Summary of Consultation Responses

for the delivery of

Keyworth Neighbourhood Plan

on behalf of:

Keyworth Parish Council

July 2015

Contents

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Job. No:	
14-007	
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Date:	
July 2015	

1. **Introduction**

1.1.   This summary report presents the public consultation responses received to the draft Keyworth Neighbourhood Plan. The report follows the structure of the draft Plan, with responses organised policy-by-policy.

1.2.   Each section includes: a graph showing how many respondents agreed or disagreed with each policy, and a summary of the responses. A full copy of the responses is available on request.

1.3.   For further information please see the Parish Council website.

2. **Economic Development Policies**

2.1. **Policy ED1 – Major Employment Site**

2.1.1. Questionnaire responses
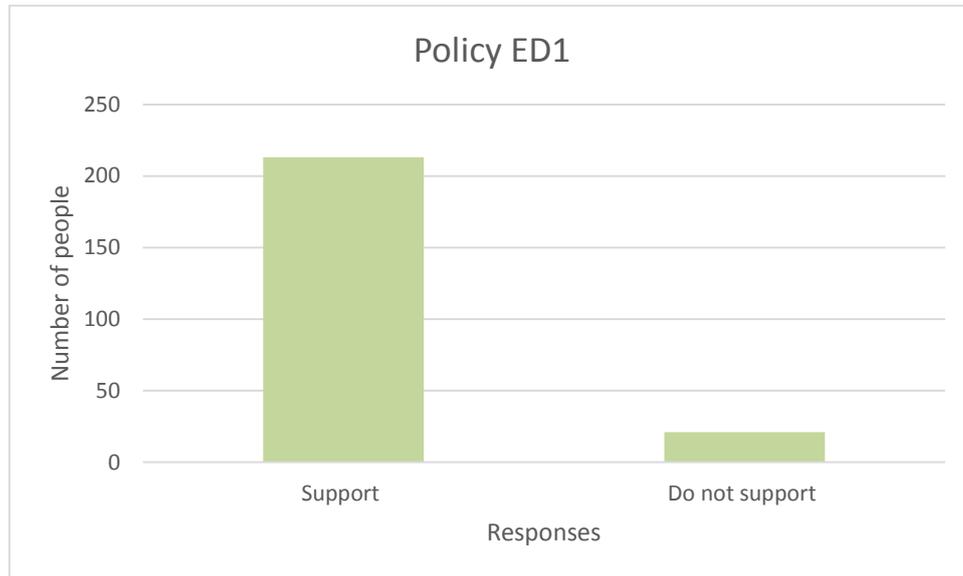
2.1.2. Key Findings

- The questionnaire highlighted an overwhelming support for policy ED1 with 91% of the residents supporting it and only 9% who do not support it.
- The reasons for residents not supporting Policy ED1 include: the belief that the British Geological Survey (BGSs) is a declining employer rather than likely to grow in the future.
- The residents have also raised concerns about industrial growth and believe that the policy could lead to over development of Keyworth.
- Finally, the written responses highlighted concerns about increased traffic and parking issues as a result of the major employment site.

2.2. Policy ED2 – Employment Allocations

### 2.2.1. Questionnaire responses
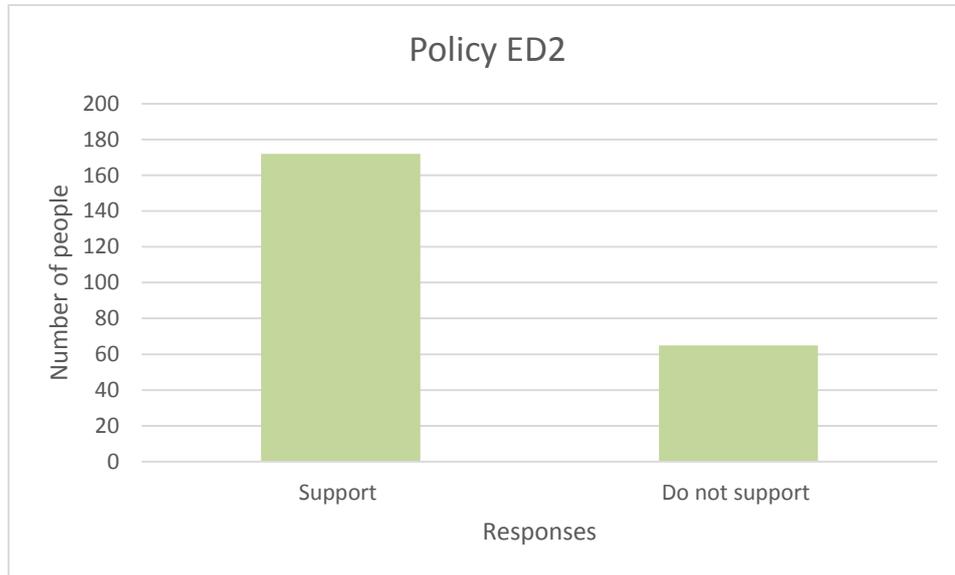
Policy ED2

2.2.2. Key findings

- 73% of those who completed the questionnaire support policy ED2 with 27% not supporting because of the reasoned outlined below.

- The most prominent concern from the local community was the traffic impacts that both ED2.1 (Land to the south of Debdale Lane) and ED2.2 (Land off Platt Lane) would cause. This includes increased congestion on narrow roads with particular concerns about the impact of large vehicles as a result of the employment allocations.

- It has also been highlighted that there are empty units within the parish and that their re-use should be prioritised over allocating and developing new sites.

- Finally an issue has been raised over the proximity between Ed2.2 and H1.1 (Land of Nickerhill)

2.3. Policy ED3 – Other Employment Allocations

2.3.1. Questionnaire responses
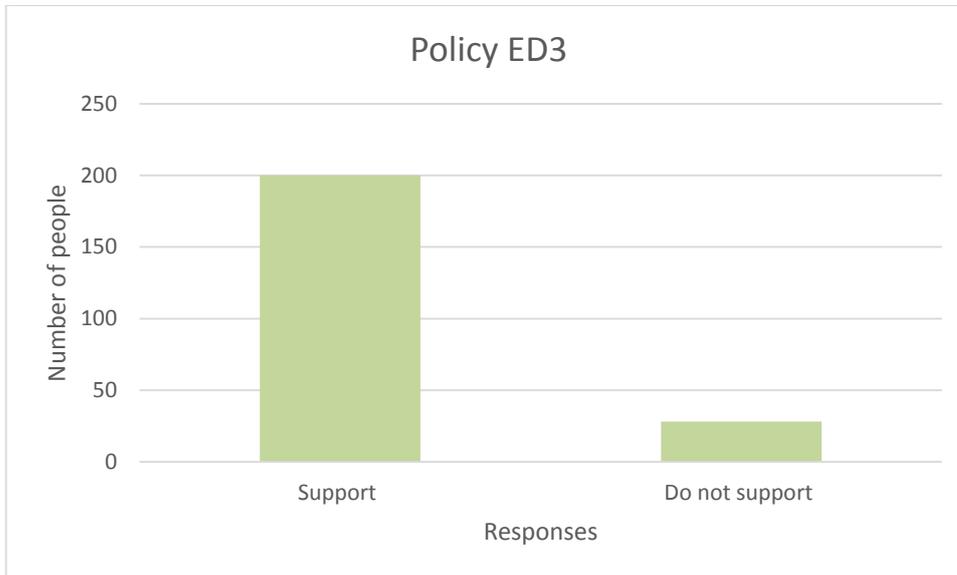
2.3.3 Key findings

- 88% of those who completed the questionnaire support the policy with only 12% objecting.
- The residents who object believe there is already a high number of unoccupied units within the village which should be prioritised over development of new employment opportunities.
- Local residents have also expressed concerns that increase employment within the village would cause substantial traffic congestion.
- The results also highlighted concerns that expansion to employment opportunities is not suitable for the character of Keyworth.

