

Local Planning Document Issues and Options

Report of Consultation – Sites

May 2014

Introduction

The Local Planning Document will be the second part of the statutory development plan with the Aligned Core Strategy being the first part. This Report of Consultation document follows on from the Issues and Options stage of the Local Planning Document. A public consultation took place on the Issues and Options stage during an 8 week period between October and December 2013. The Issues and Options document asked for views on the most appropriate sites and policies to address the Borough's development needs to 2028.

The Aligned Core Strategy has been prepared following close co-operation between Broxtowe Borough Council, Gedling Borough Council and Nottingham City Council. It will be the key strategic planning document for Gedling Borough and will perform the following functions:

- Define the spatial vision to 2028;
- Set out the number of spatial objectives to achieve the vision;
- Set out the spatial development strategy to meet these objectives;
- Ste out strategic policies to guide and control the overall scale, type and location of new development (including identifying any particularly large or important sites) and infrastructure investment; and
- Indicate the numbers of new homes to be built over the plan period.

The Aligned Core Strategy is expected to be adopted in summer 2014.

The purpose of the Local Planning Document is to provide more detailed policies and deal with those issues not considered to be 'strategic' in the Aligned Core Strategy. The Local Planning Document will set out planning policies on a range of issues including:

- which of the non-strategic housing sites should be developed;
- how much affordable housing will be sought;
- what density homes should be built at;
- how development should be designed;
- where renewable energy can go; and
- which parts of the Borough should be included in the Green Belt.

This document provides a summary of the key issues arising from the consultation on the Issues and Options stage. It does not set out every comment made.

To access the original comments for the full details, please visit the Local Planning Document Issues and Options consultation web page at the following address:

https://consultplanningpolicy.gedling.gov.uk/consult.ti/lpd_io/listresponses.

For ease of use, this document summarises the comments received relating to specific sites within the Borough; a second document sets out the comments received regarding a number of general topics. The site specific comments are grouped as follows:

- Arnold
- Carlton

- Bestwood Village
- Calverton
- Ravenshead
- Burton Joyce
- Lambley
- Linby
- Newstead
- Papplewick
- Stoke Bardolph
- Woodborough

The next stage in the preparation of the Local Planning Document will involve drafting policies and identifying specific sites for allocation. The Council will consider the key issues arising from the consultation on the Issues and Options stage alongside the technical evidence. The technical evidence relates to many of the topics listed above and includes evidence prepared in support of the Aligned Core Strategy and also the additional evidence to support the Local Planning Document. Further consultation will take place during the summer of 2014 which will comprise a series of topic based and site based workshops.

Arnold

There was strong support for the statement that the sites identified (Rolleston Drive, Around Howbeck Road and North of Redhill) could be developed with 75% of the 47 respondents agreeing. There were a number of general concerns including environmental damage and the impact on local infrastructure such as health facilities. A number of respondents expressed opposition to the use of green field or Green Belt land and support for the use of brownfield sites. The impact of development on the brickworks at Dorket Head was identified by Ibstock Brick Ltd. They considered that careful consideration should be given to the distance between and development and the brickworks, and to the design and layout of development, to avoid complaints from residents. Ibstock identified that they would object to any development north of Killisick Lane but did support development in the local area.

Both Severn Trent Water and the Environment Agency raised issues related to the management of water. Severn Trent identified that through the ACS and associated Water Cycle Study assessments have been made regarding water supply and provision; they will revisit these assessments if required. The Environment Agency identified that infiltration drainage is the preferred method of surface water run-off disposal but may accept on-site attenuation if this is not possible.

The main concern was the increase in traffic that would result from development of the sites. The GBC Scientific Officer identified that the sites will increase traffic flows onto commuter routes. It was also identified that guidance is being prepared to promote mitigation measures. The Highways Agency noted that the sites are some distance from the Strategic Road Network and pose no significant threat to its performance.

North of Redhill

The North of Redhill site was supported by the landowner/developer promoting land to the east of Mansfield Road. They considered that there were no constraints to development of the sites which accord with Policy 2 of the ACS. There were also calls from a number of residents to extend the boundary here further north to allow for more development to occur leading to a reduction in the villages.

An extension to the area to the west of the A60 was promoted by another landowner/developer. The site benefits from good connections to the City Centre and other employment concentrations and is in an area where there has been little development this century. They considered that the site is well contained and will not result in a significant adverse impact on the highways, especially when compared to the proposals for sites further from the urban area. The Environment Agency, however, noted that this area may contain moderate, localised contamination.

Around Howbeck Road

The proposal for development at Howbeck Road was supported by the two landowners/developers involved in the sites. It was considered that there were no issues with flooding, access of waste water and no concerns regarding the coalescence of settlements. Various assessments and plans have been prepared

regarding parts of the site to demonstrate its suitability. The site involves the use of Brookfields Garden Centre which is brownfield land, the use of which is supported by the NPPF. There were, however, concerns regarding the resulting increase in traffic along Plains Road and on the potential for development to increase flood risk in Woodborough and Lambley.

Rolleston Drive

The only comment regarding the Rolleston Drive site was from the Environment Agency who identified that the Day Brook has been culverted to the north of the site. They recommend that the County Council are consulted as the Lead Local Flood Authority to discuss any necessary easements. Managing surface water runoff and the remediation of the site will be key considerations for the re-development of the site.

Alternative sites proposed (in addition to the extension to North of Redhill) were:

- East of Killisick Lane/North of Srathmore Rd
- Daybrook Laundry

Carlton

Three sites were identified in Carlton (off Spring Lane, Linden Grove and Teal Close) and there was strong support that there were no unsurmountable obstacles to the development of the sites (80% of the 38 respondents). Local residents noted that the sites were in the principal urban area with suitable infrastructure. The proposals were seen to be proportionate and make use of brownfield land.

