

# **Local Planning Document Workshops**

**Burton Joyce, Lambley and  
Woodborough**

**April 2015**

## **Introduction**

The Local Plan is the statutory development plan which sets out how the Borough will grow over the next 15 years and is used to determine planning applications. The Local Plan is made up of two parts:

- Part 1 – Aligned Core Strategy
- Part 2 – Local Planning Document

The Aligned Core Strategy was adopted in September 2014 following an examination by an independent Planning Inspector who confirmed that it was sound and had been prepared in accordance with the legal requirements. It was prepared alongside the other districts that make up Greater Nottingham and provides an overarching, conurbation wide strategy.

The Local Planning Document will provide the detail to help deliver the strategy contained in the Aligned Core Strategy. It will identify sites for development and provide policies on topics such as design, the historic environment and open space. Unlike the Aligned Core Strategy it is being prepared by Gedling Borough Council alone.

Initial consultation on the Local Planning Document was carried out in 2013 in order to identify the issues and options to be addressed. It also asked for initial views about the possible development sites identified at that time. It was decided to carry out additional consultation in the form of a series of workshops to narrow down the options to be included in the version of the Local Planning Document submitted for independent examination. In January and February 2015 a series of topic based workshops were held to discuss the policies to be included on a range of issues including Green Belt, open space, transport and design. Those invited to attend these workshops included Parish Councils, neighbouring local authorities and those with expertise in relevant areas.

In order to inform decisions about which sites to allocate, community workshops were held in March and April 2015. These workshops were held in Burton Joyce, Lambley and Woodborough, being those villages where there were options about the sites which could be allocated. The workshops were designed to gain input from members of the community about their preferred sites and identify the issues that would need to be addressed. Workshops had previously taken place at Bestwood Village, Calverton and Ravenshead as part of the masterplanning work undertaken in 2014.

## **Village workshop – Burton Joyce**

The workshop for Burton Joyce was held on 24<sup>th</sup> March 2015 and took place at the Carnarvon Rooms. Planning officers worked with the Parish Council to identify the best date, time and venue for the workshop. The Parish Council also assisted with publicising the event through the distribution of flyers and putting up posters.

The workshops were run as a drop in session which allowed people to come at a time that suited them and stay for as long as they needed. It also allowed people to speak to planning officers directly rather than as part of large group. A series of maps were provided for the workshop:

- Map 1 – enabled people to tell us what they liked about Burton Joyce
- Map 2 – enabled people to tell us what they disliked about Burton Joyce
- Map 3 – identified the possible development sites we were asking for comments about Burton Joyce

A questionnaire was also provided to enable people to provide comments on the possible development sites, as well as the type of homes needed, the design of homes and the number of new homes that could be accommodated.

Overall 177 people attended the Burton Joyce workshop and 155 questionnaires were completed. The rest of this document summarises the key points made at the workshop.

### **Likes**

Those who attended identified that they liked the following about Burton Joyce:

#### General

- Good services and facilities, sufficient for their needs.
- Generally the village centre was considered very good.
- Pleasant, lovely, attractive village with lots of green space, countryside, riverside and pleasant views to and from the adjacent countryside.
- A popular residential area, rural but close to Nottingham which is convenient
- Decent houses and plot sizes
- Low crime rate
- Tranquil

#### Facilities

- Good variety of shops, including:
  - supermarket
  - post office,
  - 2 Doctor's surgeries and a dentist
  - Food and drink outlets
  - Solicitors and estate agents also in village centre

- Sports ground and facilities with new play equipment installed
- Nursery
- Village Hall and the Carnarvon Rooms
- Allotments

#### Public Transport/access

- Good bus and rail services although some people felt the rail service could be better or more frequent
- Road access to Nottingham was generally good
- Pelican crossing in Centre

#### Environment

- The land south of the railway was identified as a popular recreational resource. Specific request to designate Nelson Fields as a Local Green Space.
- Good footpaths from the village to the adjoining countryside including to the north to Hill Top Farm and good walking and cycling links along the River Trent (Trent Valley Way).
- Ability to access attractive adjacent countryside which is in Green Belt
- Topography including ridgelines and open views and vistas.
- Pleasant views from to and from higher ground to the north including Hillside Farm. Long distance views south from the hillside across the Trent Valley and to Shelford.
- Wildlife.

#### Community

- A good community spirit is evident
- Numerous groups/clubs including for the elderly
- Balanced community with a range of people of different ages
- The Parish Magazine provided good communication

### **Dislikes**

Those who attended identified that they disliked the following about Burton Joyce:

#### General

- Village getting too big.
- Don't build on the fields between Burton Joyce and Nottingham – keep it open
- Burton Joyce has a good range of services and facilities compared to other larger villages in the Borough and could accommodate more development bringing benefits.

#### Roads and pavements

- Poor road surface and potholes particularly along Main Street, Village Road and Nottingham Road.
- Poor state of pavements particularly along Main Street. No pavement on the south side of Nottingham Road from the Newsagents (Nottingham Road/Main Road) to St Helens Drive.
- Cars being sold in front of take-away on Main Street.

### Public transport

- More regular or frequent train service needed
- Lack of regular bus services
- No bus to Victoria Park/Netherfield

### Traffic and parking

- Level of traffic generally too high in the village.
- Car parking along Main Street, for the Village Hall and along Chestnut Grove
- Parking outside the school on Willow Wong at dropping off times causes problems.
- Traffic noise including along Church Road
- Use of the A612 due to speeding, HGVs and level of traffic. More housing will worsen the traffic. Specific locations of concern included
  - Bulcote Drive/Woodside Road
  - The junction of Millfield Close/A612 and the Crow Park Road/A612 junction– suggests consider shifting Millfield junction to be opposite Crow Park and form mini roundabout.
- Bollards on A612 get knocked down regularly.
- Another pedestrian crossing is required by the library and village hall.

### Flooding

- Surface water runoff has been more noticeable in recent years and affects
  - Orchard Close
  - Onto Nottingham Road from Station Road and Woodside
  - Glebe Farm site
- Chesterfield Drive floods after heavy rain – drain is not able to cope.
- Flooding on
  - Bulcote Drive and access of Woodside Road
  - Langham Drive with surface water entering domestic drains
- Flooding problems from Hillside Farm from the drainage ditch on the east side of the site behind Orchard Close. This floods Langham Drive and gardens. The drains on Langham Drive and Main Street cannot cope after heavy rain.
- Concern at flood risk to village arising from Gravel workings and also the new River Trent flood defences pushing the problem down stream.
- Blocked drains on Main Street means water can't drain away.