2.4. Policy ED4 – Entrepreneurial Enterprises

2.4.1. Questionnaire Responses

Policy ED4
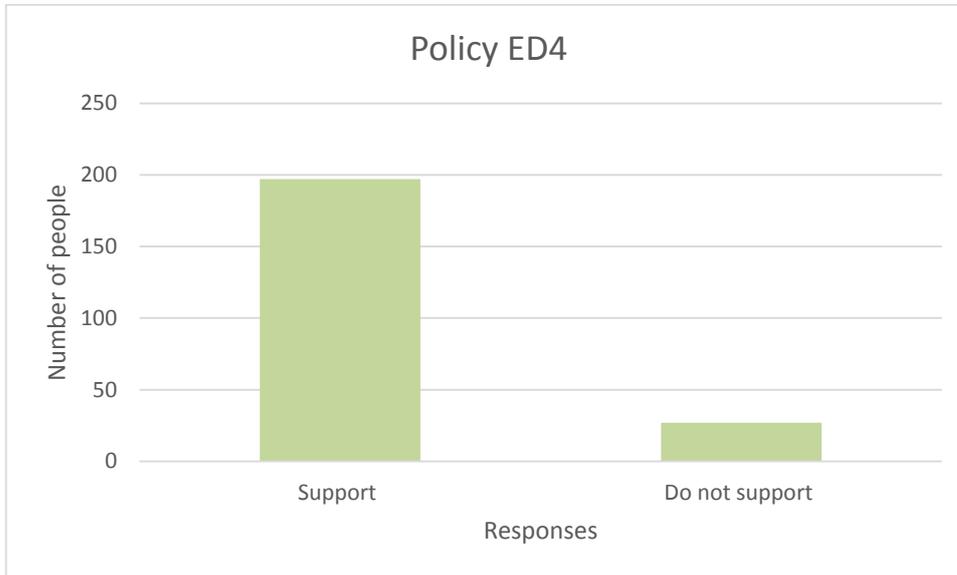
2.4.3 Key findings

- 88% of respondents supported the policy and only 12% objected, for reasons summarised below:

- Many residents believe Keyworth should stay predominantly residential and the support of employment uses would have a detrimental impact on the neighbouring residential uses and could lead to undesired business starting up. It has been noted that this should be considered on a case by case basis.

- It has also been stated that the policy is likely to increase traffic congestion and put pressure on the limited parking facilities available in the village.

- Finally, responses have also highlighted that tourism uses should not be included within Keyworth.

3. **Community Asset Polices**

3.1 **Policy CA1 – Protection and Enhancement of Community Assets**

3.1.1. Questionnaire Responses
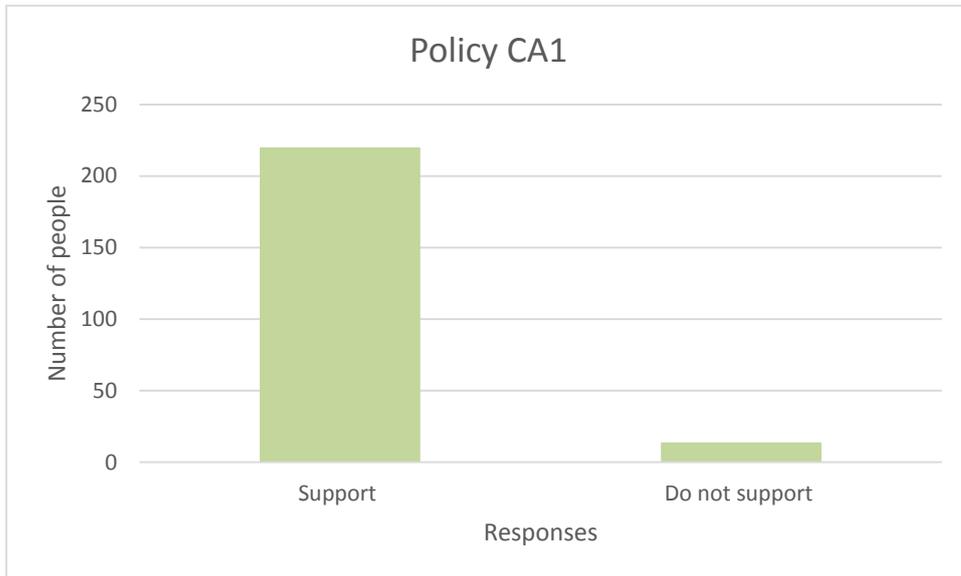
3.1.3   Key findings

- The policy received overwhelming support from 94% of responses with only 6% objecting.
- Many responses have suggested additional facilities which should be protected under policy CA1 including:
    - Bank
    - Post office
    - Dentist (Health care)
    - Leisure centre
    - Burial ground
    - Parks/open spaces
    - Churches
    - Restaurants and cafes.
- The community have also highlighted the need to emphasise the enhancement of protected facilities including the village hall which is deemed not big enough to support Keyworth.
- South Wolds School has also been highlighted to be in need of significant improvement and it has been suggested that the school could be relocated to Platt Lane, thus releasing land in the centre for residential uses and to provide further community facilities.
- Finally, it has been brought forward that the market should decide if Public Houses are needed and they should not be protected through the KNDP as preventing their change of use could lead to them becoming vacant.

3.2 Policy CA2 – New Community Facilities

3.1.1 Questionnaire Responses
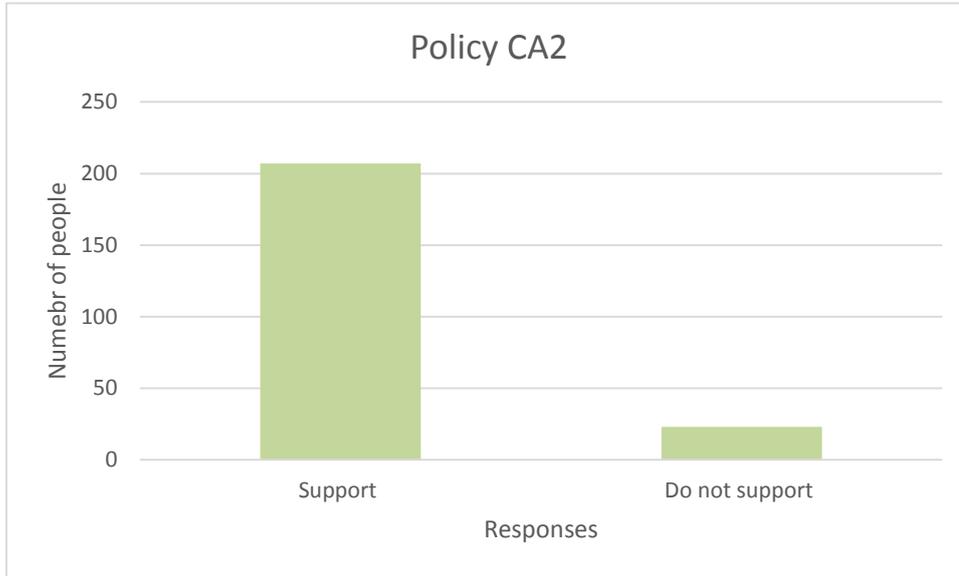
3.1.2 Key findings

- 90% of those who completed the questionnaire support the delivery of Policy CA2 with 10% objecting.
- There is conflict between opinions in terms of whether Keyworth is in need of new facilities or not. However those who believe Keyworth does need new facilities over the plan period have highlighted the following as being important:
  - Bank
  - Outdoor facilities
  - Older children and teenage facilities.
  - Bank
  - Larger village hall
- Those who believe Keyworth does not require additional community facilities believe there is already enough to accommodate the current population and that emphasis should be put on improving the utilisation of existing facilities.
- Finally, as suggested in feedback on policy CA1, the South Wold school is highlighted as needing redevelopment and the possible relocation to site H1.4

