

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 Tuesday March 21st.

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

Matter 9 Housing allocations in other villages

Issue 9a Burton Joyce

Q1. HAS SUFFICIENT LAND BEEN ALLOCATED FOR HOUSING IN BURTON JOYCE TO MEET LOCAL NEEDS?

We believe that too much land has been allocated in the village to meet local needs. The 55 houses allocated in the plan will easily be exceeded given that planning is now likely to be given at Glebe Farm for 14 houses, this planned development in conjunction with the Millfield Close site and existing extant permissions means we have already reached a total of 64 dwellings, exceeding the proposed allocation by 11 houses.

Q2. COULD SUFFICIENT SMALL SCALE DEVELOPMENT TO MEET LOCAL NEEDS ON BURTON JOYCE HAVE BEEN FOUND FROM INFIL DEVELOPMENT & SMALL SITES IN THE SETTLEMENT.

a/169, a/170, b/144, b/152, b/118, b/90

As we have already stated, the village allocation can be met by building on other less sensitive sites in the village and through infill development. The Parish Council are aware of plots of land and opportunities that will become available in the near future which will increase available extra plots for infilling and new builds.

Q3. IS THERE SUFFICIENT PROVISION OF HOUSING FOR YOUNG PEOPLE AND THE ELDERLY IN BURTON JOYCE

Burton Joyce already has 63% of its dwellings containing up to three bedrooms, 23% of properties are two bedroomed and 4% are one bedroom, this shows that the village not only caters for young families but has plenty of capacity for older downsizing residents as well.

Issue 9c Orchard Close(H21) Policy LPD 68

Q6. IS THE PROPOSED ALLOCATION JUSTIFIED AND APPROPRIATE IN TERMS OF THE LIKELY IMPACTS OF DEVELOPMENT?

No, it is not justified for the following reasons.

Development of the greenbelt land above Orchard Close fails to take notice of the NPPF, in that Paragraph 81 states that “Greenbelts should be used, amongst other things to retain and enhance landscapes and visual amenity” The NPPF states that proposals for development should not be supported if they would “adversely affect views into or out of the village”.

The land at Orchard Close is vitally important to the village as it forms a natural green rural edge to the eastern boundary and is the last parcel of green space which can be viewed from within the village community.

The land and the well-used footpath leading up from Hillside Drive to the popular view point at the top of Willow Wong are considered a public amenity and the loss of this amenity and its views due to the development proposals would be detrimental to the village's open aspect on its eastern boundary.

The land has been incorrectly classified as being adjacent to settlement on two of its boundaries, this is not the case as only Olive Grove adjoins the area to the west as the south boundary is abutted to Hill Crest Farm which is not residential property but a brownfield farm area with a barn and assorted storage sheds on site.

There has not been a landscape characteristic's assessment on the land north of Orchard Close and such an assessment would definitely provide evidence that the area is of great significance to the village due to its prominent position and its striking green aspect which can be seen from as far away as Shelford and surrounding roads and villages.

Q7. IS THE PROPOSED ALLOCATION DELIVERABLE? IN PARTICULAR, IS IT:

9c Q7 (b) Supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided.

b/209, b/219, b/228, b/128, b/257, b/152, b/123, b118, b/58, b/59, b/85, b/47, b/48
b/52, b/39, a/13, b/38, b/37

Access to the Orchard Close site is achieved by turning off Main Street onto Hillside Drive and then a sharp left hand turn is needed to enter Orchard Close where a sharp right hand bend has then to be negotiated.

Parked cars on North side of Main Street and the entrance to Hillside Drive along with the acute left hand turn onto Orchard Close followed by the bad bend into Orchard Close are not conducive to introducing more traffic using Orchard Close.

The majority of vehicles that will be generated as a result of any new development on the proposed site(s) will travel along Orchard Close onto Hillside Rd and turn right towards the centre of the village. Currently long 'double decker' buses and other large heavy goods vehicles regularly travel along Main St and due to the long sweeping nature of the bend, these vehicles or another oncoming vehicle(s) are forced to drive onto the pavement to allow the oncoming vehicle(s) to pass or alternatively have to reverse back along the length of road they have travelled. This obviously presents a danger to pedestrians using the footpath.

Slow moving refuse trucks or delivery vehicles that illegally double park can cause chaos if it coincides with the circumstances highlighted above.