### Services and amenities

- Village centre could do with improving.
- No public loos.
- Time for Doctor's appointment is too long – surgeries are overloaded. More housing would make this worse.
- Longer opening times at the library needed.
- Lack of banks.

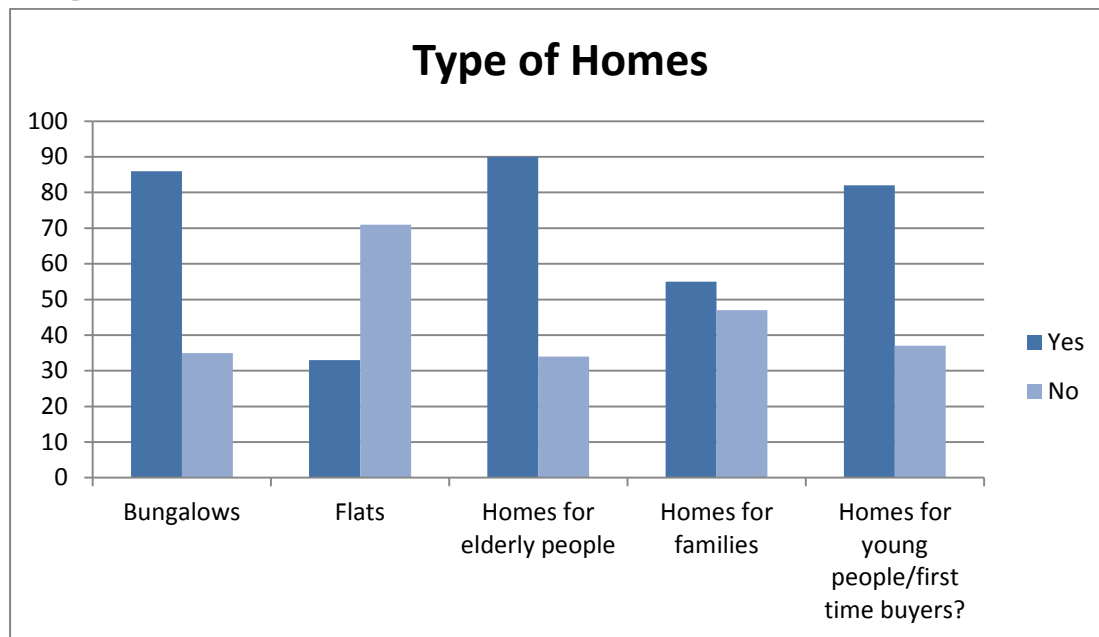
### Housing

- Lack of affordable housing especially for young people
- Lack of specialist housing for the elderly
- Need for nursing home

### Other

- Fault line and ground instability affect Hillside Farm and Orchard Close.
- Water pressure on Orchard Close is low.
- Broken down glass house (ex-classroom) on Main Street needs removing.
- Shortage of youth facilities.
- Better street lighting required.
- Litter in parts of the village and on school playing field.

### **If new homes were to be built in Burton Joyce, what do you think they should include?**



The need for a mixed community was highlighted by a number of respondents. The number of older people in Burton Joyce was identified by many who saw a need to provide bungalows and/or accommodation suitable for elderly people. The provision of this type of housing would provide more suitable housing for elderly people who wished to stay in the village and free up larger family homes to be used by families. There were also a number of respondents who identified issues with housing for younger people and first time buyers; many gave personal examples of their children being unable to afford to stay in the village.

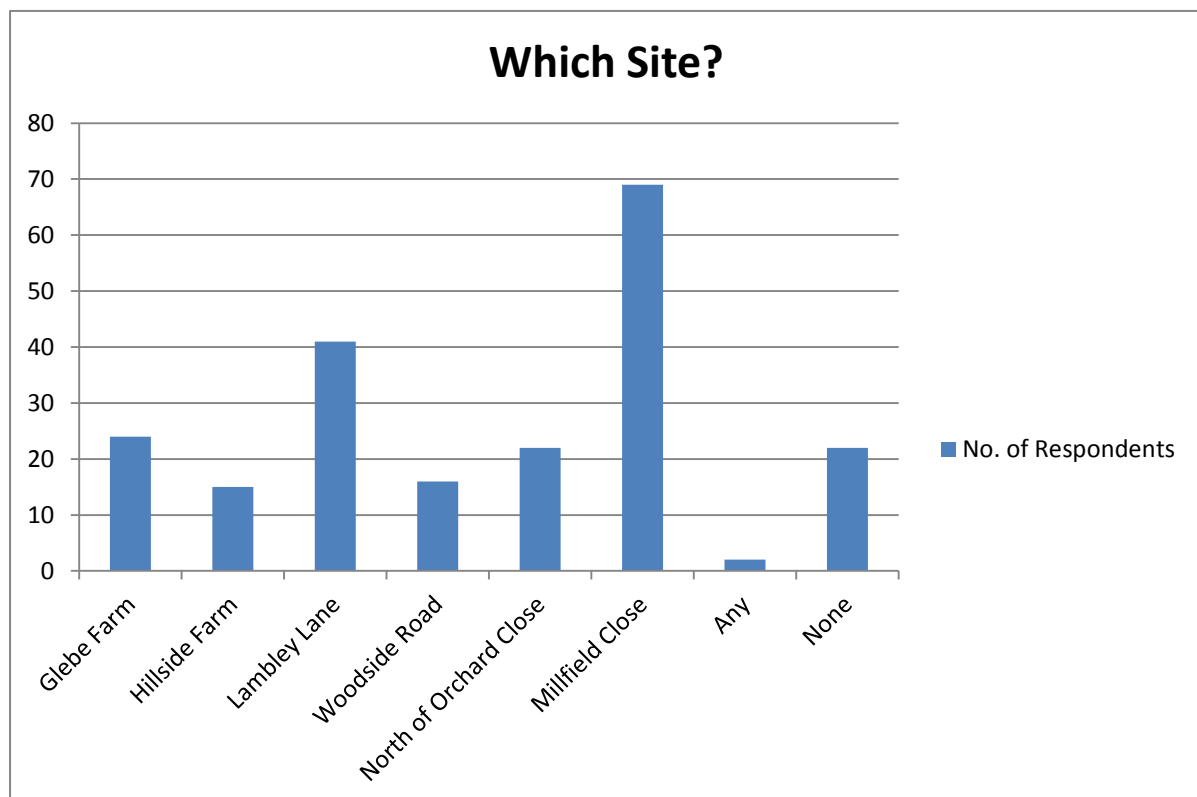
Tied to the support for homes suitable for younger and older people there was support for the provision of small and medium sized properties. Flats were generally opposed as they were considered not to fit in with the character of the village although some identified that good for first time buyers. The provision of larger 'executive mansions' was not supported. There was also less support for increasing the number of family homes in Burton Joyce as respondents considered that there was already a good supply of this type of housing.

