



# **Consultation Report**

for the delivery of

## **Keyworth Neighbourhood Plan**

on behalf of:

### **Keyworth Parish Council**

**December 2014**

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## **1. Introduction**

- 1.1. The following document forms the Consultation Report and seeks to provide an overview of the consultation and engagement of stakeholders in preparation of the Keyworth Neighbourhood Plan. It collates work sourced from a range of different types of events and methods for collecting the views of local residents, landowners and agents, businesses, statutory bodies, local groups to name a few. Using such a range of methods aims to ensure that all those that want to input into the project have the opportunity to and the plan seeks to represent all stakeholders.
- 1.2. Key findings from each form of consultation are recorded and summarised in order to draw out the key themes and concerns raised by stakeholders. The comments will be grouped and ranked according to the frequency that they are raised.
- 1.3. Part I explores and collates the consultation responses which refer to general issues that the Neighbourhood plan should seek to address and naturally centres around core themes such as transport, recreation, and housing. Meanwhile Part II of the Consultation Report deals with consultation responses that specifically deal with individual sites. It looks at the comments made by stakeholders where each specific site was evaluated on its merits and in comparison to other competing sites. This part of the Consultation Report looks at each promoted SHLAA site in turn and collates all comments made in relation to that site.

## 2. Timeline/Methodology

- 2.1. Consultation in support of the Keyworth Neighbourhood Plan has taken place over an extended period between Autumn 2011 and Summer 2014. Over this period consultation had different focuses but all can be considered to be useful and informative for the Neighbourhood Plan process.
- 2.2. The following table shows the consultation events which have taken place and the stakeholders targeted.

<b>Consultation Exercise</b>	<b>Date/Time</b>
<b>Keyworth Village Plan - Consultation</b>	July 2009
<b>Fresh Approach Consultation events – LPA Core Strategy</b>	March – July 2011
<b>South Wolds School, Sixth Form Consultation event</b>	October 2011
<b>Community Consultation SWOT Analysis (Site Selection Process)</b>	April 2012
<b>Community Questionnaire</b>	April-September 2012
<b>Housing Sites Map comments sheet</b>	April-September 2012
<b>Consultation with University of 3<sup>rd</sup> Age</b>	May 2012
<b>Drop-in Consultation at British Geological Survey</b>	July 2012
<b>Primary Schools Consultation Report</b>	May 2012
<b>Digital Kiosk Data</b>	July-September 2012
<b>Consultation with School Governors</b>	Summer 2012
<b>Consultation with Keyworth Business Groups</b>	January 2013
<b>Community Questionnaire Findings</b>	January 2013
<b>Main Statutory Body Response – Preliminary Consultation</b>	May – June 2013
<b>Written submission from developers about their prospective development sites</b>	June 2013
<b>Developer Presentations</b>	February 2014
<b>Community consultation on developer schemes</b>	April 2014
<b>Keyworth WI</b>	September 2014
<b>British Geological Survey Management</b>	October 2014

# Consultation Report Part I:

Issues and Options Consultation Findings

### 3. Consultation Prior to NDP Process

3.1. Prior to the decision by Keyworth Parish Council to proceed with the production of a Neighbourhood Plan, a series of consultation and engagement exercises were undertaken to inform related yet separate town planning related projects, namely the Rushcliffe emerging Core Strategy and the Keyworth Village Plan. While these projects are separate from the Neighbourhood Plan the findings of the consultation that they carried out is still relevant and useful and should help to further support and strengthen the findings from the NDP consultation.

#### The Keyworth Village Plan

- 3.2. The Keyworth Village Plan, produced in 2009, set the ‘Vision for the Future of Keyworth’. A household survey was sent out across the village. Local businesses were also consulted using a specially targeted survey and succeeded in gaining the views of 1/3 (67) of those approached. The combination of findings from these two surveys formed the basis of the Vision. From the Village Plan a ‘Village Plan Development Group’ was set up to oversee the coordination of the various actions identified in the document and to liaise with relevant bodies and monitor progress. The Keyworth Village Plan can be found in Core Documents List Ref: CD02.
- 3.3. Key findings from consultation carried out in the preparation of the Keyworth Village Plan are set out according to core themes in the table below:

<b>Key Findings from Village Plan Consultation (Consultation carried out in 2008)</b>	
<b>Theme</b>	<b><i>Issue raised by stakeholders relevant to NDP</i></b>
<b>Business</b>	Creation of business opportunities in Keyworth to encourage working locally and reduce use of fuel.
	Some support for additional business/industrial facilities while others fear such growth may adversely impact character of village.
	Encouragement of expansion of businesses – requirement for low cost office space.
<b>Environment</b>	Litter and dog fouling an issue along footpaths.

	Additional public seating – i.e. at bus stops and parks.
	Linking of existing green space to wider footpath/cycle network.
	Maintenance of green belt around village and installation of Interpretation boards at village centre and other key areas. Improved ‘Wayfinding’ e.g. signposting for public toilets.
	Preserve and improve green spaces and verges in the village and develop new green areas such as public gardens and rest areas. Better use of them for recreational and biodiversity purposes.
	Development of a community garden for vegetable growing, composting etc. to provide a focal point and bring community together.
	Value of well-kept greenery on existing housing estates.
	Much support for a community renewal power scheme. Support for renewable energy/eco-centre initiatives on a domestic scale. (Wind power not supported).
	Discouraging people from driving around the village as the area is considered very walkable.
<b>Local Facilities</b>	Survey results suggest capacity issues at health centre.
	Suggestions for additional services at Health Centre to create more of a ‘health hub’ (e.g. physiotherapist, chiropractor, osteopath).
	Lack of warden aided housing for elderly in Keyworth.
	Keyworth Medical Practise has set up a local Patient Participation Group (PPG) to focus on issues of communication, health education and community care. A group to involve in the NDP process.
<b>Shops and Retail</b>	Support for additional small shops and services. Opposition to a new large supermarket.
	Maintaining postal and banking services (particularly to support elderly population)
	Supporting local shops and services wherever possible - through improved knowledge of what’s available, making shopping areas more inviting, improving ‘shabby’ premises.

	Encourage new shops into the area.
	Considerable support for a farmer's market to be held once/twice a month on a Saturday (to complement not compete with existing local shops)
	Lack of facilities for young people to use unsupervised – places for young people to 'hang out'. Want to provide somewhere where young people can go for a coffee.
<b>Housing</b>	Opposition to new dwellings with four or more bedrooms as considered that there are not enough smaller houses in village due to significant number of extension of many existing dwellings.
	Many in favour of new small (two bedroom) houses for the private market. To encourage young people to stay in the area.
	Flats and rented accommodation opposed.
<b>Leisure and Recreation</b>	Support for protection and retention of existing recreation facilities, in particular the leisure centre.
	Poor provision of children's play areas for under 11s.
	Considered to be lack of formal park areas and lack of informal park area for families close to the village. Need more publically accessible open spaces.
	Lack of adult education in village – those that exist (U3A and facilities at Sixth Form) to be supported and protected.
	Particular lack of facilities for 11-13 year olds.
	Youth Forum set up – to be involved in NDP process.
	Parish Council looking to build a Teen Park – close to South Wolds Community School and village centre.

