

The Green Belt Review & the Household Appraisal Findings

Introduction

Rushcliffe BC faces an additional demand from central government to provide more housing. As a result it is conducting a Green Belt Review of the potential for housing in the Green Belt surrounding East Bridgford and four other medium-sized villages with a basic level of facilities capable of potentially accommodating some housing.

Seven Green Belt sites in EB have been proposed by landowners and RBC has evaluated them against the following Green Belt Criteria:

1. Check unrestricted sprawl of settlements
2. Prevent merging of settlements
3. Assist in safeguarding the countryside from encroachment
4. Preserve the setting and special character of historic settlement
5. Assist in urban regeneration

They have been given Green Belt Scores out a maximum of 25 (5 x 5). The RBC documentation is readily available through the web address given on the EB village web site.

These evaluations are subject to public consultation.

EB has recently completed a Community Appraisal in which 354 households (45% of total households) have given their opinion on a range topics including development, the Green Belt and housing. This note sets out the data relevant to the Green Belt Review.

Summary

The Appraisal does not directly address the 5 Green Belt Criteria, but does provide much indirect evidence with which to assess the Green Belt site locations.

- **There is a strong desire to keep EB as it is and a majority oppose more development, particularly into the Green Belt.**
- **Presciently the Appraisal did ask a series of questions about attitudes if the village was compelled to accept some development into the Green Belt. In particular, Q26 records information on the preferred direction of development.**

Site	Appraisal Assessment
South of Manor Farm Kneeton Rd	Development in direction Trent - only 9% agree
North of Manor Farm Kneeton Rd	Development in direction Trent - only 9% agree
East of Kirk Hill	Development in direction main road A6097 - 22% agree Removes belt of fields between EB and main road - 93% oppose
South of Springdale Lane	Development in direction main road A6097 - 22% agree (Development in direction main road A46 - 42% agree) Removes ridge & furrow heritage - 84% oppose
North of Closes Side Lane	Development in direction main road A46 - 42% agree
North of Butt Lane	Development in direction main road A46 - 42% agree
At Lammas Lane	Development in direction Kneeton – 39% agree (Development in direction main road A46 - 42% agree)

The Appraisal Findings in Detail

Except where stated the percentages are based on the 354 households who responded to the survey.

There is a demand for continuity, to keep things as they are

Q 108. Have Your Say: What sort of village would you like to see in 5-10 year's time? What needs to be preserved

<i>A majority of those responding resist change</i>	# write-ins	% write ins
Keep things as they are, etc.	70	32%
Preserve the Green Belt/green spaces/wildlife	29	13%
Resist expansion of village	27	12%

There is general agreement that EB has a special value as a village in the countryside

Q9. Thinking about East Bridgford as a place to live, what aspects do you as a household or family like most?

99% cited being in the countryside not the town or suburbs
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Q13. Which of the following features of East Bridgford Parish give it its special character and should be preserved?

	% rating very important
The fields separating the village from the main roads	88%
The Green Belt surrounding EB	81%

The Green Belt is important

Q9 What aspect do you like most?

It's in the Green Belt	30% very important	56% total important
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Q10. What are the things you dislike about the village or you feel would benefit from improvement? Here are some ideas / statements that have come up in East Bridgford and other villages.

Development extending into the surrounding countryside (building in the Green Belt, wind turbines, etc)	40% significant problem	71% total problem
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There is a mixed attitude to the current level of development

Q14. What do you feel about the current development of the village? Here are some views that have been expressed, do you agree?

The village is being over developed	21% strongly agree	53% total agree
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There is majority opposition to development into the Green Belt

Q26. If the village has to be extended, in which direction would the development be acceptable and under what restrictions?

All development outside the village limits into the green belt should be <u>opposed</u> .	46% strongly agree	67% total agree
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Villagers have views on where any development that is forced on village should be located and on what scale

Q25. If new homes are to be built what scale of development would be acceptable and where? The majority favours infill, but opposes extensions in to the Green Belt and particularly so for larger developments

Answer Options	Preferred	Acceptable	Unacceptable
Conversion/extension or replacement of existing buildings	44%	42%	6%
Infill inside the existing village-single dwellings	18%	55%	16%
Infill inside the existing village-small groups of less than 10 homes	11%	38%	42%
Edge of the village in the green belt-single dwellings	2%	28%	60%
Edge of the village in the green belt-less than 10 homes	3%	21%	66%
Edge of the village in the green belt-carefully designed larger developments	2%	7%	81%

Q26. If the village has to be extended, in which direction would the development be acceptable and under what restrictions?

Direction development is acceptable:	Strongly agree	Agree total
Towards Kneeton	3%	39%
Towards the new A46 (off Butt Lane, Springdale, Closes Side Lane)	8%	42%
Towards the A6097 (off Kirk Hill, Brunts Lane)	4%	22%
Towards the River Trent	3%	9%

Q27. If there are to be any developments (housing or business) extending beyond the edge of the village into the countryside what planning controls, if any, should be enforced?

	Strongly agree	Agree total
Landscapes of significant character like woodland and ridge and furrow pasture should be preserved	79%	94%
A belt of fields should be kept between the village and the main roads (new A46 and A6097)	75%	93%

Additional restriction relevant for one Green Belt Site

Q31. There are a number of wildlife sites that have been suggested as important for East Bridgford. What is your opinion?

	Very important	Total important
Ridge and furrow pasture (as in Springdale Meadow)	50%	84%

Villagers rate Housing lowest on the need for development

Q20. What types of development do you think would be desirable within the parish?

Answer Options	Strongly agree	Agree total
Better communal facilities for sports and leisure	17%	53%
More or improved shopping facilities	8%	28%
More employment opportunities	5%	30%
More houses	3%	16%

Villagers have clear opinions on the type of housing

Q21. Taking into account the housing needs and the character of the parish, if new homes are to be built what types would be suitable?

Sheltered housing and starter homes are the most suitable, Housing Association lets the least. Larger exec homes and flats are the least acceptable types.

Answer Options	Strongly agree	Agree total
Sheltered Accommodation for the elderly	26%	75%
Starter homes for young people	24%	70%
Affordable housing for lower wage earners	29%	59%
Houses for restricted sale giving preference to local people	20%	63%
Houses for unrestricted sale to private buyers	5%	39%
Housing association/council houses for letting	9%	31%
Bungalows	18%	66%
Two -Three bedroom houses	15%	74%
Four bedroom or larger executive homes	5%	32%
Flats	4%	23%

Q24. What are the problems facing people moving within EB or coming to live in EB who are looking for different types of accommodation?

Starter homes are the biggest problems

Answer Options (based on 101 responses)	Shortage	Price	No particular problem
Larger family homes	6%	36%	38%
Rented Accommodation	35%	10%	36%
Single Storey homes	34%	17%	29%
Starter homes	49%	25%	15%

EB Housing Needs Study 2016

Midlands Rural Housing has conducted a survey of housing needs in EB. No results have yet been published. Until it is, no comparison can be made with the Community Plan Appraisal data on housing needs, nor can we evaluate its relevance to the Green Belt Review