A number of respondents identified general issues with the sites (specific issues are identified below). The main concern was the increase in traffic that would result from development of the sites. The GBC Scientific Officer identified that the three sites are on main routes into Greater Nottingham where there are concerns regarding air quality. It was also identified that guidance is being prepared to promote mitigation measures. The Highways Agency noted that the sites are some distance from the Strategic Road Network and pose no significant threat to its performance. Other issues raised included the environmental damage caused and the impact on infrastructure and amenities.

Spring Lane

The landowner of the Spring Lane site supported the principle of development in this area. They identified that the development would benefit from links to the country park and would increase the level of development in the urban area whilst reducing the loss of Green Belt land. They also identified that ground conditions resulting from the previous mining operations and level differences mean that a larger area of land should be allocated to accommodate the 150 dwellings required.

There were also a number of objections to the site from local residents. These were generally focussed on traffic issues with Mapperley Plains being seen as congested, especially during the rush hour and at the Spring Lane roundabout. There was also considered to be a lack of buses and public transport in the area. Other concerns related to the potential for coalescence of Carlton and Lambley.

Teal Close

The site identified in the Issues & Options stage for 400 dwellings was based on the housing allocations from the Replacement Local Plan although it was noted that an application for 830 dwellings was being considered. This application has been approved and it is proposed to include the site in the ACS as it is considered a strategic site.

Development of this site was supported by the landowner and Linby and Papplewick Parish Councils as it was adjacent to the principal urban area. They identified that there were no obstacles to development that could not be overcome. The site has been comprehensively assessed, including through the Environmental Impact Assessment submitted as part of the planning application and mitigation measures to ensure there are no significant adverse impacts have been identified.

Objections to this site included:

- The site is in flood zone 2;
- Next to a sewage works and within a weak housing market; and

- The loss of good quality employment land.

Linden Grove

Nottinghamshire County Council objected to this site, considering that it was visually important as an area of separation with Burton Joyce. It is also considered to provide a visual link between the land to the south of the Relief Road and the open space to the west of Burton Joyce. A developer identified that the site had been rejected in 2004 as it would reduce the gap between Carlton and Burton Joyce; nothing has changed since then.

The landowner of Linden Grove, however, considered that the site had been rejected in 2004 as the Relief Road was not implemented meaning that the site was part of an important open area. Following the construction of the Relief Road the site is severed from the wider Green Belt and visually constrained. The site is considered not meet any of the five purposes of Green Belt. There are no identified constraints to development. The Highways Authority agrees that access can be taken from the A612 and any impact on local infrastructure can be mitigated with appropriate contributions.

Alternative Sites

Residents were of the view that the Gedling Colliery site should be developed. The site has the capacity for between 1100 to 1200 homes, accords with the strategy of urban concentration and makes use of brownfield land. The decision not to develop the site is based on out of date viability reports; Government and County Council funding is now available to bring forward the Gedling Access Road.

Mapperley Golf Course was also considered to be suitable site for development by residents. They considered that the site was financially viable with or without the Gedling Access Road and even 500 homes on the site would remove the need to develop sites in the villages.

A developer promoting the Willow Farm, Gedling site noted that the site has the capacity for around 340 homes and, being adjacent to the urban area, would accord with the Spatial Strategy. There are not considered to be any issues constraining development other than highways and landscape. The development of the site is tied to the Gedling Access Road and would benefit from access to it. Once the Access Road is constructed the site would be disconnected from the wider Mature Landscape Area within which it sits; development of the site in these circumstances would not affect the Mature Landscape Area.

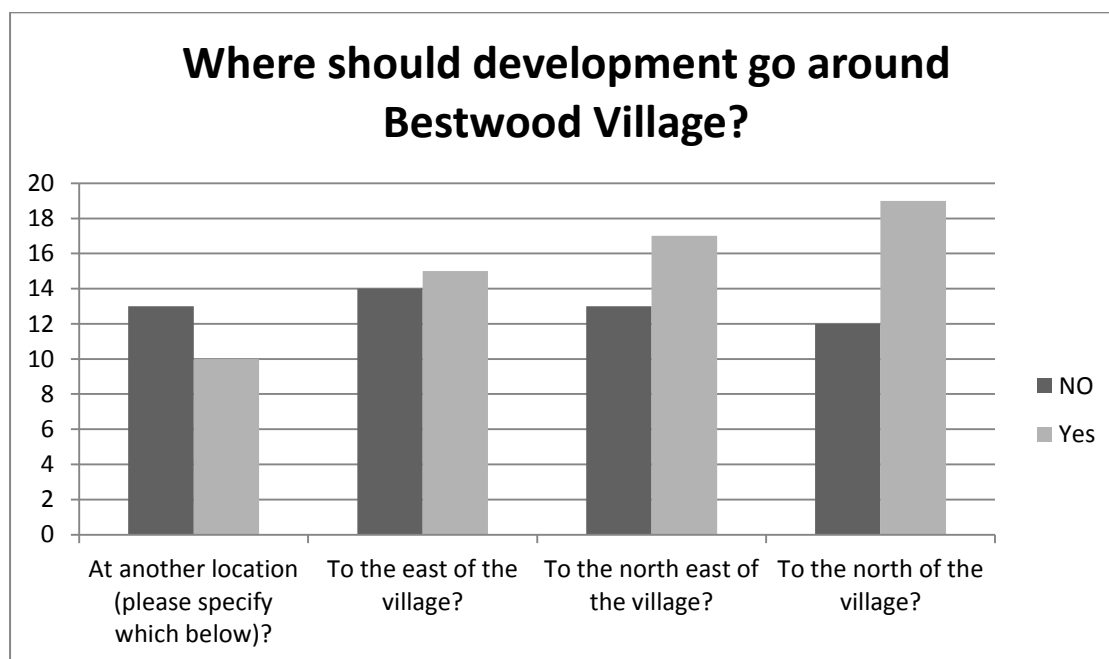
Development on Lambley Lane for 150 homes was also identified although it is not clear which site is being referred to.