<p><b>Access and Transport</b></p>	<p>Inadequate parking and causing safety issues for pedestrians and other road users (obstructing visibility) (in particular Sainsbury's Corner, The Square/Main Street, Nottingham Road, Budgens Corner). Disabled access and pushchair access an issue as many cars park on pavements.</p>
	<p>Excessive speeding at gateways to the village (Bunny Lane, Nicker Hill, Normanton Lane).</p>
	<p>Public transport needs to be improved counter-clockwise around the village.</p>
	<p>Lack of paths enabling circular walks of surrounding countryside. Problem of paths that also serve as bridleways becoming impassable by pedestrians. Need for footpaths to link Keyworth with neighbouring villages and the Country Park.</p>
	<p>Many residents travel mostly by foot, very few cycle due to poor provision. Request for cycle link to Nottingham and more within the village.</p>

**Core Strategy Consultation**

- 3.4. Consultation was undertaken by the Local Authority during the preparation of their emerging Core Strategy. This, in addition to the consultation undertaken to develop the Keyworth Village Plan, is useful information in gaging the issues considered most important by the village stakeholders. Some issues raised during consultation to inform the emerging Core Strategy may have been considered too locally focused to be dealt with by the borough wide strategic document and thus may be best reflected within the Keyworth Neighbourhood Plan.
- 3.5. Key findings from consultation carried out to inform the emerging Rushcliffe Core Strategy are set out according to core themes in the table below (for full report see Appendix 1 of the Consultation Fresh Approach for Rushcliffe Borough Council Core Strategy, Core Documents List Ref: CD29):

<b>Key Findings from Fresh Approach for Rushcliffe Borough Council Core Strategy Consultation (Consultation carried out in May - July 2011)</b>	
<b>Theme</b>	<b><i>Issue raised by stakeholders relevant to NDP</i></b>
<b>Housing</b>	Need for increased sheltered housing provision – to replace loss at Debdale Lane. Also a need for retirement apartments.
	Small development sites would help retain and reinforce the character of the village.
	Poor housing mix resulting in many larger houses being occupied by one or two people. They would like to move to smaller dwellings to release the larger properties however, there is currently few smaller properties available.
	Need homes for younger families to move in and rebalance population structure. Smaller homes for elderly and starter homes for the young.
	Flats above shops are supported and should be encouraged in new and existing buildings.
	New housing should have good access to avoid increased traffic congestion.
	Preference for brownfield sites to deliver some housing – particularly sheltered accommodation as is near facilities.

<b>Leisure and Recreation</b>	Community highly value the allotments and would like to their location to be maintained.
	Would like more recreation provision/parkland. Need better facilities for children to play.
<b>Environment</b>	Need more trees and greenery in the streetscapes.
	Views need to be identified, considered and protected as part of any development site.
<b>Access and Transport</b>	Reopen railway line for passenger commuting to ease traffic (congestion on roads).
	Improved safety on cycle link between the village and Bradmore and to other neighbouring villages.
	Junction at end of Platt lane, near BGS, problematic.
	Parking issues near schools.
	Need improved public transport to Melton and Bingham and improved evening service to and from Nottingham.
<b>Shops and Retail</b>	Some feel there is a need for a lager supermarket on the outskirts of the village.
	Need for more convenience stores in the village.
	Conversion of redundant pubs into housing – particularly to meet requirement for warden aided accommodation.
	New housing will help support and keep vitality of village centre services.
<b>Local Facilities</b>	Want to support and protect the library, leisure centre etc.
	Need for a new secondary school (? This conflicts with schools comments regarding issues with under subscription)

	South Wolds School in need of improvement/rebuild and needs more parking provision.
<b>Site Allocations</b>	Site specific comments can be found in chapter 11

#### **4. General Consultation**

- 4.1. Consultation for the Keyworth Neighbourhood Plan took various forms including methods which sought feedback from the whole community and others which targeted certain groups to ensure a plan representative of the whole community. This section looks at the consultation which was aimed at the community as a whole and took the form of a Neighbourhood Plan Questionnaire delivered to households and also available via a Digital Kiosk located in public places. In addition to this, and with particular focus on prospective housing allocations comments were collected in reference to certain housing sites via another ‘Prospective Sites for Development’ Questionnaire (also available on the Digital Kiosk).
- 4.2. The ‘Prospective Sites for Development’ Questionnaire asked respondents to rank the potential development sites in order of preference and provide comments to support their choices. A SWOT analysis activity also took place in April 2012 which asked residents to produce an analysis of the Strengths, Weaknesses, Opportunities and Threats offered by each site in turn. The findings of this consultation can be found in the NDP Consultation Findings Report and the SWOT Analysis Findings document, see Core Documents List Ref: CD23 and Ref: CD24, and will be used to inform the Site Allocations part of the Keyworth Neighbourhood Plan.
- 4.3. The NDP Consultation Findings Report, see Core Documents List Ref: CD23, collates the findings of the Neighbourhood Plan Questionnaire (survey and Digital Kiosk) and the ‘Prospective Sites for Development’ Questionnaire (survey and Digital Kiosk).

### Neighbourhood Plan Questionnaire

4.4. The key findings of the Neighbourhood Plan Questionnaire are summarised in the table below:

<b>Key Findings from Neighbourhood Plan Questionnaire (survey and Digital Kiosk) (Consultation carried out in April-September 2012)</b>	
<b>Theme</b>	<b>Issue raised by stakeholders relevant to NDP</b>
<b>Shops and Retail</b>	<p>Greater range of shops needed. Including more affordable shopping opportunities.</p> <p>Competing with out of town supermarkets.</p> <p>Upgrading of the Parade and Square shops.</p> <p>Concern regarding pressure on amenities if new homes built.</p>
<b>Local Facilities</b>	<p>South Wolds School needs upgrading also.</p>
<b>Access and Transport</b>	<p>Residents support off-road cycle tracks in the village and surrounding area to encourage more people to use their bicycles. Links to West Bridgford, Nottingham and Ruddington considered particularly important.</p>
	<p>Parking provision considered inadequate by some. Hotspots identified:</p> <ul style="list-style-type: none"> <li>- Wolds Drive shops and near Budgens (linked to school opening hours)</li> <li>- The Square – parking on double yellow lines to access shops or cash point</li> <li>- The Health Centre</li> </ul>
	<p>Bus route only serves the village in one direction. Residents would like to see provision for the whole village in both directions.</p>
<b>Leisure and Recreation</b>	<p>A need identified for additional recreational open space provision including;</p> <ul style="list-style-type: none"> <li>- Improved play areas for young children</li> <li>- Footpaths/cycle/dog walking areas</li> <li>- Park for older people/ornamental park</li> <li>- Activities for young people/teenagers</li> <li>- More green space needed if new homes are built</li> <li>- Open parkland/country park</li> <li>- More communal outdoor areas (for old people to meet and relax)</li> </ul>

	Preservation of existing green spaces (Rectory Field and Lings Lane).
<b>Housing</b>	Support for a mix of housing types to be provided on new development sites. Need for more family and first time buyer and affordable homes to balance ‘top heavy’ demographics – village is unaffordable for young people. A need for small homes for singles/couples/small families also expressed. Executive homes and flats/apartments/social housing not supported.
	Preference for small rather than large development sites – though recognised that small sites will likely have less amenity provision and therefore put pressure on existing facilities.
	Need for warden assisted accommodation for elderly located near services and facilities.
<b>Business</b>	IT and office based business expansion supported though concern that commercial development will impact character of the village – noted that vacant units exist within Keyworth.
	Support for small business enterprises to encourage local employment and reduce commuting times.
	New light industry supported at Debdale Lane and adjacent to BGS.
<b>Site Allocations</b>	Site specific comments can be found in chapter 11

## 5. Schools Work

- 5.1. Involvement of the younger members of the community within the development of the Keyworth Neighbourhood Plan was considered crucial in the preparation of a Plan which represented the needs of the whole community. Keyworth is experiencing an imbalance in the proportion of those approaching or of retirement age compared to a much lower number of children, teenagers and young adults, see Technical Baseline Report for further detail on the demographic composition of Keyworth.
- 5.2. Within Keyworth there are four schools. This provision consists of three primary schools, Crossdale Drive Primary School, Willow Brook Primary School and Keyworth Primary and Nursery School, and one secondary school, South Wolds Academy and Sixth Form.

