

Pre-Submission Version

Burton Joyce Neighbourhood Plan



2017-2032

*Produced by Burton Joyce Neighbourhood Plan Steering Group on behalf of Burton Joyce
Parish Council, residents and businesses*

09/11/2017

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2 Foreword

The Neighbourhood Plan has been prepared by a dedicated neighbourhood plan steering group (a mix of Parish councilors and local people) on behalf of Burton Joyce Parish Council. The aim is to reflect the wishes and aspirations of everyone in the area.

Gedling Borough Council officers have assisted the group with technical matters; a Locality grant enabled the group to also get the assistance of a neighbourhood planning consultant - but the major support has come from within the community.

The power to produce a Neighbourhood plan is a new power and we wanted to seize this opportunity to work alongside Gedling Borough Council to help shape the future growth of Burton Joyce Parish.

This Plan can't stop further development in the village but it can influence its appearance and the type of housing that is built.

The production of a Neighbourhood Plan also means that the Parish Council will have access to a higher proportion of Community Infrastructure Levy money which will be used to deliver the projects that have been identified as this Plan has been written.

The production of this Plan has not been easy, it has taken several years and lots of meetings but we think the effort is worth it to get a say in how Burton Joyce Parish should grow over the next 15 years. Thank you for everyone's contribution to the production of such a thorough Plan.

This document is a testimony of Localism in action.

Terry Hazard

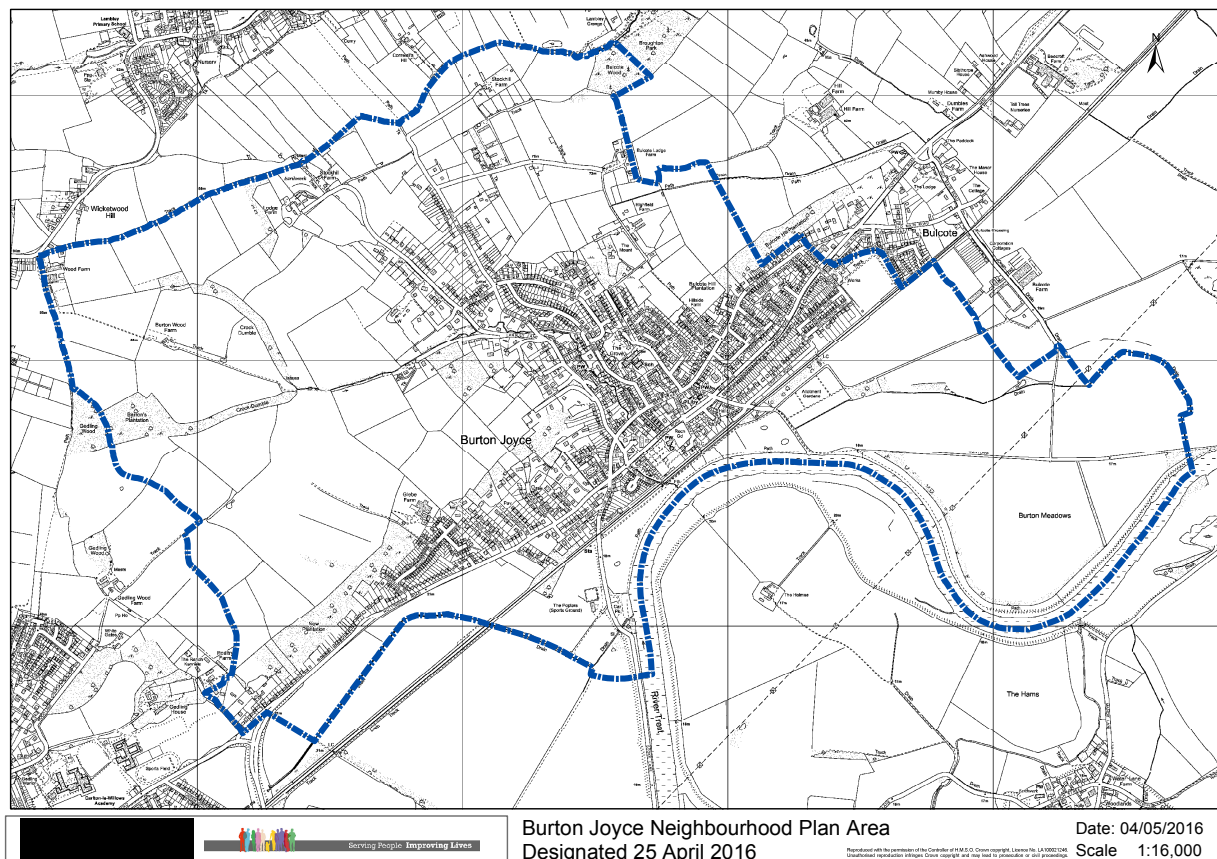
Chair of Burton Joyce Neighbourhood Plan Steering Group and Burton Joyce Parish Councillor

3 What is the Burton Joyce Neighbourhood Plan?

1. This Neighbourhood Plan is a new type of land use planning document prepared by the Neighbourhood Plan Steering Group (hereafter the Steering Group) on behalf of Burton Joyce Parish Council. The Steering Group is made up of residents and Burton Joyce Parish councillors. It is a document with statutory authority under the Localism Act 2011 and once it has been 'made' by Gedling Borough Council (hereafter GBC) it will be used by
 - a) Planners at Gedling Borough Council in assessing planning applications
 - b) Developers as they prepare planning applications for submission to GBC
2. The Neighbourhood Plan Area covers the whole of the Parish of Burton Joyce and sets out planning policies for 2017-2032.
3. This Neighbourhood Plan is in general conformity with planning policy for GBC which is the Aligned Core Strategy for Greater Nottingham 2011 – 2028 which was prepared in partnership with Broxtowe, Gedling and Nottingham City (also referred to as the Local Plan Part 1) and the saved policies in the 2005 Gedling Replacement Local Plan.
4. It is also complementary with the evidence base that informs the Local Planning Document Publication Draft and the Local Planning Document Publication Draft December 2016¹ (also referred to as the Draft Local Plan Part 2).

¹ References within this document to the Local Plan refer to both the Aligned Core Strategy (i.e. Part 1) and the Local Planning Document (i.e. Part 2).

Map 1 Burton Joyce Neighbourhood Plan area



4 Why do we want a Neighbourhood Plan?

5. This Neighbourhood Plan process has provided the opportunity for the community to consider how they would like the village to grow over the next 15 years. What type of housing is needed, what growth in services would be desirable and how can the highly valued local landscape be protected?
6. The effectiveness of the Borough's Green Belt Policy is evidenced in the limited development that took place on the edge of the village between 2001 and 2011.
7. Developer demand and the NPPF's requirement for a 5-year land supply has coincided with a speculative application being successful for major development² in the Green Belt.³ The presence of large rear gardens has provided the opportunity for in fill development on garden plots. Two of these sites have resulted in planning permission for large executive houses despite there being community support for smaller dwellings on these sites.

² GPDO 1995 definition 10 or more dwellings

³ Glebe Farm planning permission for 14 dwellings secured 2016 ref number 2016/0306 at <https://pawam.gedling.gov.uk/online-applications/applicationDetails.do?keyVal=O3PS13HL0AA00&activeTab=summary>

8. The cumulative effect is a concern amongst the community that developer led planning applications are shaping the future growth of the village. This could lead to development that is unsustainable if the social, economic and environmental issues in the Parish are not a key consideration in the preparation of development proposals.
9. The Burton Joyce Neighbourhood Plan policies and the key principle should be read as a whole and together they seek to:
 - promote a constructive dialogue with developers before planning applications are submitted,
 - ensure that the heritage assets of the village are protected and where possible enhanced,
 - ensure that new development minimises the impact on the landscape around the village which is Green Belt,
 - provide housing that meets local needs particularly encouraging smaller dwellings,
 - support and improve the village centre, and
 - seek design and management solutions to address the issue of traffic volumes.

5 How does the Neighbourhood Plan work within the planning system and with other strategic policies?

10. Planning policy has always been formulated by GBC and this body will continue to have a statutory duty to provide this. However, the Localism Act 2011 gave new powers to Parish Councils to produce a Neighbourhood Plan, if they wished.
11. The Burton Joyce Neighbourhood Plan, when 'made', will form part of the suite of statutory planning policy documents for Burton Joyce. It will have significant weight in the determination of planning applications.
12. The Publication Draft Local Plan Part 2⁴ is seeking to allocate land in Burton Joyce to meet the Objectively Assessed Housing Need for the District. Policy LPD 64 identifies a need for 80 dwellings in Burton Joyce and Policy LPD 69 allocates 2 sites; one on Mill Field Close (for approximately 20 dwellings)⁵ and the other at Orchard Close (for approximately 15 dwellings).
13. Additional dwellings are expected on infill sites within the village to meet the OAN figure.
14. In addition to being in general conformity with adopted Borough planning policies, this Neighbourhood Plan has also been drafted in the context of the National Planning Policy Framework and more recent Borough wide studies to support the preparation of the Local Plan Part 2. These reports are:
 - a) Strategic Housing Land Availability Assessment (SHLAA) 2016 Update
 - b) Community Infrastructure Levy Charging Schedule 2015
 - c) Extract of Greater Nottingham Landscape Character Assessment 2009
 - d) Local Housing Needs 2016
 - e) Landscape and Visual Impact of Potential Development Sites December 2014

⁴ see GBCs web site <http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/>

⁵ Mill Field Close has been granted planning permission for 23 dwellings

- f) Revised Housing Background Addendum Paper May 2017
15. Two consultation reports have been prepared to capture the consultation feedback:
- a) Household Survey
 - b) Children's Survey
16. Two reports have also been commissioned by the Steering Group these are
- a) Rural Place Profile 2016 - Association of Local Councils (ACRE)
 - b) Burton Joyce Village Appraisal 2017– Urban Forward and DSA Environment and Design

Burton Joyce Village Appraisal 2017 - Urban Forward and DSA Environment and Design

The Burton Joyce Village Appraisal 2017 provides a detailed study of the Parish looking particularly at character, design, materials used, the landscape around the village and how the built environment sits in the landscape.⁶ The Village Appraisal is part of the Neighbourhood Plan and is intended to guide and inform the application of Neighbourhood Plan policies.

Based on robust analysis by an urban designer and a landscape architect the document provides key principals that should be considered when development is being undertaken in the village.

The document is on the neighbourhood plan web site due to file size but it is an important part of this Plan and is an Appendix to this Plan.

17. The Neighbourhood Plan policies are also written within the context of Borough and County policies which also aim to support sustainable development. For example, Nottinghamshire County Council's Policy WCS2 of the Nottinghamshire and Nottingham Replacement Waste Local Plan Part 1; Waste Core Strategy 2002 and the Nottinghamshire Minerals Local Plan 2005 requires that development should be designed, constructed and implemented to minimise the creation of waste, maximise the use of recycled materials and assist the collection, separation, sorting, recycling and recovery of waste.
18. It is expected that development in Burton Joyce will also need to meet County policy requirements where applicable.

6 Consultation

19. The Steering Group recognised consultation was key to successfully developing a Neighbourhood Plan for Burton Joyce Parish. The production of a Neighbourhood Plan requires an open process

⁶ Burton Joyce Village Appraisal is a supporting document to this neighbourhood plan but is a separate file due to size see <http://www.bjneighbourhoodplan.org.uk>

and on-going consultation. It also requires the involvement of a wide range of people young and old and from across the Parish.

20. The Steering Group has promoted the Neighbourhood Plan via
- regular updates in Burton Joyce's Parish magazine,
 - Drop in sessions,
 - attendance at 6 community groups as part of their meetings to discuss the Neighbourhood Plan scope, and
 - sessions with young people at both the primary and secondary school
21. The key consultation events and activities that shaped the production of this Neighbourhood Plan are summarised in the Consultation Statement; this will be submitted with the final version of this Plan.
22. This consultation process has ensured that all residents have not only been kept informed about the Neighbourhood Plan but have had the opportunity to be involved in the production of it and been able to influence the extent and scope of the Plan.

7 Status of Local Projects and Community Infrastructure Levy (CIL) Funding

23. One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified a series of actions directly related to the Plan policies which will play a key part in the implementation of this Plan. These Local Projects are important to the community and whilst they are not part of the Neighbourhood Plan they are listed in Appendix A.
24. GBC has a (CIL) Charging Policy. Retail development (Use Classes A1-A5) attracts a set charge per sq. metre; residential charges are differentiated across zones. Burton Joyce is in zone 3 (the highest charging area) and the production of a neighbourhood plan will enable the Parish Council to secure 25% of the CIL monies generated from new residential development and retail development. (Note: this only applies to new planning applications not those with permission that have yet to be built out or those with outline permission). See the CIL charging schedule for current charge rates.⁷
25. Whilst CIL funding is, of its nature dependent on the amount of development that takes place, it does provide some additional resource and the opportunity to lever in other public funds which could be used to implement projects that will help achieve the objectives of this Neighbourhood Plan. The Parish Council intend to use monies provided through CIL contributions to fund the local projects set out in Appendix A.
26. The identification of Local Projects as part of the Neighbourhood Plan process also serves to show local people how the Parish Council propose to focus this investment.

⁷ see <http://www.gedling.gov.uk/cil/>

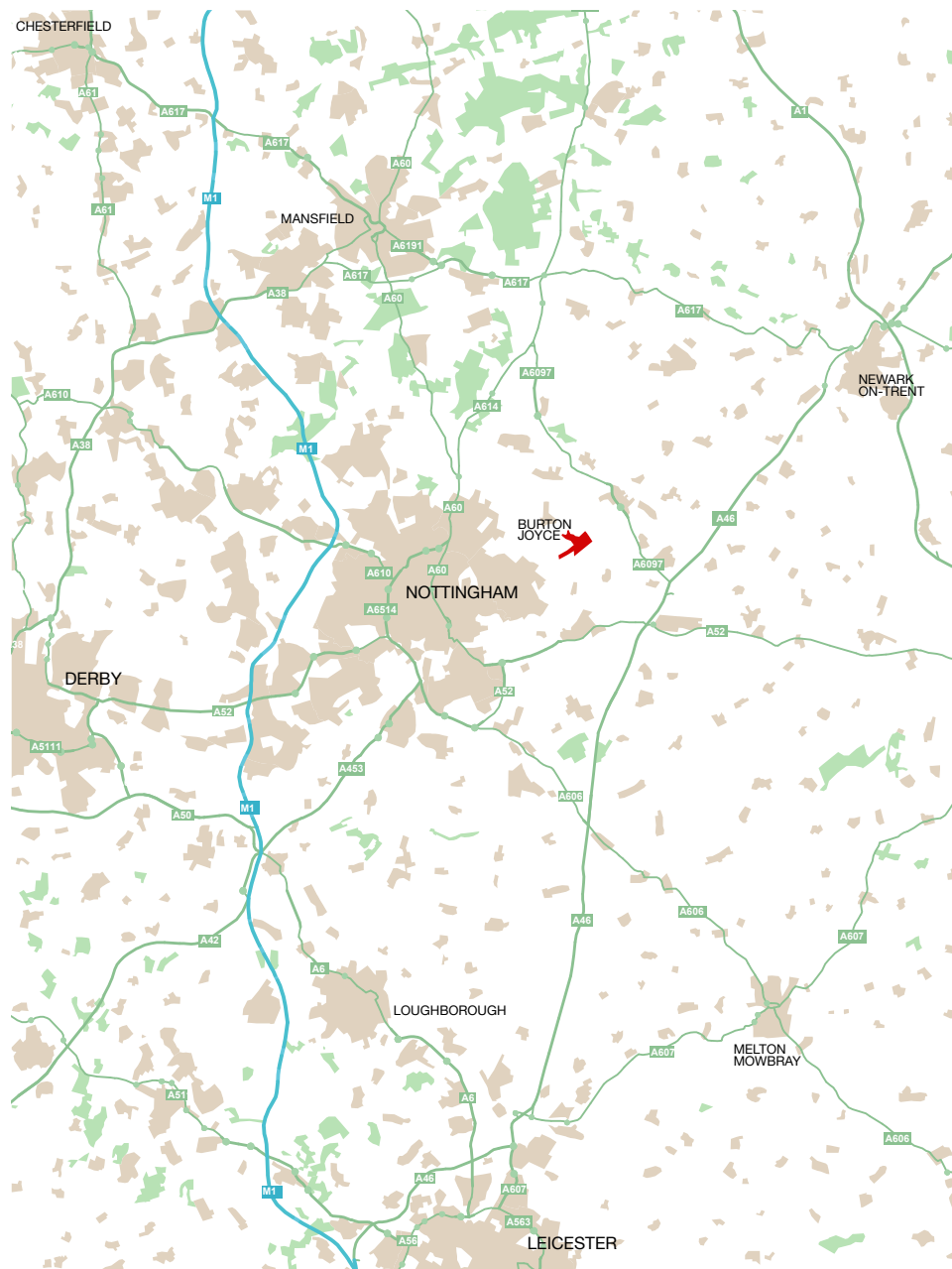
8 Burton Joyce in Context

27. The Parish of Burton Joyce covers approximately 6.5 square km (2.5 square miles)⁸ with the village in the southern part of the Parish. The River Trent forms the southern boundary and the eastern boundary of the Parish is also the District boundary with Newark and Sherwood District Council adjoining.
28. The village is bounded by Green Belt. The Local Plan 2005 identifies secondary ridgelines running west to east across the Parish.
29. *'Complimentary to the need to protect the Green Belt is the need to maintain the visual quality of the ridgelines which surround much of the urban area in Gedling. These ridgelines provide a sense of place which is fundamental to the local character of this part of greater Nottingham.... They provide a sense of containment in most parts and accentuate the close proximity of the countryside to the urban area.'*⁹
30. Whilst this policy has not been directly carried forward, emerging Policy LPD 19 (Landscape Character and Visual Impact) gives weight to the landscape actions set out in the Greater Nottingham Landscape Character Assessment. Policy Zone MN015 proposes the following landscape action *'Ensure built development does not extend above the ridgelines to retain the sharp and distinctive separation between conurbations.'*
31. The urban edge of Nottingham is only 263m from the western edge of the Parish boundary; Nottingham City Centre is only 7 miles away. Map 2 shows Burton Joyce in relation to the wider area.

⁸ measured on google maps

⁹ Local Plan 2005 para 1.73

Map 2 Burton Joyce Parish in Context



8a History and Heritage

32. There was an Iron Age Hill fort atop of what is now Lambley Lane and 'Bertune' was mentioned in the Domesday Book. It was a small village with a church, priest, meadow and woodland pasture, the value of the village being one silver mark. Bertune could mean either 'the farm on the hill' or 'the farm in a fortified place' and for centuries Burton Joyce remained an agricultural village.
33. The impact of the industrial revolution was felt specifically from 1773 when the growth of Nottingham's lace industry spread to Burton Joyce with the first knitting frames. From then on, an industry developed, firstly in cottages where the frames were rented, and later in purpose built workshops housing several machines. During the 19th Century large factories gradually took the work away from the village, but some of the highly skilled knitters continued to operate. Local

knitters became famous for the black silk hosiery that was sought by the aristocracy, and production continued as late as 1923.

34. There are still two workshops in the village, as well as a factory that has since been converted into a private dwelling. Many of the 19th Century rows of cottages that survive were built to house some of the framework knitters and their families, e.g. Rose Cottages.
35. The earliest evidence of local crossings of the River Trent can be found on a 1609 map showing a ford allowing a crossing from Burton Joyce to Shelford (outside the Plan area).