Bestwood Village

Overall there was some support for the identification of Bestwood Village as a Key Settlement for Growth in the ACS. Landowners/developers identified that this provided the opportunity for regeneration of the village while residents considered that the Key Settlements had established infrastructure, services and amenities.

There was, however, also opposition to this and to the loss of Green Belt land. Friends of Bestwood Country Park identified concerns about the strain on the park and the threat to wildlife corridors and the areas biodiversity. Ashfield District Council considered that the level of growth was disproportionate to the existing size of the village and, in combination with other sites, would have an impact on the infrastructure provision in Hucknall. A number of residents were concerned regarding flooding, the increase in traffic and the impact on infrastructure. In relation to traffic, however, the Highways Agency confirmed that the proposals should not affect the Strategic Road Network.

In terms of the sites there was a preference for development to the North of the Village:



English Nature identified that there are a number of Local Wildlife Sites in the area and any development should ensure that the nature conservation value of these sites is protected and enhanced. Similarly, English Heritage identified that development to the East or North East may impact on the Grade II* listed Winding House and that all sites may impact on the Conservation Area.

Development to the north of the village was supported by Langridge Homes, the landowner promoting this site, and a number of residents. Langridge identified that a pre-application inquiry had been submitted which identified no significant obstacles to development in terms of highways, heritage or the environment. The site has the capacity to deliver 500 homes alongside open space and a primary school. The site

has good access to Moor Road, links to the Tram stops in Hucknall and the Country Parks in the area. Opposition to the site came from the consultant acting on behalf of the landowner of the site to the east of the village as well as those opposed to Green Belt release generally. It was identified that development of the site would result in the loss of valuable agricultural land and would increase traffic on Moor Road.

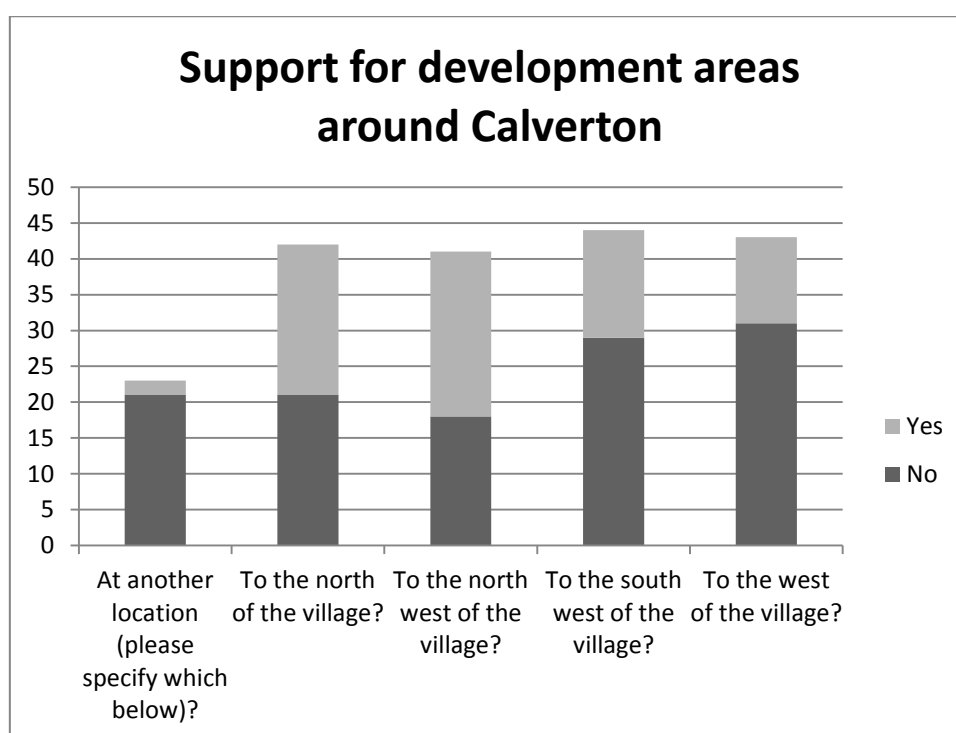
Development to the east of the village, on the Broad Valley Farm site, was considered by the consultant acting on behalf of the landowner to be preferable due to access and the existing contours in the area. A resident objected to the site, highlighting that Broad Valley Drive was narrow and difficult to access in icy conditions. Nottinghamshire County Council also objected to development to the East of the village as it begins to infringe on Bestwood County Park.

The redevelopment of Bestwood Business Park for housing was put forward as an alternative site by its landowner and the GBC Conservative Group. St Modwen, the landowner, disputes the Nottingham City Region Employment Land Study which recommends retention of the site for employment purposes; they consider the site is a poor employment site due to its location and the quality of the buildings. The site is suitable for housing development as access can be achieved via High Main Drive and it is close to services and public transport. Redevelopment of this brownfield site accords with the NPPF and avoids the use of Green Belt land as required by the proposed modification to Policy 3 of the ACS.

Calverton

There was a degree of opposition to the proposed scale of development in Calverton. Many members of the public who responded identified concerns over the loss of Green Belt land, lack of infrastructure and the loss of the rural character of the village. A number of respondents, including Calverton Parish Council, identified that they would agree to a level of growth of around 400 to 450 new homes.

