

Gotham

Location: Memorial Hall

Date and Time: 9 March 2017, 2pm until 8pm

Exhibition Promotion

Exhibition Exercises

The adopted Core Strategy does not identify a minimum number of new homes that should be delivered within Gotham.

The further options consultation identifies 8 potential housing sites which could contribute to the borough's housing supply. These sites were taken from information contained within the Borough Councils Strategic Housing Land Availability Assessment and responses from developers and landowners to the Local Plan Part 2: Issues and Options Consultation.

Exercise 1: Village Issues

Task: Before determining the number of new homes that should be built in Gotham we would like you to identify the issues (positive or negative) that will influence this number. These could include the capacity of existing community facilities, environmental constraints, or transport issues.

Post-it note responses:

Community Facilities	
<ul style="list-style-type: none">• Primary school at capacity Contributions required to expand• East Leake academy would need to expand. Contributions required• Doctors cannot cope• Need larger surgery if more than low level of houses built• More doctors would be required• No shops/lack of larger convenience store• Limited quality of dental practices in area	<ul style="list-style-type: none">• Local facilities at capacity• Young couples need access to school, GP, nursery, playground. Elderly require access to GP, social support, transport.• Not enough facilities in the village for larger population• A large number of houses would swamp facilities• Need to think about parks and playspace for the additional houses and influx of young families.• Facilities must precede housing• Facilities require some development to support them, but not at a level to alter the character of the community
Transport	
<ul style="list-style-type: none">• Hall Drive narrow road for development x13• Busses ok but cars along Leake Road a problem. Effectively single track road due to parking.• Leake Road too congested leading to difficulty for busses and horse riders.	<ul style="list-style-type: none">• Traffic levels already too high/increased traffic volume. Main roads too busy, cannot cross road.• If Spar is to support more dwellings, then casual parking outside of it will become a problem• Kegworth Road congested when people

<ul style="list-style-type: none"> • Main roads at maximum capacity/ too much traffic passing through from East Leake • A453 improvements hasn't lessened the amount of traffic through Gotham. • Increased traffic on Moor Lane will be dangerous. Access from the corner will be lethal • Any development needs parking-as Leake Road is narrow with current housing. 	<ul style="list-style-type: none"> • picking up and dropping off at school • Pinchpoints on Nottingham Road bends • Bus service insufficient at peak times to get to and from work. • Gypsum way needs resurfacing • If GOT4, 5 or 7 goes ahead, make access via Gypsum Way to minimise traffic through the village. • Access issues for GOT4, 5 and 1 • Divert through traffic around Gypsum Way • Essential to have pedestrian and cycle access through the village to allow new residents to integrate with the village. • Area to the rear of properties on Leake Road could provide off-street parking for existing residents who park on the road at present.
<p>Natural and Built Environment</p>	
<ul style="list-style-type: none"> • Village would lose its small rural character. • Some nominated sites unsuitable • Would make sense to consolidate GOT1 and British Legion land in order to create an access to it. • Noise • Wonderful views from back of Pygall Avenue • Effect on flood risk increased. Gotham flooded significantly in 2016. • Enough development going on in the locality at East Leake and proposed to the north • Need starter homes for young ones • Houses that are not cramped would be nice. • All houses in the village are very different. It would be a shame to lose that character. • Housing should be in keeping with the village • 15-30 houses • Type of housing • Low should be 20-30 • Housing should be starter homes/less expensive homes for the young and homes for the elderly for local need • No three storey houses. Out of character with village 	<ul style="list-style-type: none"> • GOT6. There are hares, owls and bats frequenting the site. • Destruction of animal habitats • GOT4 Ridge and Furrow • GOT7 floods a lot and GOT 4,5 and 6 also affected. • Should use brownfield land at Hill Road • Use brownfield sites first. • Housing need in Gotham has already been identified • Large scale development would change the feel of the village • Effect on house prices that border sites • Loss of rural views • Effect on wildlife • Ridge and furrow at the end of Hall Drive and elsewhere • The village would just become a large housing estate if too many houses are built • Parish Council identified a need for fewer houses that the scenarios. 21 homes • Number of sites would double the size of the village if all build and be disproportionate • GOT7 flood issues • Don't let the houses be second homes to rent out • Thought you couldn't build on church land • Farmland under threat
<p>Other</p>	

