



NETHER BROUGHTON, OLD DALBY &
QUEENSWAY NEIGHBOURHOOD PLAN

COMMUNITY ENGAGEMENT DROP-IN EVENTS

12 March 2016

CONSULTATION ANALYSIS



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1. Background

a) Project Brief

*You/*locale was commissioned by Broughton and Old Dalby Parish Council Neighbourhood Plan Advisory Committee to assist in the delivery of a series of drop-in events on Neighbourhood Planning on 12 March 2016. The events took place between 11:00 am and 7:00 pm at various locations across the Parish. Firstly at Old Dalby, followed by Queensway and then Nether Broughton.

The aim of this event was to help engage the community in the development of the Neighbourhood Plan and to seek comments on the emerging topics – including Local Green Space and environment; community facilities and amenities; transport; housing and design; and business.

b) Publicity

The drop-in event was promoted in a variety of ways:

- Posters were produced promoting the event
- Details of the consultation were advertised in the village newsletter
- Members of the Advisory Committee spoke to villagers to inform them of the event and to encourage attendance.

NETHER BROUGHTON, OLD DALBY,
QUEENSWAY OLD DALBY & SIX HILLS

Neighbourhood Plan



This is your chance to help plan the future development of YOUR Parish

OPEN DROP-IN EVENT

Saturday 12 March 2016
 Old Dalby Village Hall 11:00 am – 1:00 pm
 Queensway Old Dalby Scout Hut 2:00 pm – 4:00 pm
 Nether Broughton Village Hall 5:00 pm – 7:00 pm

Please come to any of the above sessions and talk to us about your aspirations for the Parish:

- What open spaces should be protected?
- What do you think about any new housing or business development?
- What heritage assets should be protected?
- What other facilities are needed?

PTO for further details

Neighbourhood Plan for Nether Broughton & Old Dalby

The Localism Act of 2011 has given Parish Councils the power to shape what their neighbourhood will look like in the future.

Nether Broughton and Old Dalby Parish Council has made the decision to take on these new powers and to prepare what is known as a 'Neighbourhood Plan'. Once finalised, this will help ensure that important local green spaces are protected from development; that heritage assets are safeguarded and that any new housing or business development is controlled and meets local needs in terms of type, location and appearance. The Neighbourhood Plan, once approved, will be an important document that has to be taken into account by Melton Borough Council when determining planning applications.

The Parish Council, with professional support, will drive this process forward over the next 18 months or so, but it needs **YOUR** involvement NOW to make sure that the Neighbourhood Plan truly reflects the wishes and aspirations of local people. In the coming months there will be a wide range of opportunities for **YOU** to have **YOUR** say so watch out for this so that **YOU** can contribute to the Neighbourhood Plan as it develops and find out how it is progressing – starting with drop in events in the Parish on 12 March 2016.

We want to hear from **YOU** about what is good or bad about living and working here so that we can understand what we should preserve and what needs to change.

This is **YOUR** chance to really make a difference to the future of the villages of Nether Broughton, Old Dalby, Queensway Old Dalby and Six Hills.

We hope **YOU** will become involved and help the Parish Council to deliver a Neighbourhood Plan that truly reflects local need.

How to get involved

- Come to the drop in events on 12 March 2016. Please come to any of the sessions irrespective of which village you live in
- Follow progress on the Parish Council website and through newsletters
- Watch out for other events and opportunities to become involved later this year
- Find out more by contacting Lucy Flavin, the Parish Clerk on broughtondalbypc@outlook.com

c) List of attendees

A list of attendees is available separately.

76 people attended the event plus Parish Council members. 14 people signed up for further involvement within the Neighbourhood Plan as it develops.