In terms of areas around the village, Nottinghamshire County Council considered that the proposals will fragment the existing open space/agricultural land around Calverton compromising its functionality and integrity. There was, however, a preference from both developers and the local community, even those who opposed development, for any development to be located to the North or North West of the village.



Development to the North or North West of the Village could be accommodated within the area bounded by Flatts Lane, Park Road, Hollinwood Lane and Oxtan Road. This would mean that there were strong defensible boundaries for the development and also access onto Oxtan Road. The sites within this area form a natural 'arc' of development and, as identified by a landowner, have interest from a regional house builder.

This area was also considered to have good links to the local employment opportunities and facilities such as the Secondary School and proposed Village Hall at the William Lees Recreation Ground. The potential to develop the former Calverton Colliery site (Calverton Lorry Park) was also identified by a number of respondents who considered that to do so would make use of a brownfield site

Many supporting development to the north and north west did so in preference to the south or south west of the village (including Ramsdale Golf Course). Land to the

south and south west of the village including Millennium Wood was considered to be more mature and sensitive in landscape terms. Although the Environment Agency identified flooding as an issue on part of the possible northern development area, the view of those supporting development to the north was that the area to the south would increase surface water runoff from the hills to the south.

Traffic and access was another point of comparison raised between the south and north of the village. Development in the south was considered to require access from Georges Lane, a narrow steep road which is often closed in winter. A number of respondents identified that the area to the south was Grade 2 Agricultural Land which should be retained. One resident opposed development on the Golf Course as it would adversely impact on the wildlife haven being developed on part of their land.

A small number of respondents supported development to the south. These included a house builder, the owner of the Golf Club and one member of the public. They identified that development to the north was more open and exposed in comparison and development to the south would be close to existing schools, community facilities and shops. Overall, it was considered that there were no highways, technical, heritage or environmental issues.

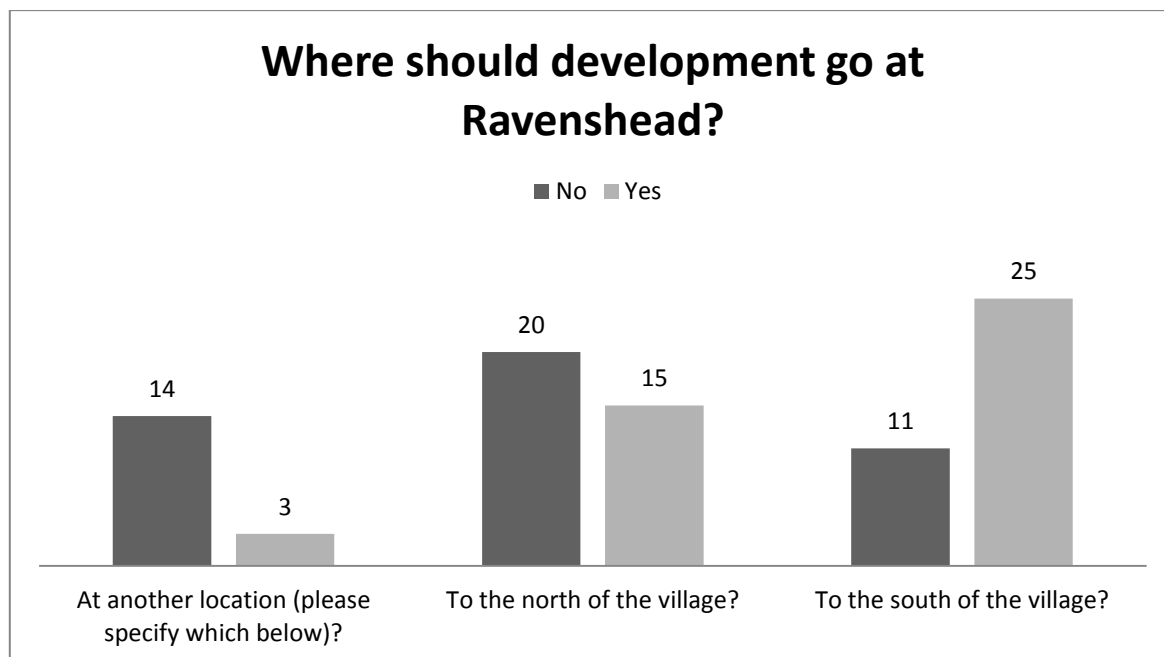
While raising no direct objections to the sites north and north west of the village, both Natural England and Nottinghamshire County Council identified that development there would be close to a Local Wildlife Site (SINC). Careful mitigation in the form of a landscape buffer would be required. Similarly, English Heritage identified that many of the sites identified, whether to the north or south, had the potential to affect the setting of a number of heritage assets.

Other issues raised included the need for improvements to local infrastructure and the prospective Special Protection Area. The need for improvements to local facilities such as schools, health facilities, library and open space was identified by many of the local residents who responded. A Park and Ride scheme on the Old Colliery was proposed although it is not clear if this meant Calverton Colliery or Gedling Colliery. In relation to retail, the need for improvements to the local centre was identified, especially in relation to parking, but one local resident did not want a rival centre to be developed.

As identified in the Habitats Regulation Assessment prepared for the Aligned Core Strategy, it cannot be ruled out that the scale of proposals at Calverton would not undermine the conservation objectives of any Special Protection Area designated near the village. Mitigation measures, such as adequate alternative green spaces, should be put in place. Natural England recommended that any measures should be carried out to their satisfaction.

Ravenshead

There was a clear majority of respondents in favour of development to the south of Ravenshead.



