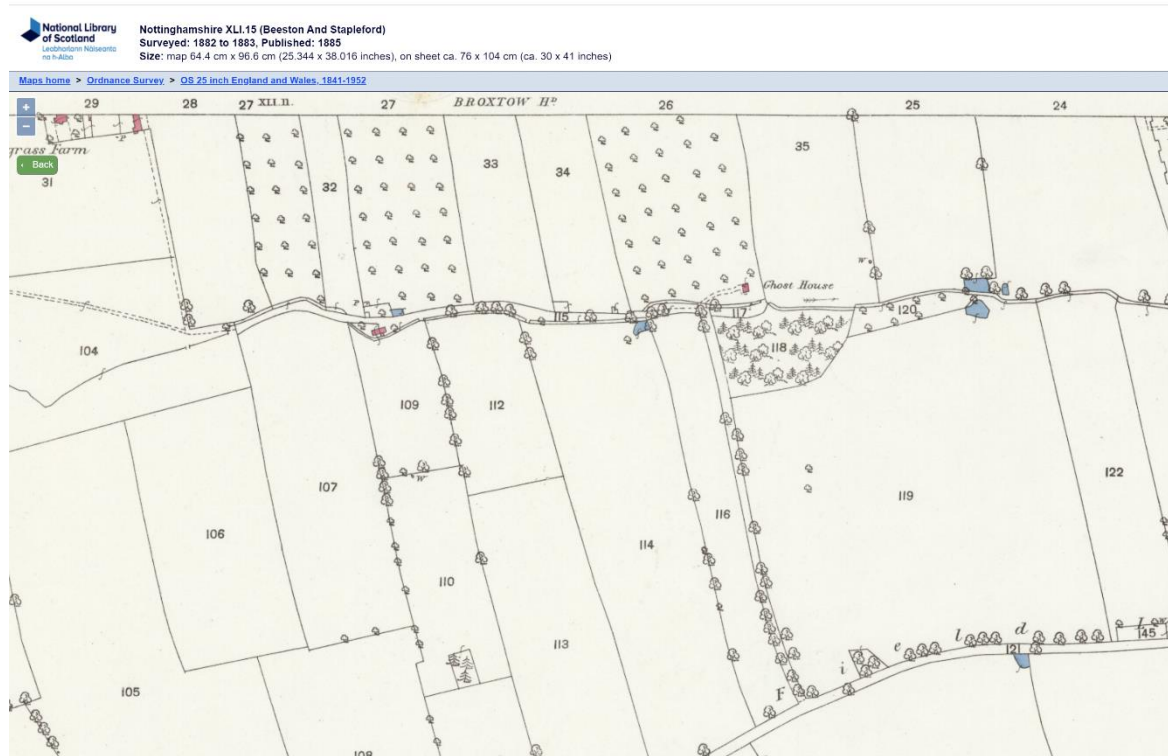


Figure 10: The Ghost House and the Ghost House Lane leading to it from Field Lane 1882-1883. Notice the many orchards that were a feature of this part of Nottinghamshire – mainly dessert apples.