### Primary School Consultation

- 5.3. Consultation of Primary School aged children was undertaken in May 2012 specifically in order to contribute towards the Keyworth Neighbourhood Plan process. Over 80 children from the three primary schools, in years 4- 6, were asked for their views and feedback on what it is like to live in Keyworth, what they liked and disliked and why. The main report and an overview of the activities the children took part in can be found in the Primary Schools Report, Core Documents List Ref: CD14. A summary of the children’s comments relevant to the Neighbourhood Plan can be found in the table below:

<b>Key Findings from ‘Planning for Your Future’: Consultation in Keyworth Primary Schools (Consultation carried out in May 2012)</b>	
<b>Theme</b>	<b><i>Issue raised by stakeholders relevant to NDP</i></b>
<b>Community</b>	The majority of children questioned (around 80%) had relatives within the village demonstrating the strong family links in the area (Mix of housing types needed to maintain this).
<b>Leisure and Recreation</b>	The children highly value the park and recreation ground, but many feel unsafe at the skate park due to anti-social behaviour.

	It was felt that there was little to do at the recreation ground and play equipment provided was aimed at younger children and therefore did not interest them. They would like more for them to do there, suggested football goals.
	Would like a new park on land south of Selby lane.
<b>Environment</b>	Children felt that the Nature Reserve needs improving as currently it contains only bird boxes and is unmanaged.
	Afraid that new housing development would negatively impact local wildlife and Nature Reserve.
<b>Local Facilities</b>	The children highly value the library, though some felt it was too small to meet the needs of the community.
<b>Access and Transport</b>	Many of the children regularly cycle around the village. Concern over the busyness and safety of roads in the village.
<b>Business</b>	Would like to have more access to the BGS – through open days and tours.
	Provide offices on new housing sites – mixed use developments.
<b>Site Allocations</b>	Site specific comments can be found in chapter 11.

### Sixth Form Student Consultation

- 5.4. In September 2011, the Local Authority, Rushcliffe Borough Council, undertook consultation of Sixth Form Students (aged 16 and 17) who resided in areas which had been identified for growth with the emerging Core Strategy. As part of this process ALevel Geography students at South Wolds Sixth Form took part in an afternoon workshop which focused on the village of Keyworth by exploring what town planning is, how planning has affected the village and how it may affect the future of the village. A full account of the session and its findings can be found in the South Wolds School Report, Core Documents List Ref: CD15. A summary of the key findings can be found in the table below:

<b>Key Findings from 'Planning for Your Future': Consultation with South Wolds Sixth Form (Consultation carried out in September 2012)</b>	
<b>Theme</b>	<b><i>Issue raised by stakeholders relevant to NDP</i></b>
<b>Access and Transport</b>	Good public transport provision if travelling to Nottingham but much less convenient if wanting to travel to neighbouring villages, such as Willoughby.
	Perception of unsafe roads – particularly around Budgens.
<b>Leisure and Recreation</b>	Would like to see more facilities at the villages open spaces, currently little to do, particularly referenced the recreation ground. Perception of anti-social behaviour at recreation ground.
<b>Shops and Retail</b>	Lack of places to meet friends, no good pub or café to visit.
	Lack of variety in terms of restaurants and takeaways.
	New housing would mean that new shops, facilities and open space would also be needed – especially if site located further away from village centre.
<b>Local Facilities</b>	Good variety of clubs to take part in i.e. tennis, cricket, dancing.
<b>Housing</b>	Lack of integration between different types of housing, i.e. council estate and private estates.

	Preference for brownfield land over green field sites.
	Need for bungalows for the elderly and to minimise visual impact of development in more sensitive locations.
<b>Site Allocations</b>	Site specific comments can be found in chapter 11.

## 6. Statutory Bodies

6.1. Initial consultation of Statutory Bodies was undertaken in May 2013 in order to ascertain further information regarding the suitability of development on each of the SHLAA sites being considered for allocation by the Neighbourhood Plan.

6.2. The following Statutory Bodies responded to the request by the Keyworth NP Steering Group to submit comments in relation to the potential sites for development as indicated on the SHLAA map for Keyworth Parish:

- Bunny Parish Council
- Normanton-on-the-Wolds Parish Council (awaiting full response)
- Wysall and Thorpe in the Glebe Parish Council
- Nottinghamshire County Council
- Highways Agency
- Severn Trent Water Ltd
- Natural England
- English Heritage

6.3. Comments made by these organisations in reference to each specific site can be found chapter in 11. The following table provides a summary of the key factors considered important by each of the Statutory Bodies which can be considered more widely by the emerging Neighbourhood Plan:

<b>Non Site Specific Findings from Consultation of Statutory Bodies (Consultation carried out in May 2013)</b>		
<b><i>Theme</i></b>	<b><i>Statutory Body</i></b>	<b><i>Issue raised</i></b>
<b>Access and Transport</b>	Bunny Parish Council	Concerns that large scale development at Keyworth will exacerbate traffic issues on Bunny Lane, Gotham Lane and the A60 Nottingham to Loughborough Road.  Improvements needed to the crossroads junction of Keyworth Lane and Pendock Lane.

	Highways Agency	Development at Keyworth has the potential to impact on the Strategic Road Network – in particular impact on the A52 trunk road would be of most concern. This impact will likely occur regardless of where the development is placed due to increased commuter traffic that will likely be generated.
	Nottingham County Council	Only site specific comments made, see part 2
	Wysall and Thorpe Parish Council	Concern regarding traffic matters and the impact of large scale development on traffic through Wysall.
<b>Heritage and Conservation</b>	English Heritage	Do not consider themselves best placed to assist in the development of the Neighbourhood Plan but do recommend use of their document ‘Planning for the Environment at the Neighbourhood Level’ for guidance.  Expected that development at Keyworth will trigger the need for improvements to the A52 junctions with the A606 and A60.
<b>Environment</b>	Natural England	Does not expect development at Keyworth to pose any significant risk to any internationally or nationally designated nature conservation sites.  Asks that the following be considered: <ul style="list-style-type: none"> <li>- Protected species</li> <li>- Opportunities to enhance the character and local distinctiveness of the natural and built environment, use natural resources more sustainably, bring community benefits such as green space provision</li> <li>- Incorporation of features in new build or retro-fitted development which benefit wildlife – e.g. roosting opportunities for bats/birds</li> </ul>

## 7. Targeted Groups

- 7.1. In addition to consultation techniques aimed at the wider community, including local school children, a number of specifically targeted sessions were arranged in order to seek feedback from particularly active groups or organisations within the Keyworth community. This included the University of the 3<sup>rd</sup> Age, Local School Management Staff, Local Businesses and staff at the BGS.
- 7.2. The following section summarises the key findings from these sessions, site specific detail can be found in chapter 11.