There was opposition to the provision of social housing although some respondents considered the provision necessary to provide a mixed population. Other types of housing supported including self/custom build and houseboats on the River Trent.

### **What do you think any new development should look like to make sure it fits in with the existing village?**

In terms of the design of new homes, respondents were generally consistent. They identified a desire for new homes to be low density, traditional brick-built with no more than two storeys and the provision of sufficient garden land and car parking. Many also considered that the mix of architecture and property types in the village added to its character and were opposed to larger scale, uniform developments. There was also support for the design of new homes to be determined through a design competition or with the input of a design team with involvement from residents.

### **If new homes were to be built in Burton Joyce, please name up to three sites (from Map 3) that the Council should look at first, with reasons for your choice:**



### **Glebe Farm**

<b>In favour:</b> <ul style="list-style-type: none"><li>• Good access to A612</li><li>• Flat</li><li>• Edge of village, unobtrusive</li><li>• Small number of houses (between 2 and 8 to replace farmhouse identified as acceptable) would not dramatically alter the situation.</li><li>• No longer needed as farm and not good agricultural land</li></ul>	<b>Opposed:</b> <ul style="list-style-type: none"><li>• On a hill overlooking village; would be visually intrusive and results in overlooking</li><li>• Access right onto A612 is difficult in AM peak, Woodside Road can't take additional traffic</li><li>• Surface water run off issue – especially on Trentham Gardens</li><li>• Local wildlife – bats, badgers</li><li>• Planning previously refused</li></ul>
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### **Hillside Farm**

<b>In favour:</b> <ul style="list-style-type: none"><li>• Close to village centre, public transport, schools and other services</li><li>• If developed in conjunction with Orchard Close would generate more developer contributions to fund improvements in village centre</li><li>• Too small to farm – burden on owner. Access has been blocked by residents</li></ul>	<b>Opposed:</b> <ul style="list-style-type: none"><li>• Surface water run off issue – Langham Drive, Chesterfield Drive</li><li>• Elevated position – damaging to landscape and visually – prominent in the Green Belt – cause overlooking</li><li>• Landslip/fault line – too steep</li><li>• Loss of wildlife</li><li>• Green Belt</li><li>• Access</li></ul>
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### **Lambley Lane**

<b>In favour:</b> <ul style="list-style-type: none"><li>• Small number of homes – would not cause too much impact compared to other sites</li><li>• Reasonably flat</li><li>• Close to village centre and services/facilities</li><li>• Already development on site with good access</li><li>• Not Green Belt land</li></ul>	<b>Opposed:</b> <ul style="list-style-type: none"><li>• Increase in flood risk – especially on lower part of Lambley Lane</li><li>• Part of site in the Green Belt</li></ul>
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### **Woodside Road**

<b>In favour:</b> <ul style="list-style-type: none"><li>• Reasonably flat</li><li>• On edge of village – wouldn't increase traffic or impact on services</li><li>• Access from Nottingham Rd</li></ul>	<b>Opposed:</b> <ul style="list-style-type: none"><li>• Green Belt</li><li>• Damaging to the landscape</li><li>• Surface water run off</li><li>• Land slip</li><li>• Access</li><li>• Loss of woodland</li></ul>
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### **Orchard Close**

<b>In favour:</b> <ul style="list-style-type: none"><li>• Close to village centre, public transport and school</li><li>• Utilities all on site and designed with capacity for additional dwellings</li><li>• Access from Orchard Close is good and would not lead to congestion</li><li>• Too small to farm – burden on owner. Access has been blocked by residents</li></ul>	<b>Opposed:</b> <ul style="list-style-type: none"><li>• Green Belt</li><li>• Elevated position - damaging to the landscape – loss of open skyline</li><li>• Landslip/Geological fault line</li><li>• Loss of wildlife</li><li>• Green Belt</li><li>• Access - road not wide enough and has a dangerous bend</li><li>• Surface water run off issues – increased with hard paving– Langham Drive, Chesterfield Drive</li><li>• Loss of agricultural land</li><li>• The last bit of green countryside visible to the village and access to the footpath over the hill.</li></ul>
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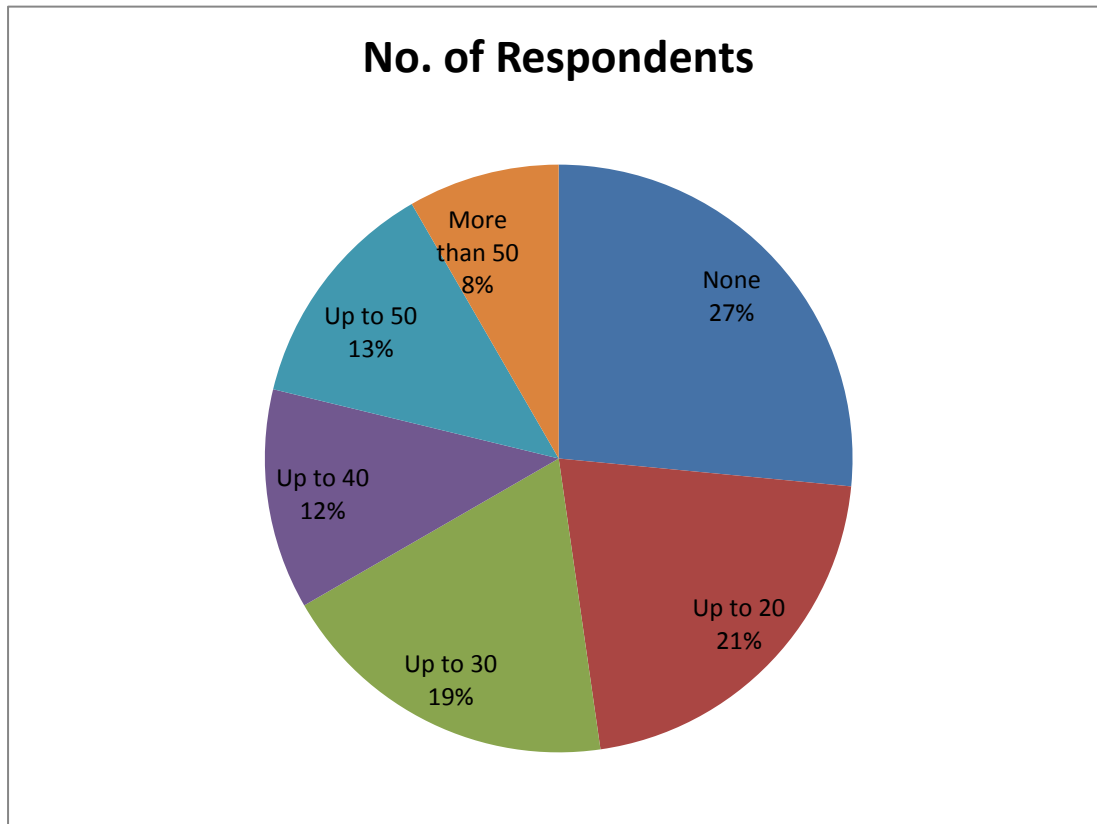
### **Millfield Close**