3.2   Policy CA3 – Design of Community Buildings
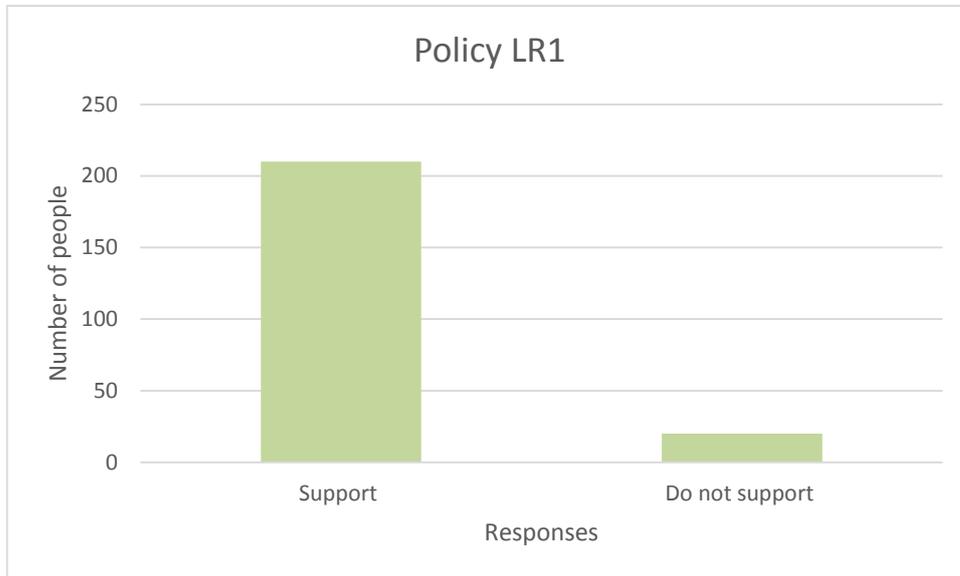
3.2.1   Questionnaire Responses
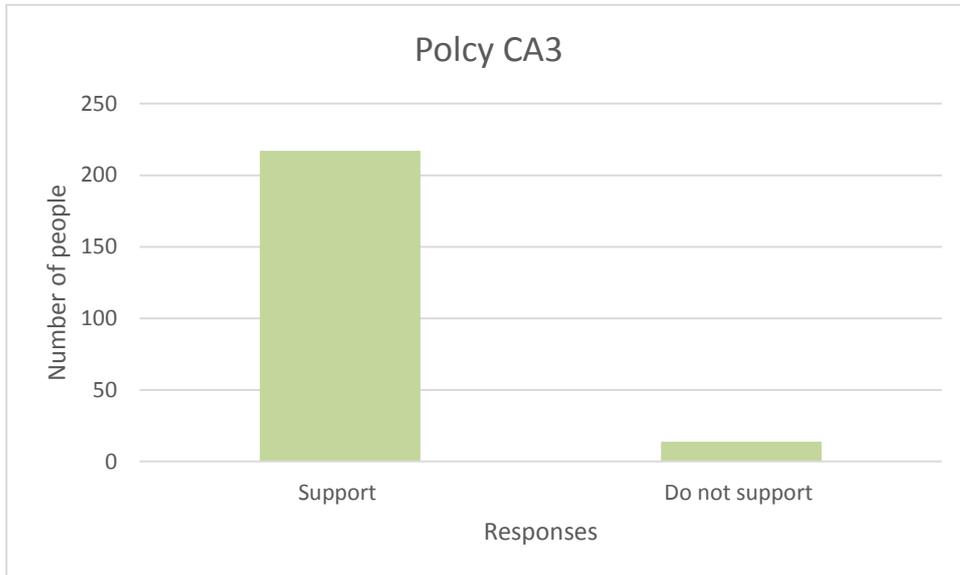
3.2.2   Key Findings

- The policy received overwhelming support from the questionnaire, where 94% supported and only 6% objected it.
- Residents believe that the policy should be adopted to include:
    - The scale of buildings should be in-keeping with neighbours to ensure it does not affect the local character and/or views.
    - Buildings should have a low carbon footprint.
    - New developments must be in-keeping with local character.
    - Must embrace 21st Century modern design as there are no unique areas which wouldn't benefit from such sympathetic design.

4 Leisure and Recreation Policies

4.1 Policy LR1 – New and Existing Open Spaces and Parks

4.1.1 Questionnaire Responses

4.1.2 Key Findings

- 91% of people who responded to the questionnaire supported Policy LR1 and 9% did not support it.

- The main theme from the written responses was the local community's desire to ensure all new developments provide access to open space/parks. They also stated the need for these spaces to be planned and have good access to ensure young families will locate in the village.

- There is no consensus within the local community on what type of open space/park should be delivered in Keyworth.

   o People's views include the need to provide: parks for primary age children and Teen parks.

   o However several people have suggested a teen park wouldn't be successful as Keyworth already has enough opportunities for teenagers.

   o Furthermore, it's been suggested that future parks shouldn't be delivered for a narrow age group and should be more open for all.

   o Finally a problem has been raised that delivering a children's park near Platt Lane would not be a suitable location because of the proposed retirement dwellings within the KNDP.

- The local community believe any parks and open spaces should be located in the centre of the village where it will be easily accessible to all.

- Finally, the issue of how the parks and opens spaces are going to be maintained has been raised as an issue with the policy.