### University of the 3<sup>rd</sup> Age

- 7.3. The University of the 3<sup>rd</sup> Age was consulted in May 2012 within a half hour slot at one of their general meetings. The following table summarises the key issues they raised for inclusion within the Neighbourhood Plan:

<b>Key Findings from meeting with U3A (Consultation carried out in May 2012)</b>	
<b>Theme</b>	<b><i>Issue raised by stakeholders relevant to NDP</i></b>
<b>Housing</b>	Support new housing for younger people to enable them to buy their first homes.
	See provision of bungalows (not too small), sheltered accommodation and more care facilities as a priority.
	Strong support for affordable housing but disagreement whether the portion sought from new development should be below the suggested 30%.
	Little support for flats or larger homes (4 plus bedrooms).
	Members stated a desire to move into smaller homes themselves which would in turn free up larger houses in the area.

**Local Schools Management Team**

7.4. Local school managers and head teachers were targeted to provide the perspective of local education facilities for consideration in the development of the Neighbourhood Plan. This round of consultation was held in summer 2012 and at least one representative from each of the village schools had an input. The following table summarises the key issues raised for inclusion within the Neighbourhood Plan:

<b>Key Findings from discussions with Local School Management (Consultation carried out in Summer 2012)</b>	
<b>Theme</b>	<b><i>Issue raised by stakeholders relevant to NDP</i></b>
<b>Housing</b>	Secondary school undersubscribed so would welcome new housing development as a way to boost numbers. School would like to play a greater role in serving the Keyworth community, whereas currently it serves a much wider area – many children come in on school buses from outside the local area. With a more local base of students the school could make better use of its facilities for community uses outside of school hours and could encourage children to walk to school.
	All primary schools are undersubscribed at present. This should be considered in the locating of new housing development in order to support an increase in pupil numbers for each of the three village schools.
	Support for new development that would provide new homes for young families within the schools catchment areas. Many children have family links within the area and this would support and reinforce this key asset.

### Local Business

- 7.5. Local businesses were targeted with a specially designed questionnaire to gain insight into the needs and issues faced by Keyworth’s shops and services. Additional consultation was held in January 2013 at a meeting with The Keyworth Business Group, an association of local business representatives. For further detail see the NDP Consultation Findings Report, Core Documents List Ref : CD23 and the Keyworth Business Group, Core Documents List Ref: CD27.
- 7.6. The following table summarises the key issues raised for inclusion within the Neighbourhood Plan:

<b>Key Findings from Local Business Survey</b> <b>(Consultation carried out in April-September 2012 and January 2013)</b>	
<b>Theme</b>	<b><i>Issue raised by stakeholders relevant to NDP</i></b>
<b>Business</b>	Support for limited and localised expansion of commercial development. No support for large corporate expansion which would threaten small shops and services – i.e. larger supermarket.
	Improvements to the Square and Parade are needed to benefit local business. There is a need to increase efforts to fill vacant shops.
	Should avoid negative impact of commercial development on village.
	Increase in small businesses working from home – seen as an aspect of village life that should be supported.
<b>Access and Transport</b>	Concerns regarding ability of existing infrastructure to cope with expansion of commercial premises. Poor traffic control out of Keyworth.
	Inadequate parking – particularly around the Square, health centre and Wolds Drive. Commuter parking an issue by South Wolds. Parking issues are negatively affecting business.
	Need to encourage people to leave cars at home and walk and cycle around the village.

<b>Employment</b>	Support for light industry where it provides local employment. Preferred if part of existing industrial estate on Debdale Lane and/or brownfield land.
<b>Housing</b>	Concerns that new housing will lead to increased traffic and congestion and strain on infrastructure (roads and health care).
	A need to attract more young people into Keyworth – partly due to their spending power.
	Would like to see more family housing in the area – would hope this would help support existing businesses in the area.
<b>Leisure and Recreation</b>	A need for more outdoor recreation provision – improved children’s play area and more parkland for older residents.
<b>Shops and Retail</b>	Highly value small interesting shops in village which also play a role in attracting tourists.
<b>Site Allocations</b>	Site specific comments can be found in chapter 11.

**British Geological Survey: Drop In**

7.7. A drop in session was held at the BGS and a display erected in the main concourse for employees to come and find out more about the Neighbourhood Plan and contribute their ideas/feedback to the project via a questionnaire. For further detail see the NDP Consultation Findings Report, Core Documents List Ref: CD23. The following table summarises the key issues raised for inclusion within the Neighbourhood Plan:

<b>Key Findings from BGS Consultation (Consultation carried out in July 2012)</b>	
<b>Theme</b>	<b><i>Issue raised by stakeholders relevant to NDP</i></b>
<b>Business</b>	Keeping the vitality of the village and particularly the village centre – concern about empty premises.
<b>Access and Transport</b>	Need for safer cycle routes in and around the village and towards West Bridgford.
<b>Housing</b>	Support for new development in Keyworth up to a ‘reasonable’ number of homes on any of the sites.

## 8. Summary of Findings

8.1. As Part I of this report demonstrates, extensive consultation has taken place in order to identify and inform the Neighbourhood Plan. As well as seeking feedback from the community as a whole, the Steering Group have also targeted certain groups such as children and young adults, the British Geological Survey, educational services, statutory bodies and neighbouring parishes.

8.2. The extensive consultation carried out to date has revealed a number of key issues and options that the community and key stakeholders have identified as central to the future development of the village. These issues have been organised into 8 core themes:

- Business,
- Environment
- Local Facilities
- Shops and Retail
- Housing
- Leisure Recreation
- Access and Transport
- Heritage and Conservation

8.3. Below the core themes and issues within them are identified below:

Theme	Comment
<b>Business</b>	<ul style="list-style-type: none"> <li>• Support for small business enterprises to encourage local employment and reduce commuting times.</li> <li>• Identified need for low cost office space.</li> <li>• New light industry and IT and office based business expansion supported in suitable areas.</li> <li>• Identified increase in small businesses working from home – seen as an aspect of village life that should be supported.</li> </ul>
<b>Environment</b>	<ul style="list-style-type: none"> <li>• Support for a community renewal power scheme.</li> <li>• Support for a community garden initiative.</li> <li>• Residents would like more trees and greenery in the streetscape.</li> <li>• Young residents felt that the Nature Reserve is in need of improvement as currently it is unmanaged and contains only bird boxes.</li> <li>• Protection of existing green space.</li> </ul>