<b>In favour:</b> <ul style="list-style-type: none"><li>• Seen as logical extension to existing development</li><li>• Least/limited impact on village and services compared to other sites.</li><li>• Flat</li><li>• Less flood risk</li><li>• Good access to Nottingham Rd and would not generate much additional traffic through the village</li><li>• Identified as suitable for Nursing Home or bungalows</li><li>• Not Green Belt</li></ul>	<b>Opposed:</b> <ul style="list-style-type: none"><li>• Traffic onto Nottingham Road may be a problem</li><li>• Will aggravate flood risk unless lower density than proposed.</li><li>• Too many houses</li><li>• Work to remove hedge already done (23/03/15) – badger set on site</li></ul>
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### **None of the sites**

- Development would lead to:
  - loss of Green Belt
  - Increased risk of flooding
  - Increased traffic
  - Damage to the environment including the landscape and wildlife
- Existing infrastructure is not able to cope with additional development.
- No need for additional homes in Burton Joyce – Teal Close is just short distance away.

**If new homes were to be built in Burton Joyce, how many do you think should be built?**



**More than 50**

- Burton Joyce seen as more sustainable than other villages due to having:
  - services and amenities;
  - a good school with spare capacity;
  - no conservation area;
  - good transport links to Nottingham and Newark via bus and train which will be enhanced by construction of GAR
- Increasing the number of houses would bring extra customers for businesses and services.
- Other villages of a similar size (e.g. Ravenshead) are having more.
- There is a need for affordable housing for rent or purchase especially to meet the needs of younger and/or first time buyers.

**Up to 50**

- More than 50 would cause serious flooding problems.
- This level of development would not alter village character; more would be overdevelopment and lead to loss of character.
- Would not increase parking problems in the village centre.
- The village has good access to services including
  - public transport
  - shops
  - doctors
  - hairdressers

- More would cause problems for facilities and infrastructure including
  - Health
  - Education
  - Utilities
- There is a need for affordable housing and bungalows for downsizing; Burton Joyce should play its part.
- 3 small sites = 50 homes

#### **Up to 40**

- More would cause further parking problems in village centre.
- Loss of open atmosphere and rural character; Burton Joyce has already experienced significant infill development.
- No suitable sites for more.
- Existing infrastructure (including Doctor's and School) is not good enough to support more development.
- Flooding is likely to cause problems and has been occurring more since 1970s.
- Loss of views.
- No single site – spread the load.
- Impact of increased traffic generated by additional development.

#### **Up to 30**

- Further development would lead to Green Belt loss and coalescence with Netherfield/Gedling.
- Risk of surface water flooding would increase; existing drainage is inadequate.
- More would turn BJ into a suburb resulting in the loss of rural character.
- Parking and traffic issues including
  - Capacity on buses
  - The increase in traffic in association with other development in area (Teal Close, Sainsbury's)
  - Capacity on the road network as not built to take volume proposed.
- Facilities (including school, playing facilities and doctors) barely cope now and could not support more houses.
- There is a need for homes in the village for elderly and social housing in the village.
- There was a preference for small developments

#### **Up to 20**

- Facilities can't cope with more.
- Parking and traffic issues – roads are narrow, busy.
- Increased risk of surface water flooding.

- Up to 20 unlikely to cause an impact but additional development would lead to the loss of rural character and Burton Joyce becoming a town.
- The need to retain the Green Belt and open space around the village.
- Burton Joyce has already been expanded; any further development would be disproportionate and damage quality of life.
- Need to consider the 'in combination' impact with site in Newark & Sherwood.

### **None**

- Parking in village centre is already a problem.
- Increased traffic generated by development, especially on A612.
- Existing Public transport is not frequent enough for commuting.
- Development would result in the loss of
  - village character; Burton Joyce would become a suburb
  - Green Belt and open space
  - Wildlife
- Infrastructure and facilities would not be able to cope with more development. This includes
  - Pumps at St Helen's Crescent
  - Doctors and dentists surgeries
  - Public transport
  - Roads (A612 and side roads); the pavements are too narrow and dangerous to use
  - Schools (partially due to parking situation for drop-off and pick up)
  - Shops and services – parking in village centre
- There is a risk of erosion/landslip on the hills, due to the local geology.
- Risk of flooding, poor drainage – can't guarantee maintenance for flood defence schemes.
- Visual/landscape impacts. Loss of views.
- Use of infill development rather than large sites.

### **Other comments on numbers**

- Should be based on actual need.

### **Any Other Comments**

- Comments were made about the consultation
  - The form was considered to be cleverly worded and quotes could be used to support the views of the Borough Council
  - The consultation was a paper exercise done only to tick a box
  - Some, however, thought it well laid out and thanked the Borough Council for the opportunity to have their say
- There were requests for area to south of village (Nelson Field) to be designated as a Local Green Space.
- The need to take into account development in Bulcote, Lowdham and Netherfield when looking at the impact of development in Burton Joyce was identified.