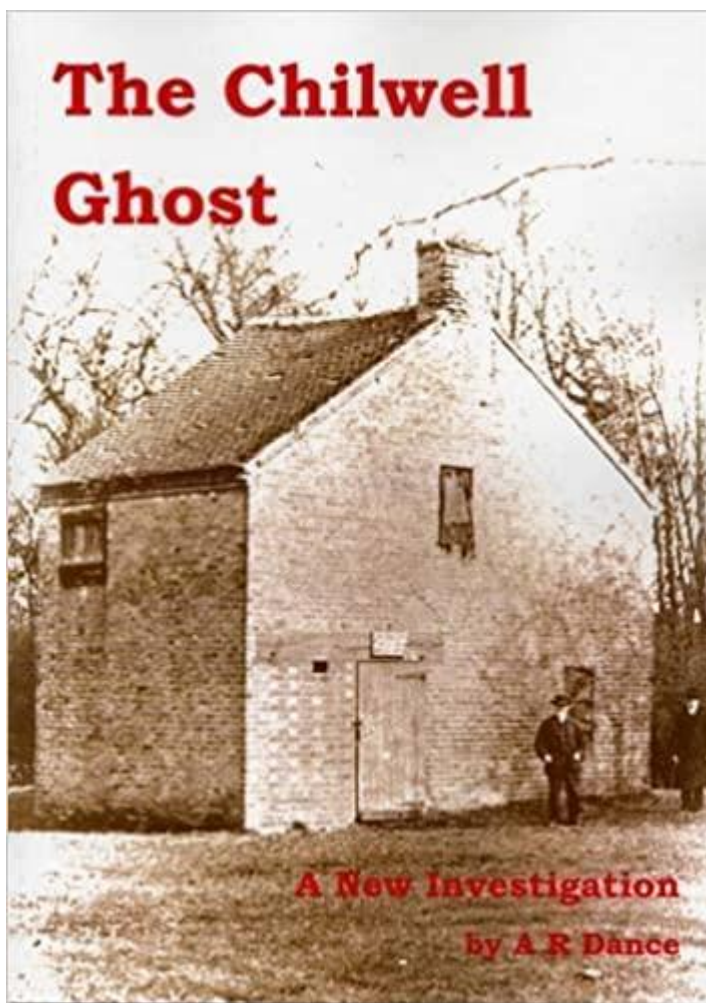


Figure 11. Frontispiece of The Chilwell Ghost – A New Investigation by A. R. Dance together with the original image of the Ghost House also known as Ash Flat House



Figure 12: Ghost House Lane, 29th March 2021. Examples of poor management of hedges along the lane submitted by a concerned local resident.



Figure 13: Ghost House Lane showing tree and hedge lined resident throughfare with verges which could be improved with native planting of herbs. Bottom left photograph shows the common boundary with Eskdale Junior School.



Annex 1: Plants of Ghost House Lane 2018 (11th May 2018)

Common Name	Scientific Name	
Hedgerow Crane's-bill	<i>Geranium pyrenaicum</i>	Perennial herb of hedgerows, roadsides, field margins, rough grassy banks
Creeping-Jenny	<i>Lysimachia nummularia</i>	Evergreen perennial of open, damp, often clay-rich soils in shaded woodland and hedges. Can be a garden escape
Pellitory of the wall	<i>Parietaria judaica</i>	A much-branched perennial herb growing from the cracks and mortar crevices of brick and stone walls. It prefers dry, sunny, sheltered spots where we found it at the top end of the Lane.
Common Dog-Violet	<i>Viola riviniana</i>	
Wall Speedwell	<i>Veronica arvensis</i>	
Greater Plantain	<i>Plantago major subsp. major</i>	
Wood Forget-me-not	<i>Myosotis sylvatica</i>	
Ivy-leaved Speedwell	<i>Veronica hederifolia</i>	
Cuckooflower	<i>Cardamine pratensis</i>	Indicator of damp ground and probably a relic
Garlic Mustard	<i>Alliaria petiolata</i>	
Cow Parsley	<i>Anthriscus sylvestris</i>	
Broad-leaved Dock	<i>Rumex obtusifolius</i>	
Spanish Bluebell	<i>Hyacinthoides hispanica</i>	Non-native will hybridise with the native English Bluebell
Wood Avens	<i>Geum urbanum</i>	
Lesser celandine	<i>Ficaria verna</i>	
Goosegrass	<i>Galium aparine</i>	
Common Ragwort	<i>Senecio jacobaea</i>	
Common Nettle	<i>Urtica dioica</i>	
White Dead-nettle	<i>Lamium album</i>	
Dandelion	<i>Taraxacum officinale agg.</i>	
Thyme-leaved Speedwell	<i>Veronica serpyllifolia</i>	
Welsh Poppy	<i>Meconopsis cambrica</i>	
Wavy Bitter-cress	<i>Cardamine flexuosa</i>	
Germander Speedwell	<i>Veronica chamaedrys</i>	
Meadow Buttercup	<i>Ranunculus acris</i>	
Daisy	<i>Bellis perennis</i>	
White Clover	<i>Trifolium repens</i>	
Herb-Robert	<i>Geranium robertianum</i>	
Pedunculate Oak	<i>Quercus robur</i>	
Elder	<i>Sambucus nigra</i>	
Ash	<i>Fraxinus excelsior</i>	
Sycamore	<i>Acer pseudoplatanus</i>	
White Bryony	<i>Bryonia dioica</i>	
Ivy	<i>Hedera helix s.l.</i>	
Hawthorn	<i>Crataegus monogyna</i>	
Common Whitlowgrass	<i>Erophila verna</i>	
Thale Cress	<i>Arabidopsis thaliana</i>	

Common Name	Scientific Name	
Lesser Trefoil	<i>Trifolium dubium</i>	
Common Mouse-ear	<i>Cerastium fontanum</i>	
Annual Meadow-grass	<i>Poa annua</i>	
Shepherd's-purse	<i>Capsella bursa-pastoris</i>	
Procumbent Pearlwort	<i>Sagina procumbens</i>	
Cherry Plum	<i>Prunus cerasifera</i>	