<b>Local Facilities</b>	<ul style="list-style-type: none"> <li>• Lack of adult education in village – those that exist (U3A and facilities at Sixth Form) to be supported and protected.</li> <li>• South Wolds School in need of improvement/rebuild and needs more parking provision.</li> <li>• Schools undersubscribed – therefore support for new development that would provide new homes for young families within the school catchment areas.</li> </ul>
<b>Leisure and Recreation</b>	<ul style="list-style-type: none"> <li>• Residents across the board requested more outdoor recreation provision – improved children’s play area and more parkland/ornamental garden for older residents.</li> <li>• Community highly value the allotments and would like to their location to be maintained.</li> <li>• Additional public seating – i.e. at bus stops and parks.</li> <li>• Preserve and improve green spaces and verges in the village and develop new green areas such as public gardens and rest areas. Better use of them for recreational and biodiversity purposes.</li> <li>• Support for protection and retention of existing recreation facilities, in particular the leisure centre.</li> <li>• It is felt that there is little to do at the recreation ground and play equipment provided was aimed at younger children and no one else.</li> </ul>
<b>Shops and Retail</b>	<ul style="list-style-type: none"> <li>• Support for additional small shops and services – but opposition to a new large supermarket.</li> <li>• Supporting local shops and services wherever possible - through improved knowledge of what’s available, making shopping areas more inviting, improving ‘shabby’ premises.</li> <li>• Lack of facilities for young people to use unsupervised – places for young people to ‘hang out’. Want to provide somewhere where young people can go for a coffee.</li> <li>• There is a need to increase efforts to fill vacant shops.</li> </ul>
<b>Housing</b>	<ul style="list-style-type: none"> <li>• Many in favour of new smaller houses for the private market. To encourage young people to stay in the area. Flats and rented accommodation opposed.</li> <li>• Need for increased sheltered housing provision and retirement apartments.</li> <li>• Small development sites would help retain and reinforce the character of the village.</li> <li>• New housing would mean that new shops, facilities and open space would also be needed – especially if site located further away from village centre.</li> <li>• Members stated a desire to move into smaller homes themselves which would in turn free up larger houses in the area.</li> </ul>

<p><b>Access and Transport</b></p>	<ul style="list-style-type: none"> <li>• Consensus that people need to be encouraged to leave cars at home and walk and cycle around the village.</li> <li>• Inadequate parking particularly in the village centre. This is causing safety issues for pedestrians and other road users (i.e. obstructing access and visibility)</li> <li>• Disabled access and pushchair access an issue as many cars park on pavements.</li> <li>• Main focus points for improvements should be; Sainsbury’s Corner, The Square/Main Street, Nottingham Road, Budgens Corner</li> <li>• Lack of paths enabling circular walks of surrounding countryside. Problem of paths that also serve as bridleways becoming impassable by pedestrians.</li> <li>• Need for footpaths to link Keyworth with neighbouring villages and the Country Park.</li> <li>• Bus route only serves the village in one direction. Residents would like to see provision for the whole village in both directions.</li> <li>• Concerns that new housing will lead to increased traffic and congestion and strain on infrastructure (roads and health care).</li> </ul>
<p><b>Heritage and Conservation</b></p>	<ul style="list-style-type: none"> <li>• Views need to be identified, considered and protected as part of any development site.</li> <li>• Concern that commercial development will impact character of the village – noted that vacant units exist within Keyworth and they should be utilised prior to new development being undertaken.</li> </ul>

# Consultation Report Part II:

## Site Specific Consultation Findings

### **9. Overview**

- 9.1. As part of the neighbourhood plan consultation process, some specific feedback was sought as to the thoughts and views of the public on the potential housing

development sites that have been identified around Keyworth as part of the Rushcliffe Strategic Housing Availability Assessment.

- 9.2. This chapter deals with consultation responses that specifically deal with individual sites. Each site was evaluated by stakeholders and comments made on the positive and negative aspects of each site as well as their suitability for development in relation to the neighbourhood plan area.
- 9.3. This chapter is essentially a collation of comments made in relation to each promoted SHLAA site and an assessment of which, if any, site is preferred by stakeholders as the most appropriate site for proposed development and achieving the earmarked housing requirement of 450 homes.

## 10. Developer Submissions

- 10.1. As part of the consultation process, submissions regarding the potential development housing sites were sought from prospective developers. These included information on the proposed residential development including information on the design and any potential benefits that the developers feel may arise from the development.
- 10.2. Members of the public were invited to a number of events whereby developers presented their proposals and then invited the public to make comments on the specific sites. This allowed for residents and consultation respondents to have an informed decision making process when it came to providing feedback on each potential development site.
- 10.3. Amongst the developer submissions, information was provided on some of the potential impacts of the proposed development, however as can be expected from developer submissions, most of these were positive effects of the development rather than the negative impacts.
- 10.4. Examples of some of the developer submissions that were seen during these events can be seen below:

**Hillside Farm, Bunny Lane, Keyworth**  
Proposed Residential Development

**1. SITE & SURROUNDINGS**

**Site Context**  
The site lies to the west of Keyworth to the south of Bunny Lane. The site has a heritage to Bunny Lane of approximately 120 metres ensuring an adequate access and visibility space can be provided into the site.

The site is approximately 8.2 acres and is broadly rectangular in shape and falls away from Bunny Lane with an approximate gradient of 1 in 20.

The site is lower in elevation than and although most of the site is presently open agricultural land there is approximately 1.2 acres which is previously developed as part of the old farm complex including a large residential property, a concrete framed porch building and an area of hard standing.

The site is bounded to the north by Bunny Lane, to the East by the existing residential properties on Foxesley Close and to an open woodland area to the South and West.

The initial design proposals as set out in this document are at the very formative stages but have been formulated with due regard to the site's setting and constraints.

**2. LOCAL AMENITIES**

The map below has been provided to show the facilities available within around 0.5 miles or 0.8 miles each from the site highlighting its sustainable nature.

**3. INDICATIVE LAYOUT**

## KEYWORTH NEIGHBOURHOOD PLAN A PROPOSAL FOR LAND AT DEBDALE LANE

Bloor Homes believes that Land at Debdale Lane provides an opportunity to deliver a high-quality new development in Keyworth, in a way which is sympathetic in scale and appearance, and which would integrate successfully with the existing community.

Bloor Homes' vision is to strike an appropriate balance between delivering new homes, protecting amenity and the character of the area, and providing new landscapes and open spaces. We want to provide public open space and footpath links which integrate with the existing village which new and current residents can enjoy, as well as providing high-quality, attractive new homes.

Based on our work to date, the Debdale Lane site could accommodate around 50 homes and provide significant new open space. Our emerging proposal is that the site be developed to provide:

- A sensitive approach to landscaping, reinforcing and enhancing existing planting along boundaries and elsewhere to reduce the impact surrounding properties, and views of the site.
- A generous approach to open space, providing a new landscaped western edge to Keyworth, with new and connected local open spaces;
- Landscaped drainage features providing new wetland habitats as part of a potential local nature and corridor;
- Attractive and enhanced open areas and dwellings, enabled by a relatively low density of development appropriate to a village location, and a-keeping with the existing established residential areas nearby.
- Extending and enhancing the network of footpaths and cycle links to connect the proposed open spaces with existing community areas and facilities.