Map 3 based on 1609 Map



Copy of a sketch of Burton Joyce and the ford across the River Trent taken from an original map of Sherwood Forest dated 1609

36. The ford at Burton Joyce was still in use in the early 20th Century, but became unusable in the 1930's when the river was deepened to allow bigger barges to navigate the river taking goods between Nottingham and the East Coast.
37. In the 19th Century Burton Joyce became an attractive destination in the summer for the rich residents of Nottingham looking to escape from the heat, smells and air pollution of this now heavily industrialized city. With the arrival of the train line and station in 1846 the village became popular with day trippers heading for the tea shops that proliferated in the village. Summer houses were also built at this time providing second homes for many rich professionals in the city.
38. Main Street was the historic route through from Nottingham then down and along the Trent Tow Path to the East Coast. Church Drive (A612) was constructed in the 1930's and is now a heavily trafficked route from Nottingham to the East of the country.
39. There are 8 buildings or structures that are listed by Historic England.¹⁰

¹⁰ information about these listed buildings and structures can be found at <https://historicengland.org.uk/sitesearch?terms=Burton%20Joyce&pageSize=undefined&searchtype=sitesearch>

Methodist Church, adjoining school room and boundary wall

St Helens Church

Spire near South Aisle

Manor Farm

Barn, 36 Lambley Lane

Lodge Farmhouse and adjoining stables

War Memorial

Footbridge on Trent Tow path

40. GBC has identified a further 14 non-listed buildings in Burton Joyce which have architectural, historic or townscape interest. These have been identified as Local Interest Buildings as shown in Appendix 1 of the Replacement Local Plan (2005). Following the adoption of the emerging Local Planning Document, the Borough Council proposes to use a robust and proportionate process to prepare a list of Locally Important Heritage Assets which will effectively renew and replace the existing Local Interest Buildings list. These buildings will be protected under Policy LPD31 in the new Local Plan Document. (see paragraph 9.7.2 of the LPD for more info)
41. In addition, the Steering Group has worked with the Burton Joyce and Bulcote Local History Society to prepare a local list of interest buildings that are considered worthy of protection and enhancement. Policy NP7 of this Neighbourhood Plan provides a list of 13 buildings and structures that are of local historical significance which serve to reinforce the character of the area. These are non-designated heritage assets and are discussed in detail in section 19.

8b The People

42. In 2011 the Census recorded 3445 residents living in 1568 homes in Burton Joyce Parish. This was an increase of 52 residents since 2001 and 1484 dwellings.
43. Figure 1 shows the proportion of people of working age, children and older people recorded in 2011.

Figure 1¹¹

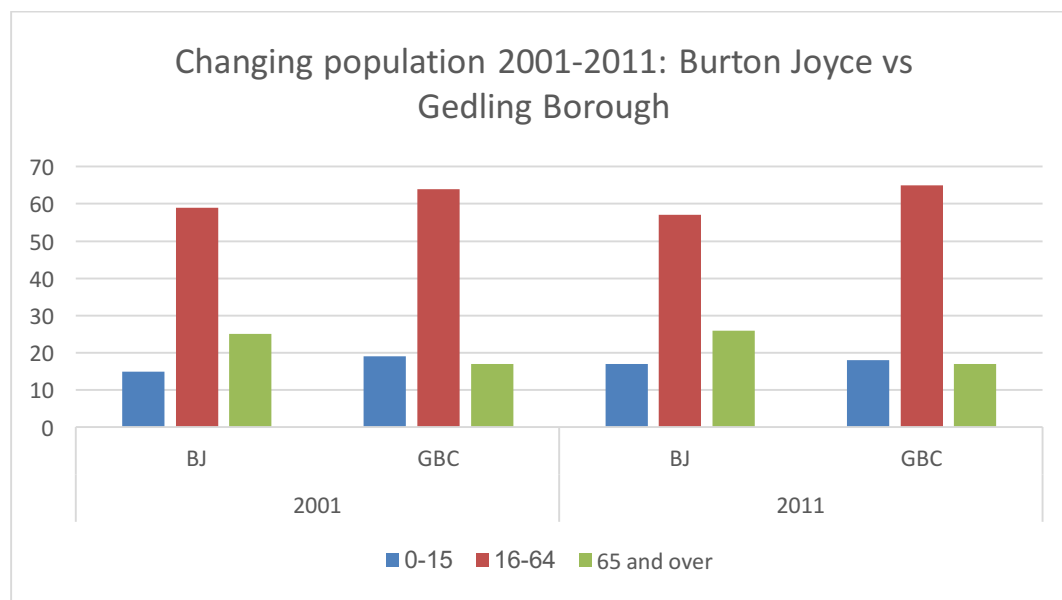


44. It is significant that Burton Joyce has a higher proportion of people over 65 than the national average. Figure 2 compares Burton Joyce's population to that of the District. Burton Joyce has a significantly older population with 26% of the population were over 65 in 2011 compared to a

¹¹ Ref Rural Place Profile 2013

district average of 17%. It is expected that the proportion of people over 65 will continue to increase significantly over the Plan period and future development should reflect this local and District requirement for some smaller dwellings.

Figure 2



45. Sustainable communities require a mix of people of different ages who in turn require houses of differing sizes over their lives. The implications of this are considered more fully in section 7c and policy NP 6.

8c Housing in Burton Joyce

Figure 3 is taken from the ACRE Rural Area Profile and shows the dominance of detached dwellings compared to the national average.

Figure 3

Detached houses	Semi-detached houses	Terraced houses
972	387	79
62.0% of dwellings (England average = 22.3%)	24.7% of dwellings (England average = 30.7%)	5.0% of dwellings (England average = 24.5%)

46. The dominance of detached houses and the evidence of an aging population has implications for the future sustainability of Burton Joyce. Changing social norms and an ageing population fuel a growing demand for smaller dwellings. To ensure the future sustainability of the village, smaller properties for older residents and starter homes for young people should form part of the housing mix on new developments, to reduce the present dominance of large detached family homes.

47. GBCs Local Housing Need Study May 2016¹² which forms part of the evidence base for the Draft Local Plan Part 2 came to similar conclusions: *'It is considered that smaller homes (2 and 3 bedrooms) are needed in Burton Joyce.'*
48. Emerging Policy LPD37 (Housing Type, Size and Tenure) sets out that residential development should provide an appropriate mix of housing subject to housing need and the demographic context of the local area.
49. 69 dwellings (4.7%) in the Parish are classed as Affordable Housing. The planning definition of Affordable Housing is dwellings that are either available for rent or part ownership and are available to people on GBCs Housing waiting list.
50. Affordable Housing as defined will continue to be delivered as part of GBCs policies. Policy LPD 36 reflects the adopted Affordable Housing Supplementary Planning Document 2009, and in Burton Joyce Borough policy requires that 30% of market housing on sites of 15 or more dwellings are required to be Affordable.

8d Amenities

51. Burton Joyce village has a number of important local amenities listed in the table below. The table includes public open spaces described more fully in 8g because they are valued as local amenities.

Table 1

Burton Joyce Village Hall	3 village pubs (2 inc. restaurants)
Poplars Recreation Ground: includes all weather 3G football pitch, grass pitches and a cricket pitch, bowling green and Petanque	Grove Recreation Area ¹³
Co-op	Primary School (344 pupil role with 69% from within the catchment area)
Parish Church of St Helens	Charity Shop
Fish and Chip Shop	Allotments
Chinese Take away	Pharmacy
2 Recycling centres	Post Officer Counter service within gift shop
Roberts Recreation Ground play area for younger children and multi-use games area	Community Church
3 cafes (1 includes bakery)	Estate agents

¹² see

[http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/localplanningdocument/Local%20Housing%20Need%20\(May%202016\).pdf](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/localplanningdocument/Local%20Housing%20Need%20(May%202016).pdf)

¹³ designated a Local Green Space in the Local Plan part 2

Riverside Land ¹⁴	Millennium Memorial Site ¹⁵
Library	Old school building
Old Church Hall	Carnarvon Room
Village Hall	

52. In 1986 a survey of Burton Joyce was undertaken stating that, apart from clothes, most things could be purchased in the village although *'Many people expressed a need for a fish & chip shop or a Chinese take-away & a cake-cum-tea shop'*. The village now has all these three amenities but compared to 1986 it does not have the butcher, dedicated post office, bank or hardware store that it did have 30 years ago. Such a trend is typical of a much wider change in retail patterns.
53. Burton Joyce residents have the capability to access super-fast broadband.
54. Burton Joyce is on the main bus route between Southwell (a market town 9 miles to the east) and Nottingham. A regular service Monday to Friday (every 30 minutes for most of the day) provides good access to the City and neighbouring towns. There is a 2-hourly service on a Sunday
55. Map 4 shows the range of amenities and community facilities in the Parish.

¹⁴ designated a Local Green Space in the Local Plan part 2

¹⁵ designated a Local Green Space in the Local Plan part 2

Map 4: The Range of Services and Community Facilities in Burton Joyce



56. The Carnarvon Room was the first National School in the village provided by Lord Carnarvon in 1850. The building quickly became too small and the building known as The Old School was built in 1867. The Carnarvon Room became a Reading Room and the Old school building was the Primary School for the village until the 1960s when the present Primary School was built.
57. The Old school building remained in the ownership of the Church Trust and was the regional office for the British Trust for Conservation Volunteers until 2017 when it came under the management of the Parish Council on a long lease.
58. Part of the consultation on the Neighbourhood Plan included discussion about the future use of this building and grounds. The building's historic frontage and boundary wall are important elements reflecting the village's historic past. The unsympathetic redevelopment of the row of shops opposite in the 1950s and the site that is now the Co-op means that the Old School building and boundary wall play an important role in reinforcing the historic character of the village. A character that has been lost from most of the village centre.

8e Economy

59. The proportion of economically active residents in Burton Joyce is broadly aligned with national averages at 69% of the population. However, 16% of those working full time work more than 49 hours a week compared to 13% nationally. More people are self-employed (14% compared to 10% nationally) and 6% of people work from home all the time compared to 3.5% nationally. However, 16 % of residents work 49+ hours a week and double the proportion of people work from home (nearly 7% or 60 people) compared to the national average.¹⁶
60. There are a wide range of businesses within the Parish from farms and associated businesses like livery yards to financial and legal services. This is in addition to the 135 plus people who work from home (or run their businesses from home¹⁷) in the Parish.

Local (Village) Centre

61. The 2005 Local Plan defines the Local Centre for the village. The Publication Draft Local Plan part 2 retains the existing boundary and establishes that the uses related to protecting the vitality of the village centre will be supported.
62. The role of the village centre is very important in meeting the needs of local people especially those who are less mobile. The row of shops on Main Street were built in the 1950s the Co-op has occupied a central plot in the village since 1960s.
63. This has been the historic centre of the village where shops have clustered for two hundred years, more recently there are several retail and commercial businesses outside the Local Centre on the A612.
64. There have been several proposals for environmental improvements to the village centre to enable better pedestrian movement between the row of shops and the Co-op. The most recent scheme was in 2013 when the County Council and Groundworks submitted to the Parish Council costed proposals for environmental improvements to the village centre. These were widely

¹⁶ data taken from Census 2011 summed up in Rural Area Profile on neighbourhood plan web site

¹⁷ 2011 census states that 135 people work from home full time significantly more people work from home some of the time

supported not only because they enhanced the appearance of the village centre but because they improved pedestrian movement across Main Street and to the row of shops. Cutbacks meant that the public funding needed was then lost and the scheme was never implemented.

65. Feedback in the Household Survey confirmed that access to the shops on Main Street was difficult for people with mobility issues due to the steep slope to their entrances and the Parish Council will continue to seek funding to ensure this environmental improvement scheme is implemented over the lifetime of the Neighbourhood Plan. This is a project listed at Appendix A.

8f Traffic and Car Parking

66. With the increase in car usage, an ageing population and the proposals in the emerging Local Plan Part 2 for additional housing development in the Parish, the demand for parking spaces near the concentration of shops will continue to increase. The topography of the village, with much of the housing built up the hill side, means that many older residents prefer to drive into the centre.
67. The Co-op car park is very well used, has 29 spaces (including 4 for disabled users or mother and child) and operates a 2-hour maximum parking stay. At peak times (around school drop off and pick up and on Saturdays it is frequently full). Many residents also park in the Cross Keys car park (which has about 24 spaces) although this is not a formal arrangement. There is also limited off street provision for the doctors (4 patient spaces and 4 spaces for staff).
68. Consequently, many people park on the roads around the village centre. The roads are very narrow in places reflecting the historic street pattern. Feedback from the Household Survey revealed that on street parking around the village centre created traffic hazards and affected pedestrian safety.
69. The A612 is a major through road from Nottingham to the east. There is anecdotal evidence to indicate that the widening of the A46 (a major north south trunk road running down the east of the country that is outside the Parish) has exacerbated the general rise in traffic in recent years.
70. The volume and speed of traffic was a significant cause of concern. 80% of respondents in the survey considered it important or very important. The state of the roads (particularly on Main Street) was the most important issue for 65% of respondents.

8g Landscape Character

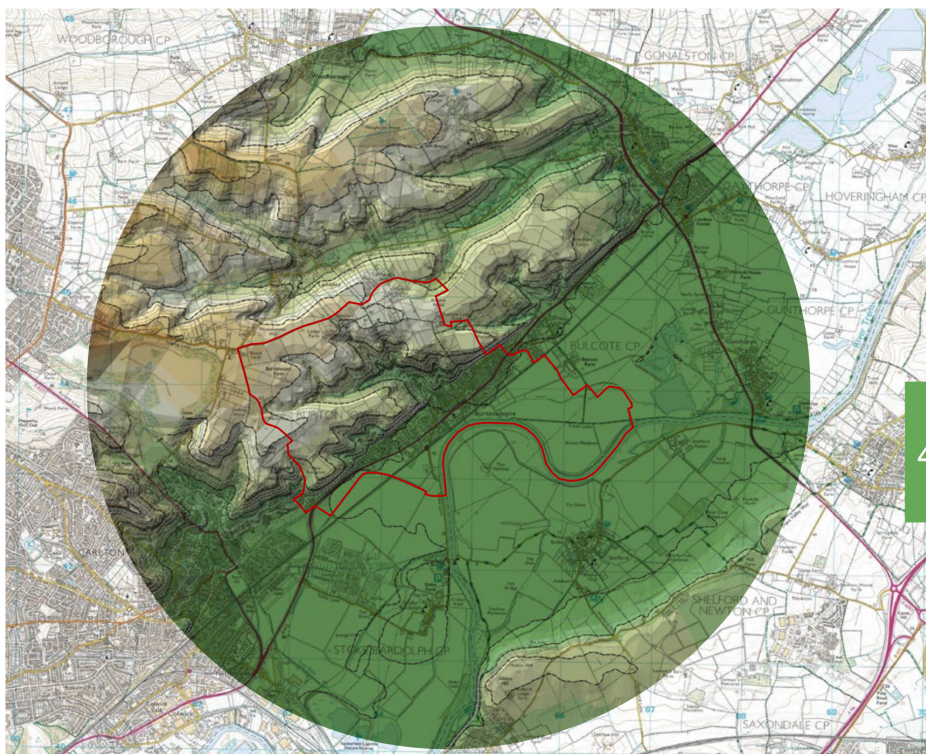
Feedback from the Household Survey shows how highly residents value the natural environment within and around the Parish. Table 2 is an extract from Household Survey

Table 2 Q1: What do you like about living in Burton Joyce?

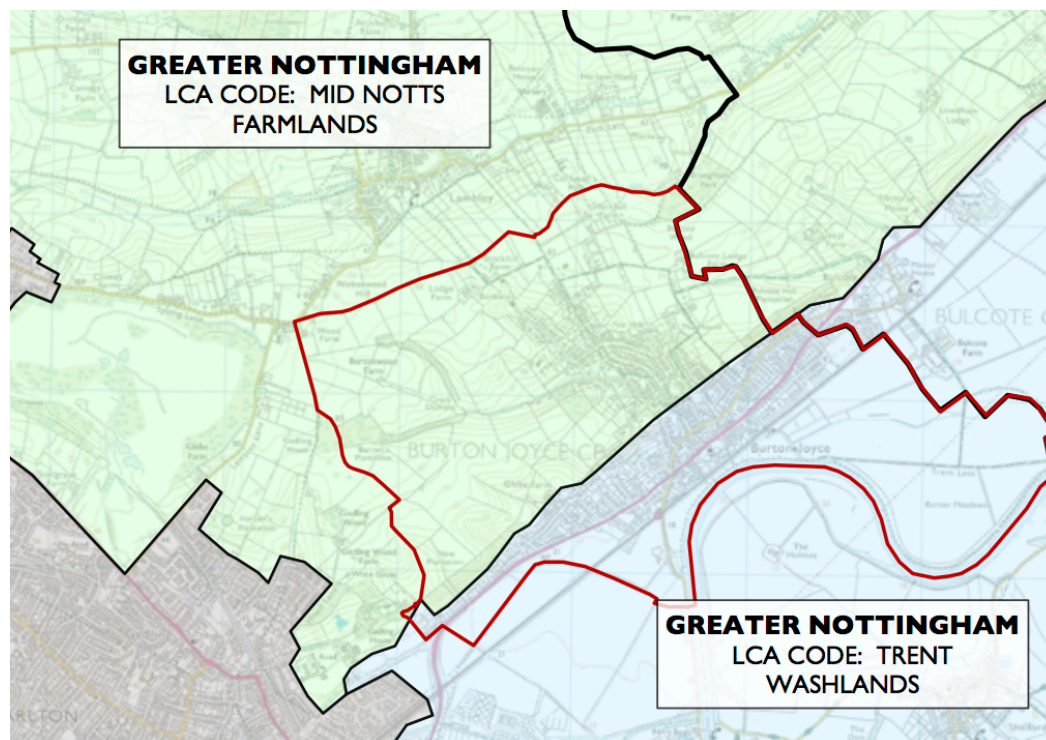
	% Score important or very important
Rural atmosphere	91
Views over the Trent Valley	78
Easy access to the countryside	93

71. Section 4 of the Village Appraisal provides a detailed analysis of the Landscape Character of the Parish. The section is arranged to consider the National Landscape Character, the Local Landscape Character and how to manage change in Burton Joyce whilst minimising the impact on this character.
72. Burton Joyce lies within 'NCA 48: Trent and Belvoir Vales'. Cultural heritage is evident in the Trent and Belvoir Vales NCA with the overall settlement pattern little changed since medieval times. Rural tranquillity is still a feature over much of the area; however, significant residential and infrastructure development pressures exist from the main settlements and major roads that traverse the area.
73. Map 5 taken from the Village Appraisal shows the underlying topography of the area and how it relates to landscape character. The Parish is outlined in red.

Map 5: National Character Areas, Topography and Burton Joyce Parish



74. At a local level Burton Joyce lies within the Greater Nottingham Landscape Character Area.
75. The Parish is 'split' with the south-eastern part (at a lower elevation) lying within the *Trent Washlands* landscape character area and the portion that rises up the valley side characterised as *Mid Nottinghamshire Farmlands*.
76. Map 6 shows these Landscape Character areas.

