

100 New Homes in EB's Green Belt!

WHAT DOES THE VILLAGE THINK?

**East Bridgford Community Plan Group
on the findings of
The 2016 Community Appraisal**

Background to the 2017 100 New Homes Proposal

- **National Government** sets new housing targets for Rushcliffe
- **Local Landowners** propose potential Green Belt development sites in EB
- **Rushcliffe Borough Council**
 - 2016 Planners assess Green Belt sites
 - Spring 2017 As almost no infill sites left in EB, RBC consults EB villagers on a range of possible Green Belt sites for unknown number of new homes
 - October 2017 recommends 4 sites for 100 new dwellings in Green Belt surrounding EB
- **EB Villagers**
 - 45% of EB Households (354 households, 798 persons) answer detailed questions about EB and its development in the 2016 Community Appraisal
 - EB Villagers attend RBC's Spring 2017 Consultation (RBC release no info on numbers attending or the nature of their comments)
 - During the Spring 2017 Consultation both EB Parish Council and the EB Community Plan Group submit written responses based on Appraisal findings
 - EB Community Plan Group develop specific proposals on EB - its character & development (public meeting on the Community Plan as a whole is scheduled for December 6th.)

Who Should Decide on How EB Develops?

IDEALLY

ALL THE STAKEHOLDERS

- Owners of Green Belt land and their developers
- RBC and its Planners
- The Villagers and their Parish Council

Community Plan Proposal:

An Agreed Strategic Vision for EB, in which any developments into the Green Belt bring Benefits for the Village as a Whole.

EB Appraisal – Key Findings

- EB is “*an attractive village in the countryside*”. “*The fields separating the village from the main roads, the Green Belt, Butt Close and the network of footpaths and bridle ways*” topped the list of important and very important features, followed by: “*the old village houses; the River Trent, its bank and the wooded escarpment overlooking the river; the many mature trees; the Conservation Area; the Parish Church; Springdale wood; the two windmills*”.
- There is general concern for the preservation of wildlife and the environment, especially trees and hedgerows
- EB is valued for its social/communal aspects: its “*friendly community spirit*” and 3 out of 4 rate the range & variety of clubs & groups as “*good or very good*”.
- **EB is highly rated as it is now – “*please don’t change anything*”.**

THERE IS MUCH TO PROTECT.

EB Appraisal: Some Key Problems

- The major problems are **traffic** & **parking**: the majority see the volume and speed of traffic as a problem with almost half the households considering it a major problem
- Improvements are also sought in:
 - **public services** such as road & street maintenance, mains drainage, broadband & mobile phone coverage;
 - **sports facilities**, both indoor & outdoor, especially **for young people**.

Any new developments should help address these problems/opportunities

EB Appraisal:- Attitudes to Development

Most EB households are opposed to development into the Green Belt.

However, they were asked what was important if expansion into the Green Belt was forced on us:

- The least objectionable directions of expansion were towards the new A46 or towards Kneeton
- The preferred type of housing were: – sheltered accommodation for the elderly, starter homes for young people, affordable housing for lower wage earners.
- The preferred size: - bungalows & 2/3 bedroom houses, not 3-4 bed executive homes & not flats.

Any New Development should take Village Opinion into account and the Appraisal provides the best data available

Attitudes to Development contd.

- **Traffic:**

from the answers, it seems it will be better if new housing has access to the main road system without necessarily going through the rest of the village (for example by direct access to Butt Lane and onto to the old A46)

- **Design Factors:**

Extrapolating from the Appraisal data:

- Expansion into the Green Belt should preserve the characteristics of the older EB as a village hidden in trees (e.g. by new developments having an external boundary of hedgerows & trees);
- Any significant development should retain the historical street structure of an irregular grid (e.g. by adding a new sector);
- A popular feature of EB's modern developments is small size of 10 to 20 dwellings connected by a network of footpaths. This should be replicated in larger developments.

DEVELOPMENT:

Community Plan Group Conclusions

- 1. Some expansion of EB is desirable to maintain a vibrant age & social mix and ensure the continued viability of local facilities, retail and communal**
- 2. Expansion into the Green Belt creates an opportunity for “planning gain” for the village as a whole, as the owners of Green Belt agricultural land experience a multifold increase in value solely through reclassification from agriculture to housing**
- 3. Improvements in services and in facilities (e.g. informal playing area for young people) should be a condition of expansion into the Green Belt**

Assessment of the RBC Proposal based on 2016 Village Appraisal

- **Any development into Green Belt is undesirable, but if imposed on us:**
 - All 4 sites are on preferred development direction - to north direction Kneeton or to east direction A46
 - Sites north of Closes Side Lane increase traffic through existing village; sites off Butt Lane offer alternative access direct to road network
 - All sites are ad hoc short term responses, but are of a scale that merits a strategic development plan
- **The RBC Proposals are just about the number of houses and their location, not about other important factors:**
 - Retaining EB's village character - surrounded by the Green Belt, insulated from main roads by green fields and trees.
 - The housing mix – not just executive homes but a mixed development
 - Benefits to EB as a whole:- improved services; better facilities for young people

COMMUNITY PLAN GROUP PROPOSAL

A STRATEGIC PLAN FOR EB

The scattered, small sites identified by RBC from proposals submitted by landowners are unlikely to provide significant community benefits for the whole of EB.

So Community Plan Task Group 1 proposes:

- A more contiguous development site, in a new sector fed by a new road between Butt Lane and Close Side Lane including sites EB 9 & 10, with a mixed development, including starter homes and homes for the elderly as well as the 4 and 5 bedroom houses beloved of developers.
- This would replicate the historic grid pattern of the village street network and the surrounding tree belt. The internal footpath network could be preserved and extended.
- This location provides access to existing sewerage system (upgraded as necessary to meet new demand) and to traffic routes without necessarily passing through the village.
- **RBC should take the necessary steps so that we can develop a coherent plan to coordinate and control services and road layout, tree planting, housing mix and additional informal play area, and so achieve the most beneficial outcome for the EB village community.**

SUPPORT A STRATEGIC PLAN FOR EB

**If 100 new homes are inevitable,
whatever your views on expansion into the Green Belt and the
pros & cons of individual sites,
please support the idea that:**

- EB should have a coherent plan for the 100 homes expansion into the Green Belt imposed on us, along the lines proposed by the East Bridgford Community Plan Group.**
- Rushcliffe BC should support a plan which coordinates and control services and road layout, tree planting, housing mix and additional informal play area, to achieve the most beneficial outcome for the EB village community as a whole**

Before You Go – Please fill in the form

**Do you - Approve / Are Neutral / Oppose
these 3 propositions:**

- 1. RBC proposal to permit: “100 New Homes in
EB’s Green Belt”**
- 2. CP proposal:
if 100 new homes are inevitable, there should be
compensating benefits for the village**
- 3. CP proposal:
create a new village sector (Butt Lane to Closes
Side Lane, Including sites EBR 08 &10) for the
100 new homes**