### WOODLAND PLANTING AND LANDSCAPING



### PERMEABLE PATH AND RECREATION OPPORTUNITIES



ILLUSTRATIVE PLAN OF THE DEBDALE LANE SITE

- 1 Provide new vehicular and pedestrian access from Debdale Lane
- 2 Create wetland habitat as base of slope incorporating public access to open space and drainage features
- 3 Buildings set back from higher ground and adjacent to site to limit the visual impact to views from the north
- 4 Existing trees and planting to be retained and enhanced where possible
- 5 Less dense and looser arrangement of housing being outdoors towards countryside edge
- 6 Woodland planting along northern boundary provides a landscape feature, additional wildlife and a high-quality, attractive environment, as well as screening for the proposed development
- 7 Generous offset (e.g. larger back gardens) and control of building heights alongside existing settlement edge, particularly where adjacent to existing buildings
- 8 Permeable footpath provides local access, recreational and amenity benefits

## 11. Site Specific Comments

- 11.1. In addition to the community consultation events that took place, additional information was also sought as to resident's thoughts and feelings about the specific development sites which form the development proposals in place in Keyworth.
- 11.2. Evidence used for the collation of the sites specific feedback include:
- The Keyworth Annual Parish Meeting SWOT Analysis; whereby consultees were asked to provide information on the strengths, weaknesses, opportunities and threats that each development site within Keyworth posed. This provided in depth information as to whether or not a specific site was thought to be strong or weak in its proposal.
  - Keyworth Sustainability Appraisal Scoping Report; published by Matt Hilton for the NP Steering Group. Appendix C gathered responses on specific site numbers around the village and provided a summary of responses as well as comments on the site that were found from various consultation events. Whilst this table collated site specific feedback from a variety of consultation events up to that date, it was thought that a more in depth site specific comments analysis was required.
  - The Community Questionnaire and Digital Kiosk where respondents were asked to comment on the potential housing sites around Keyworth in the form of a Neighbourhood Plan Questionnaire and an interactive kiosk where each site was ranked in order of its preference.
  - Other community consultation events used to gather information on specific sites include the Primary Schools consultation report and the South Wolds School 6<sup>th</sup> Form Consultation Report. These two events gathered information in a different format to other events and also didn't ask for responses on all sites, rather a select few. But both reports none the less provide invaluable responses on the key issues that each site poses.
- 11.3. The following table's list comments made throughout the consultation process and group each response into themes including; transport, visual impact and settlement form, services, environment, amenities and other comments. This enables us to see where the public views on the positive and negative aspects of each site and which site, if any, is more preferred.

Site	Comments				
	Theme	Positive	Source	Negative	Source
148 & 150	Transport	<ul style="list-style-type: none"> <li>• Good access in and out of Keyworth</li> </ul>	SA Scoping – Appendix C/Keyworth Annual Meeting SWOT Analysis/Kiosk & Questionnaire	<ul style="list-style-type: none"> <li>• Traffic and congestion impact in village centre</li> </ul>	SA Scoping – Appendix C/Keyworth Annual Parish Meeting SWOT Analysis/Kiosk & Questionnaire
		<ul style="list-style-type: none"> <li>• Limited congestion created</li> </ul>	SA Scoping – Appendix C	<ul style="list-style-type: none"> <li>• Improvements to existing road infrastructure needed</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis
		<ul style="list-style-type: none"> <li>• Good access to bus route/public transport</li> </ul>	SA Scoping – Appendix C/Kiosk & Questionnaire	<ul style="list-style-type: none"> <li>• Debdale Lane congestion</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis
		<ul style="list-style-type: none"> <li>• Good access to employment</li> </ul>	SA Scoping – Appendix C/Kiosk & Questionnaire	<ul style="list-style-type: none"> <li>• More traffic on Bunny Lane</li> </ul>	Kiosk & Questionnaire
		<ul style="list-style-type: none"> <li>• Close proximity to village</li> </ul>	Kiosk & Questionnaire		
	Visual Impact and Settlement Form	<ul style="list-style-type: none"> <li>• Forms a natural extension to village</li> </ul>	SA Scoping – Appendix C/Kiosk & Questionnaire	<ul style="list-style-type: none"> <li>• Development should be limited to limit impact</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis
		<ul style="list-style-type: none"> <li>• Low visual impact</li> </ul>	SA Scoping – Appendix C/Keyworth Annual Parish Meeting SWOT Analysis/Kiosk & Questionnaire	<ul style="list-style-type: none"> <li>• Impact on neighbouring homes</li> </ul>	Kiosk & Questionnaire
				<ul style="list-style-type: none"> <li>• Impact on views to the west</li> </ul>	Kiosk & Questionnaire
				<ul style="list-style-type: none"> <li>• Risk of loss of character</li> </ul>	Kiosk & Questionnaire

	Services	<ul style="list-style-type: none"> <li>• Support for local trade</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis	<ul style="list-style-type: none"> <li>• Detached from existing housing</li> </ul>	Kiosk & Questionnaire
		<ul style="list-style-type: none"> <li>• Near to services</li> </ul>	Kiosk & Questionnaire		
	Environment	<ul style="list-style-type: none"> <li>• Minimum impact</li> </ul>	Kiosk & Questionnaire	<ul style="list-style-type: none"> <li>• Loss of greenbelt</li> </ul>	SA Scoping – Appendix C
				<ul style="list-style-type: none"> <li>• Threat to historic landscape</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis
				<ul style="list-style-type: none"> <li>• Impact on wildlife/farmland</li> </ul>	Kiosk & Questionnaire
				<ul style="list-style-type: none"> <li>• Flood Risk</li> </ul>	Kiosk & Questionnaire
	Amenities	<ul style="list-style-type: none"> <li>• Good access to centre and amenities</li> </ul>	SA Scoping – Appendix C/Kiosk & Questionnaire	<ul style="list-style-type: none"> <li>• Impact on amenity/outdoor recreation opportunities</li> </ul>	SA Scoping – Appendix C/Kiosk & Questionnaire
		<ul style="list-style-type: none"> <li>• Addition of new public open space</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis		
	Other	<ul style="list-style-type: none"> <li>• Development should be kept to south of site</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis	<ul style="list-style-type: none"> <li>• Impact on existing homes and property values</li> </ul>	SA Scoping – Appendix C/Kiosk & Questionnaire
				<ul style="list-style-type: none"> <li>• Unfeasible if sites are separate from one another</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis
			<ul style="list-style-type: none"> <li>• Risk of isolated development</li> </ul>	Kiosk & Questionnaire	
<b>149</b>	Transport	<ul style="list-style-type: none"> <li>• Good access in and out of village</li> </ul>	SA Scoping – Appendix C/Kiosk & Questionnaire/ Keyworth Annual Parish Meeting SWOT Analysis	<ul style="list-style-type: none"> <li>• Increase in traffic congestion</li> </ul>	SA Scoping – Appendix C/Kiosk & Questionnaire
		<ul style="list-style-type: none"> <li>• Good access to bus route</li> </ul>	SA Scoping – Appendix C/Kiosk & Questionnaire/	<ul style="list-style-type: none"> <li>• Poor/busy access</li> </ul>	Kiosk & Questionnaire

			Keyworth Annual Parish Meeting SWOT Analysis		
		<ul style="list-style-type: none"> <li>• Easy access to A606</li> </ul>	Kiosk & Questionnaire	<ul style="list-style-type: none"> <li>• Road will need improving</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis
		<ul style="list-style-type: none"> <li>• Good access to employment</li> </ul>	Kiosk & Questionnaire		
Visual Impact and Settlement Form		<ul style="list-style-type: none"> <li>• Little impact on properties</li> </ul>	SA Scoping – Appendix C	<ul style="list-style-type: none"> <li>• Too remote</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis
		<ul style="list-style-type: none"> <li>• Not visually intrusive</li> </ul>	SA Scoping – Appendix C		
		<ul style="list-style-type: none"> <li>• Affects the least number of properties</li> </ul>	Kiosk & Questionnaire		
		<ul style="list-style-type: none"> <li>• Natural extension to village</li> </ul>	Kiosk & Questionnaire/ Keyworth Annual Parish Meeting SWOT Analysis		
Services	<ul style="list-style-type: none"> <li>• Near to sports facilities</li> </ul>	Kiosk & Questionnaire/ Keyworth Annual Parish Meeting SWOT Analysis	<ul style="list-style-type: none"> <li>• Distance from shops and services</li> </ul>	SA Scoping – Appendix C/ Kiosk & Questionnaire/ Keyworth Annual Parish Meeting SWOT Analysis	
Environment	<ul style="list-style-type: none"> <li>• Well-drained site</li> </ul>	Kiosk & Questionnaire	<ul style="list-style-type: none"> <li>• Impact on wildlife</li> </ul>	SA Scoping – Appendix C/ Kiosk & Questionnaire	
			<ul style="list-style-type: none"> <li>• Loss of farmland and greenbelt</li> </ul>	SA Scoping – Appendix C/ Kiosk & Questionnaire/ Keyworth Annual Parish Meeting SWOT Analysis	
Amenities			<ul style="list-style-type: none"> <li>• Distance to and from amenities</li> </ul>	SA Scoping – Appendix C	