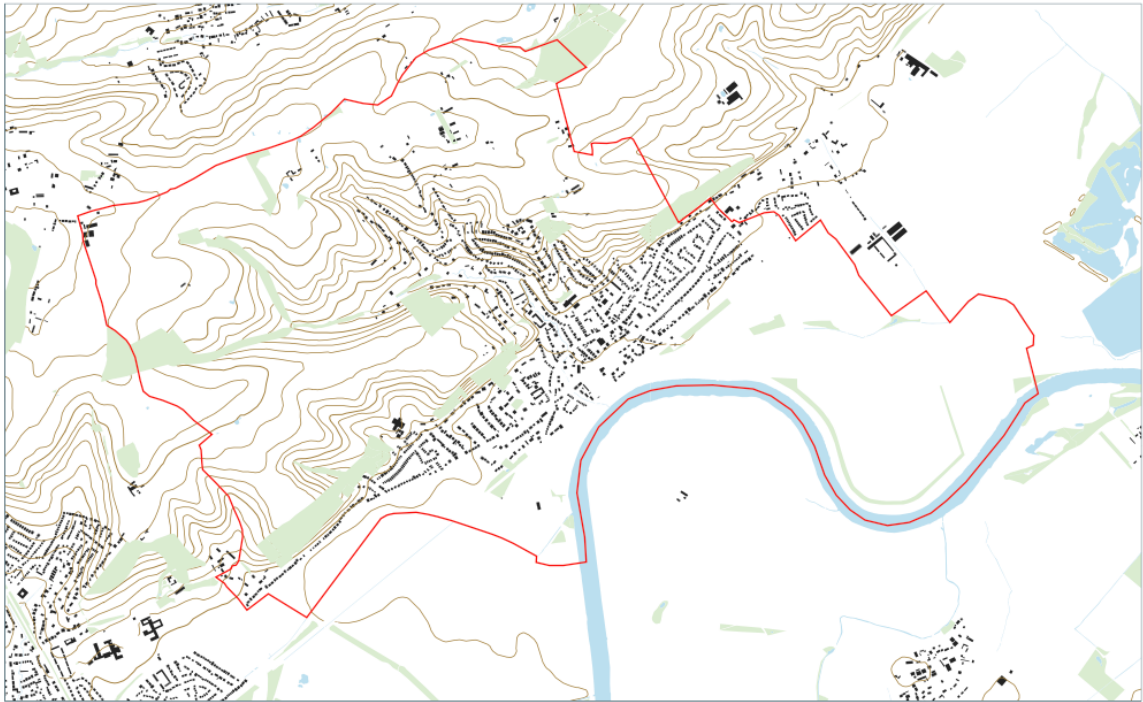
Map 6: Local Landscape Character Areas

77. These landscape character areas are then further divided into a series of 'policy zones', intended to tie into local planning policies, which set out the characteristics, sensitivity and some landscape actions (amongst other details) for each of the local areas.
78. The Trent Washlands Policy Zones that cover Burton Joyce Parish are TW05, TW06 and TW51. The *Trent Washlands* are generally characterised by a flat, low-lying landscape dominated by agricultural fields that also act as a flood plain. Depending on proximity there tends to be a strong suburban influence, in particular around Carlton and Burton Joyce. The valley floor has an enclosed character and views are restricted by topography and woodland and tend therefore to be 'channelled' along the valley.
79. The *Trent Washlands* have a generally low to medium sensitivity to development, with poor to moderate condition. A number of detractors are noted throughout the area, which partly cause the poorer condition. These include pylon lines and busy transport routes.
80. The *Mid Nottinghamshire Farmlands* Policy Zones relate predominantly to the northern, more elevated parts of Burton Joyce MN015. The *Mid Nottinghamshire Farmlands* have a generally high sensitivity to development, with a good to very good landscape condition. The sensitivity and condition are combined to provide the context for suggested landscape actions for the *Mid Nottinghamshire Farmlands*.
81. For each of the Policy Zones there are landscape actions these are listed at Appendix B.
82. The fact that Burton Joyce straddles two character areas and is within 1.86 miles¹⁸ of the urban edge of Nottingham demonstrates why the Green Belt designation that surrounds the village is vital to protect the rural setting and valued landscape character of the Parish.

¹⁸ measured from the centre of the village to the Colwick loop road where it meets the B686

83. Map 7, taken from the Village Appraisal¹⁹, shows the topography of the Parish; the contrast of the two character areas is clear.

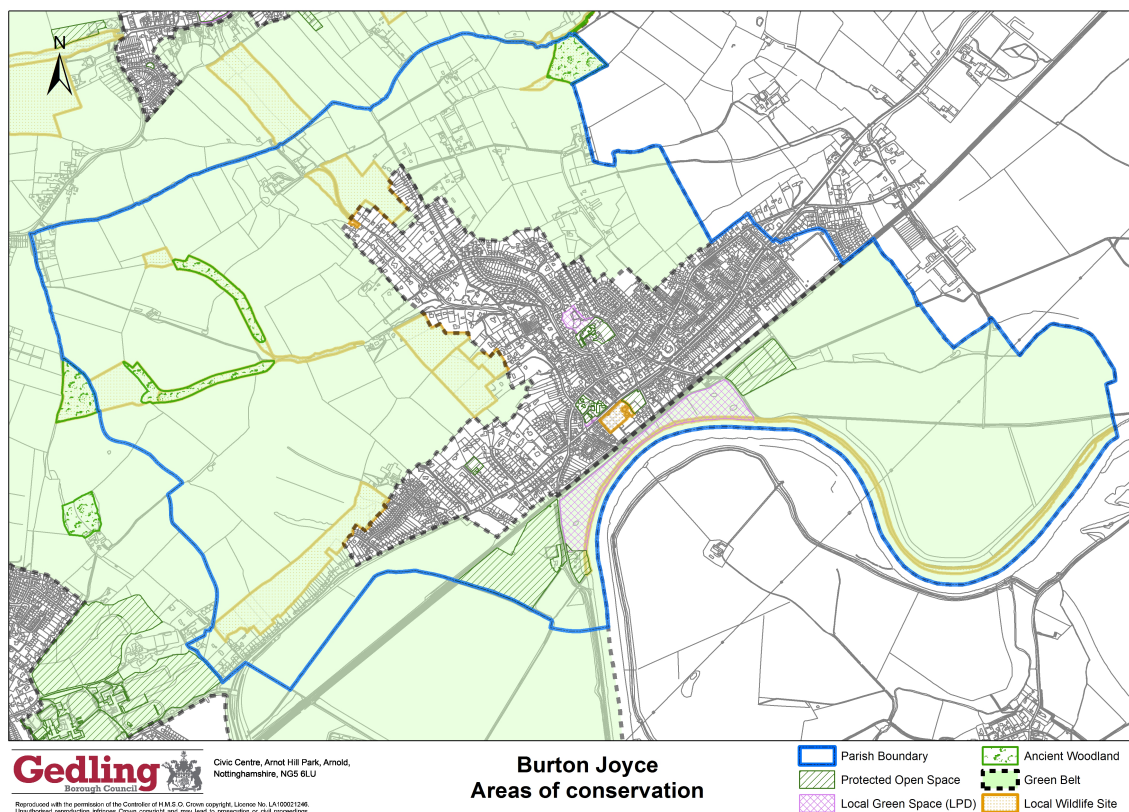
Map 7: Topography of the Parish



8h Areas of Nature Conservation

84. Map 8 is an extract from the Publication Draft Local Plan and shows the extent of the Green Belt and the areas of importance for nature conservation (which include Local Wildlife Sites, Ancient Woodland and Local Green Spaces). The River Corridor not only provides an area rich in wildlife but provides a highly valued open space for active leisure and recreation.
85. Local Wildlife Site designation is managed by the Nottinghamshire Biological and Geological Records Centre on behalf of Gedling Borough Council. The designation and status of sites is regularly reviewed and updated reflecting the relevant evidence.

¹⁹ Burton Joyce Village Appraisal is an appendix to this Plan but it a separate document due to file size see on the NP website at <http://www.bjneighbourhoodplan.org.uk>

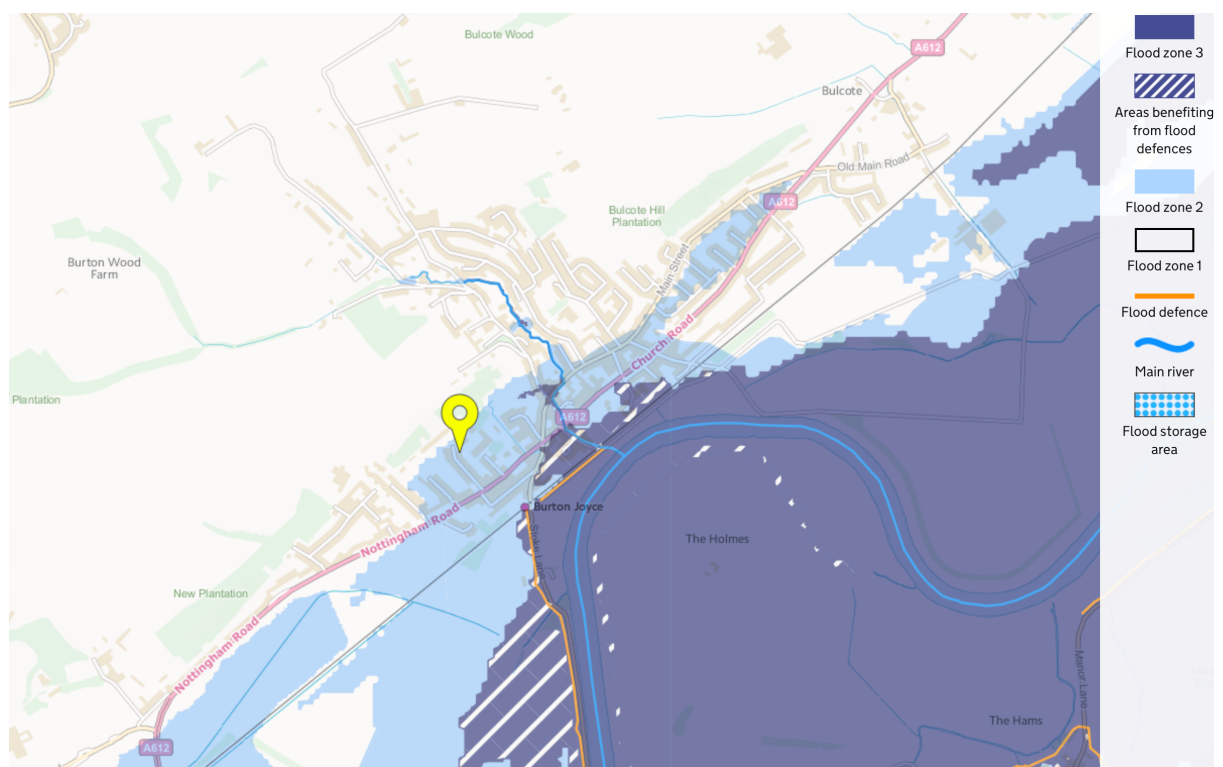
Map 8: Areas of Nature Conservation

86. Map 9 below is taken from the environment agency web site²⁰ and shows the flood zones for the Parish.
87. Flood zones are mapped by the Environment Agency (EA) but they only show the areas at risk from fluvial (river) flooding. There are 3 flood zones as defined by the EA; Flood Zone 1, 2 and 3. These areas have been defined following a national scale modelling project for the EA and are regularly updated using recorded flood extents and local detailed modelling.
88. The flood zones are based on the likelihood of an area flooding, with flood zone 1 areas least likely to flood and flood zone 3 areas more likely to flood.
89. Areas deemed to be in flood zone 1 have been shown to be at less than 0.1% chance of flooding in any year, this is sometimes known as having a 1:1000-year chance. There are very few restrictions in terms of flood risk to development on flood zone 1 areas, the exception is for development over 1ha in size which must have a flood risk assessment undertaken as part of a planning application
90. Areas deemed to be in flood zone 2 have been shown to have between 0.1% – 1% chance of flooding from rivers in any year (between 1:1000 and 1:100 chance) or between 0.1% – 0.5% chance of flooding from the sea in any year (between 1:1000 and 1:200 chance).

²⁰ see <https://flood-map-for-planning.service.gov.uk/summary/464267/343520>

91. Flood zone 2 development needs to submit a flood risk assessment as part of its planning application which shows the risk of flooding to the site.
92. Areas within flood zone 3 have been shown to be at a 1% or greater probability of flooding from rivers or 0.5% or greater probability of flooding from the sea. Flood zone 3 development needs to submit a flood risk assessment as part of its planning application.
93. The risk of flooding in the village has been reduced since the construction of flood defences in 2000. Flooding incidents since then have been due to surface water run off that occurs in times of very heavy rain as water runs off the ridgeline and down into the village. The site allocation for Orchard Close is required to have a site-specific flood risk assessment focusing on surface water flooding in recognition of this issue.

Map 9: Flood Zones



94. The 2005 Replacement Local Plan identifies the area potentially at risk of flooding (the extent is similar to the updated EA map above.) Policy ENV41 sets out the requirements for development in these areas. Policy LPD3 in the draft Local Planning Document accords with more recent NPPF and NPPG guidance.

Burton Joyce Today: Challenges and Opportunities

95. A SWOT analysis was undertaken by the Neighbourhood Plan Steering Group (see Appendix C). Table 3 is a summary of the issues identified based on the SWOT analysis and the extensive consultation undertaken prior to drafting the Neighbourhood Plan.

Table 3: Issues and Proposed Neighbourhood Plan Response.

Issue	Background	Proposed Neighbourhood Plan Response
Developer pressure has seen a number of speculative planning applications in the Green Belt that would erode landscape character. NP seeks to ensure that the landscape character that surrounds Burton Joyce village is protected	Rural location, setting and access to countryside significant in consultation; Green Belt and LCA assessment confirms value of landscape and need to conserve in most of the Parish and create in the area around the river corridor.	Policy to protect the landscape character of the Parish based on a thorough analysis of the landscape value and the setting of built environment. Village Appraisal Study produced prepared jointly by a landscape architect and urban designer.
The design of development in recent years has not always been sensitive enough to the existing character of the Plan area.	Design in Burton Joyce is eclectic- but there are common materials and styles and the design of development can either reinforce or diminish this character.	A better understanding of existing design based on the Village Appraisal will form the basis of Burton Joyce specific design guidelines. Use of design guidelines from this Appraisal to form basis of design policy.
Housing mix and type; sites that would have been suitable for smaller dwellings near the centre of the village have secured planning permission for large executive homes	Dominance of detached housing alongside an ageing population meeting means more smaller dwellings are needed to meet local needs	Policy to support the provision of smaller dwelling particularly on sites near the village centre
There may be continued infill development within the existing settlement that could continue to erode	Continued infill development will have an impact on the appearance of the village	Provide a policy framework for infill development in Burton Joyce village.

Issue	Background	Proposed Neighbourhood Plan Response
the character of parts of the Plan area.		
Extend provision of community facilities	Focus of ideas for village center – encourage environmental improvements to include the opportunities to improve the Old school building	Policy framework to protect the heritage value of the Old school building in this key location whilst encouraging sympathetic renovation for a mixture of community uses.
Heritage	There are buildings that are not listed but that warrant recognition of their local heritage value of the remaining fragments of historic character are to be protected.	Policy to identify non-designated heritage assets and to recognise their historic merit on contributing to the character of the Parish.
Improve and extend existing non-vehicular routes	New development on the edge of the village will have implications for the footpath network. There is also the potential for extending cycling and walking routes along the river corridor and improvements to footpaths within the village. Safety issues relating to the narrow footpath along A612 need addressing	Policy to consider these issues and to require new development to demonstrate how it has safeguarded the existing footpath network. Project to seek ways to secure additional investment to improve the walking/cycling experience in the Parish.
Sustaining the village centre	Limited on street parking creates difficulties for those who need to drive to the village to access local services. It also causes congestion and is detrimental to road safety for pedestrians. Environmental	Policy to encourage environmental improvements to make the village centre a safer and more attractive place.

Issue	Background	Proposed Neighbourhood Plan Response
	improvements in the village centre to improve pedestrian movement and enhance the appearance have been proposed in the past	

9 Community Vision

96. This vision has been prepared by the Steering Group and endorsed by the community based on the consultation events and questionnaire feedback.

‘In 15 years’ time Burton Joyce will be relatively unchanged. It will maintain its natural beauty surrounded by greenbelt. It will provide a safe environment with a broad range of local facilities and a pedestrian friendly centre, which is commercially attractive to existing and new businesses. It will retain its village identity and strong community spirit. Appropriate and sustainable development will continue to meet its demographic needs, be of a high quality, and be sensitively located in keeping with the size and character of the village.’

10 Community Objectives

97. A range of issues were raised throughout the early consultation process. The objectives below reflect the greatest concerns and the area of focus for this Neighbourhood Plan.

Community Objective 1: Ensuring that all new development is designed and located so that it minimises its impact on the natural and built environment, whilst providing direct benefit to local people by:

- a) Being suitable to meet Parish needs, and
- b) Being informed by the Village Appraisal (as well as other District and County studies),
- c) Being underpinned by extensive local consultation, and
- d) By not exacerbating the existing flooding issues in the village.

Community Objective 2: Ensuring that all new development is designed so that it

- a) respects the materials, style, and layout of the existing settlement (where applicable), and
- b) enhances, rather than diminishes, the existing character of Burton Joyce Parish

Community Objective 3: Ensuring that the landscape character of Burton Joyce Parish is protected so that

- a) Burton Joyce remains separate from the Nottingham built up area
- b) The long views and vistas from the ridgelines above the village looking south across the Trent Valley are protected

c) The soft green edges of the village remain with immediate walking access to high quality landscape areas along the river and north over the ridgelines.
Community Objective 4: Ensuring that future housing growth provides a mix of house types particularly smaller dwellings to meet local as well as district need for properties for downsizing and for starter homes.
Community Objective 5: Seeking opportunities to maintain and enhance community facilities within Burton Joyce particularly the renovation of the Old school building.
Community Objective 6: Encouraging development that improves the village centre.
Community Objective 7: Seeking opportunities to improve and extend the walking and cycling routes through the Parish.
Community Objective 8: Encouraging pre-application community consultation ²¹ so the community and developers can work together to produce schemes designed to a high standard and in the most appropriate locations

11 Embracing Sustainable Development Principles in Future Development Proposals

98. The NPPF states that there are *‘three dimensions to sustainable development; economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:*

- **an economic role** – *contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- **a social role** – *supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and*
- **an environmental role** – *contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

These roles should not be undertaken in isolation, because they are mutually dependent.’

99. The planning system must balance up these dimensions to ensure the vitality of communities.

100. The policies in this Neighbourhood Plan provide a planning policy framework to ensure that future development will be sustainable for Burton Joyce.

101. Sustainable Development in Burton Joyce means:

- High quality design to enhance the distinctive historic and rural character of Burton Joyce.

²¹ This objective is about improving the process of engagement and is considered an aspirational policy

- Development that does not place unacceptable additional burdens on the Parish's infrastructure (particularly the drainage and the narrow village roads).
- Seeking creative design solutions that also result in improved pedestrian and cycling connections within and through the village.
- The provision of a wider range of house types to meet the needs of local people across their housing life cycle.
- Supporting development that provides additional community facilities.
- Sustaining the attraction of the village centre by seeking ways to reduce the issue of on street parking within the village and by promoting an environmental improvement scheme.

102. The Parish Council will work proactively with developers to find joint solutions at the pre-application stage. Section 12 sets out a process that will enable this to happen, wherever possible, to secure development that improves the economic, social and environmental conditions of the village.

12 Consulting the Community: A Key Principle

103. This Plan is a reflection of the community's need to have greater involvement and influence in development proposals that come forward between 2017 and 2032. The importance of pre-application consultation is endorsed in paragraph 188 of the National Planning Policy Framework.

²²

104. This community knows their area and wants to be involved constructively in ensuring new development is well designed. The key principle strongly encourages applicants who are submitting plans for new build or replacement buildings to talk to the Parish Council prior to a scheme being submitted for planning permission.