Development to the south was supported by the Parish Council and the GBC Conservative Group plus a number of local residents and developers/landowners. The south was seen to be better in terms of the provision of a defensible boundary using the A60 and Kighill Lane. It would also make use of the existing area of Safeguarded Land to the south of the village. In comparison the north was seen to breach the logical existing Green Belt boundary of the Main Road. The area to the north of Main Road was considered by some, including Nottinghamshire County Council and Natural England, to be valuable for nature conservation and would involve the loss of a community facility (a public house) which the NPPF requires to be protected.

Development to the north was supported by one developer and a smaller number of residents. The use of Ricketts Lane and Sandy Lane as the defensible boundary was identified as was the potential of this area to meet the housing requirement and provide strategic landscaping.

There was some opposition to the scale of development at Ravenshead with the Parish Council and Conservative Group highlighting:

- the lack of space and parking issues at the village centre;
- the lack of employment and high level of out commuting; and
- the loss of green belt land.

One of the local primary schools identified that they were at capacity. Two local residents, however, noted that there were a number of pupils who come from outside Ravenshead to attend the schools there.

There were a number of issues raised which affect the nature of any development. A common issue was the density and character of the development with many residents expressing a preference for lower density development of a type that fitted with the rest of the village. The need for bungalows to allow downsizing was also identified as important. Alongside development to the south of the village, the provision of small shops and other facilities was supported in order to relieve some of the pressure on the existing centre.

Burton Joyce

There was a fifty-fifty split over whether the Orchard Close site could be developed but respondents generally agreed that there were no other sites (71% agreed). The only other sites that was identified was a site of up to 4 dwellings on Bridle Road which was considered to offer the opportunity to make a small revision to 'round off' the Green Belt boundary.

Many of the comments submitted regarding Burton Joyce objected to the development of land at Orchard Close; the majority of these came from residents who lived close by the site. The site was considered to be important in terms of the Green Belt and if developed would be visually intrusive on the skyline. Flooding was identified as a significant issue on Orchard Close especially during heavy rainfall due to the sloping nature of the area. Infrastructure was also an issue with residents commenting that the sewers and other services had been built to serve between 15 and 19 dwellings and not the 30 plus that would result if the site were developed. Access to the site was identified as problematic due to the narrowness of the road and its nature and would be exacerbated during construction of the site. A number of residents also made reference to the geological instability of the site resulting from a fault line which had meant that previous schemes had been dropped. There were also concerns regarding the impact on the character of the road and the amenity of residents many of whom are elderly.

The landowner promoting the site identified that utilities could be upgraded and that the site was well located for access to public transport and the road network. While the site is in the Green Belt, it is not any further 'uphill' than development Olive Grove and is one of the few developable sites in Burton Joyce and was small in comparison to development in other villages of a similar size such as Calverton and Ravenshead. It was considered that access to the site would not impact on existing residents as there is little on-street parking and speeds are low. Flooding was not seen to be an issue and could be addressed by incorporating Sustainable Urban Drainage Systems into the development. The need to address surface water flooding was also raised by the Environment Agency who identified that the site was in Source Protection Zone 3.

Others who supported the Orchard Close site did so generally. A number of respondents considered that Burton Joyce was a sustainable village with sufficient infrastructure to support development; more should be done to find sites. It was, however, acknowledged that Green Belt, topographical and flooding issues limited the availability of sites and the amount of housing that could be allocated to the village.

There were a small number of comments objecting to development in Burton Joyce rather than the Orchard Close site specifically. Those involved with the Village Plan considered that the development of Green Belt sites would increase flooding in the village centre while others identified that the lack of amenities. The Parish Council was of the view that it would be difficult to change the boundaries of the village due to the River Trent, the railway line and land instability.

Lambley

Around two-thirds of respondents opposed the Spring Lane site with many of the public who responded objecting to development in Lambley itself on a number of grounds. These included lack of need for housing, increase in flood risk, lack of infrastructure and increase in traffic. There were also concerns over the loss of Green Belt, impact on the Conservation Area and the cumulative impact with development sites along Spring Lane and Mapperley Plains.

A planning consultant who responded was of the view that large scale development at Lambley was not appropriate but that there was potential for infill development to provide a small number of houses to meet local need. A more flexible approach to infill policy would be required to allow these sites to come forward

One landowner who opposed the Spring Lane site put forward an alternative site at Steels Way/Orchard Rise. They considered this site to be better related to the village and its services and less harmful visually. They indicated that they would undertake a Visual Impact Assessment to address issues related to the Mature Landscape Area.

Linby

81% of the thirty one respondents agreed that no development sites existed in or around Linby while 77% (35 respondents) considered that the openness of the village should continue to be protected through the use of an infill boundary which was seen as a useful tool to restrict development. Two respondents identified potential boundary changes south west of the village and at Linview Lane. Linby and Papplewick Parish Councils considered that the existing boundary is suitable but did not object to small scale changes. They also recommended changes to the percentage of increases allowed to properties.

Newstead

80% of the thirty respondents supported development off Station Road including the GBC Conservative Group. The Environment Agency identified that a small part of the site is within Source Protection Zone 3 and should include sustainable drainage features. Newstead Parish Council, however, opposed the development due to the lack of infrastructure to support development of this scale. They identified an alternative site at Fraser Street for several houses. Ashfield District Council considered that development at Newstead would impact on Hucknall or Kirkby and these impacts needed to be understood.