Many elderly residents have moved into what they thought was a quiet cul de sac within easy walking distance to the village centre which due to the potential increases in traffic volume will be turned into a busy access road to an unwanted development

9c Q7 (c) Deliverable, having regard to the provision of the necessary infrastructure and services and any environmental or other constraints

b/219, b/218, b/85, b/47, b/52, b/39, a/13, b/38

The village infrastructure is already at capacity.

The doctor's surgeries have a three week wait for non-urgent appointments, and the village primary school is at bursting point with the last increase in classroom space only being achieved by building on the school playground.

There is no more space for development on the school site.

Local roads leading up to the schools are now blockaded twice a day by parents taking children to and from the school.

Nobody has considered the effects of extra housing proposals adjoining our village, residents do not make a distinction between Gedling Borough facilities and Newark and Sherwood facilities when moving in Bulcote our neighbouring village, and with a possible 80 new dwellings planned on our doorstep already stretched infrastructures will not be able to cope with large new housing sites in the village.

Q8. SHOULD THIS SITE BE EXTENDED TO ENABLE THE CONSTRUCTION OF AROUND 65 HOMES ON AN ENLARGED SITE.

We are against any building on the green belt on land adjacent to Orchard Close or Hillside Drive.

The impact of a larger site would quadruple traffic turning into Hillside Drive and Orchard Close, it would exacerbate the already problematic surface water run off issues, and be a massive carbuncle on the green rural edge of the village.

The vision document from the developers talks of a two-storey apartment block on the highest ridge on the eastern boundary of the village, this would be an unsightly intrusion on the skyline of what currently is one of the most beautiful and picturesque views into and out of the village, its construction would cut off views for residents lower down on Orchard Close and take away the rural aspect they all currently enjoy.

The land above Hillside Drive steeply climbs to the east and North and surface water run off issues have plagued the residents who live below this area, building on such a sensitive area will result in more flooding and surface water run off problems.

The GBC consultation which took place around the site selection document was based around a total of 15 houses being proposed on the land north of Orchard Close, any extension to this proposal would require a new consultation as many more residents would be severely affected by this increase in house numbers and site expansion. Residents who previously have not responded as they would not be adversely affected by the smaller site would certainly want a say in any greater numbers of houses or extra land that would need to be developed if the larger site were to be considered.

Q9. HAS FULL CONSIDERATION BEEN GIVEN TO THE IMPACT OF THE DEVELOPMENT OF HOUSING ON THIS SITE ON AGRICULTURAL LAND.

Although the land owner has stated that he is no longer able to manage Hillside Farm, the land has been put to good use and is currently laid down as pasture with cattle and sheep occupying the three fields on a regular basis.

A crop of hay silage is regularly taken from all the three fields and although never taken up, the top eastern most field was considered as part of the free-range chicken farm as reserve foraging land for the flock, this area formed part and parcel of the planning application for the chicken farm.

The land from an agricultural point of view provides much sought after, good, well drained grazing and is fulfilling its designated purpose as agricultural land with excellent grazing as any hill-side farm should.

Q10. WHAT ARE THE EXCEPTIONAL CIRCUMSTANCES WHICH JUSTIFY THE REMOVAL OF THIS SITE FROM THE GREEN BELT?

Gedling Borough Council have not demonstrated exceptional circumstances for the removal of green belt land in the village as quite clearly the housing need can be met elsewhere in the village, to argue that we need to start and erode the very essence of what makes Burton Joyce such a desirable place to live is to totally ignore the human rights and basic democratic views which have already been expressed by residents in our village.

Q11. HAS SUFFICIENT REGARD BEEN HAD TO THE FLOOD RISK

a/123, b/219, b/228, a/169, a/170, b/151, b/152, b/287, b/123, b/118, b/90
b/80, b/70, b/58, b/59, b/85, b/47, b/48, b/52, b/39, a/13, b/38, b/37

Several houses on both Orchard Close and Main St have over many years suffered serious flooding as a result of surface water run off caused by the significant incline of Orchard Close. The surface drains, even when working as efficiently as possible, very quickly become overwhelmed and the excess water runs down the drives & into the footings and garages of properties on Orchard Close and into the properties themselves on Main St.

Any further development of the land immediately to the North of Orchard Close will undoubtedly make matters worse.

Mr J. Reddington
Mr C. R Joyce

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.