<ul style="list-style-type: none"> • Strongly disagree with large amounts of Green Belt disappearing/shouldn't use Green Belt. • Sewage works would be OK if storm drains are separated from sewage system. • Devaluation of house prices • Need to understand why large sites not delivering before looking at other green belt land • What about previous refusals in relation to archaeological interest • Community spirit will suffer eg as what has happened at East Leake 	<ul style="list-style-type: none"> • Sewage/drainage system cannot cope with existing development • Use brownfield before greenfield/ no brownfield land mentioned. Builders are holding back on strategic sites • Need to clean out ditches, storm drains, sewage drains and culverts in order to prevent further occurrences of flooding. • Is there a covenant on the field next to the school • Covenant on GOT8 therefore not deliverable • Speak to Parish before nominating sites • Missed brownfield sites in village • Priority should be for sheltered housing for the elderly
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Exercise 2: Number of New Homes

Task: *Having thought about the issues that influence the number of new homes, we would like you to identify the quantity of new homes that would be appropriate. The options put forward was a no growth scenario, a 'low' growth scenario (around 50 dwellings), a 'medium' growth scenario (around 100 dwellings) and a 'high' growth scenario (around 150 dwellings).*

The majority of the public supported either the no or low growth scenario, with low growth being more popular. In addition, a number of people caveated their selection and supported growth scenario of between 20-30 dwellings and a small number of people supported growth of between 50-100 dwellings. A couple of people supported infill only.

Exercise 3: Strengths and Weaknesses

Question: *We have identified some potential strengths (positives) and weaknesses (negatives) for building new housing on each of the 8 sites shown. Do you agree or disagree?*

Site	Strengths	Weaknesses
GOT1	<ul style="list-style-type: none"> • Site most suitable but houses should blend in and not be 3 storey. • Far most appropriate site • Development here could be absorbed into the village. • Need to combine with British Legion site and build on both, and to enable suitable access. • Logical infill/within village envelope Was brownfield so go ahead • Wasted land. Do it! • Matches approximate housing need for the village 	<ul style="list-style-type: none"> • Use British Legion instead • Putting hard-standing in this location may cause more water to run-off • Ensure integrity to open lane to Gotham nature reserve and hill tracks • Hedgerows need to be protected • Existing access dangerous (on a bend)
GOT2	<ul style="list-style-type: none"> • Good choice. Natural infill • Would not affect many people in the village • Good access and location • Small impact on residents and overall 	<ul style="list-style-type: none"> • Asset to have a green area within the village • School traffic bad on Hall drive/Kegworth Road junction • Ridge and Furrow. Fled a heritage asset • Previously refused planning permission due to

	<p>size of village boundaries</p> <ul style="list-style-type: none"> • Suitable for a few houses but not a whole estate 	<p>Ridge and Furrow.</p> <ul style="list-style-type: none"> • More noise in a quiet setting • Integrity of old railway path at threat if gardens back onto it.
GOT3	<ul style="list-style-type: none"> • As with GOT1, seems to be logical infill • Would complement GOT1. • Drains badly. New houses might help if drains are improved • Best site with least impact • Would be OK if taken with British Legion and gypsum site 	<ul style="list-style-type: none"> • Flooding is an issue. Although ditches are now cleared still issue with waterlogging • Poor access from Kegworth Road • Need to know what is happening with adjacent British Legion site • Integrity of old railway path at threat if gardens back onto it. • Access difficult off bend • Ruins peoples views. • 20 homes would be crammed in given size of site.
GOT4	<ul style="list-style-type: none"> • Easy safe access to school and village facilities. • Secondary access to by-pass. • Housing on two sides • Reasonable for a small number of homes. Not too dense. 	<ul style="list-style-type: none"> • Gardens of Pygall avenue would lose their view • Hall Drive too narrow for access/ not suitable for more traffic/in poor state of repair • Traffic issues relating to school • Landscape and visual sensitivity. • Site floods • Gardens on Pygall Avenue flood • Site helps drainage • Ridge and furrow. • Effect on wildlife/bat population • Disruption to elderly inhabitants on Pygall Avenue • Houses on Pygall Avenue bungalow style. 3 storey houses would massively overlook • If it does happen, only two storey houses • Devaluation of existing properties • Hedgerows on site • Loss of privacy for existing residents • Blocked drainage on Gypsum Way • Loss of greenfield site • If site developed must be sympathetic to current residents • Site named wrong. Not the Orchards (that is the field to the south). Should be called by a different name.
GOT5	<ul style="list-style-type: none"> • Least disruption to residents 	<ul style="list-style-type: none"> • 200 too many for the site • Good site but too many homes • Do not need this number of homes/too big for the village • If goes ahead link footpaths through the site to the railway walk • Access via Eyres Lane not practicable • Ancient barn in bus depot needs to be preserved • Adverse effect on Leake Road • Just because it is within Gypsum Way does not mean it should not be protected • Floods. Needs new culvert at NCT depot • Will destroy local wildlife site • Anything apart from ribbon development along the by-pass would severely impact on rural views • Would significantly increase traffic through the village. Access should be off Gypsum Way and not Leake Road • Infrastructure could not support this level of development.