105. Encouraging consultation between developers and the Parish Council at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage in the process. This process should result in a scheme that is more acceptable to the community and is more likely to secure approval by GBC.

106. This key principle sets out how developers should work with the community and the Parish Council.

Pre-application Community Consultation

- 1. Applicants submitting development proposals (other than for residential extensions) are encouraged to actively engage in consultation with the Parish Council and the community as part of the design process at the pre-application stage.**

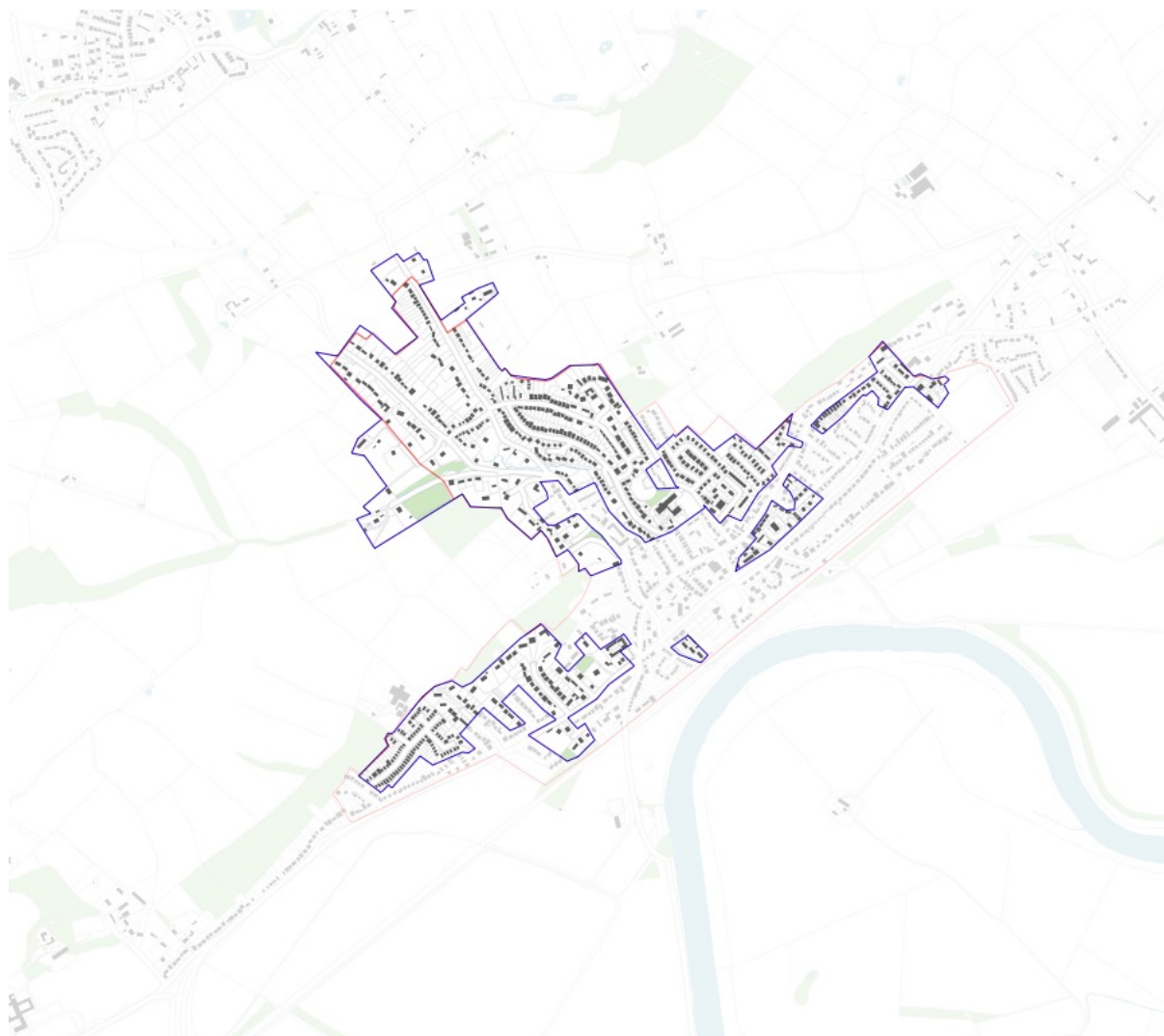
²² para 188 of the NPPF 'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcome for the community'.

2. The planning application should include a short document explaining how the proposals being submitted have addressed the views of and any issues or concerns raised by local people and the Parish Council.

Neighbourhood Plan Policies

13 Spatial Strategy

107. Periods of national house building in the Parish have determined growth during the 1950's, through to the early part of the 21st century. The Village Appraisal shows how relatively recent house building created small to medium sized estates located up the hill side (particularly Foxhill Road and Hillcrest Gardens) that are prominent in the landscape. The linear form of Burton Joyce has become extended as houses spill up the hillside.
108. The Village Appraisal provides a full analysis of how the village grew and has identified character areas based on this evolution.
109. From around the 1950s to the 1980s, the village grew to the north west in earnest, with denser development along the lanes running up the escarpment. In the Village Appraisal, this is classed as the modern era.

Map 10: houses built primarily between the 1950s and 1980s

110. Much of the housing stock in this area of the village is of low value in character terms, but sits in the most sensitive part of the settlement in landscape terms.
111. The recent estate houses have tended to use either brick or processed stone with more suburban styling and limited reference to local building styles and colour palette.
112. A recent trend in Burton Joyce is the introduction of large, private dwellings into back land or redeveloped plots. These are distributed reasonably evenly throughout the village, although they cluster more on the historic lanes running north.
113. In 2017 planning permission was granted for development at Glebe Farm of 14 dwellings²³. This is in the Green Belt and is an incursion up the slope that can be seen from the valley floor.
114. The figures in table 4 are taken from the Detailed Housing Trajectory supplied by GBC to the planning inspector at the Local Plan hearing May 2017. It shows the quantity of past completions from 2011, extant permissions and allocations in the Publication Draft Local Plan.

Table 4: Detailed Housing Trajectory updated 2017

²³ Planning application ref 2016/0306

Completions since 2011	Planning Permissions	Site Allocations	Total
12	29	38	79

115. If all these permissions are built out and the sites allocated as per the Publication Draft Local Plan Part 2 this is only one dwelling short of the number proposed as a minimum in the Draft Publication Draft Local Plan LPD 64.
116. Feedback from the Household Survey showed that 80% of respondents like Burton Joyce because of its current size. In relation to future development 65% of respondents strongly supported only further infill development and 69% supported only small-scale development i.e. up to 5 dwellings. Conversely 70% do not want any further large development (defined as 16 or more dwellings).
117. The Spatial Strategy set out in Policy 2 of the Greater Nottingham Aligned Core Strategy states that the level of development in Burton Joyce is to meet local need only. Gedling Borough's Local Housing Need (2016) document sets out that between 70 to 90 new homes will be required in Burton Joyce up to 2028 to meet local need.
118. The Local Plan Document requires a density of 20 dwellings per hectare across the parish. However, the density around the village core is greater than this reflecting historic development patterns and the cluster of buildings near to the centre of the village. This is defined as the built-up area of the village within 5 minutes' walk of the centre and is shown on Map 14. Density on infill or redeveloped sites within 5 minutes' walk from the village centre could be higher (this also reflects the support for smaller dwellings in this area see Map 14 and Policy 4.)
119. NP1 balances the views of the community and recognises the likelihood that at least 80 dwellings will be built up to 2028 with the need to provide some flexibility to deliver a small number of additional dwellings to reflect the ethos of the National Planning Policy Framework.
120. NP 1 sets out the Spatial Strategy or broad approach to the overall distribution of development across the Parish. NP 1 is based on the principle of sustainable development as set out in paragraph 7 of the NPPF.

NP 1 Spatial Strategy

- 1. All development in Burton Joyce Parish should be located so that it can make a positive contribution towards the achievement of sustainable development by;**
 - a) meeting development needs within the existing built up area of the village as defined in Borough policies; and**
 - b) ensuring that the density of development is on average 20 dwellings per hectare but can be higher in the central core (defined as 5 minutes' walk from the village in the built-up area and show in Map 14) where this reflects the surrounding development characteristics; and**

- c) conserving and where possible enhancing the landscape character and setting of the settlement in line with the recommendations of the Landscape Character Assessment and the Burton Joyce Village Appraisal; and
 - d) avoiding the risk of damage to areas of importance for nature conservation; and
 - e) maintaining and where possible enhancing accessibility to a good range of services and facilities and not putting an unreasonable burden on the existing road network, local schools and doctors' surgeries.
2. Development proposals are required to demonstrate that;
- a) there remains a large area of open countryside to the south of the A612 beyond Mill Field Close to provide a clear distinction and sense of openness between the edge of the Nottingham built-up area and the built-up edge of Burton Joyce village;
 - b) landscape schemes for development on Whitworth Drive maintain the wooded slopes around the dwellings to reinforce the open character of this area which forms an important rural edge despite the closeness of these dwellings to the edge of the Nottingham built up area;
 - c) on the upper slopes to the east of the built-up area the village does not encroach on the open fields that are prominent from across the Valley.
3. Development proposals that are within the existing built up area will be supported where they can demonstrate that they satisfy the principles of sustainable development set out in NP 1(1).

14 Protecting the Landscape Character of Burton Joyce Parish

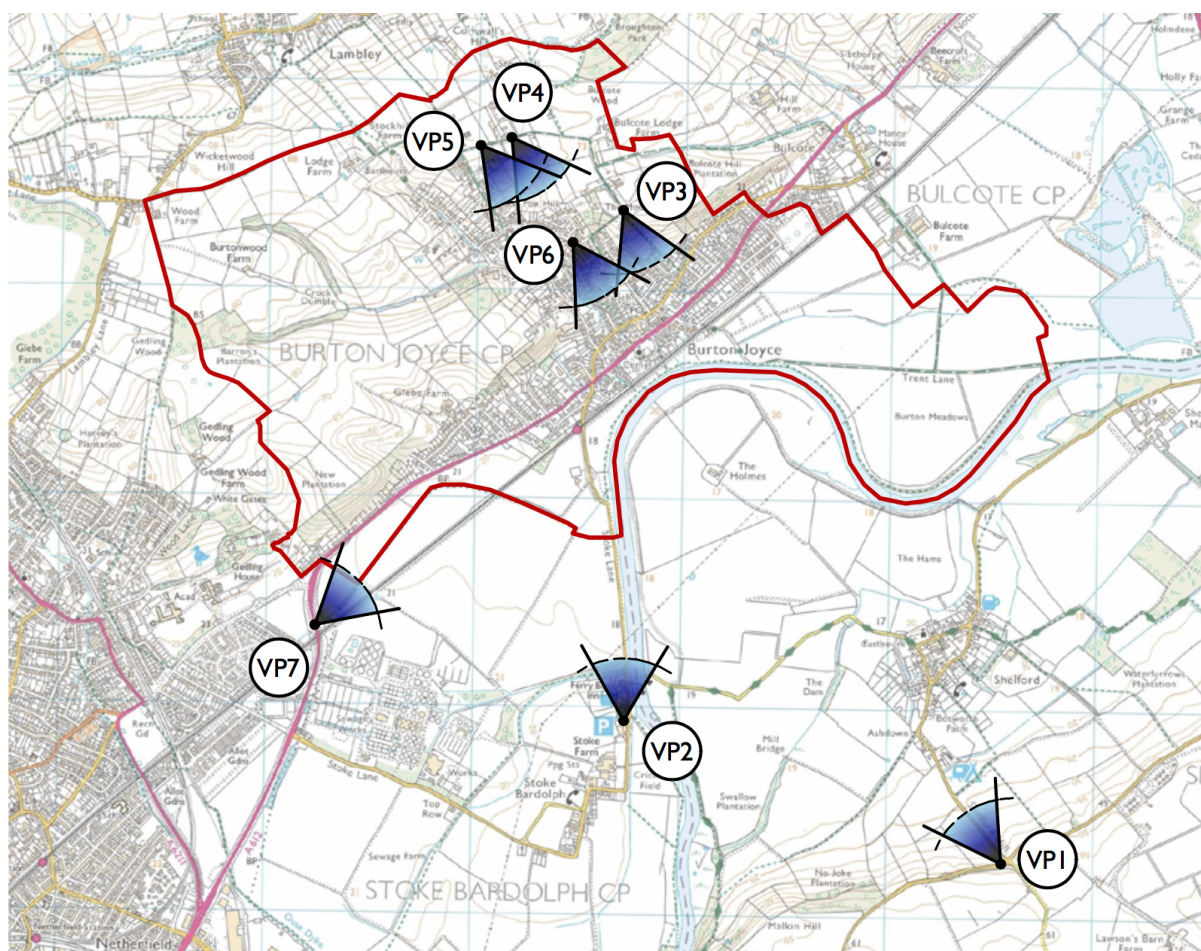
Significant Views

121. Topography is the main influence in creating the views around Burton Joyce, with the contrast between the rising ground to the north west and the Trent Valley to the south east being especially evident. It is this combination of slope and expanse that enable the characteristic expansive views out (and also in) across the Trent Valley.

122. The Village Appraisal considers key viewpoints that look into or out of the village. The topography of the area means that some of these are long views from across the valley. The long views are important in understanding how the village sits within the wider landscape. 77% of respondents in the Household Survey considered the long views over the Trent Valley as important or very important.

Appendix E provides photographs and description for each. These views, taken from locations that are freely accessible to the general public, are an integral part of the landscape character of the Parish.

123. Where viewpoints are outside the parish boundary this is only to demonstrate the long views across to sites within the Parish; there is no assumption that the policies in this Plan can control development outside the parish boundary of Burton Joyce.

Map 11: Significant Views

124. Development should not have a significantly adverse impact on these view corridors. Ensuring that size, scale, use of materials and on-site landscaping are complementary will mean the development will nestle within the settlement and not be unduly prominent.
125. The Burton Joyce Village Appraisal notes that *'trees exert a strong influence on local landscape character. Individual trees within the village frame and control views, and 'soften' built form as viewed from a distance. Blocks of woodland frame the settlement and screen areas of housing.'*²⁴
126. The Landscape Character section of the Village Appraisal notes that *'The strong agricultural presence is a key landscape characteristic around Burton Joyce'*. The fields by the river are used for grazing dairy cattle, with sheep and lambs grazed on the sloping fields either side of the public footpath that extends from the end of Hillside drive (and will be impacted by the Orchard Close site allocation). On the high ground over the ridgeline the farms provide livery services with horses and some cattle grazing.

Managing Change

127. The distinctive landscape in the Plan area is a key defining characteristic that strongly informs the Parish. The long views identified in the Village Appraisal, particularly but by no means

²⁴ see Burton Joyce Village Appraisal page 29 at www.bjneighbourhoodplan.org.uk

exclusively from Shelford Crossings looking north to the village and from the public footpaths on the top ridgeline looking south across the Trent Valley, are a key feature of the area.

128. The significance and quality of the landscape is recognised in the number of nature conservation areas including ancient woodlands, the Dumbles and the wildlife corridor along the river valley.
129. The landscape quality is a key component of the character of the area and the most significant factor in providing a quality of life that residents enjoy.²⁵ District and National planning policy, particularly the Green Belt has prevented coalescence of the western edge of the Parish with the conurbation of Nottingham. The need to maintain the Green Belt around the village is vital to ensure the identity of Burton Joyce remains distinctive from the built up urban area.
130. In the Household Survey 92% of respondents considered retaining the Green Belt as important of very important.
131. The landscape analysis in the Village Appraisal identifies 3 pressures that could affect landscape character. These are taken from the Village Appraisal and summarised in the table below.

Table 5

Pressure on the Landscape Character	Implications for Development
The desire to build larger houses and to continue development uphill following the lines of the Dumbles on streets like Lambley Lane and Bridle Road, up to higher ground. To expand into the open fields on Orchard Close up the hill would close the gap and prevent views across the valley.	New development should be concentrated within the existing built-up area. In particular, development on higher ground towards the ridgeline should be resisted. It is especially important, to conserve the character of the village setting, to avoid built development along the horizon line as viewed from across the valley. This would help to maintain the quality of views across the Trent valley. Some development may be accommodated close into the existing built form, at a lower elevation and using strong planting belts (running horizontally with the contours) to reduce visual impact and connect with existing blocks of vegetation.
Coalescence of Burton Joyce with the Nottingham built up area particularly around Whitworth Drive.	New development should be located close to the existing centre of Burton Joyce; maintaining open space to the south of Nottingham Road would help to maintain a separate identity.
Burton Joyce has a very strong and relatively 'tree rich' setting ...Loss of trees within the village itself as forest-sized trees reach over-	Built development can be accommodated within the built-up area without undue erosion of landscape quality so long as there

²⁵ see Household Survey feedback summarized in table 2

Pressure on the Landscape Character	Implications for Development
maturity and are replaced by smaller and more 'easily managed' species. Loss of mature trees would increase visual prominence of built form in short-range views but also from views across the Trent Valley.	is a focus on the retention of existing vegetation, both as individual specimens, hedges and blocks of established woodland.

Publication Draft Local Plan Part 2 Site Allocations and Landscape Character

132. The two sites in the Publication Draft Local Plan Part 2 are contiguous with the existing built up area. The Mill Field Close site (shown as H20 on Map 8) is adjacent to the A612 and is within the Trent Washlands Landscape Character Area. When built out its western boundary will form the western edge of the village. Appropriate boundary treatment to include landscaping that provides a soft edge to the site (trees and hedges and not close board fencing) will reduce the visual impact of new development when approached from the West.
133. The Orchard Close site (shown as H21 on Map 8) is in the Mid Notts Farmland Landscape Character Area. As it will create additional development up the ridgeline it is considered by local people to have a high landscape value. Along the site boundary is a well-used public footpath. Sensitive boundary treatment and a landscape scheme for the whole site should reflect the topography of the site and the visual impact of new development from the public footpath and from across the Valley.

NP 2: Protecting the Landscape Character of Burton Joyce Parish

1. To protect the landscape character of the Parish, development in Burton Joyce is required to demonstrate that:
 - a) it does not represent a significant visual intrusion into the landscape setting. The view corridors highlighted in Map 11 are particularly sensitive in this respect and development is required to demonstrate it will not have a significantly adverse impact on these publicly accessible views.
 - b) where practicable, it conforms with the actions of the landscape and built features recommended for the policy zone as designated in the Landscape Character Assessment and listed at Appendix B. Where appropriate, mitigation planting should include native species recommended for the Mid Notts Farmlands or Trent Washlands Character Area.²⁶
2. Developers are required to demonstrate they have taken into account the guidance in the Village Appraisal Landscape section where it relates to the location of proposed development in relation to;
 - a) the retention of existing trees and hedges;

²⁶ see Appendix B for the Policy Zones taken from the 2009 Landscape Character Assessment

- b) the use of strong planting belts that run horizontal with the contours on sites close to the existing built form at lower elevations;
 - c) the sensitivity of the landscape character as it runs up the hill and the potential adverse impact on character where additional development could close the gap between the existing built edge and existing woodland and prevent views from the ridgeline across the valley;
 - d) the significance of the sense of openness provided by the steep wooded backdrop and the open farmland with tall hedgerows and trees that screen the houses to the south and west of Whitworth Drive and which ensures that Burton Joyce Parish does not coalesce with Nottingham's built up area.
3. The landscape scheme for development at Mill Field Close should include treatment that presents a soft edge along the south-western boundary (gardens with trees and hedgerows). The landscape scheme should include native species recommended for the Trent Washlands Character Area.
 4. The landscape scheme for development at Orchard Close should include boundary treatment that reflects the sensitive location of the site. Proposals are required to demonstrate how the landscape scheme has minimised the visual impact of development from the public footpath along the south-eastern boundary and from across the Valley. The landscape scheme should include native species recommended for the Mid Notts Farmland Landscape Character Area.