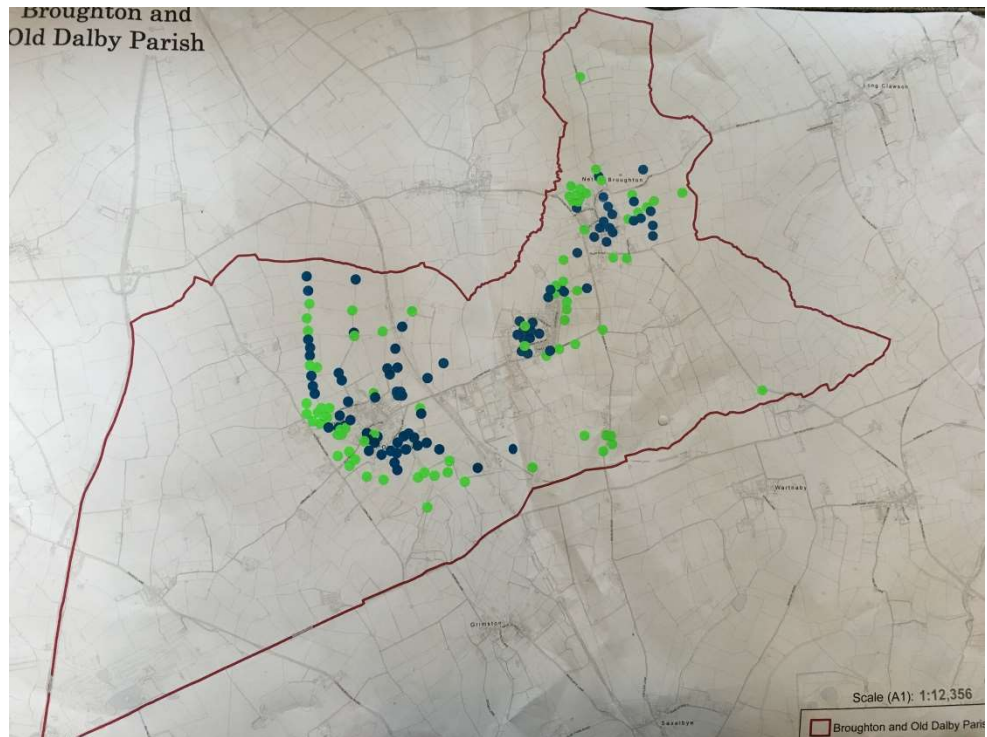


2. Format of Event

a) Process on the day

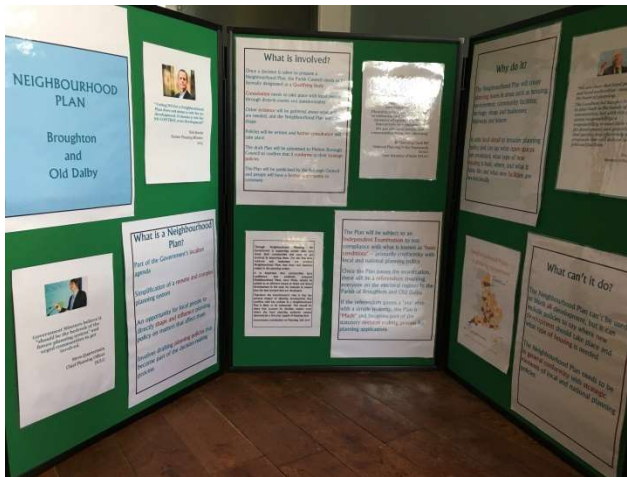
Sign in	Members of the Parish Council welcomed attendees on arrival and asked them to complete a contact sheet to record attendance. The arrangements for the Open event were explained
Background	The first displays introduced Neighbourhood Planning and described the process that is being followed by Broughton and Old Dalby Parish Council. Copies of explanatory booklets were available on the display stands.
Information	Copies of finalised Neighbourhood Plans were available for people to read as they walked around the displays.
Consultation on key issues	<p>A series of display boards were spread across the room, each of which focussed on a different topic related to planning and development, including:</p> <ul style="list-style-type: none"> ▪ Housing –mix, design and heritage ▪ Environment – existing designations and Local Green Space criteria ▪ Transport ▪ Businesses and Employment ▪ Community Facilities and amenities <p>Having read the displays, attendees were asked to comment on each topic using post-it notes and to place them on flip-chart paper alongside each display.</p>
Visual maps	

A large map of the Parish was available and people were invited to place up to 3 blue dots on areas of recreation and up to 3 green dots in places enjoying good views.