	Other	<ul style="list-style-type: none"> <li>• New facilities to be introduced</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis		
367	Transport	<ul style="list-style-type: none"> <li>• Good access to public transport</li> </ul>	SA Scoping – Appendix C/ Keyworth Annual Parish Meeting SWOT Analysis/Kiosk & Questionnaire	<ul style="list-style-type: none"> <li>• Poor access</li> </ul>	SA Scoping – Appendix C/ Keyworth Annual Parish Meeting SWOT Analysis
				<ul style="list-style-type: none"> <li>• Access too close to school</li> </ul>	SA Scoping – Appendix C/ Keyworth Annual Parish Meeting SWOT Analysis
	Visual Impact and Settlement Form	<ul style="list-style-type: none"> <li>• Natural extension to village</li> </ul>	SA Scoping – Appendix C/ Keyworth Annual Parish Meeting SWOT Analysis/Kiosk & Questionnaire	<ul style="list-style-type: none"> <li>• Loss of views out of the village</li> </ul>	SA Scoping – Appendix C
				<ul style="list-style-type: none"> <li>• Isolated from village centre</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis
				<ul style="list-style-type: none"> <li>• Encourages ribbon development towards Widmerpool</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis
	Services	<ul style="list-style-type: none"> <li>• Nearby to Willowbrook School, the Square and existing housing</li> </ul>	Primary Schools Report	<ul style="list-style-type: none"> <li>• Not close to services and village centre</li> </ul>	SA Scoping – Appendix C
	Environment			<ul style="list-style-type: none"> <li>• Ruined landscape</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis
	Amenities	<ul style="list-style-type: none"> <li>• Close to school</li> </ul>	SA Scoping – Appendix C/Kiosk & Questionnaire/	<ul style="list-style-type: none"> <li>• Too remote</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis

			Keyworth Annual Parish Meeting SWOT Analysis		
	Other	<ul style="list-style-type: none"> <li>Mixed development and small number of units</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis		
		<ul style="list-style-type: none"> <li>Must provide affordable housing</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis		
<b>376</b>	Transport	<ul style="list-style-type: none"> <li>Generally good access</li> </ul>	SA Scoping – Appendix C	<ul style="list-style-type: none"> <li>Traffic congestion issues</li> </ul>	SA Scoping – Appendix C
		<ul style="list-style-type: none"> <li>Good access from Bunny Lane</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis	<ul style="list-style-type: none"> <li>Infrastructure must be improved</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis
		<ul style="list-style-type: none"> <li>Minimal traffic problems</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis		
	Visual Impact and Settlement Form	<ul style="list-style-type: none"> <li>Natural extension to village</li> </ul>	SA Scoping – Appendix C	<ul style="list-style-type: none"> <li>Loss of openness and visual impact</li> </ul>	SA Scoping – Appendix C
		<ul style="list-style-type: none"> <li>Creation of gateway</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis	<ul style="list-style-type: none"> <li>Enclosure of village</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis
				<ul style="list-style-type: none"> <li>Loss of views</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis
	Services	<ul style="list-style-type: none"> <li>Close to centre of the village</li> </ul>	SA Scoping – Appendix C		
	Environment			<ul style="list-style-type: none"> <li>Impact on Greenbelt and farmland</li> </ul>	SA Scoping – Appendix C
				<ul style="list-style-type: none"> <li>Ecologically rich area – threat to wildlife</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis
	Amenities	<ul style="list-style-type: none"> <li>Close to amenities</li> </ul>	SA Scoping – Appendix C		
Other	<ul style="list-style-type: none"> <li>Affordable and specialist housing</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis			

434	Transport	<ul style="list-style-type: none"> <li>• Good access to roads and employment</li> </ul>	SA Scoping – Appendix C/Kiosk & Questionnaire/Keyworth Annual Parish Meeting SWOT Analysis	<ul style="list-style-type: none"> <li>• Poor access</li> </ul>	SA Scoping – Appendix C
		<ul style="list-style-type: none"> <li>• Good access to bus service</li> </ul>	SA Scoping – Appendix C	<ul style="list-style-type: none"> <li>• Congestion concerns</li> </ul>	SA Scoping – Appendix C/Keyworth Annual Parish Meeting SWOT Analysis
				<ul style="list-style-type: none"> <li>• Infrastructure needs improving</li> </ul>	SA Scoping – Appendix C
	Visual Impact and Settlement Form	<ul style="list-style-type: none"> <li>• Logical extension to settlement</li> </ul>	SA Scoping – Appendix C	<ul style="list-style-type: none"> <li>• Loss of views</li> </ul>	SA Scoping – Appendix C
		<ul style="list-style-type: none"> <li>• Development OK on the northern part of the site</li> </ul>	Primary Schools Report	<ul style="list-style-type: none"> <li>• Isolated site</li> </ul>	Kiosk & Questionnaire
				<ul style="list-style-type: none"> <li>• Site too large</li> </ul>	Kiosk & Questionnaire
	Services	<ul style="list-style-type: none"> <li>• Close to village shop</li> </ul>	Kiosk & Questionnaire		
		<ul style="list-style-type: none"> <li>• Size of development would require a new supermarket</li> </ul>	Sixth Form Report		
	Environment	<ul style="list-style-type: none"> <li>• Opportunity for new park and green space</li> </ul>	Primary Schools Report/Sixth Form Report	<ul style="list-style-type: none"> <li>• Sewage issues</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis/Sixth Form Report
	Amenities	<ul style="list-style-type: none"> <li>• Closer to amenities than other sites</li> </ul>	SA Scoping – Appendix C	<ul style="list-style-type: none"> <li>• Far away from schools and shops</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis
		<ul style="list-style-type: none"> <li>• Incorporate new leisure areas</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis		