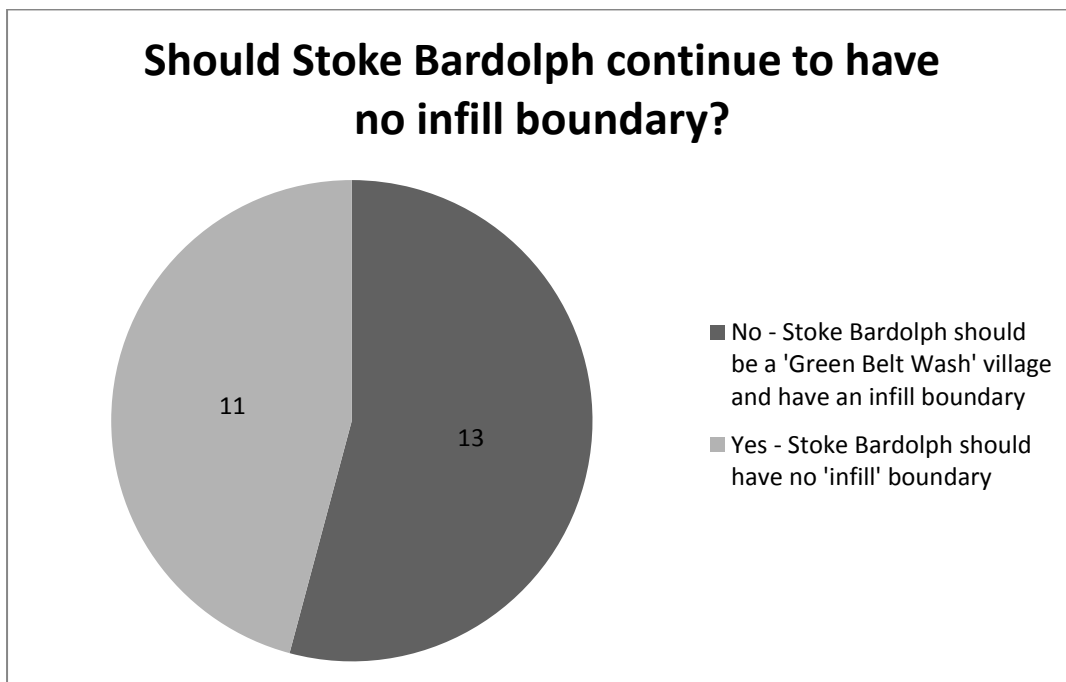
Papplewick

81% of the thirty two respondents agreed that no development sites existed in or around Papplewick while 89% (35 respondents) considered that the openness of the village should continue to be protected through the use of an infill boundary which was also seen as a useful in protecting the numerous listed buildings. As with Linby, the Parish Councils supported the current boundary but indicated that they would not object to small scale changes. One member of the public who responded considered that Papplewick was not an open village and had no views of the surrounding area; as such it should be removed from the Green Belt.

Stoke Bardolph

70% of the 27 respondents agreed that there were no sites in Stoke Bardolph that could be developed. Sites that were put forward included the area between the village and the nearby Severn Trent works, and Stoke Bardolph Farm which the land owner considered offered a redevelopment opportunity although they acknowledged that it was not a brownfield site. The Environment Agency noted that Stoke Bardolph lies within an area of flood risk (flood zones 2 and 3) from the River Trent and the Ouse Dyke. Any residential development proposed here will have to meet the requirements of the NPPF and a flood risk sequential test/approach undertaken.

There was a split of respondents regarding whether there should be an infill boundary at Stoke Bardolph which could allow further development.



Woodborough

Discussion of development in Woodborough generated the highest number of comments with around 200 respondents focusing on the village. Many of these comments came from local residents including those who submitted a standard letter setting out their concerns with the proposals.

A number of residents objected to the scale of the development being of the opinion that proposals for 190 dwellings were out of scale with the intention of the Aligned Core Strategy and would destroy or damage the character of the Village. They identified that 190 dwellings represented a 20% increase in the current size of the village compared to only 13% in Ravenshead which is a Key Settlement for Growth. It was also considered to be 78% of the total figure of 260 dwellings to be distributed around the 'Other Villages' including Burton Joyce, Lambley, Newstead as well as Woodborough. Residents considered that an increase of this size would change the character from the current 'small village' character, which many of them moved to the village for, to more of a suburban character.

The importance of the historic environment to the character of Woodborough was also highlighted by a number of respondents. English Heritage identified that in making decisions there was a need to be mindful about the Conservation Area and the Listed Buildings in the village. Others felt that any development would damage these historic assets.

Many residents considered that there was no local need for housing in Woodborough and pointed to the existence of live planning permissions for a total of 45 dwellings which are currently unbuilt. There was also a view that any housing required in the Borough should be located within the urban area or on brownfield sites prior to Green Belt sites in Woodborough being developed. Some also considered that only limited development was proposed at the Key Settlements for Growth and should be increased. These locations were seen to be more sustainable due to having established services and good transport links.

In terms of the appropriate scale of development in Woodborough only a few respondents identified figures. A number considered that only small scale infill development (up to five dwellings) should be permitted. One developer, promoting a scheme of about 20 dwellings, felt that there was no need for more than 20 dwellings in the village. The Parish Council considered that between 30 to 40 new dwellings in addition to the 45 already with permission would be appropriate for the Village. Ashfield District Council took a different view and questioned why Woodborough was not a Key Settlement for Growth while Bestwood Village is. The need in Woodborough for affordable housing, bungalows to allow downsizing and small homes for young families was discussed by respondents.

The perceived quality of facilities and amenities in other locations mentioned above was contrasted by many to the situation in Woodborough with the Parish Council highlighting the results of the Accessible Settlements Study which ranked Woodborough as 21st of out 25 settlements for access to services. The village was considered by many to lack a number of important facilities such as shops, health facilities and indoor and outdoor sports provision. The local school was seen to be

oversubscribed although a number of residents identified that some pupils came from outside the village. Other elements of the local infrastructure that were considered to be lacking or at capacity included:

- Broadband and telephone provision;
- Water supply; and
- Village Hall.