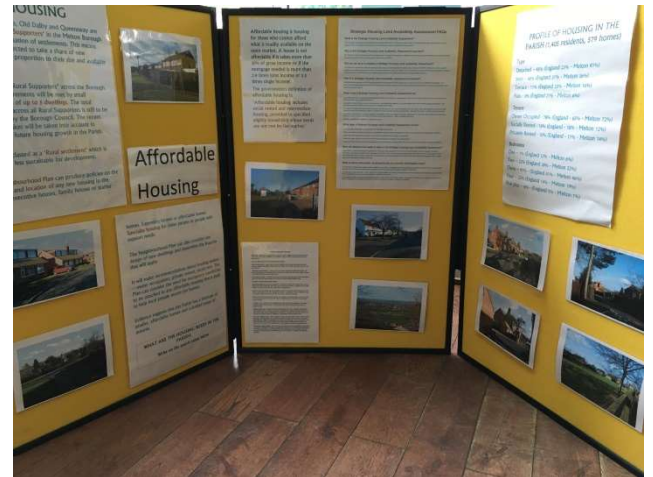


b) Display Boards

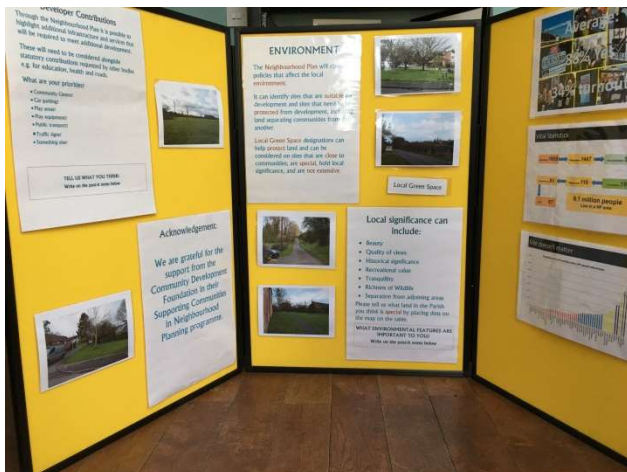
General



Housing



Environment



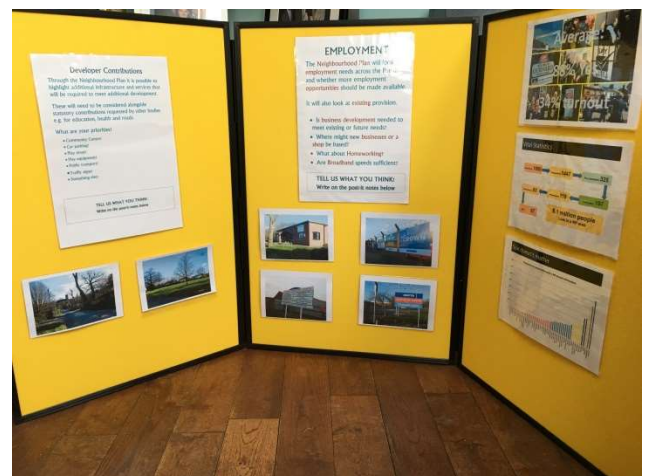
Environmental Designations



Other themes



Employment



3. Results

Housing
Comments

Nether Broughton:

- Affordable housing is needed but Nether Broughton is not a sustainable village. Bus service is poor and cars are needed to live here. There is no primary school for young families.
- Ensure that all developments are considered in the light of the pressure they will put on existing facilities/services, buses, doctors, schools, children's play areas. Safe walking within village. General parking, village halls, etc.

Old Dalby:

- Build affordable housing on existing brownfield sites in parish. There are sites. (1 person agreed).
- More affordable housing is needed for young people and families.
- Build on any Brown land.
- How many of the current housing planning applications are affordable?
Queensway, 36. One side, 19. N. Broughton, 24. Pending, 20. Total, 99.
- Affordable family homes sympathetic to the area.
- If building a new estate of 150 detached and semi-detached houses in a town – what would be the requirement for open public space within that development?
This should be the same requirement in the centre of our villages!
- Starter homes. Family homes. Single storey flats.
- More affordable houses for young people.

- Small affordable development between O.D. village and Queensway.
- Affordable housing.
- The church and land put up for sale as few people use the church, and build houses – affordable housing.
- Infill not estates. Serious consideration where small cottages are turned into large houses – no variety of prop. in Old Dalby.
- Housing to be integrated with local community. – school. – Public transport, etc.
- If they aren't affordable developers should be required to make a % affordable surely??
- Also we need to take planning gain/infrastructure.
- Small pockets of affordable housing BUT we don't need to expand these pockets!
- Starter homes to rent and buy.
- Retirement bungalows.
- Keep "affordable housing" affordable by not allowing planning permission to extend said housing thus making it unaffordable.
- Warden aided accommodation to free up larger houses.
- Sympathetic building not just for profit. Build on brown land, variety of housing.
- Affordable housing also meets the natural age and social mix. If beginning of life and "end of life" are considered, people can downsize and remain in their communities. Affordable housing should enable both.
- Organic growth rather than large developments all at once. (1 other person agreed.)
- Design is always important.