15 Design Principles for Residential Development

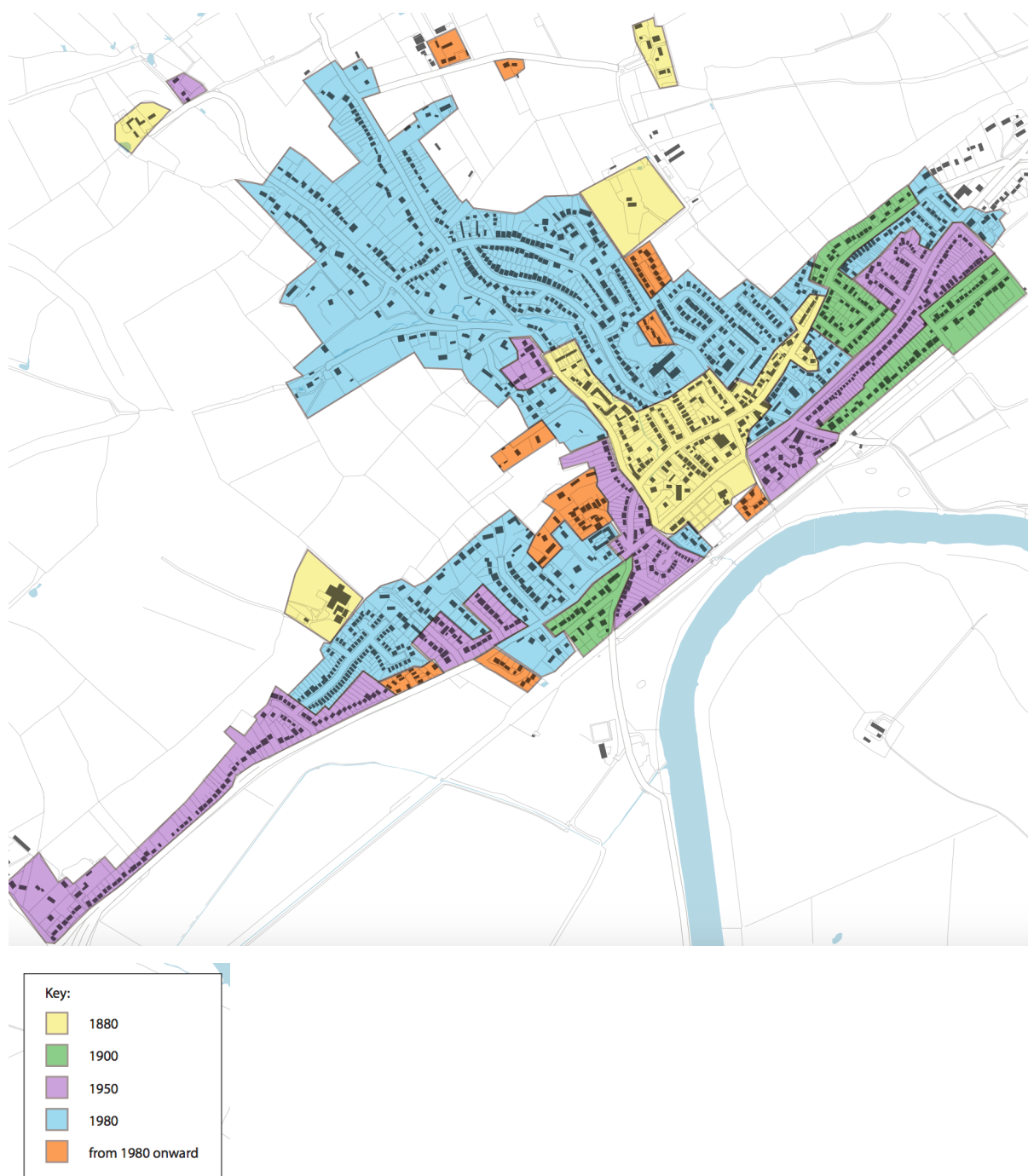
134. This section focuses on the importance of good design in new residential development across the Parish.
135. The NPPF paragraph 56 acknowledges that *'good design is a key aspect of sustainable development and is indivisible from good planning'* Burton Joyce offers residents a quality of life that is reflected in its house prices and land values. The average price paid for a house in Burton Joyce between 2016 and 2017 was £284,543 compared to £166,348 in Gedling²⁷ (the nearest suburban area to the west of Burton Joyce.)
136. It is reasonable to expect that new development should achieve a high quality of design that reinforces the existing character (reflecting the higher house values in Burton Joyce).
137. The Burton Joyce Village Appraisal establishes the following key design principles.

²⁷ Data from Zoopla on 5.7.17.

Table 6: Burton Joyce Village Appraisal: Key Design Principles

Development should enhance or complement the location, respect established patterns of design, materials, form, size, scale and massing.
Whilst new design does not have to replicate existing buildings, developers should demonstrate how their proposal sensitively complements the character of the surrounding area.
New development [excepting the sites allocated in the Publication Draft Local Plan i.e. Mill Field Close and Orchard Close] should be located within the built-up area of the village.
- Development is required to a) preserve the character of the surrounding countryside b) reflect and enhance the distinctive settlement characteristics of Burton Joyce Parish (as set out in the Burton Joyce Village Appraisal).

138. The Village Appraisal recognises that design in Burton Joyce is varied but identifies character areas based on an analysis of how the village has developed. Map 12 is taken from the Village Appraisal. For each character area, the Village Appraisal sets out an analysis of the streets, plots, landscape, buildings and detailing. There is also an assessment of the sensitivity to change of these elements. This is intended to provide a design guide to developers.

Map 12: Character Areas

139. Table 7 is a summary of the key findings; the Village Appraisal is on the neighbourhood plan web site and developers are advised to use this document to assist in the designing of proposals. This will ensure that the scheme is in accordance with the NP 3.

Table 7: Key Findings: Design Analysis and Future Management of Change²⁸

²⁸ for the details regarding each character area - which need to be taken into account when designing new development - please see the full document at www.bjneighbourhoodplan.org.uk

Character Area	Brief Description	Future Management
Historic Core	This is where the main mixed uses are found, and here you find the older buildings in the village clustered around the junction of Main Street and Trent Lane. Some of the early core of the village runs up the ridge along Lambley Lane	The key character forming elements of this area are the close relationship between the buildings and the street, the way that similar buildings cluster together, and the way greenery within private gardens adds to a sense of greenery on the street. Future development should not break down the appearance of regular plots to the main street, and should avoid introducing new materials into the area. The domestic scale of the buildings is important in helping this area remain village-like in look and feel, with intimate detailing on building faces that add richness when viewed up close.
Early Industrial	Early industrial era development sits low in the Trent Valley, close to the railway line, and shows characteristics of this era of building. The homes are arranged in a regular pattern along the street edge. Most homes in this area date from either the Victorian or early Edwardian era, with the ne-grained detailing being more characteristic of the latter.	There is a strong sense of character within the streets in this development era. New development, should it occur, should integrate new buildings by respecting the materials palette, building line and the look and feel of large buildings in spacious plots. The mature landscape is important and should be retained and enhanced. The boundary treatments delineating public and private spaces need to be protected. Detailing is important here, with the fine-grained elements of the buildings giving them interest when viewed from the street. Plain

Character Area	Brief Description	Future Management
		buildings, slab-sided dwellings with crisp render should be avoided.
Suburban Linear	Linear development was added to the village from around 1900 to 1950, with the majority of this taking the form of 1930s semi and detached housing. This era of housebuilding saw essentially suburban styles built across the country, and the homes within Burton Joyce share the design and layout characteristics of this period of development.	Development along these village approaches has a coherent design ethos that is as much rooted in how buildings relate to plots and the street as it is to the buildings and details themselves. The landscaped boundary is a key feature that should be managed into the future. The proportions of the buildings and the way they vary from plot to plot is key; avoiding runs of the same design is critical. Period detailing around windows, roofs and wall coverings could usefully influence new development, should it occur here.
Modern	From around 1950 to 1980, the village grew to the north west in earnest, with denser development finding its way along the lanes running up the escarpment. There are many older structures within this area, but the predominant stock is modern. There is a hierarchy to many of the streets, with main streets linking to side and back streets where they occur. Both proposed site allocations in the Publication Draft Local Plan are contiguous with areas identified as modern.	Much of the housing stock in this area of the village is of low value in character terms, but sits in the most sensitive part of the settlement in landscape terms. Future management should seek to avoid large rendered buildings that will be prominent in the landscape, and should seek to introduce strong landscape schemes to help nestle development into the green backdrop of this part of the escarpment. Unifying the developed areas through boundary treatments should be encouraged, as should the

Character Area	Brief Description	Future Management
	Development proposals here should reflect the guide lines in the Village Appraisal.	maintenance of the roofscape when seen from the street, as this element is often the only unifying feature along a given street.

140. In addition, this Plan also encourages the use of Building for Life 12 (BfL 12)²⁹ by developers in the preparation of their planning applications. BfL 12 is the industry standard endorsed by government for well-designed homes and neighbourhoods that local communities, local authorities and developers are encouraged to use to help stimulate conversations about creating good places to live. It can be used at all stages in the design process to check that new development is meeting the standards required.
141. BfL 12 comprises 12 easy to understand questions that are intended to be used as a way of structuring discussion about proposed development. There are four questions in each of the three chapters:
- Integrating into the neighbourhood
Creating a place
Street and home
142. Based on a simple 'traffic light' system (red, amber and green) proposed new developments should aim to:
- a) Secure as many 'greens' as possible
 - b) Minimise the number of 'ambers' and;
 - c) Avoid 'reds'
143. The more 'greens' that are achieved, the better a development will be. A red light gives warning that a particular aspect of a proposed development needs to be reconsidered. 9 greens are considered the acceptable threshold to constitute good design, some ambers are acceptable but reds are not. A summary of the 12 BfL12 questions are listed at Appendix G.
144. New housing development will be expected to use Building for Life 12 to help shape design proposals and evidence of this will need to be demonstrated. This will provide assurance to the community that the scheme will be of the highest design standards, reflecting the value of the built and natural environment in the Parish.

²⁹ See <http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

Local Plan Site Allocations and Good Design

145. Both sites adjoin the character area identified as 'modern' in the Village Appraisal. These character areas are analysed with an assessment of how critical key elements are to the character. The most sensitive feature is landscape; the mature front gardens, mid-sized trees and low walls with hedges and trees are common amongst the development from 1960s-1980s. Table 8 is an extract from the Burton Joyce Village Appraisal and provides guidelines for developers for the two proposed site allocations.

Map 13: Modern character area



Table 8: Key character making elements for the 'modern' character area

	 Streets	 Plots	 Landscape	 Buildings	 Detailing
Types	Side streets and narrow lanes. Some rural in look and feel.	Domestic scale plots, generally mid-sized with front and rear gardens.	Mature front gardens add most of the landscape. Some trees. Hedges.	Domestic housing in a range of styles and storey heights.	Roofscape, window detailing, barge boards and soffits.
Form	Some narrow, others more regular and formal. Sinuous curves common. Streets generally have footpaths.	Squat and regular in places, looser where the topography dictates a more bespoke approach.	Well-planted front gardens with hedges over walls. Garden trees add greenery higher up.	Single and two storey, mainly detached. Some linked detached.	The buildings are generally plain, but rhythm to how gables and ridges are arranged etc.
Dimensions	Carriageways generally 5.5m wide, but narrower on the historic lanes. Footpaths 1.5 - 2m.	Generally wide fronted at around 10m, with 30m depth, although some much larger.	Boundaries tend to be low at 0.6m. Trees mid-sized, not many forest-types in gardens.	A wide range, with many large buildings present. Most standard domestic dimensions.	Generally a horizontal emphasis. Shallow roofs with a simple gable detailing.
Variety	Reasonably wide, with a discernible hierarchy of streets. Estate-style approaches common.	Generally quite uniform, with plot types arranged in large groups. Some more bespoke plots on slopes.	Wide, with walls, hedges and trees all varying along the same street.	Wide, but generally similar within each street. Properties tend to be arranged in runs of the same type.	High, with materials and detailing following no discernible pattern, but similar materials in the same street.
Materials	Generally light grey asphalt for carriageways and footways. Concrete kerbs with standard upstand.	Low walls in red and buff brick, some hedges to boundaries.	-	A range of bricks and renders, different paint. Roofs generally pantile or concrete.	A mix of window frame and barge board colours and finishes.
Sensitivity to change					

146. In the 2005 Local Plan the field now comprising of the Orchard Close site was in the Green Belt. Mill Field Close was safe guarded land.
147. The topography of the two sites is very different although the impact of development in both locations will be significant. Mill Field Close because it will become the south westerly edge of the village beyond which is open fields and the important open space that ensure separation between Burton Joyce and the Nottingham Conurbation. Orchard Close because it will extend development further to the east and up the ridgeline and will be contiguous with a highly valued public footpath.
148. The Burton Joyce Village Appraisal identifies Mill Field Close as 'recent infill' (page 18) and Orchard Close as adjacent to an area of 'modern' character (page 17).
149. Development height, scale and massing must minimise the visual impact of development on both site allocations. The design guidelines in the Village Appraisal should be used to assist developers in producing schemes of a high design quality that enhance the character and sit low in the landscape.

NP 3: Development Design Principles

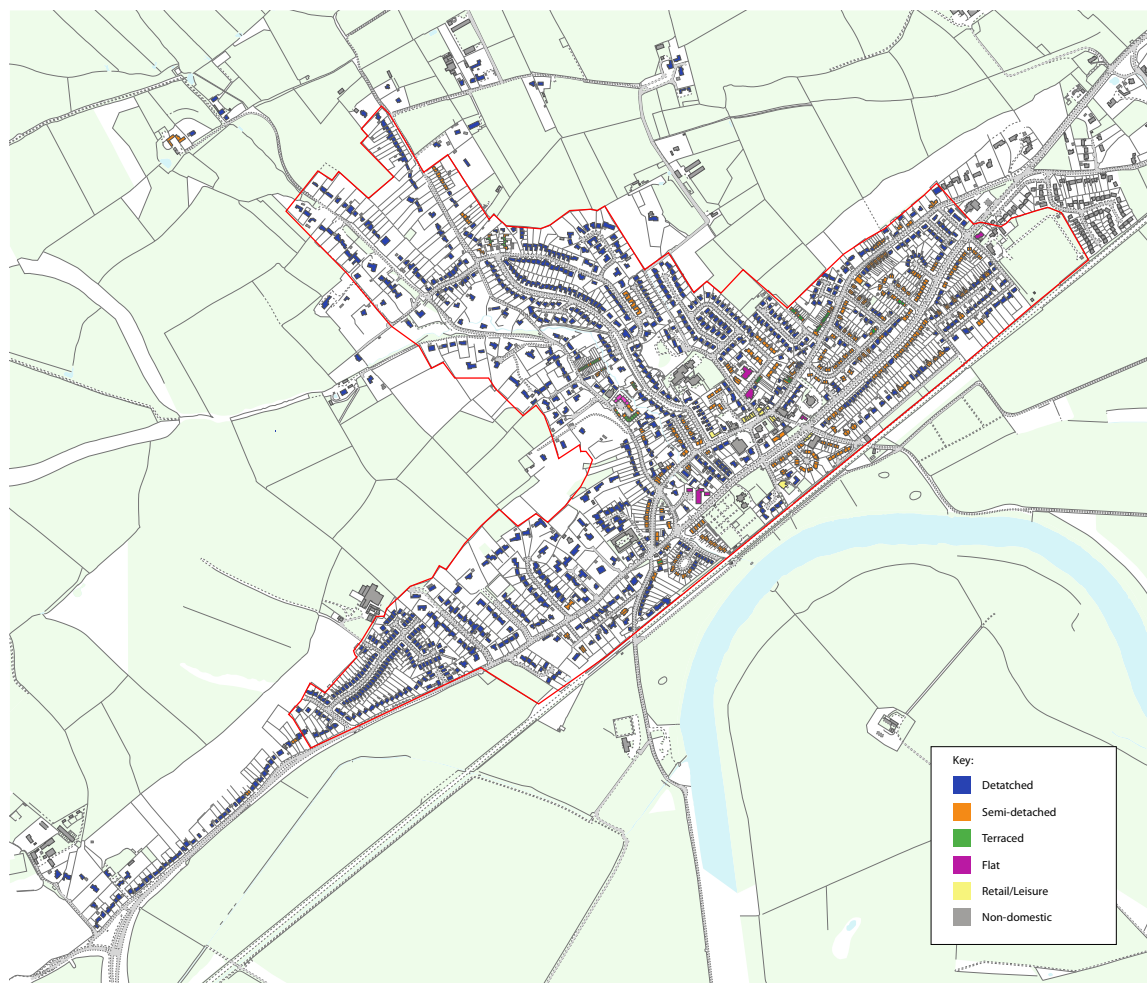
1. **Proposals should demonstrate a high design quality that will contribute to the character of the village. In order to achieve this new development proposals should demonstrate how they will reinforce the character of the area as defined in the Burton Joyce Village Appraisal and summarized in Tables 6 and 7.**
2. **Particular attention should be given to boundary treatment (native trees, hedgerows) that reflect the surrounding character.**
3. **Materials, scale and massing should also reinforce the existing character. Where proposals are on the edge of the built up area the layout should retain openness in the built form and retain views out to the surrounding countryside (to be in keeping with the character of the surrounding area.)**
4. **Proposals should demonstrate how the buildings, landscaping and planting creates well defined streets and attractive green spaces that respond to the existing built form in terms of enclosure and definition of streets and spaces.**
5. **Schemes should demonstrate a layout that maximises opportunities to integrate new development with the existing settlement pattern.**
6. **Proposals for development at Mill Field Close and Orchard Close are required to reflect the character of the area as set out in Table 8.**
7. **Major development³⁰ proposals will require an accompanying report to demonstrate that the scheme accords with national design standards (BFL12 or equivalent).**

16 A Mix of Housing Types

150. The importance of providing a '*mix of housing based on current and future demographic trends*' is emphasised in the National Planning Policy Framework (see NPPF paragraph 50.)
151. A vital part of planning for sustainable growth is to promote policies that will generate a more balanced local community. The NPPF supports the aim of creating healthy, inclusive communities. Ensuring that Burton Joyce has a more balanced provision of house types to meet the needs of young and old people on different incomes is an important aim of this Neighbourhood Plan.
152. Evidence has shown³¹ that a community thrives when it is made up of people from a mixture of ages and income levels. Young people keep the schools going, young families provide children for the schools, working age people usually have more money to spend at the local pub or in the shop and working age people may work within the community providing local services.
153. Section 8 provided data to show the predominance of detached houses (62%) compared to 22% in England and that 21% of the Parish were over 65 in 2001 compared to 16% in England.
154. Map 14 is taken from the Burton Joyce Village Appraisal and shows how mix of house types across the Parish.

³⁰ All schemes of 10 or more dwellings on sites of 0.5 hectares or larger or buildings of 1,000 sq. metres (defined as major development in the General Permitted Development Order 1995)

³¹ Joseph Rowntree Foundation Creating and Sustaining Mixed Income Communities

Map 14: Housing Type

155. In terms of social cohesion, communities need a range of people doing different jobs so that, from within the community, there will be people employed in a range of services and industries. The existing housing mix in Burton Joyce is not conducive to changing the current trend nor will it meet the needs of an ageing population.