4.2 Policy LR2 – Improved Pedestrian and Cycle Access
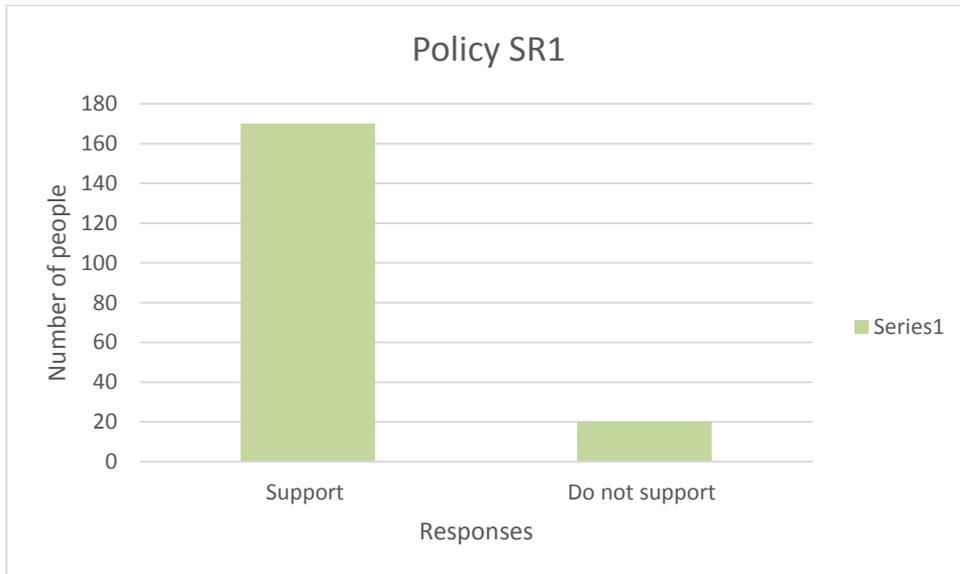
4.2.1 Questionnaire Responses
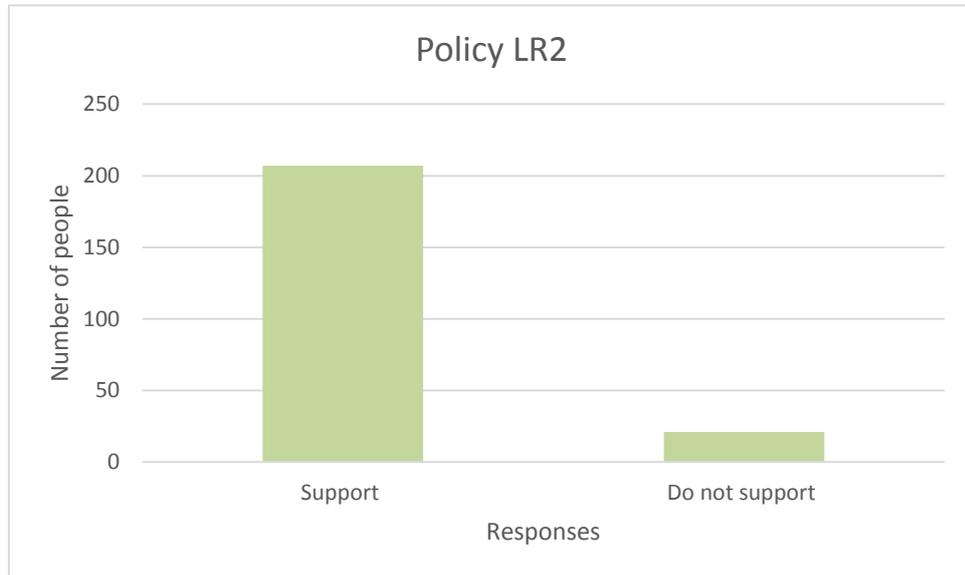
4.2.2 Key Findings

- 91% of local residents support the delivery of policy LR1 and 9% object for the reasons summarised below:

- The policy will be impractical to implement because the existing road infrastructure is too narrow.

- The written comments also highlight that the cycle and pedestrian routes wouldn't be used because of both the hilly terrain in Keyworth and the aging population who will use the bus.

- Residents have also recognised numerous points which the policy should address including the need for these cycle and pedestrian paths to be well connected. Furthermore particular locations have been highlighted as priorities:
  - Main routes between residential areas and local schools.
  - Linking Keyworth with Rushcliffe Park.
  - To Wheatcrofts
  - Along Selby Lane

- Finally, residents would like these routes to be kept separate from car routes to ensure they are safe.

5 Shops and Retail Policies

5.1 Policy SR1 – Active Retail Frontages

5.1.1 Questionnaire Responses

Policy SR1

A bar chart titled "Policy SR1" with the y-axis labelled "Number of people" ranging from 0 to 180, and the x-axis labelled "Responses". The "Support" bar is approximately 170 and the "Do not support" bar is approximately 20. Legend: Series1.
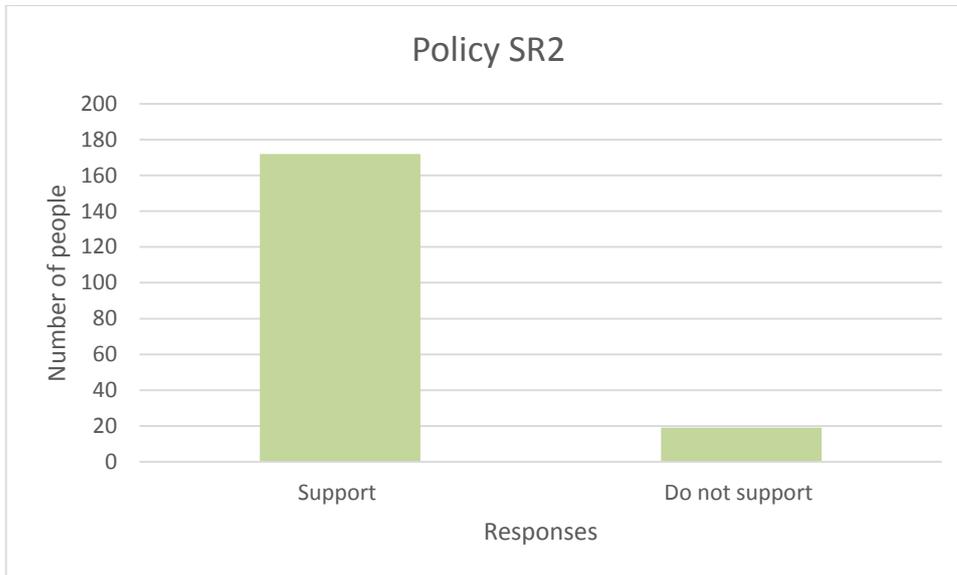
5.1.2 Key findings

- Environmental improvement to the retail areas to encourage take up of empty shops and encourage social/community interaction. Improved paving, seating, trees and planting.

- General feeling that there are too many takeaways in the village.

- Lots of people express discontent with the state of repair of the old Co-Op site – many asking for residential development in its place.

- Many people want to support existing shops and encourage small businesses.

- Provision of additional short term parking spaces to support businesses.

5.2   Policy SR2 – Public Realm in Retail Areas

5.2.1   Questionnaire Responses

5.2.2   Key Findings

- Support for the policy from many.

- Must ensure streets remain accessible – i.e. retail use of forecourts does not impede access for all.

- Would like to see a shared space/pedestrianised area to enhance the village centre and encourage shopping.

- Provide more cycle parking and encourage sustainable modes.

- The threshold of 50 residential units beyond which public realm improvements sought from developers is considered by some to be too low. Thresholds of 20 residential units and 200 square metres for commercial development were suggested instead.

- This type of improvement may be more appropriately dealt with from the Parish Council's CIL receipts rather than developer contributions.

5.3   Policy SR3 – Design of Shop Fronts

### 5.3.1   Questionnaire Responses
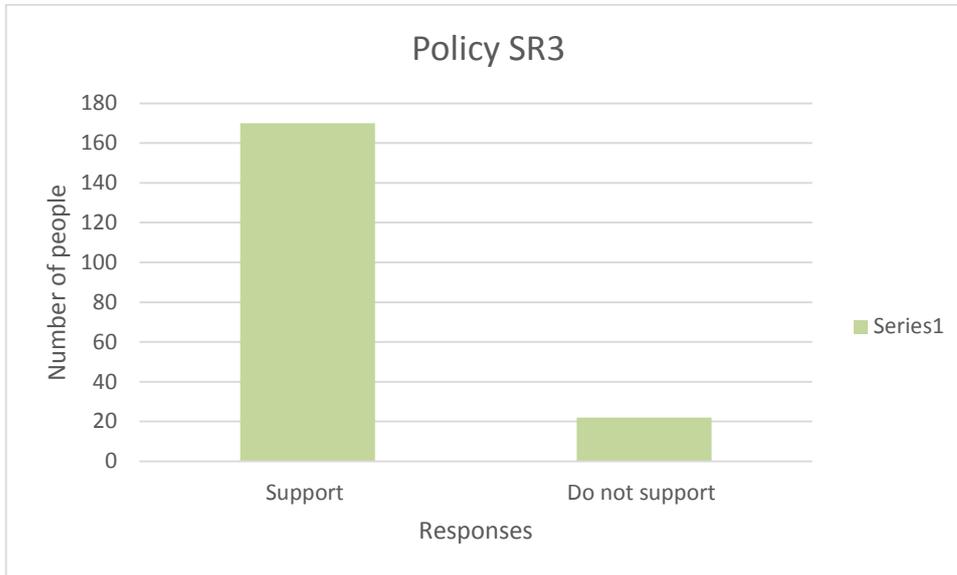
5.3.2   Key Findings

- Policy is too restrictive on commercial enterprises - some provision should be included to ensure that shop fronts continue to contribute to the quality of the environment even when empty or vacated.