- Some considered that there are more brownfield sites and/or sites in more sustainable locations available which should be developed before sites in Burton Joyce.

## **Village workshop – Lambley**

The workshop for Lambley was held on 1<sup>st</sup> April 2015 and took place at the Holy Trinity Church. Planning officers worked with the Parish Council to identify the best date, time and venue for the workshop. The Parish Council also assisted with publicising the event through the distribution of flyers and putting up posters.

The workshops were run as a drop in session which allowed people to come at a time that suited them and stay for as long as they needed. It also allowed people to speak to planning officers directly rather than as part of large group. A series of maps were provided for the workshop:

- Map 1 – enabled people to tell us what they liked about Lambley
- Map 2 – enabled people to tell us what they disliked about Lambley
- Map 3 – identified the possible development sites we were asking for comments about Lambley

A questionnaire was also provided to enable people to provide comments on the possible development sites, as well as the type of homes needed, the design of homes and the number of new homes that could be accommodated.

Overall 234 people attended the Lambley workshop and 169 questionnaires were completed. The rest of this document summarises the key points made at the workshop.

### **Likes**

Those who attended identified that they liked the following about Lambley:

#### Village Character

- History of the village
- Very rural and picturesque with lovely views
- Lots of individual properties, history and space
- Pleasant community - simplicity and friendliness
- Feeling of safety

#### Countryside

- Rural location benefits many people beyond the village
- Birdlife and wildlife
- Access to green space/countryside for walks
- Countryside mixed with farmland, horses
- Dumbles very rare and unusual
- Semi-rural settings, undisturbed nature of the Conservation Area
- Safe village, little crime, peaceful
- Peaceful and unspoilt
- Still retains its rural atmosphere

### Traffic

- No need to use car

### Services and facilities

- Great small village school
- Active church, Community Hall with children's group
- The pubs – especially the Woodlark
- Would like a skateboard park
- The stables

## **Dislikes**

Those who attended identified that they disliked the following about Lambley:

### Traffic, parking, pavements

- Too much traffic and too fast, already dangerous. Specific roads identified included:
  - Spring Lane – junction with Mapperley Plains busy during rush hour
  - Main Street
  - Cromwell Crescent – a small road with 2 entrances. Parked vehicles on both sides- make the road one way, all traffic going the same way instead, of meeting oncoming traffic
  - Catfoot Lane – used as replacement for Spring Lane
  - Blind spot exiting Flamstead Avenue
- Cut through to get to the A46 and Lowdham
- Parking, cars parked on road, lack of parking for business and residents on Main Street
- Difficult/dangerous for pedestrians and cyclists:
  - paths too narrow, difficult to cross road during rush hour and when taking children to/from school
  - traffic is too fast
  - lack of paths on Catfoot Lane
  - crossing required
- Dangerous, winding roads leading into the village
- Constant traffic accidents – scratched cars
- Traffic noise through village
- Catfoot Lane is a Lane it is unsuitable as an access for the development
- 20mph speed limit through Main Street needed

### Flooding

- Drainage cannot cope with existing situation
- Pumping station not adequate – sewers flood
- Severn Trent know problem with drains – but no money to replace

### Services and facilities

- Poor public transport, loss of direct bus to Arnold
- No village shop or Post Office

- No doctors or dentists
- School is too small for the village and parking is overcrowding
- Poor internet access
- No employment opportunities

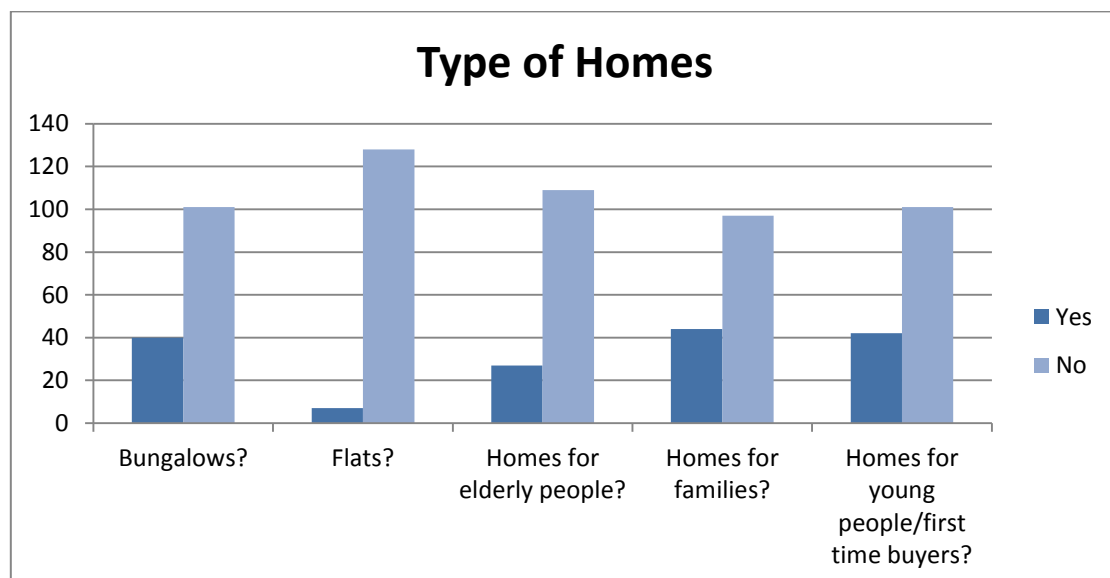
### Countryside

- A conservation area should be allowed to remain that - no more pollution or traffic
- Conservation area is far too small, Dumbles need their context protecting
- Keep unique beauty
- Fields off Spring Lane rich in wildlife (badgers, buzzards, frogs, newts, hares etc) – development would destroy flora and fauna

### Other Comments

- Development would lead to loss of rural character and merging with urban area
- Litter and flytipping on Catfoot Lane
- New housing on hillsides would clutter/spoil country walks and views
- Loss of Green Belt and agricultural land
- Not enough bins/dog poo bins
- Possible crematorium
- Poor access/visibility from Orchard Rise onto Main Street especially in the morning and evening
- Catfoot Lane – from new development to school – cannot be made suitable
- Coffee shop needed for the many walkers

### **If new homes were to be built in Lambley, what do you think they should include?**



Many respondents indicated that they objected to any new homes in Lambley due to the adverse impacts on a range of factors including the impact on the environment



and Conservation Area, loss of Green Belt and increase in traffic. These objections are explored in more detail below.

