

Independent Examination of the Gedling Local Plan Document

Hearing Position Statements from Mr C R Joyce representing Burton Joyce Parish Council and residents of Orchard Close, Olive Grove and properties affected by development in Burton Joyce who oppose the development at Orchard Close

Hearing date Tues 28th February

Our statements relate the following responses.
a/123,b/37,48,52,58,68,80,90,151,152,209,214,257,268,287,

Matter 6 Housing allocation

Issue 6a; General questions.

Q1. No, the site selection was not robust.

We believe that in the case of Burton Joyce an appropriate selection of sites was not assessed as small scale infill, which was the preferred choice of both the Parish Council and many local residents, was not properly investigated by the planning team.

The Council appear to have taken a cherry picking attitude to the selection of sites, and have chosen sites that would be an easy option if local views and green belt status could be circumnavigated.

More attention and importance should have been given to the green belt nature of potential sites and their relevance to the rural green edge of existing settlement.

Paragraph 81 of the NPPF states that greenbelts should be used amongst other things to retain and enhance landscapes and visual amenity, and it is our view that the Borough Council have not taken this into account when including Orchard Close into the LDP.

The NPPF states that proposals for development should not be supported if they would adversely affect valuable views into or out of the village and the proposed allocations at Orchard Close would certainly qualify as affecting these views.

Q2. The ACS 3.2.20 states that Burton Joyce should be allocated small scale development to meet local needs, and also refers to small scale infill.

Infilling is the development of small gaps within the fabric of the village or previously developed sites.

Burton Joyce has been given an allocation of 55 new homes in the LDP, and this number will be exceeded by 8 houses according to the Councils own figures detailed on p12 of their housing background addendum.

The table on p12 includes the consideration of recent completions and extant planning permissions, which bring the total number of possible sites to 63 houses.

Following the Borough Councils announcement on day 1 of these hearings that the Glebe Farm site, which had previously had been classified as **not being considered for allocation** in the site selection document, is now being recommended for approval for the development of 14 houses, the total number of houses now proposed rises to 77 houses in the village. This will result in an over allocation of 22 houses against the original 55 target figure.

There is also an omission in the extant permissions table as a further two houses now have planning permission on Main Road, and this will bring the over allocation to a figure of 24 houses, proving that infill was always going to be ongoing and by far the best way to supply new houses in the village.

It is our view that the Orchard Close allocation and all the associated plots surrounding this allocation are unnecessary due to the housing allocation being met from other less sensitive sites within the village.

Q3. Although the Borough Council have acknowledged that the proposed site on Orchard Close presents no risk of flooding due to surface water, consideration needs given to the existing associated properties lying below the sloping site. These properties are at severe risk of surface water flooding due to the steep nature of the catchment above them. Several instances of severe flooding have occurred in the last 18 months with one property on Main Street suffering flood damage three times over the last three years. It is for this very reason that site conditions and constraints will affect existing properties and we believe this prevents this site from being viable.

Q4. Any increase in the population of Burton Joyce and the surrounding area will have a significant negative effect on existing infrastructure and other facilities. Burton Joyce Primary school is already at capacity, and although an expansion of school buildings is one way of resolving this issue the last recent extension of classrooms was only achieved by building on the school playground, the site is now unsuitable for more expansion. More pupils bring more problems with parents dropping of children at the school gates and with traffic already congesting Willow Wong, Padleys lane and the village centre twice a day. This situation causes immense misery to local residents as in reality the school is already larger than its road access capacity at start and finishing times. Doctors surgeries are already under extreme pressure from existing patients, with the wait for non-urgent appointments currently averaging three weeks. It is important that planners take account of the effects of developments adjacent to small rural villages, even if they are not in our borough, and the effect of 800 houses at the Teal close site will have a massive effect on traffic flows through Burton Joyce. A major brown field site at Bulcote Garage on the very boundary of the village with Bulcote has been ignored, and although this site comes under the jurisdiction of Newark and Sherwood Council it has benefited from outline planning permission for 16 houses, and under the duty of joint co-operation it should have been considered as this site would satisfy housing demand in the village and the immediate area adjacent to the village. The development of Bulcote Farm for 64 dwellings at Bulcote, and also the aforementioned 'Old Bulcote Garage Site' which adjoins Burton Joyce, has not been taken into account when judging local infrastructure capacity. The prospect of two, extra, large residential sites whose inhabitants will all certainly use Burton Joyce's infrastructure will place yet more demands on an already stretched village that is struggling to meet current demand.

Q5. No details are not clear and justified, information relating to each site's proposed development is either non-existent or at best sketchy.

Q6. No, exceptional circumstances have not been demonstrated for land to be removed from the green belt.

The green belt assessment has not taken into account the visual amenity of such green belt land and the impact of removal of this land on views in and out of villages, in its report.

Mr C. R Joyce 12/02/2017

Representing the views of:-

Burton Joyce Parish Council.

Residents of Olive Grove Burton Joyce opposed to the development at Orchard Close.

Residents of Orchard Close and adjoining properties in Burton Joyce opposed to the development at Orchard Close.