- There needs to be compromise to ensure security of all premises.

- We should encourage traditional design.

- Shops must be accessible for all users.

- Support this policy – these areas need great improvement.

6 Transport and Access

6.1 Policy TA1 – Sustainable Modes

6.1.1 Questionnaire Responses
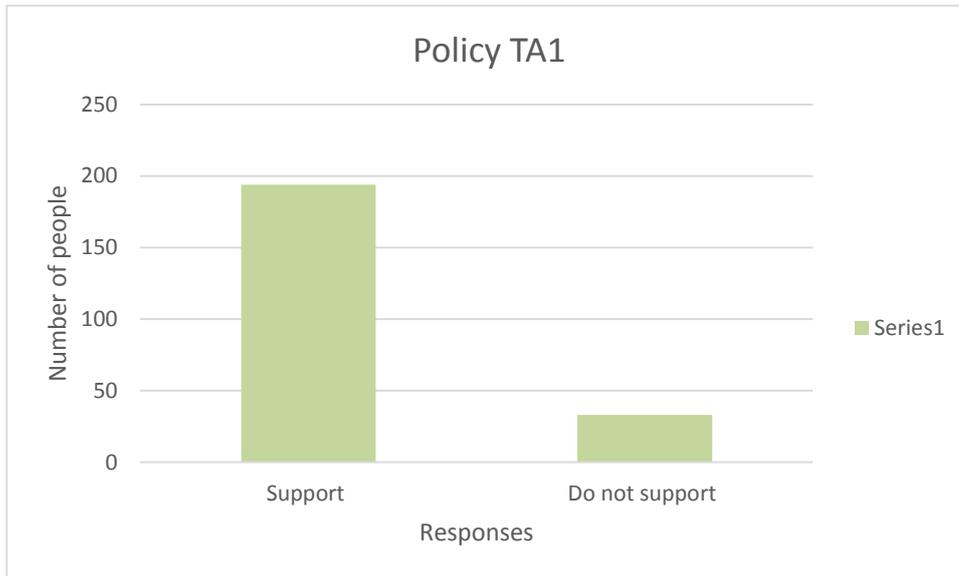
6.1.2   Key Finding

- A selection of sites rather than one or two larger sites would have the potential to distribute traffic and dilute overall impact.

- Although this policy has worthy goals, I worry that not everyone wants to walk or cycle. It may not be convenient for many to use these modes of transport - for example those working (maybe as part of Keyworth's new economy), those transporting children, the elderly, those working at a distance, for whom public transport does not provide a time-efficient solution, are not considered in this policy.

- We need to do our best to ensure that existing bus routes are enhanced to include the more outlying planned developments in Nicker Hill and Platt lane.

- There is a need for a park and ride point which would encourage people to use bus services for long journeys.

- Most of the village has easy access to very good public transport, as do potential development sites.

- The document doesn't make reference to the important role of Community Transport in delivering transport provision, especially in rural areas e.g. Keyworth Community Concern operate a minibus scheme. It is suggested that reference to their work and the potential for Community Transport and related services i.e. taxi buses to complement the local bus network is explored. A good opportunity to support this role and its future development.

6.2   Policy TA2 – Highways and Access

6.2.1   Questionnaire Responses
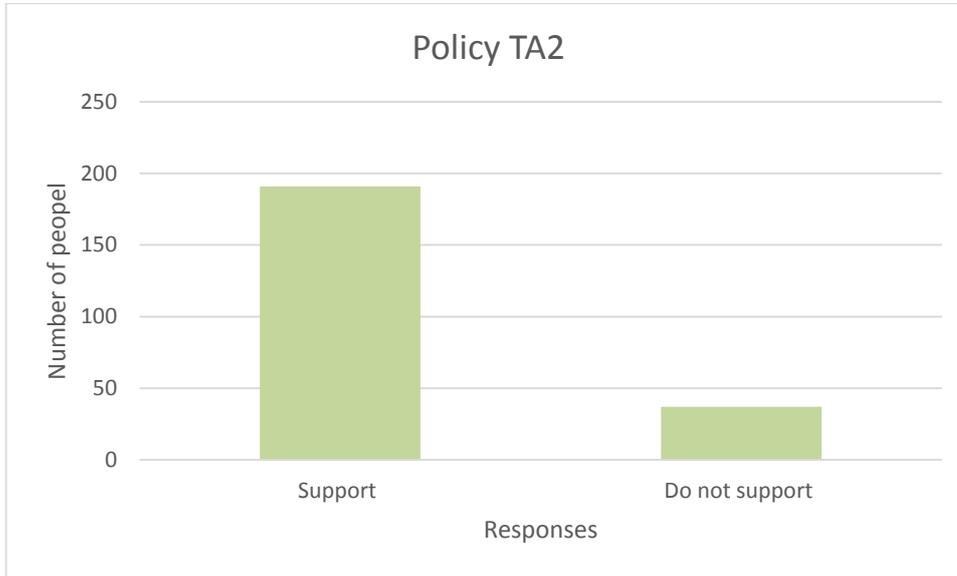
6.2.2   Key Findings

- This should not be so onerous that it essentially deters developers from building in Keyworth.

- This is one of the key policies for the wellbeing of the village. Increased urbanisation inevitably leads to increased traffic.

- The impact of traffic on congestion and the potential need for road improvement is not restricted to the Keyworth Parish should the housing developments go ahead.

- Why not using both sides on Bunny Lane, North and South? This would enable vehicles to access the A60 without going through the village.

- A policy needs to point out the need for a good quality assessment and design process. Recommend the policy should include a requirement that proposals should require best practice. Proposals should be drawn up with and subject to a test drawn up by the Parish Council.

- Support is given to the overall aims of this policy including improvements to the highway network and the creation of 'Gateways' into the settlement.

- Concern that the policy, as worded, is inflexible and does not allow for highway improvements to respond to and result from further detailed transport assessment work.

- Suggested reworking by Featherstones Planning and Development.

- It should be acknowledged that these improvement schemes are not formally safeguarded nor are they being actively promoted by the Local Highway Authority. It should be noted that the CC formally abandoned plans for widening Platt Lane in Jan 2011 (on grounds of affordability and value for money).