Queensway:

- There needs to be a demonstrable requirement for housing.

- 1. Affordable homes are fine if there is an infrastructure to support them. First time buyers may not have 2 cars and need buses and shops. 2. Affordable homes should remain as such and not extended into large properties.
- Use only brownfield land.
- Affordable family homes in Dalby village with decent gardens.
- Better control of who gets social housing. There are one or two that have regular visits by the police and social services. The houses and gardens are an eye-sore devaluing the area.
- We have as many houses, including planned, as our village amenities can cope with.

Heritage and Design

Comments

Nether Broughton:

- Improve the children's play area – the slide is dangerous as children catch their hands on the bars at the top.

Old Dalby:

- All new houses should be small – with parking for 2 or more cars provided with the property.
- Local traditional vernacular styles are important for integrating/honouring as are local materials. Thus not incompatible with energy efficiency and sustainability. New areas are underground heat pumps and waste/rainwater re-use. Housing mix to suit early married/no children and end of life situations as well as families.
- Old Dalby has no proper planning in place and it needs to have some! Stop new builds in Old Dalby – there are more different types of houses (negatively) in Old Dalby than

anywhere I know! Make Queensway its own hamlet with full protection from development.

- Keep Old Dalby as a village – not to merge with Queensway.
- Play areas should be protected. Grass verges retained. (Seconded by 1 person re Queensway).
- New homes should be “passive” in design. There needs to be smaller units for starter and downsize homes for indigenous population.

Queensway:

- Please – no more out of a box “David Wilson” type development. (Seconded by 1 person re Queensway).
- “Assets” of community value should include listed buildings, community venues (village hall, scout hall, church etc.), public paths/bridleways, allotments.
- Keep country lanes – they are a public amenity.
- Footpaths require attention. 30mph for Queensway to Old Dalby; N. Broughton reduced to 40 mph. Stop lorries parking on pavement. No more housing. No more industrial units. Clean out ditches after drivers deposit their rubbish. Lawn Lane is in a disgusting state of repair.
- More fruit/nut trees please, for us and the wildlife. Would be nice to see these as mandatory in the gardens of new houses.

Open Space and Environment

Comments

Nether Broughton:

- The central field in Nether Broughton is very important, special – wildlife; tranquillity; separation.

- There is a need to keep green space outside existing village boundaries – any new build should be infill – otherwise views to U. Broughton, Belvoir Vale, Broughton Hill would be spoilt.
- The Mill Field and Old Cricket Field are important for the views coming into the village and are rich with wildlife.
- Protect the views and environment around our listed buildings – particularly those that are fully open to the public.
- Keep the few green spaces we have.

Old Dalby:

- Consideration needs to be given to using “hard surfaces” – run off water in this village getting much worse. Garden grabbing not helping.
- Consideration needs to be given to fumes from the traffic.
- It is important to maintain green spaces and rural aspect of the houses in the village. There is a large variety of wildlife, buzzards hunting on land and hedgehogs just to mention a few. The rural environment should be maintained that’s why people moved to the villages from Melton.
- Beauty of built environment in harmonious relationship with local lie of the land and wider landscape. Leicestershire is notoriously short of such happy situations. Whatever else we do, we must work on this detail by detail. Desirable locations are a source of great contentment. New building should enhance rather than detract from this.
- Protect the view between Nether Broughton and Upper Broughton and looking across/down the Vale of Belvoir.
- Living where we do on the “main road” near the depot we would like to enjoy our open spaces without continually having to avoid traffic. Also less noise would be good.

- Protect ridge lines with no buildings breaking the skyline. Protect ponds with special wildlife.
- Consider the impact of further windfarm developments. The visual impact of the A46 development was not realistic in my opinion and more accurate detail must be given before decisions made.
- Too much low tech industry/too much housing will destroy the reason we all want to live here. The village's open and green spaces make it desirable. We need to protect them.
- The Parish Council should consider identifying further "green spaces" meriting protection both within and outside the village envelope to prevent adverse and incremental "infill" development.