In terms of specific types of homes, there was very little support for flats. These were not seen to be in keeping with the village and would impact more than other types on the landscape and historic environment. A small number of respondents noted that they would not object to flats if they were small in height (1-2 storeys) and were well screened.

Homes for first time buyers, families and the elderly attracted similar levels of support. A number of respondents identified their personal experience of children not being able to afford to purchase property in Lambley, despite a desire to remain, due to affordability issues; there was support for affordable new homes with a 'local connection' condition so that they truly met local need. Others identified that the provision of homes for first time buyers or young people would help sustain or rejuvenate the village. Those who objected to this type of housing considered that Lambley did not have the services or facilities to meet their needs and, being a rural village with limited bus connections, was not a place that younger people wanted to live.

New homes for families were supported by a number of respondents who considered that Lambley was a good place to grow up and more families would help create a mixed and active community. Others, however, considered that the school was oversubscribed already and that there was a lack of facilities for families.

Bungalows were considered by some respondents to be lower density development which would be easier to blend into the landscape; they were also considered to be suitable for those with disabilities and elderly. While some identified that providing suitable homes for the elderly offers the opportunity for existing residents to downsize freeing up larger homes for others, a number of respondents considered that Lambley had a good supply of bungalows and an elderly population already. Additionally a number considered that Lambley was not a suitable place for the elderly due to the lack of services and public transport links.

### **What do you think any new development should look like to make sure it fits in with the existing village?**

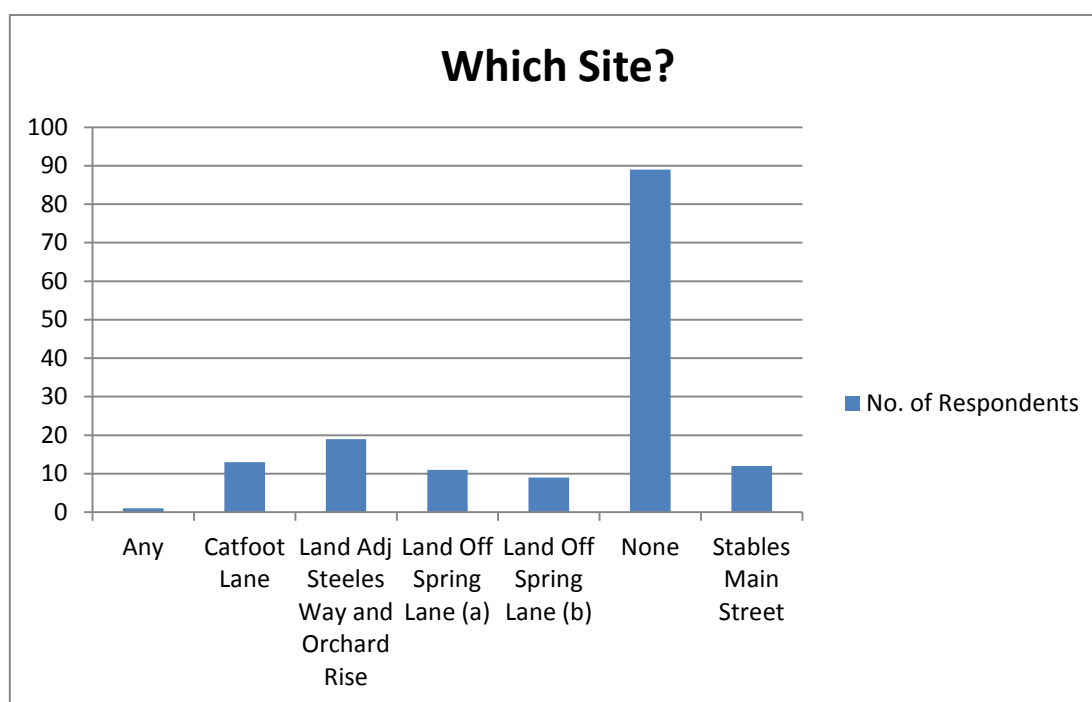
A number of respondents considered that there was no need for new homes in Lambley and that there was no way for new homes to fit into the village. Of those who identified design preferences there were a number of similar points made. New homes should:

- Be low rise with a maximum of two storey;
- Be detached/semi-detached or 'cottage' style;
- Be brick built with pantile roofs; and

- Include a reasonable amount of garden land or open space.

A number of respondents supported the development of small 'infill' plots and were opposed to large uniform housing estates as these would not fit in with the varied nature of housing in Lambley.

**If new homes were to be built in Lambley, please name up to three sites (from Map 3) that the Council should look at first, with reasons for your choice:**



### **Catfoot Lane**

#### **In favour:**

- Access is easier and could use Spring Lane or Catfoot Lane
- Edge of the village, less impact on character
- Less impact on views as would sit inside the valley
- Would tie into Orchard Rise

#### **Opposed:**

- Full site would increase size of Lambley by about 50%
- Impact on Wildlife
- Increased risk of flooding

Note: many of the comments related to Steeles Way and Orchard Rise site likely to apply to this site as well.

### **Land adjacent Steeles Way and Orchard Rise**

#### **In favour:**

- Small number proposed, least effect on the character of the village

#### **Opposed:**

- Loss of Green Belt
- Impact on the Dumbles Mature Landscape Area

<ul style="list-style-type: none"> <li>• Access is easier and traffic would have less impact</li> <li>• Already built up</li> <li>• Provided does not extend further into field</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of views</li> <li>• Loss of agricultural land</li> <li>• Highways issues – access, increased traffic</li> <li>• Catfoot Lane unsuitable for access to the site</li> <li>• Access to the site blocked during flooding</li> <li>• Construction traffic would pass through a residential area</li> <li>• Increased risk of flooding</li> </ul>
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#### **Land off Spring Lane (a)**

<b>In favour:</b> <ul style="list-style-type: none"> <li>• On the edge of the village – less impact due to traffic</li> <li>• Suitable for 10 or so properties</li> <li>• Not attached to the Conservation Area</li> <li>• Spring Lane could be extended to Park Lane to solve flooding and traffic problems</li> </ul>	<b>Opposed:</b> <ul style="list-style-type: none"> <li>• Would be too prominent</li> <li>• Increase in flooding</li> </ul>
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#### **Land off Spring Lane (b)**