6.3   Policy TA3 – Parking Standards
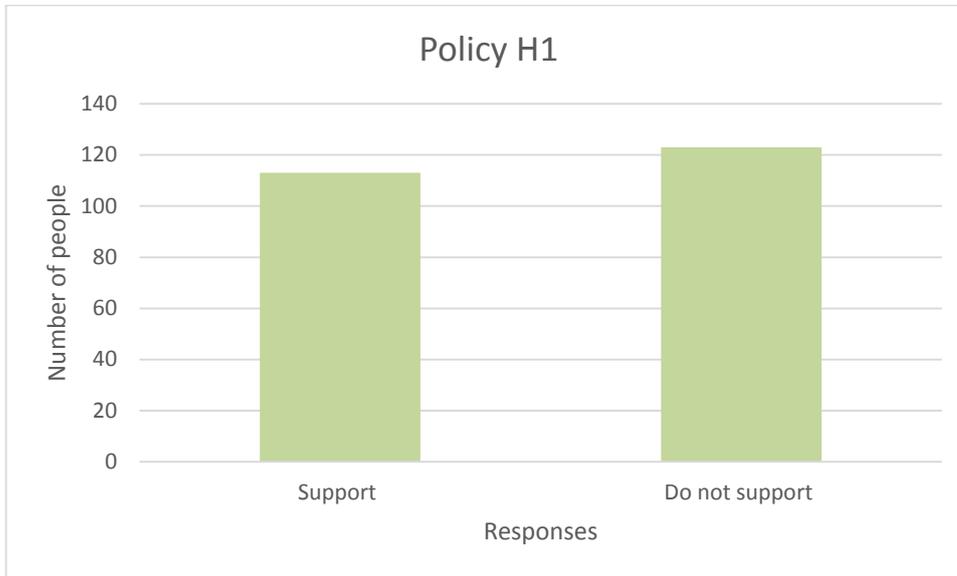
6.3.1   Questionnaire Responses
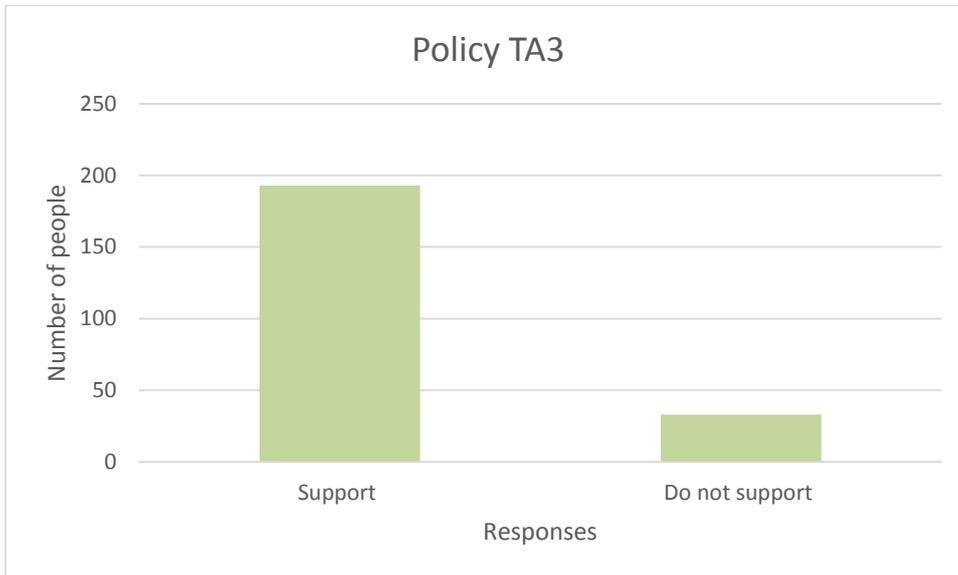
6.3.2   Key Findings

- A limit of 1 visitor space per 4 properties is insufficient and should be increased. Support for existing properties to increase parking and garaging facilities should be included in the plan.

- Parking within the village will need to be addressed when new developments are completed, as new residents will be reliant on cars due to the developments locations.

- This policy is too inflexible and will add unnecessary costs to housing provision and land use. The removal of Permitted Development rights should be limited to those instances where it can be justified.

- It is considered that this policy should be amended to allow for specific consideration of schemes which are solely for retirement dwellings. The allocation at H1.2 is for retirement dwellings and the approach to and quantum of parking will differ to that required for standard housing schemes.

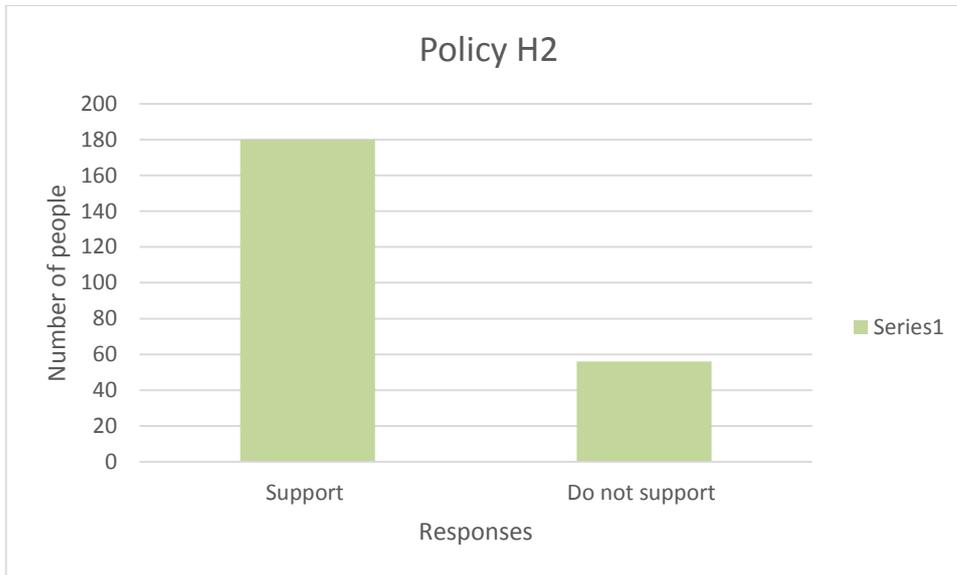# 7 Housing Policies

7.1 Policy H1 – Housing Strategy

7.1.1 Questionnaire Responses

7.1.2 Key Findings : This policy has had a considerable number of responses and these are collated at the parish Council Offices.

7.2   Policy H2 – Type and Tenure

### 7.2.1   Questionnaire Responses

7.2.2 Key Findings

- No more houses for the elderly - we need all the housing stock for young people starting out and people with young families.

- The percentage of 2 bed starter and 2 bed bungalows should be increased at the expense of 4 bed and 5+ bed homes.

- The type of homes we should be providing are sustainable properties with alternating power and heating. Self-build plots could be available for individual houses or flats.

- The village needs additional starter homes at two and three bedroom specification. This policy together with well-designed bungalows to encourage the older couples currently in larger accommodation to downsize should free-up the market in 4 bedroomed houses.

- Apartments closer to the centre of the village, churches, doctors, shops, post office etc. would be more appropriate.

- Keyworth seems to have a large number of bungalows already.

- This policy is unjustifiably prescriptive and restrictive… inhibits development from satisfying need and from reacting to changes in the needs of the area or of the market.

- We see no reason why flats cannot be provided as they could help meet the need for affordable homes (and for young people).

7.3   Policy H3 – Design Requirements for New Development

7.3.1   Questionnaire Response
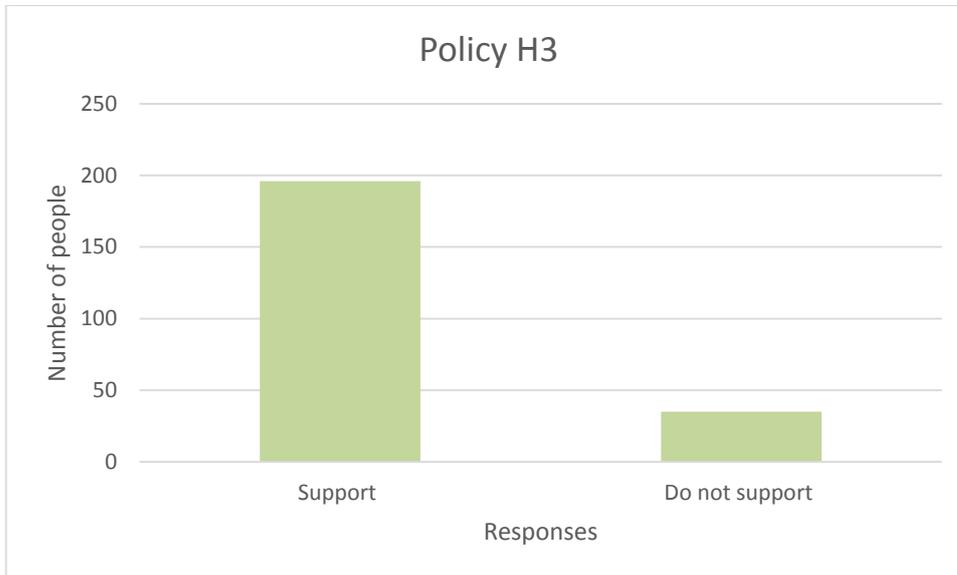
7.3.2   Key Findings

- Any developments in excess of 1 should be included.
- High density is not an issue if the schemes have a high design content. We don't want volume house builders constructing more substandard residential units built to the lowest standards they can get away with.
- Feel that good design could be pushed more in this policy.
- Doesn't go far enough need legislation to control developers, directing any type of buildings required, e.g. low cost homes, sheltered accommodation for elderly.
- Seeking to control the density of development at this stage is premature.
- Overly prescriptive – many areas more appropriately dealt with in SPDs or Design Briefs on a site by site basis.