156. GBC's Local Housing Need Study provides a comprehensive assessment of the existing housing stock against likely future demand for housing. The conclusions are set out in the table below.

Extract from GBC's Local Housing Need Study 2016³²

It is considered that smaller homes (2 and 3 bedrooms) are needed in Burton Joyce. This is due to:

- the low percentage of 18-29 year olds (7% compared to 13% in the Borough);
- the higher percentage of over 65 year olds (26% compared to 19% in the Borough);

³² see

[http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/localplanningdocument/Local%20Housing%20Need%20\(May%202016\).pdf](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/localplanningdocument/Local%20Housing%20Need%20(May%202016).pdf)

- the proportion of larger homes (31% have 4+ bedrooms compared to 19% in the Borough) which are overwhelmingly detached houses (85% of properties in Burton Joyce compared to 38.4% in the Borough);
- The degree of under occupation (53% of households have 2 or more bedrooms than the standard requirement compared to 42% in the Borough); and
- The lack of 2 bed properties built or granted planning permission since 2011 (a net figure of zero) compared to 10 4+ bedroom homes.

157. The Household Survey (as well as the more informal drop in sessions) revealed a strong preference for the provision of smaller houses that would be suitable either for starter homes or for older people wanting to downsize. Enabling people to downsize also frees up housing for families.
158. This local evidence is substantiated by a report published in January 2016 *Generation Stuck: Exploring the Reality of Downsizing in Later Life*. Based on a Yougov Poll it revealed that 33% of home owners aged 55 and over are considering or expect to consider downsizing, but a lack of suitable options is preventing them from moving.
159. Government policy states *that 'Older people occupy nearly a third of all homes. Nearly two-thirds (60%) of the projected increase in the number of households from 2008-2033 will be headed by someone aged 65 or over'.*
160. The Lifetime Homes Standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes³³. The development of Lifetime homes helps to ensure that properties are appropriate for older people whilst still meaning that they are suitable for occupiers such as first-time buyers. New national technical standards for housing were published in March 2015 which took over the Lifetime Homes Standards. 3 design standards are now identified by Building Regulations as part of these National Technical Standards; categories 1, 2 and 3. Category 2 is broadly comparable to lifetime homes standard category 3 is broadly similar to the wheelchair housing design guide³⁴. The mandatory Technical Standard for new homes is Category 1 and this remains the default standard for new homes.
161. Whilst the cost of complying with Lifetime homes standards does increase the cost of development, policy NP4 seeks to focus these requirements on smaller dwellings.
162. Given that house prices significantly exceed the district average and the evidence that the village's population is ageing it is reasonable to expect new development to meet category 2 lifetime homes standards.
163. The topography of the area means that smaller dwellings that could be suitable for older people would be particularly appropriate located in the flatter parts of the village which is also nearer to the local shops and public transport routes.

³³ <http://www.lifetimehomes.org.uk/pages/revised-design-criteria.html>

³⁴ see <http://www.lifetimehomes.org.uk/pages/lifetime-homes-and-wheelchair-design.html>

164. 400 – 800 meters is a standard measure for a 5 to 10-minute walk³⁵ and housing suitable for older people on sites up to 10 minutes' walk from local facilities is encouraged. Due to the topography of the Parish intervening gradients greater than 5% may make shorter distances appropriate.
165. Recent planning applications on large infill plots off Lambley Lane have been for a few large dwellings have been successful despite the Parish Council's strong preference for smaller dwellings on these sites.

Map 14: Area identified as a 5-10-minute walk from the village centre



³⁵ Building Sustainable Transport into New Developments (DfT, April 2008) - 'Walking neighbourhoods are typically characterised as having a range of facilities within 10 minutes walking distance (around 800 metres)'

NP 4: A Mix of Housing Types

- 1. Planning applications for housing schemes are required to deliver a housing mix that reflects the demonstrable need for smaller dwellings.**
- 2. Developers must show how this local need has been taken into account in the different house types and bedroom numbers proposed.**
- 3. Proposals for 1-3 bed dwellings will be expected to meet category 2 of the Housing Technical Standards 2015 unless it can be demonstrated to the satisfaction of Gedling Borough Council that this would affect the viability of the scheme.**
- 4. The provision of smaller market dwellings, especially those suitable for older people, will be encouraged in locations up to a 10-minute walk from the village centre.**

17 Conservation and Enhancement of Footpath and Cycling Routes

166. The Plan recognises that a healthy natural environment not only brings environmental gains. There is a wealth of evidence to demonstrate that connecting with nature is good for human health. Consultation with residents of all ages has highlighted the deep connection people have to the local environment.
167. It is evident that the community feel privileged to live in a natural environment bestowed with rich wildlife, heritage and far reaching views. The ability to experience nature and walk in an attractive place is highly valued. There is also a strong sense of wanting to protect those values inherent in the natural environment that ultimately have drawn people to live in the area.
168. Community engagement showed the value that is attributed to accessing the surrounding countryside for recreation. 93% of respondents in the household survey considered access to the countryside as important or very important. The Trent Tow Path provides riverside walks which are flat and accessible or more challenging walking over the ridgeline and deep into the Mid Notts Farmland.
169. Access to the open countryside is easy via a network of public and permissive footpaths and bridleways that cross the Parish. The routes are cherished and well used not only by local residents but the leisure and recreation provided by walking in and around Burton Joyce Parish draws visitors and rambling groups from the nearby conurbation.
170. The need to preserve, maintain and where possible extend these public footpaths and bridleways was considered an important objective of this Plan. There is a particular need for a permissive walking route along from Burton Joyce to Lowdham that runs along the ridgeline to the north of the A612. However, most of this route is outside the Parish. It is identified as an action in appendix A to seek to work with Bulcote Parish to explore whether this could be achieved.
171. National planning policy supports the protection and enhancement of non-vehicular routes and encourages adding links to existing networks.³⁶ It also recognises the strong links between promoting healthy communities, and the contribution access to high quality open spaces makes to health and well-being.³⁷

³⁶ NPPF para 75

³⁷ NPPF para 73

172. Although only two sites are expected to be developed over the Plan period, (Mill Field Close and Orchard Close), there may be opportunities for these sites to improve access to an existing footpath or bridleway or to create a new link to one. This is particularly the case for the Orchard Close site allocation. The layout should ensure that access to the public footpath and the visual impact of development from the footpath is minimised.
173. The Nottinghamshire Joint Strategic Needs Assessment (JSNA) provides a picture of the current and future health needs of the local population and states the importance that the natural and built environment has on health.³⁸
174. The 'Spatial Planning for Health and Wellbeing of Nottinghamshire' document approved by the Nottinghamshire Health and Wellbeing Board in May 2016 confirms that local planning policies play a vital role in ensuring the health and wellbeing of the population and how planning matters impact on health and wellbeing locally. In addition, a health checklist is included to be used when developing local plans and assessing planning applications.³⁹
175. The Parish Council and local people are equally aware of the improved quality-of-life and health benefits that come from being able to access local services and facilities and/or go on walks into the countryside without needing to use the car.
176. The consultation revealed a desire to protect and enhance the footpath network and where possible to create connecting routes that would enable circular walks out of the village.

NP 5: Conservation and Enhancement of Non-Vehicular Routes

1. Where appropriate to its scale and location, proposals that seek to enhance the attractiveness of walking, and other forms of non-vehicular transport, across the Plan area will be encouraged.
2. Proposals to improve, extend or create new non-vehicular routes will be encouraged where it can be demonstrated that they will not detract from the landscape character of the area or cause harm to areas of nature conservation as identified in the Nottinghamshire Wildlife Sites Register.
3. The provision of a new walking route running along the ridgeline between Burton Joyce and Lowdham would be supported.
4. Development proposals near existing public rights of way should ensure that the visual impact of the development from the footpath is minimized by using a layout and landscape schemes that provide a soft green edge to the development.
5. Proposals that seek to create circular routes would be particularly encouraged.

18 Protecting and Enhancing Heritage Assets

177. Section 8a describes the history of the Parish. This Neighbourhood Plan seeks to emphasise the heritage value of some of the buildings and the contribution they make to the local distinctiveness of Burton Joyce. The heritage value of the Plan area is an important asset.

³⁸ see <http://jsna.nottinghamcity.gov.uk/insight/StrategicFramework/NottinghamshireJSNA.aspx>.

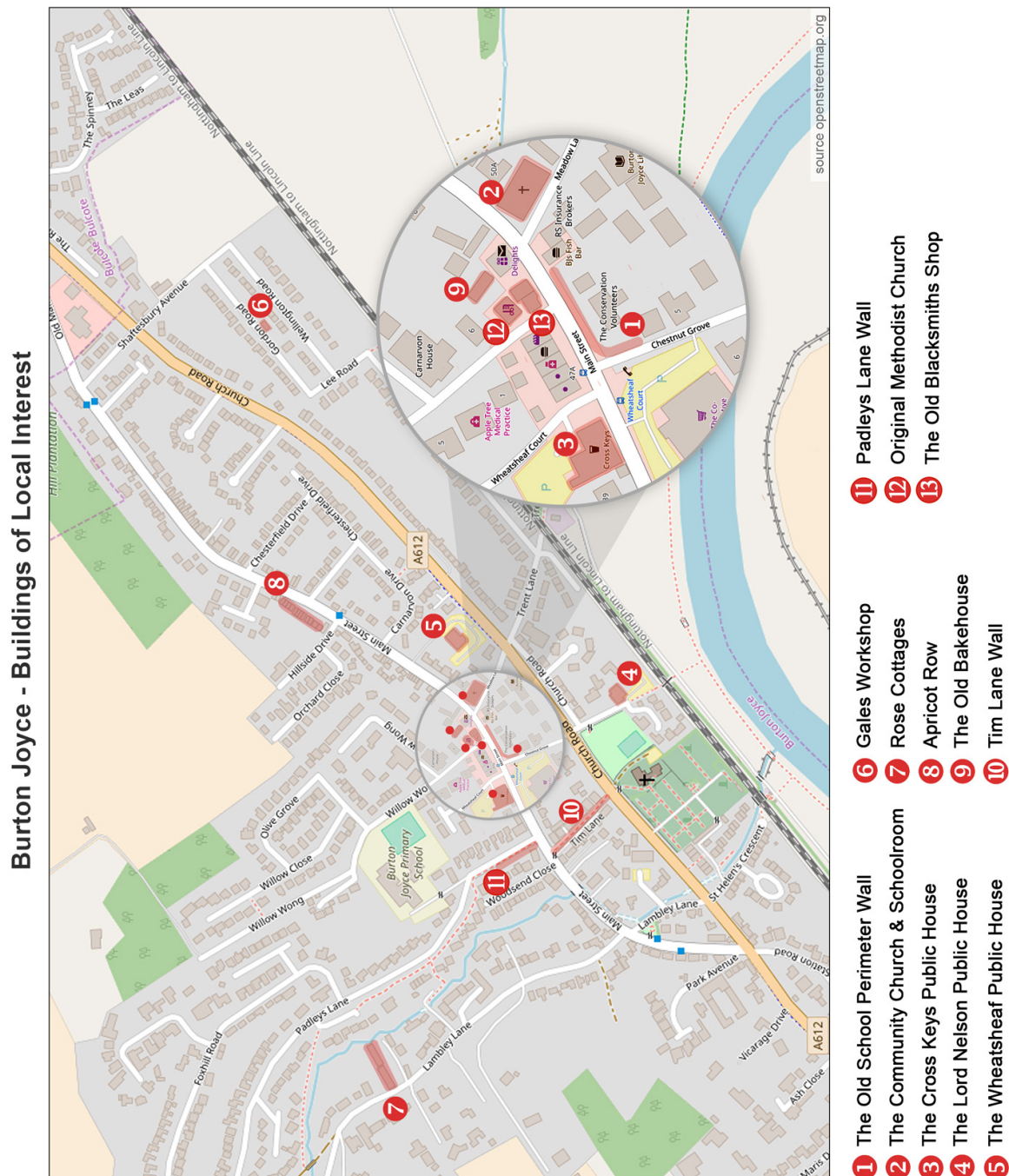
³⁹ see <http://www.nottinghamshire.gov.uk/caring/yourhealth/developinghealthservices/healthandwellbeingboard/strategy/>

178. The definition of heritage assets set out in Annex 2 of the National Planning Policy Framework states that heritage assets include '*assets identified by the local planning authority (including local listing)*.' Through Neighbourhood Plans the Parish Council as a qualifying body for producing planning policy in Burton Joyce Parish, can identify heritage assets for local listing that are in accordance with GBC's local listing criteria. This is based on criteria produced by a neighbouring authority.⁴⁰
179. The Neighbourhood Plan Heritage Report prepared by the Burton Joyce and Bulcote Local History Group⁴¹ identifies a further 13 locally significant buildings or structures that meet with GBC's assessment criteria and should be considered by GBC as non-designated heritage assets. Information on their heritage value is provided in the Heritage Report see Appendix F. The assessment and local listing of these assets by GBC is supported. Map 16 identifies their location.

⁴⁰ see <http://www.mansfield.gov.uk/CHttpHandler.ashx?id=7105&p=0>

⁴¹ see Appendix F

Map 16: Additional non-designated heritage assets identified as part of this Neighbourhood Plan process.



180. The Old School Building is already locally listed by GBC as part of their Adopted Replacement Local Plan 2009 (see Appendix 1) but the boundary wall is not. The Household Survey asked if people wanted the wall demolishing to open up the site, only 21% supported this idea (although 28% said they did not mind). The importance of the wall to the building is seen in the listing of a similar wall that forms the boundary to the Methodist church. (Both the church and the wall are listed by Historic England.)

181. The emerging Gedling Borough Local Planning document sets out planning policies related to the historic environment. Of particular relevance to Policy NP7, the Local Planning Document

contains Policy LPD31 (Locally Important Heritage Assets) and Policy LPD26 (Heritage Assets). Policy 11 of the Aligned Core Strategy gives further policy protection to heritage assets in the Borough.

NP 6: Protecting and Enhancing Heritage Assets

1. The retention of locally important heritage assets is encouraged, and development proposals affecting these will need to accord with Gedling Borough policies.
2. In addition to Borough policies, planning permission will only be granted for development proposals affecting locally important heritage assets in Burton Joyce where they meet the following requirements:
 - a) the proposal is in keeping with the character of the area in relation to historic development patterns and plot sizes.; and
 - b) the design of the proposal preserves or, where possible, enhances the heritage attributes of the locally important heritage asset.; and
 - c) the materials used for the proposal should visually reflect those used in the surrounding area and be in keeping with the surrounding vernacular.
3. The following sites are designated as locally important heritage assets:
 - The Old School Wall
 - Community Church and School Room
 - Cross Keys Inn
 - The Lord Nelson
 - The Wheatsheaf
 - Gales Workshop
 - Rose Cottages
 - Apricot Row
 - The Old Bakehouse
 - Tim Lane Wall
 - Padleys Lane Wall
 - Original Methodist Chapel
 - The Old Blacksmith's Forge

19 Supporting Burton Joyce's Village Centre

Environmental Improvements

182. 80% of the respondents to the Household Survey considered improving the village centre as important or very important. Appendix D contains the most recent environmental improvements that were proposed by NCC and supported by the Parish Council.
183. NP 8 supports the implementation of these proposals as they will:
- a) Significantly enhance the village core making the area more attractive for shoppers;
 - b) Improve access to the row of shops removing the steep incline and putting in a disability ramp (barriers to accessing the pharmacy were highlighted by people with mobility issues in the open comments in the household survey.);
 - c) Make a safer pedestrian crossing on Main Street for people moving between the Co-op and the other shops; and
 - d) Compliment the improvements that will take place to the Old School building and grounds as part of the Parish Council's proposals.

Car Parking

184. A concern highlighted in the SWOT analysis (see Appendix C) and reflected in the responses to the Household Survey was the limited number of parking spaces in the village at peak times. This is discussed in detail in section 8f.
185. With an additional 80 dwellings (approx.) proposed, an ageing population and a topography that makes it more difficult for people with mobility difficulties to walk into the village centre, the demand for car parking spaces very near to services like the shops and doctors will increase.
186. The informal arrangement with the Cross Keys public house provides additional parking spaces for local people. The pub and car park have been registered as an asset of community value by CAMRA.
187. Map 17 shows the places where people can park to access village services. The map also shows where on-street parking is most problematic and effects pedestrian safety.

Map 17 where on street parking affects pedestrian safety

188. The existing car parks are highly valued and will be protected from development.

NP 7: Supporting Burton Joyce's Village Centre

1. Environmental improvements to the village centre will be supported where they enhance the existing rural village character of the centre by;
 - a) enhancing pedestrian movement between the Co-op and the shops; and
 - b) improving access to the shops on Main Street.
2. Development proposals that result in the loss of or adversely affect car parking provision in the Village Centre will not be supported unless;
 - a) it can be clearly demonstrated that the loss of parking will not have an adverse impact on existing parking issues in the village centre; or
 - b) adequate and convenient replacement car parking spaces will be provided on a street nearby.

20 Protecting and Enhancing Community Facilities

189. Burton Joyce offers a range of services and facilities listed in section 8d. The Household Survey showed that 82% of respondents considered the village activities as important or very important and 81% considered the community spirit important or very important. Such a lot goes on in the village largely due to the range of buildings and outdoor space available.

190. The extensive consultation process for this Neighbourhood Plan identified two facilities in

particular that, over the Plan period, provided an opportunity for greater community benefit.

Old School building

191. The proactive approach of the Parish Council meant that in 2017 the Parish Council took the opportunity to secure a long lease on the Old school building and grounds for the benefit of the community.
192. The Household Survey asked people what type of uses would be supported in the Old School grounds. 60% of respondents supported the establishment of a community garden; other ideas that were supported or where people did not mind were the replacement of the outdoor toilet block with small office units and the provision of accommodation for older people.
193. The Old School Building and boundary wall have been identified as locally important heritage assets. The building stands in a prominent location in the centre of the village and makes a significant contribution the historic character of the village centre.
194. However, this designation is to encourage sympathetic renovation of both the wall and the building (particularly the elevations that face onto Main Street and Chestnut Grove) not to impede sympathetic development that will maximise the benefit of the building to the community.
195. The Household Survey showed that 65% wanted the building to be used for community purposes with only 5% opposed to this. People were more open to the idea of creating a new entrance with 75% of respondents either neutral or supporting the idea.
196. Current uses include the parish council offices, a nursery and a community hall.
197. Over the Plan period the sympathetic renovation of the building and redevelopment of the site is expected and supported where it extends the provision of community facilities in the Parish and does not adversely impact on the architectural and historical significance of the heritage assets.

The Poplars Recreational Ground

198. Consultation for the Household Survey and the session carried out at Carlton Le Willows Secondary School in July 2017⁴² identified particular concern about the reduced access to the Poplars Recreation Ground grassed area (which is approximately 45,000 sq m⁴³.) The ground includes a sports pavilion and 3G football pitch but concern related to access to what was until recently the grassed areas that were well used for informal exercise and play.
199. The grassed area provides a large, outdoor play space for local young people. It is nestled between the river and the railway line with long views to the ridgeline across the Trent Valley to the south and the near ridgeline that cuts across Burton Joyce to the north. Both slopes near and far are well wooded and the sense is of being in a largely rural setting with only the edge of the Nottingham built up area in the long distance to the north west.
200. It is owned by Severn Trent and managed on a long lease by Burton Joyce Parish Council. The recent development of the 3G pitch has provided better weather proof football play space.

⁴² see neighbourhood plan web site for report

⁴³ measured on google maps

201. Over the Plan period it is hoped that the present access arrangements to the grassed areas will be reviewed to allow more regular access by local children particularly teenagers. This is identified as a project at Appendix A.