Any increase in the size of the village would also impact on infrastructure provided in Calverton which provides a number of facilities including shops and health facilities as well as a secondary school. It was considered that any new development in Woodborough would require infrastructure improvements and new facilities to avoid residents using the car to travel.

The impact on traffic and transport was another element that attracted a large number of comments from residents. Many considered that the existing situation in Woodborough was poor due to the high volume of traffic, including HGVs, and narrow roads. Main Street was considered to be a specific problem due to its narrowness and the presence of parked cars along it. Widening of Main Street was problematic due to the Conservation Area. Other problem areas included Roe Hill, Lingwood Lane and Shelt Hill. Many of the roads have only narrow pavements or pavements on one side which force pedestrians to continually cross the road. Public transport was also considered to be poor. Overall residents were of the view that any further development would increase the traffic problems leading to more accidents.

Flooding was perhaps the key concern raised by respondent's especially local residents. It was identified that Woodborough had flooded eight times during the whole of the 20th Century but had already flooded eleven times during the 21st Century. The general consensus was that the cause of the flooding was surface water run-off from the surrounding hill and a sewage and drainage system that was over-stretched.

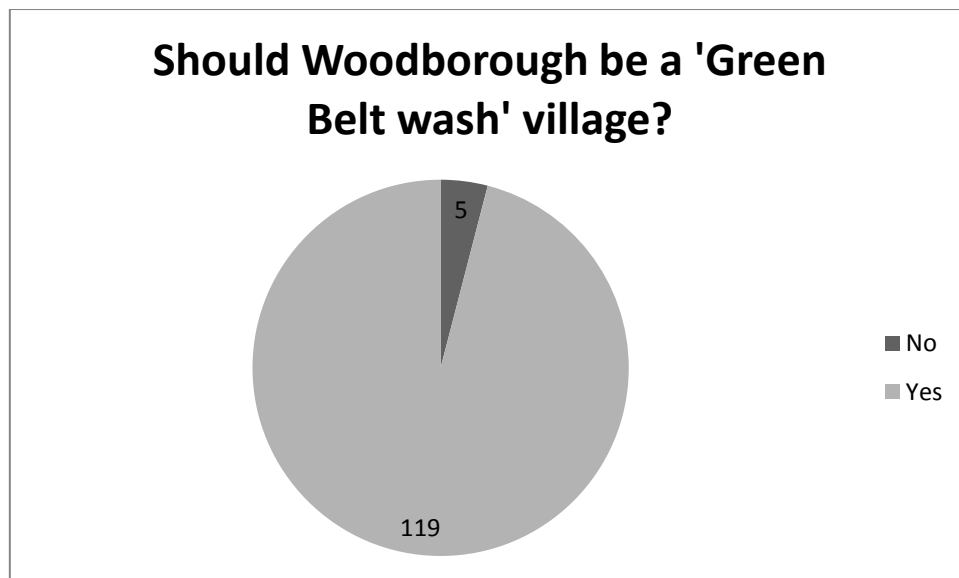
Woodborough sits at the bottom of a valley with hills to the north, south and west. As shown on the Environment Agency map surface water run-off from these hills pools in Main Street and the area to the south including Smalls Croft and Pinfold Close. Flooding has had an impact on house prices and the costs of insurance, and also causes a great deal of anxiety during heavy rainfall. The loss of greenfield land, and an increase in the concreted area, was considered to increase the risk of flooding. A few respondents, however, identified that development may offer the opportunity to prevent flooding.

In terms of flood mitigation and prevention measures, the Parish Council was of the view that 'state of the art maintenance' was insufficient justification as it has never been achieved. Many respondents identified a need for lagoons or attenuation ponds alongside an upgrade of the drainage system but highlighted that flooding should not be increased downstream at Epperstone or Lowdham. The Environment Agency recommended that further analysis of the flood risk in Woodborough be undertaken and Nottinghamshire County Council, as Lead Local Flood Authority, be consulted. They also recommended that a Surface Water Strategy would be required, with the inclusion of sustainable urban drainage features being important.

This would have benefits not only for water attenuation but also for water quality, biodiversity and potentially open space.

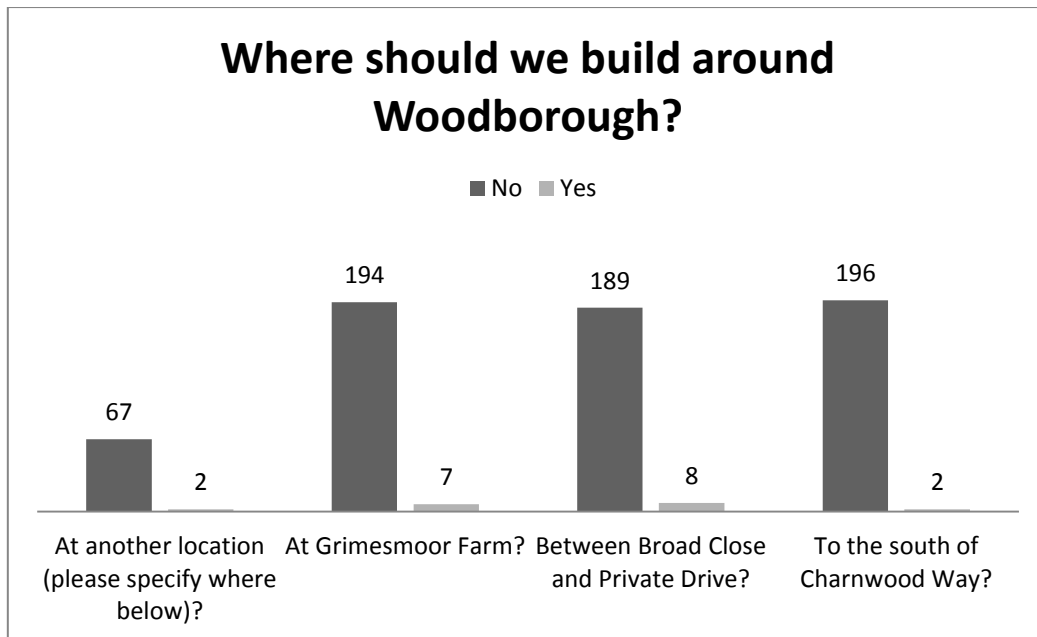
There were also concerns regarding the impact on the environment. Specific issues were raised regarding the loss of grade 2 agricultural land, the impact from noise and pollution and the impact on wildlife. Natural England identified that two of the sites were close to the Woodborough Cemetery Local Wildlife Site located on Roe Hill. The impact on the landscape was also a concern raised by a number of respondents. The area around Woodborough was seen to be mature landscape of high value which contributed to the character and distinctiveness of the village. A number also considered that views across Bank Hill had already been damaged by the erection of a wind turbine.