8 Environment Policies

8.1 Policy E1 – Blue and Green Infrastructure

8.1.1 Questionnaire Responses
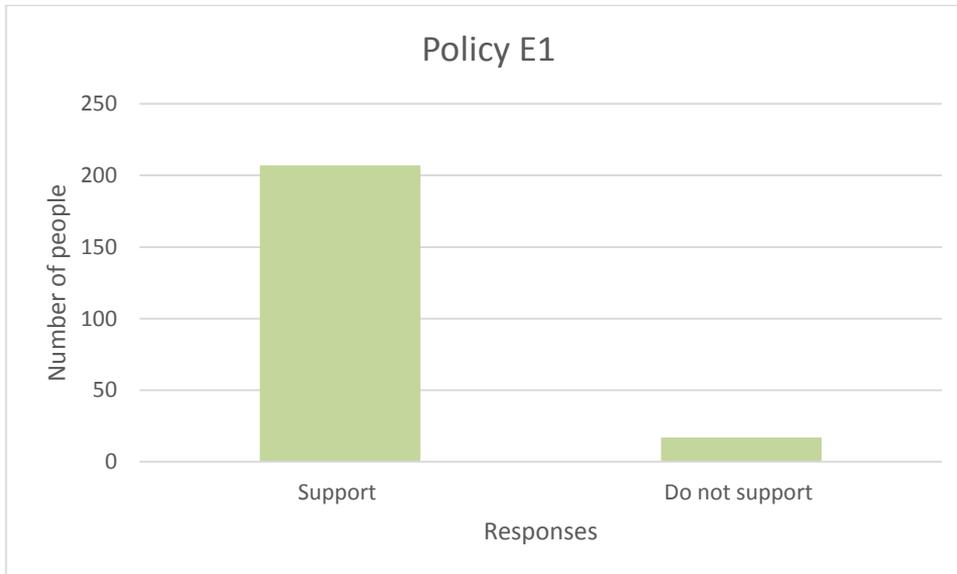
8.1.2 Key Findings

- OK in principle but existing features must be identified beforehand and form an integrated aspect of the plan.
- Do not support ED2.1 because of the proposed linear park would be better planned on the ridge and furrow field.
- Recommend that the NPPF is added to the relevant plans and programmes as a reference.
- It is vital that drainage is considered early in the planning process to ensure the sites are sustainably drained without increasing surface water run-off to the receiving watercourses.
- Keyworth should set a good example by requiring that all new dwellings should be fitted with photovoltaic panels in the course of construction and that their inclusion should not be optional.

8.2 Policy E2 – Protection of the Environment

### 8.2.1 Questionnaire Responses
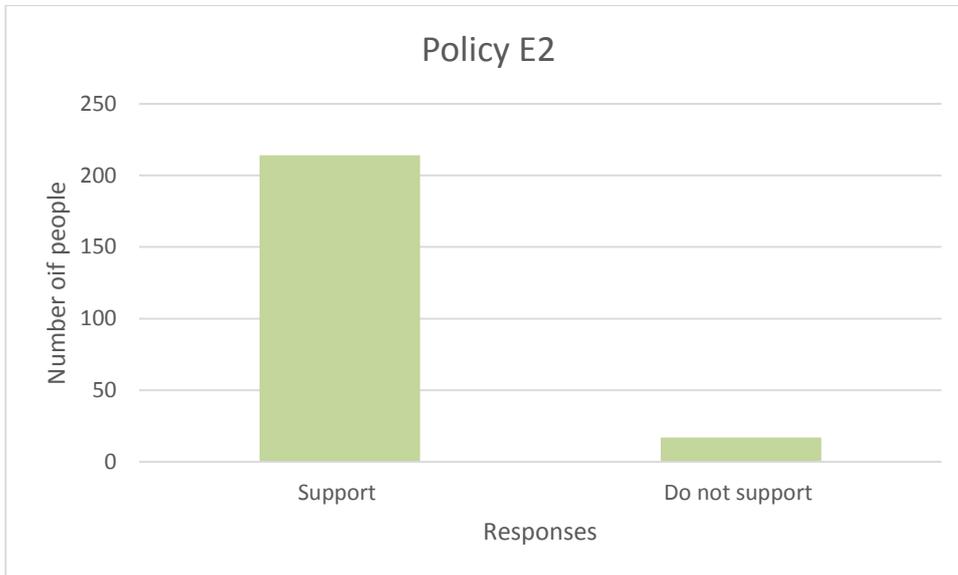
Policy E2

8.2.2 Key Findings

- Policy should protect existing landscapes as well as providing for enhancements. Proposal under ED 2.1 would destroy the best landscape/woodland in Keyworth.

- Support this policy providing ancient ridge and furrow remains.

- Wildlife Trust - Suggested word changing: which place importance on this are sensitive to and enhance these sites will be supported. We recommend expanding on what is meant by landscape features.

- Creation of habitat, such a wildflower meadows, could be promoted in new and existing gardens and green spaces identified in the proposal map.

- The CC are supportive of the Draft NP from a Landscape and Visual Impact perspective.

- If the plan seeks to preserve the view to and from the village, how can it seek to destroy the view selected to represent a feature of the village in the Keyworth Village Design Statement of 2011? The view to which I refer is looking east from Nicker Hill.