Queensway:

- Stop the logistics and goods vehicles dumping their rubbish in our beautiful countryside. Retain habitat. Wildlife and countryside is why we moved here.
- Light pollution – there's too much of it. Too much thundering traffic.
- As many trees as possible – possibly a new wood/spinney; particularly wildlife friendly wildflowers. (endorsed by 2 others).
- Please consider state of our local roads and which vehicles can access. State of Gibsons/Nott'm/Lawn Lanes is appalling. Verges very dangerous with deep potholes.
- Views all around are important. Wind turbines are "Blot on Landscape". Any new plan must consider views. Please note proposed solar panel farm on site of wind turbines would further affect views.
- Drainage. Traffic – too much, too fast and too big! Litter – too many commuters dumping their trash.
- Please no more building off Marquis Road.

Community Facilities and amenities

Comments

Nether Broughton:

- A church with a roof; the village hall; play area – are all important.
- Would like to see the area of land next to the village hall or some other area for garden – fruit trees, bench, relaxation area for the village.
- Doctor's surgery for OD/Queensway and NB.

Old Dalby:

- Developers must consider the existing housing mix and community, and how they might enhance our local amenities rather than exacerbating existing influences/problems.
- Protect all green areas and those which are rich in wildlife and habitats which support or protect wildlife. Protect open spaces. No new buildings are needed!
- The village hall is too small. We need to protect the church/Pub.
- Can Old Dalby and Nether Broughton deal with sewage, extra places at school, bus transport, shop if proposed housing goes ahead?
- Community centre for teenagers. Increased support for school.
- Keep play parks clear from development.

Queensway:

- Village shop vending machine. (1 other person agreed). (NB)
- Any new houses should have solar, thermal and PV installed as standard.

Transport

Comments

Nether Broughton:

- Traffic calming, especially main roads and for lorries
- Parked cars a problem along the road going to church. Any development must have adequate parking.
- Village has limited public transport. Buses run hourly but stop early evening – no Sunday bus service. Lack of public transport means extra housing will increase traffic!
- Footpath around village – Nether Broughton – particularly Hecadeck Lane. Reinforcement of 30mph speed limit through village and one way on Hecadeck Lane!

Old Dalby:

- Public transport limited – bus to Melton/Nottingham stops early evening – any significant housing/business development would increase traffic on roads that are narrow, eg Hecadeck Lane (Nether Broughton) that has no footpath.
- Important to retain the bus service, at least at current levels. Too many large lorries come through the village.
- Better public transport!! (4 other people agreed with this).
- Transport needed for Long Clawson surgery. (7 people agreed with this).
- Agree re connection to local GP.
- A professional traffic survey is needed.

- Keep verges in better condition.
- Plan critical mass concentrations so as to make the infrastructural means viable: bus routes and stops, community centres, primary medical care groups etc.
- Too many big lorries coming through the village to Long Clawson – Brinwater and Dairy.
- Enforcement of 7.5t limit using cameras.
- Need to improve/increase public transport – buses. Re-open Old Dalby station or develop an alternative rail link?
- Increased traffic – due to industrial units, housing – through the village, giving highway problems.
- How about 20 mph through Main St!
- Some of the roads are shocking – Nottingham Rd at the top!! Traffic, including industrial traffic, travels too fast. Industrial traffic should NOT come through the village.
- More industry = more traffic on unsuitable roads. Build another road to industrial estate – Please!
- Reduce street parking!
- Protect verges!
- Protect verges and prepare roads.
- Better roads, alternatives routes. Kerbstones installing on existing.
- Traffic calming in Old Dalby is now essential. Protect verges. Road repair. Strict weight limit on local lanes – Gibsons/Nottingham/Lawn Lane.
- Major concern about the 30mph speed limit?? Most cars exceed this speed on the main road past the Anchor Pub – then it becomes 50mph just before a blind bend on the way to Upper Broughton.

- Traffic calming affects residents as much as benefits them – residents drive over it with consequent wear and damage to their vehicles.