Residents were overwhelmingly of the view that there should be no change to the Green Belt boundary and that Woodborough should remain as a Green Belt wash village.



The current Green Belt boundary was seen to be strong especially to the south of the village. It was considered that any changes wouldn't allow defensible boundaries to be maintained on the ground.

Overall, the three sites identified (Charnwood Way, Broad Close and Grimesmoor Farm) were seen by respondents to impact on the landscape, especially views from Ploughman's Wood (managed by Nottinghamshire Wildlife Trust) and Roe Hill. They were all also considered to have poor or inadequate access. The loss of Green Belt protection from the three sites was also raised by a number of respondents. There was a view that the Charnwood Way and Broad Close sites would leave opportunities for further Green Belt loss. In terms of the numbers of respondents, there was little to choose between the three sites although the comments submitted did highlighted different levels of opposition.



Charnwood Way

South of Charnwood Way was arguably the most objected to site with concerns raised regarding flooding, access and impact on the environment. The only comment in support of the site was that it would have less impact than the Grimesmoor Farm site. The ultimate green belt boundary was also identified as an issue; respondents were of the view that the loss of Green Belt land here would not be logical and development would form a wedge into the Green Belt. The existing ditch was considered to be a strong defensible boundary.

The ditch behind the existing houses was also identified as a flood defence feature which residents have had to keep clear. During heavy rain this ditch floods with run off from the hills to the south and, as shown by the Environment Agency Maps submitted by several respondents, the area is at high risk of this type of flooding. Works necessary to protect the site were considered to be costly and the site ultimately unviable. The Environment Agency identified that an ordinary watercourse may run adjacent to the site and that it falls within Source Protection Zone 3 and the Secondary Aquifer.

The site was identified as being distant from public transport with an awkward access down a narrow track and close to a children's play area. The resulting 80 vehicle movements per day would impact on the amenity of the two houses adjacent to the track and be unsafe near the play area. The access and layout of surrounding houses would also result in 'strip development' and be poorly integrated into the village. The site was also considered to be a valuable habitat for birds and other wildlife including a number of protected species.

Grimesmoor Farm

While respondents commenting on Grimesmoor Farm also raised a number of objections to the site, there were also a number of comments in support of development, at least in part. Those in support considered that the site had no real landscape value and it had long been envisaged that the development boundary here would move to the north. Those who objected to the site, however, considered

that the site was a mature green area and would be visually intrusive from a number of areas including, Ploughman's Hill, Lingwood Lane and Bank Hill. There were also concerns that the scale of the development was too large in comparison to the rest of the village and would affect its character.

As with Charnwood Way there were concerns that development would exacerbate problems with flooding. It was noted that the site slopes and water often runs down the site towards Main Street. The loss of natural absorption would increase this risk. It was noted, however, that open space could be provided to help address this issue. The Environment Agency noted that the site is within the Secondary Aquifer and Source Protection Zone 3 and there may be ordinary watercourses running close to the site.

Traffic and access issues were key concerns of a number of respondents. Access to the site was seen to be via low capacity roads. The number of homes with access from Main Street should be limited to reduce the impact on this narrow, busy road. Any access via Sunningdale or Doverbeck Drive would result in traffic using Shelt Hill, which is narrow with poor visibility onto a bend on Main Street, and create a bottleneck. Roe Hill was also seen to be a narrow road with issues with parked cars. The presence of sheltered accommodation for elderly residents on Roe Hill was also identified as an issue due to the need for emergency access. If development goes ahead there will need to be pedestrian access from Doverbeck Drive to Main Street.

Broad Close

While, as shown in the graph above, there was only slightly lower number of respondents objecting to Broad Close in terms of the comments there were fewer that specifically related to the site. It was considered by a small number of respondents to have less impact than Grimesmoor Farm.

The key objection related to the access arrangements; use of Roe Hill was again identified as an issue due to the narrowness, presence of parked cars and the sheltered housing in the area. Private Road was identified as a privately owned single width track with a dead end; no access was possible.

The loss of Green Belt land was also opposed and it was identified that the lack of defensible boundary means that land to the west of the site would be opened up for development. The landowner, however, considered that the site was surrounded on three sides by houses and was not 'true' Green Belt and that unlike the other sites in Woodborough was not agricultural land. The impact on the mature trees in the area was also an issue raised.

Additional Sites

An additional site was identified to the south of Park Avenue. The promoters of the site identified that the site forms paddock land and has existing built development on it; development would not see the loss of any active agricultural land. The site was considered to be developable with few associated costs.