9 Heritage and Conservation Policies

9.1 Policy HC1 – Public Realm

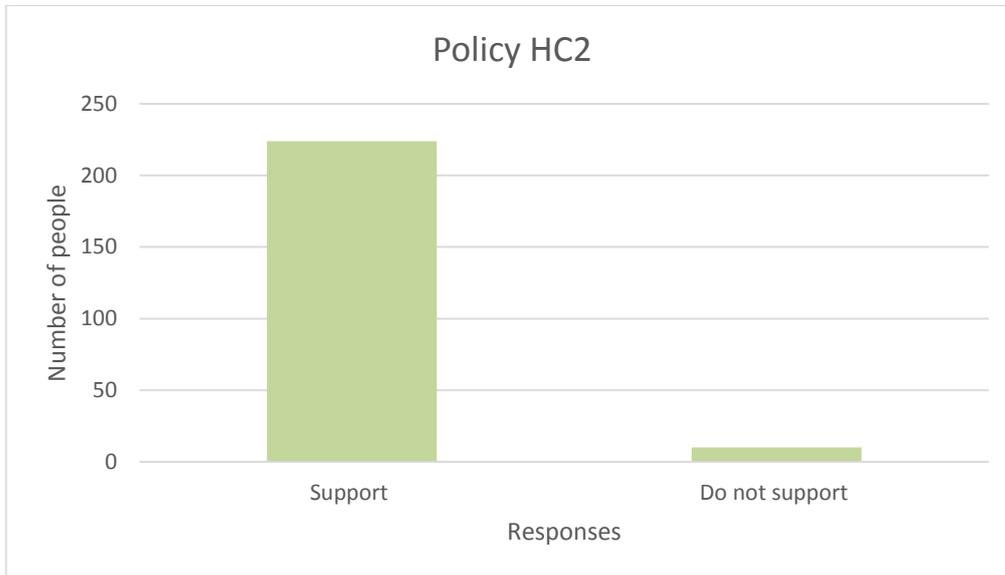### 9.1.1 Questionnaire Responses
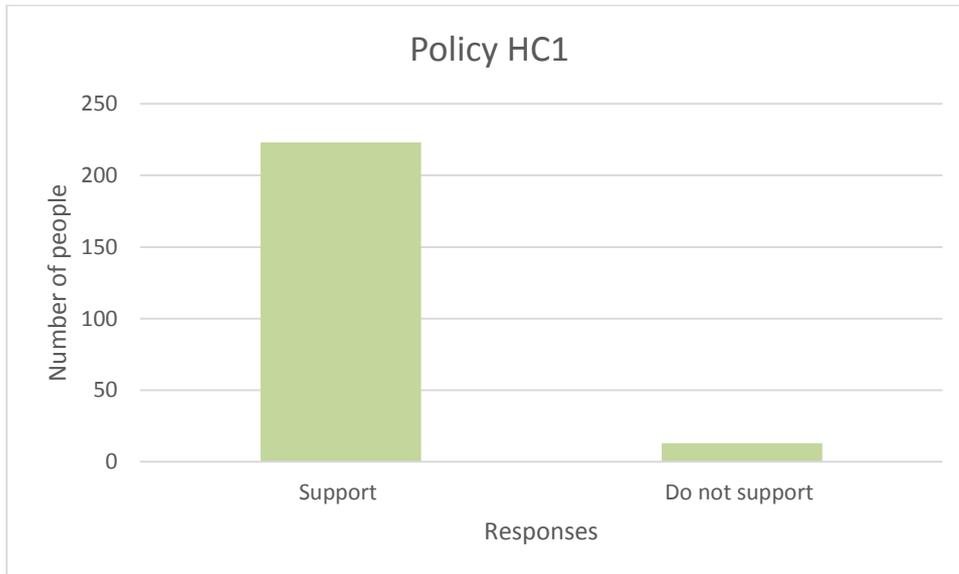
9.1.2 Key Findings

- General support for the policy, recognising the value of the Conservation Area and Keyworth's built heritage.
- Support expressed for development along Bunny Lane
- The appearance of the Co-Op store seems to be of particular concern

9.2 Policy HC2 – Conservation Area Building Design
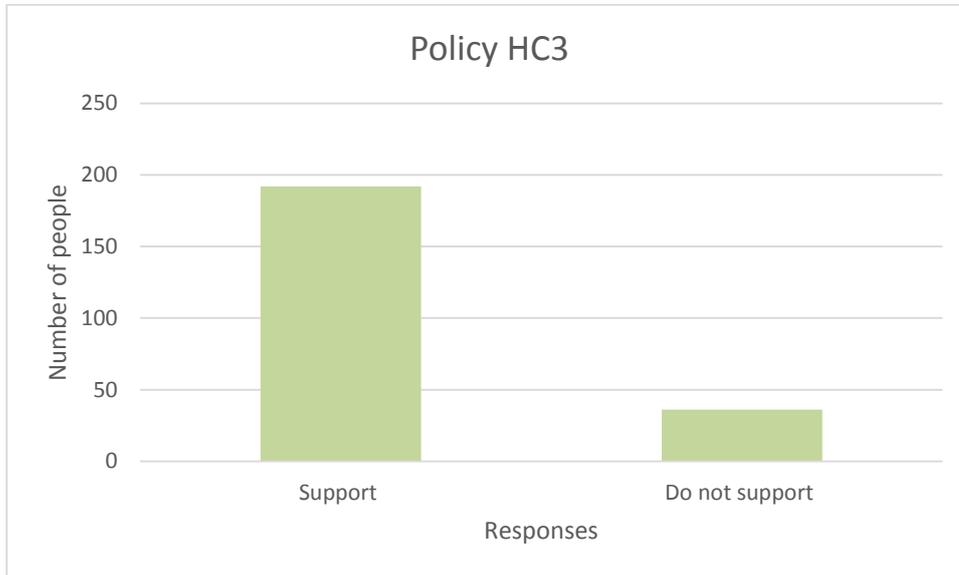
9.2.1 Questionnaire Responses

9.2.2 Key Findings

- Generally strong support for the policy
- Existing buildings/sites of concern include the British Legion, the Pitchfork Garage site, the Co-Operative Building, and the Medical Centre.
- Some respondents felt that the principle of contextually-responsive design is restrictive
- Some appeared to find the policy to not be detailed enough

9.3 Policy HC3 – Key Views

9.3.1 Questionnaire Responses

Policy HC3 bar chart showing Number of people against Responses. Support: approximately 190. Do not support: approximately 35.
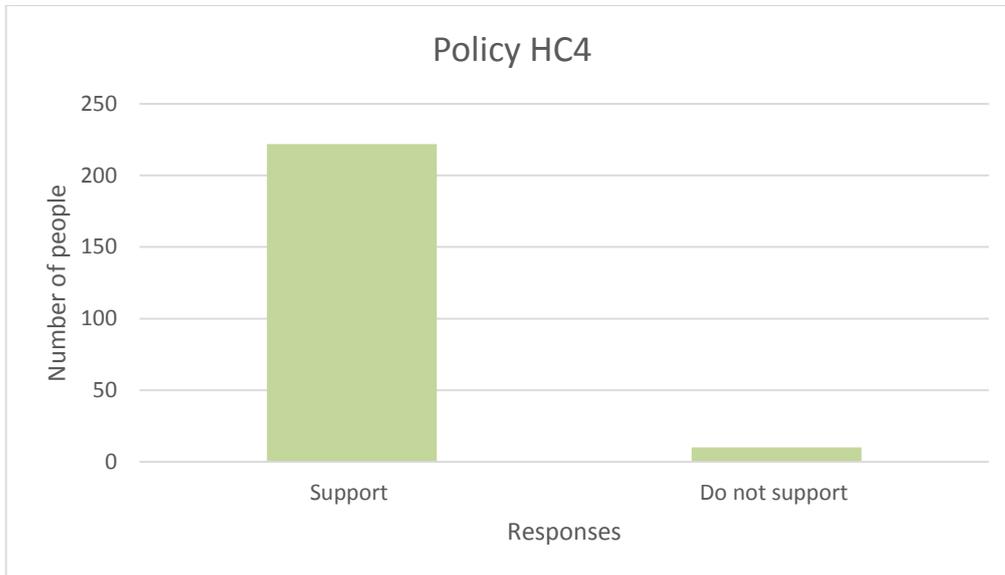
9.3.2 Key Findings

- General support for the policy

- Significant disagreement with the specific key views identified, with many additional key views suggested

- Significant concern that some of the key views identified will be damaged or destroyed by the allocated developments proposed in the plan, including houses on H1.3.

- Some suggestions that other development sites than those allocated would be better in terms of impact on key views

- Some concern that the mis-application of the policy could incorrectly prevent allocated housing development at land south of Bunny Lane.

9.4 Policy HC4 – Heritage Assets

9.4.1 Questionnaire Responses

9.4.2 Key Findings

- Strong support for the policy
- Some respondents were unsure which heritage assets the policy applied to, or felt that the policy was vague.