Queensway:

- Enforce speed limits. Reduce commerce type business or similar which involves regular transportation of goods. Sort out road flooding.
- 1. Please look at making the road from the Depot to Nether Broughton safer to walk and horse-ride on - may be a safety margin on footpath side. 2. Will we ever get an exit road for the depot onto Salt Way! It is dangerous and unpleasant to walk/horseride with all the heavy traffic, 40mph to 60mph or double that.
- Use of lanes as "Rat Runs". Can Shoby crossroads be converted into roundabout? Would improve safety also.
- 1. All new housing developments should have adequate parking. 2. More parking bays in Queensway.
- Footpaths inaccessible to dogs due to sheep netting.

Employment

Comments

Nether Broughton:

- Broadband speed poor – existing industry sites tatty and poorly maintained on main road.
- Better Broadband (this was seconded).
- No more industrial units or new business development outside of the existing business areas.
- Stop the heavy traffic! Enforce speed limits.
- We need a village shop again and Post Office.

Old Dalby:

- Somehow stop heavy traffic for the industrial estate going through the village day and night.
- Before more industry – need consideration to roads!
- More high tec Ind – better skills and training for young people; qualifications and skills level. Look at filling the skills gap rather than sending young people on Mickey Mouse courses that only benefit uni's.
- Need to look at Melton Plans and add value and contribute to the local employment hub. Look at supply chain locally and local business!! Regular public transport needed. Prevent heavy traffic passing through Old Dalby.

Queensway:

- Any new businesses should be on existing sites and there should be no further development elsewhere.
- No more industrial units in this area.
- Stop the articulated vehicles and heavy traffic. Reduce speed limits in village areas.

Developer Contributions

Comments

All 3 villages:

- Contributions to come to the Parish and not just MBC.
- Save existing designated green spaces (play parks) and improve.
- Provision of litter bins.

Nether Broughton:

- Satellite surgery building to local health care included in any substantial development.

Old Dalby:

- Expansion of primary school. Skate park. Community centre.
- Possibility of small businesses on industrial estate. Prospect of building small low-level developments.
- Public transport.
- Roads vehicles can use to access Ind. Estate must be strictly enforced. Large vehicles destroying small lanes.
- More housing and Ind = more cars – we need better traffic signs, etc.
- The local school is filling fast (secondary). We couldn't get our children in and had to appeal. We live in Old Dalby.
- Public transport – regular and frequent essential.
- Public transport would need to be considered for access to Melton/Notts/Leics.
- Consider roads and off road parking. Build and improve play parks. Facilities for older children (skate park).
- Seek developer contributions for "community facilities", ie 1) shop/post office/internet café; 2) skate park, biking and "space" for young people.

Queensway:

- Contribute and implement proper drainage plans.
- Provision of litter bins which are actively managed. No more light pollution! No flood lights left on all night for "security" – turn the bloody things off!
- Do not use green space. Make allowances for wildlife and habitats.

Anything else?

Comments

Nether Broughton:

- Keep the green spaces
- Keeping the rural peace and tranquillity of village life. No increase in cars coming down one way narrow lanes, i.e., Hecadeck Lane. Reducing speed vehicles on the main road.

Old Dalby:

- You need to do a skills audit of the villagers – a massive resource that can actually do things on this.
- Reduce existing, and avoid further:- Noise, light pollution and litter.
- Any business locating to existing developments need to contribute to the parish and understand that the area needs to be protected. Example: - The Box Company on the Nether Broughton main road has total disregard for the area. Just look at the amount of rubbish on and around its grounds. Does anyone care? (1 person agreed with this).
- Historic background to properties and areas should always be considered to maintain structure of villages and history of “The Camp” during the War.

Queensway:

- Reduction of HGVs. Reduction of speed of all vehicles on main road. Better access for dogs on footpaths. Currently it's impossible to take dogs who can jump or scramble under due to sheep netting.
- HGV movement limited to certain hours/days per week – lights and noise of movements interferes with night-time rest for residents in Queensway as vehicles move along two sites to leave via Nether Broughton.
- Limitation of excessive traffic and even a reduction of HGVs etc. Please make it safer for walkers and horse riders between Old Dalby and Nether Broughton. Also pollution control.
- Hardcore on tyre tracks on the allotments. Drainage on allotments. Hedge management on allotments.

- Limit to HGVs. Much improved children's play areas – take a look at Stathern.

4. Summary of findings

Comments were made which reflected a wide range of opinions. However, people who attended the consultation event demonstrated a consistency of opinion in a number of key areas:

Housing - This section generated the second-highest response after the section addressing Transport/Access/Highways.