	Other	<ul style="list-style-type: none"> <li>Minimal disruption</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis	<ul style="list-style-type: none"> <li>Negative impact on property values</li> </ul>	SA Scoping – Appendix C/Keyworth Annual Parish Meeting SWOT Analysis
<b>543</b> (small area of 545)	No consultation feedback sought on this specific site				
<b>544</b> (formerly 152)	Transport	<ul style="list-style-type: none"> <li>Good access to both A606 and A46</li> </ul>	SA Scoping – Appendix C/Kiosk & Questionnaire	<ul style="list-style-type: none"> <li>Access issues</li> </ul>	SA Scoping – Appendix C
		<ul style="list-style-type: none"> <li>Near to bus route</li> </ul>	SA Scoping – Appendix C/Kiosk & Questionnaire	<ul style="list-style-type: none"> <li>Congestion concerns</li> </ul>	SA Scoping – Appendix C
		<ul style="list-style-type: none"> <li>Could introduce new transport link to A606</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis	<ul style="list-style-type: none"> <li>Road infrastructure needs improvements</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis/Sixth Form Report
	Visual Impact and Settlement Form	<ul style="list-style-type: none"> <li>Will not affect village centre</li> </ul>	SA Scoping – Appendix C/Kiosk & Questionnaire	<ul style="list-style-type: none"> <li>Impact on neighbouring homes and character of area</li> </ul>	SA Scoping – Appendix C
		<ul style="list-style-type: none"> <li>Little disruption</li> </ul>	SA Scoping – Appendix C	<ul style="list-style-type: none"> <li>Isolated from village</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis
		<ul style="list-style-type: none"> <li>Extends current settlement edge</li> </ul>	Kiosk & Questionnaire		
	Services	<ul style="list-style-type: none"> <li>Provision of new services e.g. supermarket</li> </ul>	Primary Schools Report	<ul style="list-style-type: none"> <li>Some distance from centre of village and shops and services</li> </ul>	SA Scoping – Appendix C
	Environment			<ul style="list-style-type: none"> <li>Greenbelt and farmland impact</li> </ul>	SA Scoping – Appendix C/Keyworth Annual Parish Meeting SWOT Analysis

				<ul style="list-style-type: none"> <li>• Impact on nature areas</li> </ul>	SA Scoping – Appendix C
				<ul style="list-style-type: none"> <li>• Increased car use</li> </ul>	Kiosk & Questionnaire
	Amenities	<ul style="list-style-type: none"> <li>• Little impact on properties</li> </ul>	Kiosk & Questionnaire	<ul style="list-style-type: none"> <li>• Some distance from amenities</li> </ul>	SA Scoping – Appendix C
	Other	<ul style="list-style-type: none"> <li>• Little impact on property values</li> </ul>	Kiosk & Questionnaire	<ul style="list-style-type: none"> <li>• Extension too large – coalescence with Stanton</li> </ul>	SA Scoping – Appendix C/Keyworth Annual Parish Meeting SWOT Analysis/Primary Schools Report
		<ul style="list-style-type: none"> <li>• Good site will affect few residents</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis	<ul style="list-style-type: none"> <li>• Vulnerable to future infill</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis
		<ul style="list-style-type: none"> <li>• Better for smaller number of units</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis	<ul style="list-style-type: none"> <li>• Isolation</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis
			<ul style="list-style-type: none"> <li>• Risk of driving wealthier residents away</li> </ul>	Sixth Form Report	
<b>545</b>	Transport				
	Visual Impact and Settlement Form			<ul style="list-style-type: none"> <li>• Far away from centre</li> </ul>	Sixth Form Report
	Services	<ul style="list-style-type: none"> <li>• Would need to provide a new shop</li> </ul>	Sixth Form Report	<ul style="list-style-type: none"> <li>• Must not build over existing football pitches</li> </ul>	Primary Schools Report
	Environment	<ul style="list-style-type: none"> <li>• Provision of green space possible</li> </ul>	Sixth Form Report	<ul style="list-style-type: none"> <li>• Must ensure no impact on football pitches</li> </ul>	Primary Schools Report
	Amenities			<ul style="list-style-type: none"> <li>• Far away from existing amenities</li> </ul>	Sixth Form Report
	Other				
<b>546</b>	Transport	<ul style="list-style-type: none"> <li>• Good access</li> </ul>	SA Scoping – Appendix C/Kiosk & Questionnaire	<ul style="list-style-type: none"> <li>• Infrastructure needs improvements</li> </ul>	SA Scoping – Appendix C

		<ul style="list-style-type: none"> <li>• Good access to public transport</li> </ul>	SA Scoping – Appendix C/Kiosk & Questionnaire	<ul style="list-style-type: none"> <li>• Poor pedestrian access</li> </ul>	Kiosk & Questionnaire
				<ul style="list-style-type: none"> <li>• Traffic congestion and HGV traffic</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis
Visual Impact and Settlement Form		<ul style="list-style-type: none"> <li>• Natural extension to village</li> </ul>	SA Scoping – Appendix C/Kiosk & Questionnaire	<ul style="list-style-type: none"> <li>• Too large – hard to constrain</li> </ul>	Kiosk & Questionnaire
		<ul style="list-style-type: none"> <li>• In keeping with village</li> </ul>	Kiosk & Questionnaire	<ul style="list-style-type: none"> <li>• Ruining of views</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis
		<ul style="list-style-type: none"> <li>• Little visual impact</li> </ul>	Kiosk & Questionnaire		
Services		<ul style="list-style-type: none"> <li>• Close to centre/amenities</li> </ul>	SA Scoping – Appendix C/Kiosk & Questionnaire	<ul style="list-style-type: none"> <li>• Too far from village services</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis
Environment		<ul style="list-style-type: none"> <li>• Little impact on Greenbelt and farming</li> </ul>	Kiosk & Questionnaire	<ul style="list-style-type: none"> <li>• Impact on wildlife and walking areas</li> </ul>	Kiosk & Questionnaire/Keyworth Annual Parish Meeting SWOT Analysis
		<ul style="list-style-type: none"> <li>•</li> </ul>		<ul style="list-style-type: none"> <li>• Flood risk</li> </ul>	Keyworth Annual Parish Meeting SWOT Analysis
Amenities		<ul style="list-style-type: none"> <li>• Close to industrial estate</li> </ul>	Kiosk & Questionnaire		
Other				<ul style="list-style-type: none"> <li>• Impact on property values</li> </ul>	SA Scoping – Appendix C/Kiosk & Questionnaire/Keyworth Annual Parish Meeting SWOT Analysis

## **12. Summary of Findings**

- 12.1. In general, from looking at a wide array of responses on specific sites from various consultation events, it is clear that the public has a wide range of views on each specific site and that there is not necessarily one specific site that is preferred over the rest.
- 12.2. The digital kiosk site preference findings showed us that of all the sites, site 544 (formerly 152), sites 148/149 and site 367 were the top three most preferred sites for development within Keyworth. This differs slightly with the consultation responses, with these sites generally receiving equal numbers of positive and negative responses, making it hard to universally say which the most preferred site is.
- 12.3. From the collation of responses in the table above it is possible to assume that the site where the positives outweigh the negatives to the greatest degree would be site 149, also ranking highly in the digital kiosk survey. However, the analysis of the questionnaire and digital kiosk responses demonstrate the proportion of positive versus negative comments on each site and revealed that the most preferred sites in the kiosk responses, were generally receiving much higher numbers of negative comments than positive comments in the questionnaire.
- 12.4. As can be seen from the site specific result table, many of the sites received similar comments, and often received contradicting comments from members of the public where some people would state an aspect of the development as a positive whilst others would state the same aspect as a negative.
- 12.5. Despite all this, we can safely assume that the best piece of evidence in the case of choosing which the most preferred site is, would be the digital kiosk results where the respondents were asked definitively which site they would prefer development to be built.
- 12.6. For this reason, we can summarise, that the sites which score highly over the various consultation events, and are therefore more preferential by the public of Keyworth, are sites 544 (formerly 152), 149 and 367. For more information on the specific sites please see Core Document 19 which includes maps of the designated SHLAA sites in question.