NP 8: Protecting and Enhancing Community Facilities

1. The redevelopment of the following community facilities for non-community uses will be resisted unless it can be demonstrated to the satisfaction of Gedling Borough Council that the operation of the facility is no longer financially viable or necessary or that a replacement facility of equal size and quality is provided in an equally accessible location:
 - a) Community Church and School Room
 - b) St Helen's Church and Hall
 - c) Old school building and grounds
 - d) Village Hall
 - e) Old Church Hall
 - f) Carnarvon Room
 - g) Poplars Sports Pavilion and Grounds
 - h) Roberts Recreation Ground
 - i) The Grove
2. Proposals to improve or extend community facilities within the Parish will be supported where it can be demonstrated that;
 - a) the scheme is appropriate in its location, scale and design (in accordance with the Burton Joyce Village Appraisal) and that it would not be detrimental to the character and appearance of the landscape or the built environment; and
 - b) the amenities of nearby residents will not be adversely affected by the nature of the use, noise or traffic generated; and
 - c) there will not be an unacceptable impact on the local road network.

21 Traffic and Road Safety

202. 80% of respondents to the Household Survey highlighted significant concerns about the volume and speed of traffic through the village. The environmental improvements in the village centre will make it safer for pedestrians to walk between the Co-op and the other shops but this will not address the fears about road safety on the A612.
203. The road was not built for the volume of cars and size of HGVs and farm vehicles that use it. Pavement widths are too narrow in places especially in the summer months where hedges are allowed to over grow the pavement.
204. This is an issue for pedestrians particularly at peak times when 177 Burton Joyce pupils walk to and from school - Carlton Le Willows is just outside the Parish to the west⁴⁴.
205. Over the Plan period the Gedling Access Road will be completed. (Its route can be seen on the Publication Draft Local Plan Proposals Map).⁴⁵ It runs immediately to the west of the Parish boundary and will direct vehicles away from Gedling village. It is likely that this will also draw

⁴⁴ it is accepted that not all pupils walk all the time but a substantial number do
⁴⁵

<http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/localplanningdocument/A1%20LPD%20Publication%20Draft%20SE.pdf>

more vehicles to the east of the Nottingham conurbation and out through Burton Joyce on the A612.

206. Given the fact that the population not only of Burton Joyce but the wider area will be increasing over the Plan period and that the number of vehicles particularly along the A612 will continue to increase, it is important that the safety of pedestrians walking along the A612 is addressed. It is also important to keep this a safe walk to school journey (and for other walking trips generally) to encourage walking/cycling given the wider health benefits of exercise.
207. Given the community's concerns regarding road safety throughout the preparation of the plan and also the policy in the NPPF at paragraph 35 that development should be located and designed to "create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians" it is justified to set out a policy that requires all development to be designed to improve highway and pedestrian safety in the immediate vicinity of the site."
208. Whilst generally policy in the neighbourhood plan can only require highway improvements as part of development, there are other road safety matters that do not relate specifically to the development and use of land. In recognition of these concerns, raised through consultation, the Parish Council will work with partners including Nottinghamshire County Council and GBC to seek design solutions that improve pedestrian safety along the A612 o improve road safety as set out as a project in Appendix A.

NP 9: Traffic and Road Safety

1. **All development proposals within the village, will be required to demonstrate that the development and its access arrangements have been designed to improve pedestrian and highway safety in the immediate vicinity of the site**
2. **Proposals for improving pedestrian safety along the A612 through Burton Joyce Parish will be supported where it protects existing trees and hedgerows that contribute to the character of the village in accordance with the Burton Joyce Village Appraisal.**

22 Implementation

209. The policies in this plan will be implemented by Gedling Borough Council as part of their development management process. Where applicable Burton Joyce Parish Council will also be actively involved, for example as part of the pre-application process as outlined in section 14. Whilst GBC will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.
210. There are several areas of activity which will affect delivery and each is important in shaping Burton Joyce Parish in the months and years ahead. These comprise:
- a) The statutory planning process; this Neighbourhood Plan will direct and shape private developer and investor interest in the Neighbourhood Plan area. However, this is also in the context of the wider Gedling Borough Council planning policies and the National Planning Policy Framework.

- b) Investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the village.
- c) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.
- d) The role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process.

211. The Neighbourhood Plan will become part of a hierarchy of planning documents. In relation to improvements to the Plan area, the Parish Council will also look to District and County Council investment programmes where a policy can be shown to be delivering District and County objectives.

23 Monitoring and Review

212. The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the plan period will be monitored by Burton Joyce Parish Council.

213. The Parish Council will publish an Annual Monitoring Report to assess the impact of the Neighbourhood Plan policies. The findings of the report will be shared with GBC. The following questions, reflecting the community objectives, will be used to assess the impact of the Neighbourhood Plan Policies.

The planning applications that have been approved over a 12-month period will be assessed and responses to the following questions will be reported back to the parish council.

1. Have the planning applications:

- a) been informed by the Village Appraisal re design has the scheme enhanced the existing character of BJ?
- b) adhered to the landscape character principles in the Village Appraisal?
- c) met an identified local housing need?

2. Have the Parish Council been consulted prior to major development proposals?

3. Have non-vehicular routes been enhanced?⁴⁶

4. Have community facilities been improved?

214. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Neighbourhood Plan group and the Parish Council that there will be a review of the Plan 5 years after it has been made.

215. Any amendments to the Plan will only be made following consultation with Gedling Borough Council, local residents and other statutory stake holders and in accordance with legislative procedures for neighbourhood planning applying at the time.

⁴⁶ points 3 and 4 may be outside the planning application process depending on the nature of the work but should be recorded

Appendix A: List of Community Projects

To support the Plan policies, the following projects will be implemented by the Parish Council over the Plan period where funding opportunities allow.

Project 1 To seek funding to implement the environmental improvement scheme identified at Appendix D (or similar).

Project 2 To improve access to the open grassed area of the Poplars Sports Ground

Project 3 To work with NCC and GBC seek ways to improve pedestrian safety on the A612 particularly from the western boundary of the Parish to the junction with Main Street

Project 4 To ensure the sympathetic renovation of the old school building and grounds to maximise the use of the building and open space for the community.

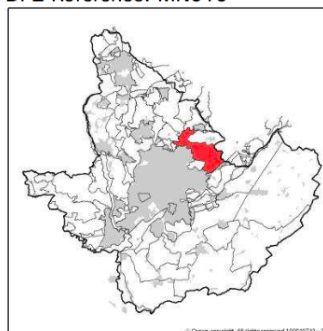
Appendix B: : Landscape Summary and Actions taken from the Landscape Character Assessment 2009

MN015 The Dumbles Rolling Farmland



CONTEXT

Regional Character Area: Mid-Nottinghamshire Farmland
LDU Reference: 312,316,317,343,308
DPZ Reference: MN015



CHARACTERISTIC FEATURES

- A series of rolling hills
- Underlying Triassic geology comprises Mercia Mudstone and Waterstones; streams flow in small, narrow, steep sided ravines created through the soft clay
- Farmland is predominantly arable with pockets of pasture
- Hedges are dense and well maintained, although there is some evidence of fragmentation in places and replacement with timber post and rail fences
- Field pattern is regular and geometric on the slopes, with a longer narrow field pattern in the valleys, often following watercourses
- Timber fences have replaced some hedges in grazing areas close to village fringes
- Hedgerow trees are frequent and give the landscape a wooded appearance
- Isolated trees in fields indicate removal of hedgerows through past field size expansion
- Meandering, tree lined river valleys, locally known as 'Dumble Valleys' are characteristic and distinctive features
- Large, mature oak and ash trees are common along the watercourses
- Newly planted and maturing plantation woodland is evident in the landscape particularly around Fox Covert where trees are a range of ages across whole fields
- Large blocks of plantation woodland in Sherwood are common in views on the ridgelines and plateaus of hills in adjoining DPZs
- Isolated, large, red brick farmhouses are dispersed through the landscape and are sometimes prominent on ridgelines
- Small traditional villages, now commuter settlements, are nestled low in the valleys and on the lower slopes
- The rising pantile roofline of the villages is visible from higher ground. Church spires are prominent but rarely protrude above the horizon
- Busy commuter roads and quiet country lanes cross the area
- Views of the settlement edges are often filtered by hedgerows and linear riparian belts of trees; the settlements appear well integrated into the landscape
- Views from the ridgelines are long and open over rolling farmland and nestled villages
- The valley floors have an enclosed character and views are restricted by landform and woodland or are channelled along the valleys
- Landscape features include Lambley House, visible on a hillside through woodland, and the church spires and towers of Epperstone, Lambley and Woodborough churches.
- Small remnant orchards are a feature of some village edges
- Villages are linear, often with narrow routes through the centre. Red brick properties are characteristic, in a range of styles
- Small water courses flowing through brick channels are distinctive features of the settlements
- Although the area is close to the urban fringes of Gedling, the ridgeline at Arnold screens the conurbation, creating a strong rural character despite close proximity to the urban centres

LANDSCAPE ANALYSIS

Condition

This DPZ has a rural character. The landscape is formed by a distinctive series of ridgelines and valleys creating a characteristic rolling landform. Dumble streams with associated linear woodlands are key features of great significance. Views are often for long distances over the farmland and include commuter villages nestled in the valleys and large farmhouses scattered through the landscape. Country lanes and busy commuter roads transect the landscape.

The land use is agricultural, including a mix of arable and pastoral land. Field sizes are medium and the field pattern is mostly regular and geometric. There are pockets of horse grazing, often in the valleys or close to village fringes. The historic field pattern remains intact in places and includes (as shown in Figure 11, HLC), a pattern reflecting open fields and semi-irregular fields, although there are also areas of modern, modified field patterns. This area has some of the oldest enclosure within Nottinghamshire.

The landscape appears well wooded due to the high numbers of hedgerow trees, dense linear woodland along the streams, scattered clumps of woodland on high ground and new plantation woodland. However, there are few large block of woodlands in this landscape. Species are commonly native deciduous trees, especially oak and ash. There is a mix of species in the newly planted woodland and in places lines of the same species have been planted. The most mature woodland is on the steepest slopes and river valleys.

The landscape condition is **GOOD**. Hedgerows are dense and well managed, although there is some evidence of fragmentation in places. Where hedgerows have been replaced, the timber fencing is in good condition. The agricultural land is well managed and features are intact with little sign of decline.



Landscape Strength

This DPZ is distinctive in the landscape and the rolling hills can be seen from the surrounding landscape areas. From within the DPZ there are long views to the north, to Epperstone and Calverton and to the wooded hills beyond. Rising landform and the artificial slopes of the reclaimed colliery mound restrict views south. Views from low ground in the DPZ are contained to the individual river valley.

The character of landscape area is **STRONG**. The fast flowing streams, distinctive landform and intact rural landscape create a strong sense of place. There are few detracting features in the landscape and the urban elements such as the villages are well integrated into the landscape. There is a well defined pattern of hedged fields, although there is some evidence of field expansion and past hedgerow loss. Overall the landscape features such as woodland, hedgerows, settlements and streams form an intact, strong and distinctive landscape character.

Landscape Condition	Good	MODERATE Enhance	MODERATE - GOOD Conserve and Enhance	GOOD Conserve
	Moderate	POOR - MODERATE Enhance and Restore	MODERATE Enhance	MODERATE - GOOD Conserve and Enhance
	Poor	POOR Restore/Create	POOR - MODERATE Enhance and Restore	MODERATE Enhance
		Weak	Moderate	Strong

The overall landscape strategy is **CONSERVE**

LANDSCAPE ACTIONS*Landscape features*

- Conserve the high concentration of hedgerow trees through management and replacement of senescent trees
- Conserve the dense, diverse, mature linear belts of woodland along the streams and valleys
- Conserve the strong pattern of field boundary hedges by minimising the fragmentation through management and replacement planting rather than using timber fencing.
- Conserve the diversity and pattern of the woodland through management of young woodland and plantation woodland to maintain its structure.
- Conserve the rural farming character of the landscape, any changes should respect and integrate with the existing pattern of features
- Enhance the field boundary pattern through use of hedgerows where possible, and where timber fencing is required ensuring it is well maintained and hedgerows are planted adjacent
- Conserve the distinctive character of the fast flowing streams and steep-sided narrow valleys which contribute strongly to the sense of place
- Conserve the distinctive mature woodland on the steepest land

Built form

- Protect the rural character by concentrating new development in existing villages
- Conserve the character of the settlements by restricting sprawled ribbon development along the roads approaching the villages
- Conserve the rural landscape from expansion of urbanising feature such as garden centres and large barns which are often constructed in the open countryside, where necessary ensure they reflect the style and character of farm buildings and ensure parking areas are low key and integrate into the landscape
- Conserve the character of the settlements through use of similar building materials and styles to existing development
- Conserve the narrow channelled streams through the centre of villages
- Conserve the narrow linear cores of the villages
- Ensure built development does not extend above the ridgelines to retain the sharp and distinctive separation between conurbations

Other development/ structures in the landscape

- Conserve the rural character of the country lanes and ensure views to the roads are filtered by hedges

TW PZ 5 Stoke Bardolph Village Farmlands

PHOTOGRAPH	CONTEXT				
	Eastern fringes of Nottingham NCC Landscape Sub Type: Village Farmlands Policy Zone: TW PZ 5 Land Cover Parcel TW8				
CHARACTERISTIC VISUAL FEATURES - Flat, large scale arable landscape with strong suburban influences - Medium to large-sized fields with hedgerows intact but fragmented in places - Landscape fragmented by roads and railway - Linear planting along transport routes - Nuclear village of Stoke Bardolph with red brick and pantile roofed buildings to the historic core	Condition				
	Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE	
		Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
		Poor	CREATE	RESTORE & CREATE	RESTORE
	Low Moderate High				
Sensitivity					
LANDSCAPE ANALYSIS	SUMMARY OF ANALYSIS				
Landscape Condition	Condition Very Poor				
Landscape condition is defined as very poor . It has been fragmented as a result of transport routes and suburban development. There are steep embankments to the Colwick Loop Road and the new G.T.I bypass road. Dead-ends have been created as a result of the new road developments. There are many detracting features including pylons which dominate the skyline to the east, the large sewage works to the centre of the area, the retail park to the south and busy transport routes. Overall the visual unity of the area is significantly interrupted .	Pattern of Elements: Incoherent				
There are no SINC's or other ecological designations. Woodland cover is largely along transport routes, or screening belts associated with the sewage works. There is mature woodland around Gedling House to the north west. Non-native trees have been planted to the verge of the A612. Native mixed species bushy hedgerows are common along roadsides and are generally well maintained. Internal field boundaries have been allowed to deteriorate and are gappy in places. Overall this is a moderate habitat for wildlife.	Detracting Features: Many				
The historic field pattern has largely broken down - field sizes are generally medium to large scale. The historic core of Stoke Bardolph is characterised by red brick and pantile roofed buildings, with more recent non-vernacular development to the fringes; cultural integrity is therefore variable . A moderate habitat for wildlife and a variable cultural integrity leads to a coherent functional integrity / habitat for wildlife.	Visual Unity: Significantly interrupted				
An area which is significantly interrupted visually with a coherent functional integrity / habitat for wildlife gives a very poor landscape condition	Ecological Integrity: Moderate				
	Cultural Integrity: Variable				
	Functional Integrity: Coherent				
Landscape Sensitivity	Sensitivity Very Low				
Landscape sensitivity is defined as very low . Few characteristic features of this landscape are still in evidence. Historic woodland still exists around Gedling House and there are some good mixed species hedgerows along roads. However, the historic time depth is recent , as it has been degraded by urban development, transport routes and intensive arable farming.	Distinctiveness: Indistinct				
Recent development such as the retail park and the sewage works are large scale and dominate views. New roads have fragmented the landscape and steep embankments are unnatural features; the sense of place is very weak .	Continuity: Recent				
Visibility is moderate due to containment by urban fringes, steep embankments and intermittent tree cover. There are some long distance views across the flat landscape and open views beyond the boundary of the area.	Sense of Place: Very Weak				
A very weak sense of place with a moderate degree of visibility leads to a very low landscape sensitivity.	Landform: Apparent				
	Extent of Tree Cover Intermittent				
	Visibility: Moderate				

LANDSCAPE ACTIONS - Create

- **Create** new hedgerows and restore existing hedgerows – seek opportunities to restore historic field pattern.
- Seek opportunities to restore arable land to permanent pasture/wet grassland.
- Enhance visual unity through appropriate small scale tree and woodland planting.
- **Create** woodland to contain and soften urban development, preferably in advance of development
- **Conserve** the rural character of the landscape by concentrating new development around existing settlements
- **Conserve** historic field pattern by containing new development within historic enclosed boundaries, restoring hedgerow boundaries where necessary
- Strengthen the continuity and ecological diversity of stream corridors
- **Conserve** the character and setting of village settlements

TW PZ 6 Bulcote Village Farmlands

PHOTOGRAPH



CHARACTERISTIC VISUAL FEATURES

- Flat, large scale intensive arable landscape
- Medium-sized fields with hedgerows intact but fragmented in places
- Landscape fragmented by railway
- Linear planting along transport routes
- Nuclear village of Bulcote with red brick and pantile roofed buildings to the historic core
- Large scale isolated farms

LANDSCAPE ANALYSIS

Landscape Condition

Landscape Condition is defined as **moderate**. The area has been bisected by the railway line. There are **some** detracting features, including the busy A612 to the western boundary and large scale agricultural sheds at Bulcote Farm and Beechcroft Farm which are out of scale and character. Pylons dominate the skyline to the east, outside the PZ boundary. The visual unity of the area is **coherent**.

There are no SINCs or other ecological designations. Tree cover is largely along transport routes and there is mature vegetation within Bulcote village. A block of mixed species trees has been planted to the south of Burton Joyce, including Oak, Ash, Beech and Lime.

The area is predominantly intensive arable land with a small area of pasture adjacent to Bulcote Farm. Hedgerows to the A612 and other roads are strong and of mixed species. Hedgerows are predominantly trimmed. Internal field boundaries are largely Hawthorn, which has become gappy in places. Hedgerow trees are apparent, largely Ash. The area is a **moderate** habitat for wildlife.

The historic field pattern has broken down - field sizes are generally medium to large scale. The historic core of Bulcote is characterised by red brick and pantile roofed buildings, with more recent non-vernacular development to the fringes, the cultural integrity is therefore **variable**.

A **moderate** habitat for wildlife and a **variable** cultural integrity leads to a **coherent** functional integrity / habitat for wildlife. An area which is visually **coherent** with a **coherent** functional integrity / habitat for wildlife gives a **moderate** landscape condition

Landscape Sensitivity

Landscape sensitivity is defined as **moderate**. The historic time depth has largely been degraded by intensive arable farming and fragmented by the railway line but The PZ still retains some distinctive **historic** features **characteristic** of the Trent Washlands RCA; it has **moderate** sense of place.

A settlement existed at Bulcote before the Norman Conquest – named as it was an ideal location for rearing cattle on the pastures of the Trent. The historic core of the village is characterised by red brick and pantile roofed buildings and mixed species hedgerows with Holly. The old road winding through Bulcote contrasts with more recent straight transport routes.

There are open views to the hillier landscape to the north of the A612. Views within the PZ are fairly open due to trimmed hedgerows and the flat landscape. Views out of and into the PZ are more restricted on minor roads due to taller hedgerows; overall visibility is **moderate**.

A **moderate** sense of place with a **moderate** degree of visibility leads to **moderate** landscape sensitivity.