Out of a total of 33 comments on Housing across the 3 settlements, 18 were in favour of affordable housing in particular for young people and families, and primarily to be sited in Old Dalby. There was one comment which referenced affordable housing enabling older residents to "downsize and remain in their communities", and two others each proposing retirement bungalows or warden-aided accommodation to free up larger houses. A number of those in favour of affordable housing stated that consideration should also be given to the impact on villages' infrastructure and amenities, including health, education and leisure, as well as parking and traffic speeds/congestion. One respondent felt there were enough new houses built and planned already, and another person commented that there should be "better control" over the allocation of social housing (both Queensway).

In general, comments accepted and welcomed new housing development on a limited scale, with 3 people stating that brownfield sites should be used.

Heritage and Design

Out of the 12 responses in total across the 3 settlements there was a general desire expressed for housing design to be in keeping with local village style. Respondents made a range of comments which included a call to maintain the "buffer" between Old Dalby and Queensway; protection and improvement of play areas/footpaths/country lanes/grass verges; protection of assets of community value and a reduction in road speeds, particularly Old Dalby to Queensway and through Nether Broughton. One person suggested that all new houses have fruit/nut trees planted in their gardens for the benefit of people and wildlife.

Business/Employment

A common call across the 3 villages was for a reduction in heavy goods traffic from businesses and a general reduction in traffic speeds through the settlements. A particular issue raised by Nether Broughton was the variable and insufficient current broadband service to the village. Comments from some Queensway and Nether Broughton residents expressed a wish for no further business development outside of the existing business areas.

Environment

There was a considerable degree of interest shown in the environmental displays, with a total of 22 responses across the settlements. Numerous responses were specifically about the importance of retaining and protecting open green spaces and views in and around the built environment of the villages, and including the protection and development of wildlife and woodland areas. The need to address the impact of housing development on the pre-existing environmental issues of drainage/run off water and traffic fumes was also raised.

Transport/Access

This display drew the highest number of responses – a total of 42 across the 3 villages.

In the event of development, respondents from Nether Broughton drew attention to the need to provide more traffic calming, adequate parking, improved public transport, a footpath around the village and in particular for Hecadeck Lane which also suffers from drivers exceeding 30mph speed restriction along it.

There were 33 responses from Old Dalby residents. The need for improved public transport to meet the needs of a potential growth in population was cited by 7 people. 8 respondents stated the need for a transport connection to the nearest health surgery in Long Clawson. Concerns were expressed over the impact of increased traffic through a village which was already under pressure from industrial traffic (5), and a general improvement in the state of the roads and verges was called for, along with consideration being given to vehicle weights and speed limits.

Respondents from Queensway expressed a desire for the reduction of speed limits in general. Comments were made about specific road safety areas: it was suggested that Shoby

crossroads could be converted to a roundabout to address the issue if it being a "rat run". To improve the safety of pedestrians/dog-walkers/horse-riders it was suggested traffic speeds, etc were considered on the Depot road to Nether Broughton and an exit road be provided from the Depot onto Salt Way.

Community facilities/amenities

This area for consideration generated 11 responses across the 3 settlements.

Nether Broughton respondents regarded church, village hall and play area as important and one person requested a relaxation area/garden next to the village hall, and another a GP surgery for OD/Queensway and NB.

Old Dalby – comments called for developments to consider the existing housing mix and community, and enhancement of local amenities such as pub, church and village hall. One comment suggested a Community centre for teenagers and increased support for the school.

Queensway:

One respondent felt that any new houses should have solar, thermal and PV installed.

Developer Contributions

The most significant responses were about developer contributions helping to meet the demands of an increased population: through the expansion of the local school (OD); impact on roads and public transport – need for roads and public transport to be improved; provision/improvement of children's play area/ creation of skate park or "space" for older children and also a shop/Post Office/internet café (OD). A respondent from NB called for provision of a satellite surgery building to local health care for all 3 settlements. The provision of litter bins was raised by a respondent from Queensway, along with developer contributions to "proper" drainage plans for Queensway.

Anything Else?

In addition to the reiteration of points already raised, respondents from Queensway called for a limit on the movement of HGVs and support in the management of hedges and drainage in the allotments. Old Dalby residents raised the need for support in the

management of litter and the maintenance of historic background to certain properties. One respondent proposed a skills audit of residents citing them as a valuable resource in the positive implementation of village developments.





Gary Kirk
You/loca
March 2016