<b>In favour:</b> <ul style="list-style-type: none"> <li>• On the edge of the village – less impact due to traffic</li> <li>• Suitable for 10 or so properties</li> <li>• Not attached to the Conservation Area</li> <li>• Spring Lane could be extended to Park Lane to solve flooding and traffic problems</li> </ul>	<b>Opposed:</b> <ul style="list-style-type: none"> <li>• Would be too prominent</li> <li>• Increase in flooding</li> </ul>
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#### **Stables, Main Street**

<b>In favour:</b> <ul style="list-style-type: none"> <li>• No impact on views, already hidden by houses, low lying</li> <li>• Already centrally located within village envelope</li> <li>• Small number</li> </ul>	<b>Opposed:</b> <ul style="list-style-type: none"> <li>• Flooding issue</li> <li>• Within Conservation Area</li> <li>• Loss of recreation opportunity</li> </ul>
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#### **None of the sites**

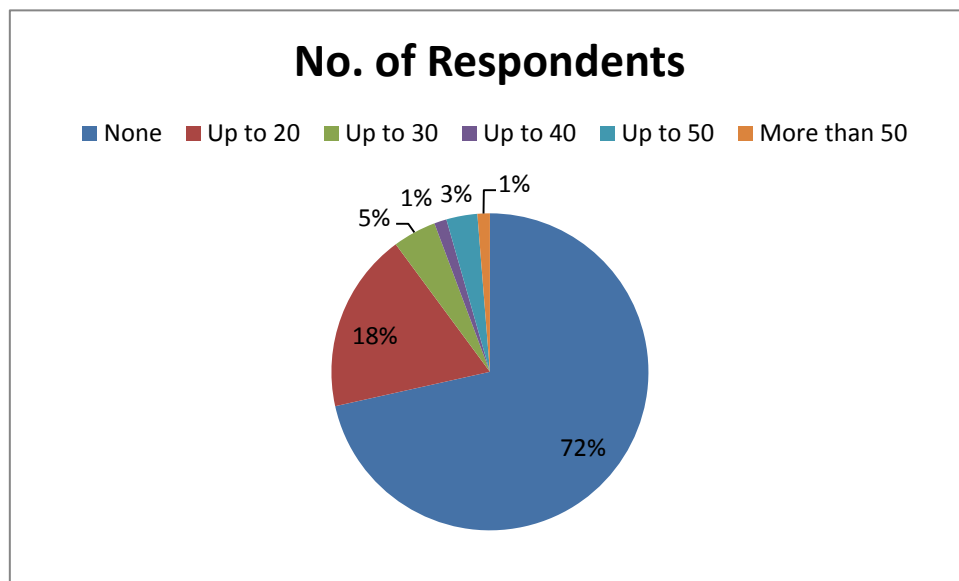
- All site have major obstacles
  - Highways and Traffic
  - Drainage
  - Loss of Green Belt

- Impact on Conservation Area

**Any/Alternatives supported:**

- Land to the rear of The Lambley Public House identified for starter homes
- Infill development – avoids ‘estate’ feel
- Field opposite Robin Hood Public House

**If new homes were to be built in Lambley, how many do you think should be built?**



**More than 50**

No comments

**Up to 50**

- Don't want to end up like Calverton
- Would have limited effect on the village, more would overload infrastructure

**Up to 40**

- More will affect rural character
- Lack of infrastructure – shops, public transport

**Up to 30**

- Roads busy enough
- Increase in litter
- Preserve village identity

### **Up to 20**

- Lack of infrastructure
  - Small primary school, problem for education 11+
  - Petrol Filling Station
  - Health facilities
- More would alter character
- Drainage unable to cope with more
- Built where surface water not a problem

### **None**

- Infrastructure/Facilities
  - No shops, post office,
  - Lack of health facilities, dentists
  - School is full/oversubscribed – increase from new development on Spring Lane
  - Poor public transport
  - Utilities (gas, water, electricity) not suitable
- Traffic
  - Poor public transport
  - Increase in traffic especially through village centre
  - No safe access
  - Roads not sufficient for current volume, poor visibility splays
  - Lack of pedestrian crossing for school
  - Congestion caused by Gedling Colliery Country Park
- Flooding/Drainage
  - Can't cope with current problem
  - Run off
  - Sewerage
- Loss of Green Belt land and countryside, would cause merging with urban area
- Impact on Conservation Area
- Impact on the environment/amenity
  - Landscape and views
  - Impact on Lambley Dumble
  - Loss of tranquillity
  - Wildlife
  - Recreation including rural walks and horse riding
  - May lead to increase in noisy young people
  - Older people have decided to retire here
- No need for more housing, should be shared equally amongst villages
- There are better urban/brownfield alternatives and sufficient affordable housing with 3 miles (including on Spring Lane)
- Loss of rural character, Lambley should stay a village not become a suburb

### **Any Other Comments**

- People need places to live and deserve to live in beautiful places
- Hopefully will build a strong community
- Need for affordable/social housing questioned
- Local objections unlikely to make a difference – see crematorium application
- Development needs to be supported by infrastructure (shop, village hall)
- Will lead to a reduction in the value of property
- GBC need to be more proactive in publicising consultation events
- Need for a Lambley Village Preservation Society

## **Village workshop – Woodborough**

The workshop for Woodborough was held on 18<sup>th</sup> March 2015 and took place at the Village Hall. Planning officers worked with the Parish Council to identify the best date, time and venue for the workshop. The Parish Council also assisted with publicising the event through the distribution of flyers and putting up posters.

The workshops were run as a drop in session which allowed people to come at a time that suited them and stay for as long as they needed. It also allowed people to speak to planning officers directly rather than as part of large group. A series of maps were provided for the workshop:

- Map 1 – enabled people to tell us what they liked about Woodborough
- Map 2 – enabled people to tell us what they disliked about Woodborough
- Map 3 – identified the possible development sites we were asking for comments about Woodborough

A questionnaire was also provided to enable people to provide comments on the possible development sites, as well as the type of homes needed, the design of homes and the number of new homes that could be accommodated.

Overall 348 people attended the Woodborough workshop and 282 questionnaires were completed. The rest of this document summarises the key points made at the workshop.