		<ul style="list-style-type: none"> • Eyres Lane is an occupational lane and must remain • If fields on perimeter developed there would be immediate infill • Would extend village boundary
GOT6	<ul style="list-style-type: none"> • Logical extension to village and could mirror ribbon development across the road • Could incorporate flood prevention measures which also benefit the residents on the west side of Leake Road • Lowest level of disruption to village residents 	<ul style="list-style-type: none"> • Property values could fall • Could affect current residents amenity • Access would be problematic due to parking on Leake Road. Leake Road too narrow • Serious effect on outlook from properties the other side of Leake Road. • Too narrow for frontage development • Flood risk • Disagree with no significant highways problems comment. • No defensible Green Belt boundary. Current road forms a good boundary. • Significant landscape/visual impact • Too many houses • Loss of farmland • Impact on wildlife • Would require off road parking
GOT7	<ul style="list-style-type: none"> • Would allow for the widening of Leake Rad to allow for flowing traffic • Easy access to main road away from school. • Probably most logical but 160 too many. • Good access and traffic could use Gypsum Way • Most suitable site 	<ul style="list-style-type: none"> • Concerned about pylons • Would need roundabout at bottom of Hill Road • Could Hill Road be made an adopted road (could be strength or weakness) • 5 6 and 7 would disrupt lorry traffic which would come through the village again. • Vehicle access should be off Gypsum Way if chosen to reduce traffic through the village • Drainage issues to be resolved. • Too far out of the village for smooth integration of new development with existing. • Floods. Bottom of site floods regularly for up to 3 months a year. • Loss of wildlife and habitats • Development would be isolated and not part of the village. • Too many homes for the village • Trees along Leake Road should not be removed. • Blocked ditches and culverts along Leake Road
GOT8	<ul style="list-style-type: none"> • 15 homes might be reasonable expansion • Small site • Logical infill site • 15 homes will not generate too much traffic • Prime for development and lower density would be in keeping with the barns behind 	<ul style="list-style-type: none"> • Access on a steep bend. Multiple bends closer to the village. Not safe • 15 homes too many and little difference to the amounts required. • Too much traffic along Moor Lane • Storm drain blocked adjoining land • Flooding and drainage issues • Area not available for development (covenant) • Land slightly raised

Exercise 4: Housing Site Selection

In summary, the only site where there was significant support for the development of all or part of the site was GOT 1 (to the rear of the British Legion). In addition the majority of respondents to sites GOT7 and GOT 8 (Land East of Hill Road, and Land South of Moor Lane) supported development of all or parts of the sites as opposed not supporting development. For the remaining sites, the response was largely negative. In addition, British

Gypsum was identified as a potential housing site by several respondents, Plus a field to the north-east of Grassmere Gardens.

Green Belt

Comments were invited to be made on the draft Green Belt assessment of sites adjacent to Gotham. The following table provides a summary of the comments received:

Comments received in relation to draft Green Belt review of sites around Gotham	
<ul style="list-style-type: none"> • Unclear over why sites have greater or lesser green belt importance when assessed. • Need to protect Green Belt. Cannot grade it/build on it/remove it. • Need to protect the area between Gotham and Clifton to maintain village. • Building on Green Belt would lead to loss of wildlife. • Leake Road should be medium-high not low-medium as would close the vista. • All Green Belt important • Biodiversity protected by green belt most important 	<ul style="list-style-type: none"> • Use brownfield sites instead • GOT4 (Hall Drive (referred to incorrectly as the Orchards in the further options consultation document) will affect residents the most. Also is a heritage asset as is ridge and furrow so is historic. • Green Belt is valuable agricultural land • Do not agree with scoring. • British Legion site scores too high given that it is a former brownfield site.