### **Likes**

Those who attended identified that they liked the following about Woodborough:

#### Village character

- Rural character, tranquil, safe, size and compactness.
- Architecture, mix of housing styles, brick buildings
- Historic heritage including listed buildings and conservation area
- Views across the village, open aspects and views from houses
- Close to Nottingham

#### Countryside

- Easy access to the countryside, good footpaths including to the golf course and the “peewit” trail.
- Wildlife including cuckoos, red legged partridge, skylarks, woodpecker noted
- Smooth crested newts across Grimesmoor Farm
- Veteran trees

## Community

- Good community spirit, helpful, friendly, lots of clubs, activities and community support including Parish Council and flood wardens.
- Good demographic balance, mix of age groups, people know each other
- Village events

## Traffic

- Roads not too busy, queuing traffic slows motorists down
- Fewer HGVs going through village now.
- Limited traffic coming off (various) estate roads

## Services and facilities

- Like the school which has a small feel and is friendly
- The green space on Small's Croft is popular for safe children's play
- Taylor's Croft is the green heart of the village
- Governor's field is the focal point
- Village Hall is a good facility
- Open space behind the school and the tennis court
- The two pubs

## **Dislikes**

Those who attended identified that they disliked the following about Woodborough:

### Traffic, parking, pavements

- Roads into Woodborough are narrow with sharp bends and too much traffic
- Too much traffic, traffic congestion especially on Main Street.
- Speeding cars with narrow pavements is dangerous especially along Main Street
- Frequent repairs to Main Street – it was closed for 3 weeks Jan – Feb 2015.
- Lack of parking in general
- New developments do not allow for enough parking space.
- Main Street has inadequate parking for residents, too much parking on Main Street. Dangerous exits on to Main Street.
- The parking on Church walk is not good and we have to park on Main Street.
- Roads are poor quality with pot holes.
- Pavements are too narrow and it is difficult to push the buggy along. There is a lack of pavement on one side of Main Street.
- Car park on the pavements making it difficult
- Access is impossible up Shelt Hill
- Wheel chair access along Shelt Hill and Main Street is impossible.



- Lack of safe crossings for children.
- Limited access via Roe Lane due to Institute
- Need more tverchels or walk through to increase access for pedestrians.
- Increase in traffic through Small's Croft/Charnwood Way will increase danger to children who play on the Green.
- Shelt Hill is dangerous for me and my 5 month old baby in his pushchair. Buses have to mount the pavement to avoid cars putting pedestrians at risk
- Not safe to walk to Calverton
- Speed limit on Lowdham Lane should be 30 mph
- Needs traffic calming with additional speed warning lights similar to the ones at the west end of the village.

### Flooding

- Poor drainage leads to flooding problems including service water and flooding from the Beck. Need more drains/sewers.
- Can existing sewers take the additional water?
- The flooding on Main Street has been exacerbated by new development.
- Flooding is a real problem with no real solutions.
- There is flooding south of Small's Croft and south of Charnwood Way
- Water floods from Grimesmoor Farm onto Main Street because of Clay Soils.
- Investment in water/sewers before any new development
- Investment in Woodborough sewers/drains must be a priority if not then it will become "Floodborough".
- The Dover Beck drains under Main Street and the system does not cope with flash flood situations.
- Incorporate ponds to capture water
- Floods down Hawthorn Close
- Floods down Roe Hill
- Have been flooded at least 5 times in the last 10 years
- No of HGVs even after new 7.5 t limit. Also the roads have to cope with tractors and agricultural equipment
- Poor mains drainage built for 400 homes and now struggles with 800 homes
- Bailing out my neighbours after flooding. Being marooned
- Road surface has been raised virtually to the top of the kerbstone and this is contributing to flooding problems
- Drains not cleared compounding problems of flooding
- Run off down Bank Hill 2 feet of water coming in.
- No assessment of the impact of the 47 homes with planning permission has been done.
- Bungalows on Broad Close are left below road level and subject to flooding on land proposed at private Road.

### Services and facilities

- No shops or services.
- There is now no post office which recently closed.
- The school is oversubscribed and the only answer would be to build a bigger school requiring more land.
- Poor public transport services
- Lack of bus services to Arnold
- Extremely long waiting list for places at the Woodborough School for new families. Dislike not being able to get a place in the village school

### Amenity

- There is a lack of open space at either end of the village.
- Lack of open space for children.
- Loss of hedgerows
- Poor sports facility – undersized football pitch which overlaps undersized cricket pitch
- Limited play equipment for young children

### Housing

- Lack of special housing for retired people such as two bed bungalows. Need two bed affordable homes to allow people to downsize.
- Where is assisted living and long term housing for rent?

### Specific Comments

- Concern about prospect of infill along Shelt Hill
- The proposed access from Dover Beck to Hill Farm is sheer madness
- Specific comments about development near post box involves hedge removal and the filling in of a ditch
- Need more services – why destroy a beautiful village?
- Increased light pollution from street lighting destroys the dark sky.
- Lack of infrastructure to cope with new development
- Objections to the wind turbine spoiling views
- This has been a village for 1,000 years let's not make it a suburb of Nottingham.
- No to Taylor's Field – this paddock was protected through a covenant of open space for 25 years.
- Dislike areas with planning permission being left derelict – the coop site was mentioned numerous times.
- Grimesmoor Farm phase 1 and adjoining sites opening up more housing land and destroying the village feel. Phase 1 will lead to opening up remainder.
- New housing is not in keeping with the village

- Suggestions to make the Old Cooperative site into a car park for the Church.
- Loss of green belt
- Focus on infill plots, use the old coop site for housing
- Don't infill all green spaces in the centre of the village
- Scout hut needs replacing
- Private Road plots have little impact on Green Belt
- Would like more consideration given to wildlife
- Drains not cleared despite requests to GBC particularly outside the 4 Bells PH as the pavement becomes impassable.
- Snow problems with roads closed in winter snow fall
- Risk of subsidence from old mine workings (site not specified)
- Small development to be contained within existing village boundary
- Lingwood Lane site of historical interest ridge and furrow land
- How is land bordering Private Road in Green Belt?
- Some changes are needed so that village remains a living village not a commuter village
- No support from Environmental officers to help the village with floods.
- Pepper pot housing will not bring needed village facilities
- Support proposals for storage ponds on Bank Hill site
- Grimesmoor road access would be a rat run
- Conservation information on sheets out of date