CONTEXT

NCC Landscape Sub Type: Village Farmlands
Policy Zone: TW PZ 6
Landscape Character Parcel: TW10

Condition

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
Moderate	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Poor	CREATE	RESTORE & CREATE	RESTORE

Low

Moderate

High

Sensitivity

SUMMARY OF ANALYSIS

Condition

Moderate

Pattern of Elements: Coherent

Detracting Features: Some

Visual Unity: Coherent

Ecological Integrity: Moderate

Cultural Integrity: Variable

Functional Integrity: Coherent

Sensitivity

Moderate

Distinctiveness: Characteristic

Continuity: Historic

Sense of Place: Moderate

Landform: Insignificant

Extent of Tree Cover: Open

Visibility: Moderate

LANDSCAPE ACTIONS – Conserve and Create**Landscape features**

- **Conserve** existing meadowland hedgerows and seek opportunities to restore the historic field pattern with new hedgerow planting.
- Seek opportunities to restore arable land to permanent pasture.
- Strengthen the continuity and ecological diversity of stream corridors.

Built features

- **Conserve** the historic character and setting of village settlement of Bulcote – new development should respect the scale, design and materials used traditionally.
- **Conserve** historic field pattern by containing new development within historic boundaries.
- **Create** small scale woodlands and carry out appropriate tree planting to reduce the visual impact of large scale agricultural sheds and commercial development along the A612.
- Promote sensitive design and siting of new agricultural buildings.
- Promote measures for reinforcing the traditional character of farm buildings using vernacular styles.

TW PZ 51 Stoke Lock Meadowlands

PHOTOGRAPH



CHARACTERISTIC VISUAL FEATURES

- Flat, low lying landscape with flood alleviation embankments against the River Trent.
- Open views from the Trent to wooded hills in the north and south.
- Intensive arable fields with pasture between the flood bunds and river.
- Abandoned gravel workings with establishing scrub vegetation.
- Some strong hedgerows particularly along farm tracks.

LANDSCAPE ANALYSIS

Landscape Condition

The overall condition of this landscape is defined as **moderate**. This area lies to the east of Burton Joyce and west of Shelford. It extends south to Netherfield pits and north up to the edge of Gunthorpe. Lying directly either side of the Trent, this area is relatively undeveloped and the pattern of landscape elements is **coherent**. Although it has **some** detracting features these tend to be scattered, such as the pylons across the river bluff to the north west of Shelford, the former railway sidings and industrial unit to the south west and the caravan retail site to the west of the A6097. Overall this is a **visually coherent** area

There are several SINC sites within this area including Netherfield Pits (also a local nature reserve) and Gunthorpe Lakes - both areas of old gravel workings, Burton Meadows Loop and Shelford Carr. However, the intervening landscape is fairly medium to large intensive arable fields with only narrow margin of less intensive grazing pasture against the River Trent giving an overall ecological integrity of **moderate**. Tree cover is generally riparian vegetation such as Willow and Ash against the river and water courses. Some woodland is also found around Stoke Lock consisting of Sycamore, Cherry, Hazel and Lime. Field boundaries tend to be variable with some intact and well maintained and others fragmented with post and rail fencing

Gravel extraction sites have left a highly modified landscape in some areas but there are other areas that are more intact closer to settlement edges. The cultural integrity is therefore **variable**.

A **moderate** network for wildlife and a **variable** cultural integrity leads to a **coherent** functional integrity/habitat for wildlife. An area that is **visually coherent** with a **coherent** functional integrity/ habitat for wildlife has a **moderate** landscape condition.

Landscape Sensitivity

Landscape sensitivity is defined as **moderate**. Settlements tend to be located on the edge of this area on slightly higher land outside the flood plain. Isolated and generally red brick houses and cottages are found to the west of the A road in Gunthorpe and to the eastern side of Stoke Bardolph, including the lock cottage at Stoke. The Holmes farm house lies within the centre of this area on a river bluff.

The absence of development immediately along side the River Trent respects the low lying flood plain of this river. Hedgerows are strong in places particularly along tracks where mixed hedges are more common. The features which give the area its local distinctiveness are **characteristic** of the Trent Washlands RCA and the continuity/time depth is **historic** (post 1600). The area has a **moderate** sense of place.

This is a flat landscape with some open areas of grazing next to the River Trent. This flat landscape allows longer distance views up and down the Trent Valley. To the east and west the views are contained by the low often wooded hills. **The apparent / flat?** landform and **intermittent tree cover** which leads to **moderate** visibility of the area from outside the PZ.

A **moderate** sense of place with a **moderate** degree of visibility leads to a **moderate** landscape sensitivity.

CONTEXT

NCC Landscape Sub Type: River Meadowlands

Policy Zone: TW PZ 51

Land Cover Parcel TW9

Condition

Good	REINFORCE	CONSERVE & REINFORCE	CONSERVE
	CREATE & REINFORCE	CONSERVE & CREATE	CONSERVE & RESTORE
Moderate			
Poor	CREATE	RESTORE & CREATE	RESTORE

Low

Moderate

High

Sensitivity

SUMMARY OF ANALYSIS

Condition	Moderate
Pattern of Elements:	Coherent
Detracting Features:	Some
Visual Unity:	Coherent
Ecological Integrity:	Moderate
Cultural Integrity:	Variable
Functional Integrity:	Coherent

Sensitivity	Moderate
Distinctiveness:	Characteristic
Continuity:	Historic
Sense of Place:	Moderate
Landform:	Apparent
Extent of Tree Cover	Intermittent
Visibility:	Moderate

LANDSCAPE ACTIONS - Conserve and Reinforce

- **Conserve** the traditional pastoral character and undeveloped flood plain adjacent to the River Trent.
- Enhance the ecological diversity of the river meadowlands and seek opportunities to recreate wet grassland.
- **Reinforce** and strengthen the continuity and ecological diversity of stream and water courses.
- **Conserve** and enhance the pattern and special features of meadowland hedges.
- Seek opportunities to convert arable land to permanent pasture
- Enhance visual unity through appropriate small-scale tree and woodland planting

Appendix C SWOT analysis

SWOT analysis done by Steering Group June 2016

Strengths

1. Strong community spirit
2. Located in convenient distance from Nottingham
3. Located in an area of natural beauty
4. Perceived as a safe place to live with low crime
5. Good range of shops including Co-Op offering daily needs
6. Good bus links along the Nottingham/Southwell corridor
7. Extensive facilities: health, meeting halls, pubs, sport ground, children's playground
8. Good network of rural and riverside public footpaths
9. Pro-active Parish Council
10. Surrounded by Greenbelt
11. Good schools
12. Pool of volunteers with good levels of skills and knowledge
13. Extensive range of Clubs and Societies
14. No areas of social deprivation

Weaknesses

1. Lack of involvement by younger residents
2. Limited facilities for teenagers
3. Property prices
4. High traffic volume in a through the village
5. A612 is an arterial road to Nottingham
6. Vulnerable to flooding
7. Poor drainage results in flash-flooding
8. Trains don't stop at station
9. Restricted demographic
10. Ageing population
11. Absence of Police presence
12. Traffic congestion in village centre making crossing road hazardous for children, and those of limited mobility
13. Pedestrian safety perceived as poor
14. Inadequate cyclic paths
15. Car parking
16. Litter
17. Poor communication to residents
18. Limited accommodation for one-person/small families

Opportunities

1. Extended use of Old School Building
2. Upgraded village centre
3. Controlled car parking
4. Greater use of volunteer base

5. Enhanced links with schools
6. Greater control over nature of development eg starter-homes not executive, in-fill not green-field
7. Access to CIL funds for BJ initiatives
8. Stakeholder involvement and contribution in NP actions

Threats

1. Over-development of leading to loss of BJ character and identity
2. Industrial scale development eg Shelford Quarry
3. Erosion of greenbelt
4. Vulnerability to river and flash flooding
5. Borough and County Council funding cutbacks
6. Increased in volume of through-traffic on A612

Appendix D: Environmental Improvements to the Village Centre



BURTON JOYCE VILLAGE CENTRE PROPOSAL

Paul Crawford | Tel: 0115 9788212 | September 1, 2013
paul.crawford@groundworknottingham.org.uk

1.0 OUTLINE

Burton Joyce Parish Council are looking to improve the cohesion of the village center to linking the current facilities through a more pedestrian friendly environment and incorporating the public transport route.

The project aims at making the village hub a user friendly area encouraging residents of Burton Joyce to use their local facilities through better access and also providing improved facilities for passing trade and the peripheral villages.

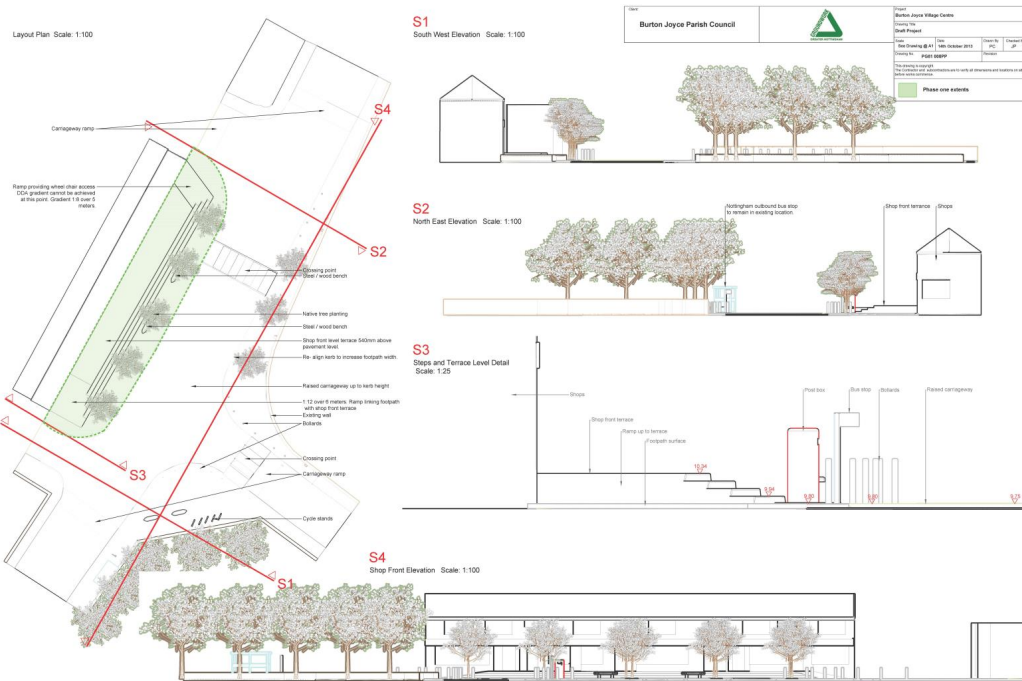
The Parish Council have engaged Nottingham Trent University to undertake conceptual design work of improvements to the village center which has enabled them to secure money from the local improvement scheme to undertake the first phase of work to the shop frontages. The work will create a safe pedestrian friendly area providing improved access to the shops. The current phase funded by LIS will be completed by March 2013.

The second phase of the project will be to rationalize the central section of the Main Street to improving linkages between shops, parking and public transport. The work will also rationalize signage and street furniture.

1.1 DESIGN LAYOUT



1.2 PHASE ONE DETAIL



1.3 PROJECT COSTS

Phase 1	Shop forecourts and access improvements	£50,000
Phase 2	Main Street - highway calming and rationalization.	£125,000

Total Project Costs	£175,000
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1.4 CONCLUSION

The completed scheme will reinvigorate the village center which serves a large community and supports neighboring villages, this will intern improve the sustainability of local shops and facilities for local people and reduce the impact on the wider highways infrastructure.

The phase one project is fully funded by the Local Improvements Scheme (LIS) and will be delivered part of the 2013/14 programme.

The Parish council is now looking for further investment from LTP to complete the phase two works during 2014/15 programme.

Local Transport Plan (LTP):	£ 100,000.00
Local Fundraising target:	£ 3,000.00
Third party funding bids:	£ 22,000.00

Total Project Cost: £ 125,000.00

Appendix E: Key View Points from Village Appraisal



VP1

Arguably one of the most important views towards Burton Joyce is from the junction of Shelford Hill, Shelford Road and Oatfield Lane and is fairly typical of views close by. This spot has been designated as an 'official' viewpoint and is interpreted as such with signage in a small layby. The view looks directly north west across the Trent Valley from the opposite valley side at an elevation of around 50m. The settlements of Shelford directly in front and Carlton on the edge of Nottingham to the west can be clearly seen on the valley floor as can the recently erected wind turbine north of Stoke Bardolph. Open fields and woodland exert a strong influence. The newer development in Burton Joyce can be seen rising up the valley side. This does not break the horizon created by the ridgeline but is poorly integrated into the surrounding vegetation.



VP2

From Stoke Bardolph, just to the north of the Trent, only the taller elements of the built form of Burton Joyce can be seen. This is close to a well-used public car park serving local walks and the Ferry Boat Inn, at around 20m elevation. In a view characteristic of the *Trent Washlands* 'channelled' along the river St Helen's Church can be seen rising above the existing vegetation with open fields at the rear. The newer development of Burton Joyce to the north west is hidden from here.



VP3

Characteristic of the *Mid Nottinghamshire Farmlands*, due to the rolling topography, are expansive views over the lower lying land. To the north of Burton Joyce these views are available out over the Trent Valley and, in the distance, the Vale of Belvoir to Belvoir Castle. Another characteristic of these views is the presence of the rising roofline of the villages. These rarely protrude above the horizon. Another key point to note is that the settlements are described in the character assessment as 'appearing well integrated into the landscape'.

Key view points

These two viewpoints are very close together further to the west along the northern side of Burton Joyce, again near the top of the valley side at an elevation of around 75m, the crest of the ridge at this point being around 80m. The first view shows a similar characteristic to the previous view (VP3), but the second shows the impact of the development that has spread up the valley slope from the centre of Burton Joyce. There is a contrast of character along this small section of public right of way; instead of pantile roofs amongst the trees the view is of a strong settlement edge, with fronts and gable ends of buildings.



This view is intended to demonstrate how the visual characteristics of the locally distinctive narrow valleys or 'dumbles' have been replicated through the road layout of more recent development up the slopes. A key visual characteristic of the 'dumbles' is strongly directed views down the slope out over the *Trent Washlands*, which these streets accomplish, albeit with an urbanised rather than wooded stream character.



Post-war linear development of Burton Joyce occurred to the south west along the A612 Nottingham Road below New Plantation. This appears on map to 'join' Burton Joyce to Carlton. On the ground this effect is not felt so strongly. The steep, wooded backdrop to these dwellings and open farmland with tall hedgerows (including trees) screen the houses from view except at very close range. This open land is important in maintaining a distinct different of character between Carlton and Burton Joyce.

Appendix F: Heritage Report by Burton Joyce and Bulcote Local History Society on Proposed Non-Designated Heritage Assets

The Society considers that the following buildings should be added to the existing list of identified Buildings/Structures of Local Interest.

1. **The Old School Perimeter Wall.** This wall was erected in 1860 at the time of the building of the New Village School and follows the style of that building. Its function as a perimeter of the school playground complements the Old School which is already listed as a Building of Local Interest, and serves as a physical presence within the village centre. Aesthetically its presence is of great value due to the style and composition of construction, and its use as part of the school for over 100 years gives many local people happy memories of times spent within the wall.
2. **The Community Church & Schoolroom.** This building, previously known as the Methodist Chapel, is typical of a late 19th Century non-conformist structure and lies at the heart of the village. Its prominent position on the corner of the Main Street is identifiable as a significant landmark, and has appeared on postcards of “Burton Joyce” since the early 20th Century. Together with its attached Schoolroom it is of great significance in the religious and social history of the village, and continues to be an important building for the community.
3. **The Cross Keys Inn.** Lying in the centre of the village, this building dates from the early 19th Century and has been an important place of refreshment ever since. Its attractive style blends in well with the village centre despite some 20th Century “improvements”, but the main reason for its inclusion in this list is historical associations with the old stage-coach route from Nottingham to Grimsby. It is significant as a meeting place for charabanc outings from the village, and appears in many old photographs.
4. **The Lord Nelson Inn.** Originally an overnight halt for bargees and their horses transporting goods on the River Trent, this 19th Century Inn became popular after the coming of the railway to the village in 1847. Day trippers from Nottingham would descend on the village in their hundreds to enjoy the riverside and refreshment at the Inn, which would also be busy due to the nearby wharf and ancient ford across the river. In the late 19th Century the landlord was Alfred Shaw, a famous Nottinghamshire cricketer who played for England in the first Test Match to be held in Australia. In the 1950’s the Inn was the meeting place for all-England fishing matches, when hundreds of anglers met to partake in the sport.
5. **The Wheatsheaf.** This public house is in the Arts and Crafts style and was built in the 1930’s. It represents a significant architectural style within the surroundings when the village started to expand during the inter-war years, and together with its grounds forms a pleasing appearance. It became very popular in the 1950’s & 60’s when motoring became a popular pastime (before drink-driving laws were introduced)
6. **Gales Workshop.** This is an historically significant building where framework knitting was carried out in the village for about 20 years around 1900-1920. Silk goods were manufactured here, some of which won awards at International Exhibitions. The building is compatible with other buildings within the area of the village dating from the same period and retains its large area of glazing that was necessary for the work progressing inside.
7. **Rose Cottages.** A row of framework knitters’ cottages off Lambley Lane dating from the beginning of the 20th Century when an adjacent factory manufactured knitted goods from

cotton and lace. Known as “Top Yard”, the area between the cottages and the factory was popular for the workers who played cricket there in their lunch break, one of the workers being Alfred Shaw, who later played professionally for Notts and England.

8. **Apricot Row.** This is another row of Framework knitters’ cottages, this being on the village Main Street. It is a pleasing terrace set back from the road and typifies the scene of how the village appeared at the end of the 19th Century.
9. **The Old Bakehouse, Willow Wong.** Although converted into a residence, this still has the appearance of a 19th Century village building, when clusters of closely built houses dominated the village centre.
10. **Tim Lane Wall.** Dating from around 1800 a.d., this brick wall abuts a public footpath to St. Helen’s Church and forms a boundary wall to adjoining properties. It is approximately 100 metres in length and is unique in having more than one bricklaying technique. The local History Society has recorded the wall’s structure in case of future deterioration or demolition, and consider that it is a significant structure in terms of visual and historical interest.
11. **Padleys Lane Wall.** Another brick wall dating from the early 19th Century, this structure abuts a public footpath alongside Padleys Lane. The first 100 meters of Padleys Lane was once a private drive leading to ‘The Grove’, a private mansion that was demolished in the 1960’s and the wall, built at the same time as the house is of visual and historic significance.
12. **Original Methodist Chapel.** Built around 1860, this Chapel was sold when a new larger Chapel, now the Burton Joyce Community Church, was erected around the year 1900. Since it was sold it has been the home of a Co-Operative Society Shop, a launderette, and now a beauty parlour. The structure has, however remained as built, and is typical of a non-conformist meeting place from the late 19th Century. It’s central location to the village centre adds to the charm of the village together with its neighbouring properties, and deserves recognition as a visually and historically interesting building.
13. **The Old Blacksmiths Shop.** Now occupied by a dance studio, this building once housed a blacksmith’s shop. Situated in the centre of the village the vernacular building typifies the type of structure dating from the early 19th Century of which there are several in a group. Over the years it has been used as a general store and later as a greengrocery. Along with the Community Church above it has featured in post-card views of the village since the early 20th Century, and can only be described as a visually and historically interesting building.

Appendix G: Building for Life 12 Questions

Integrating into the neighbourhood

Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

Facilities and Services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

Public Transport

Does the scheme have good access to public transport to help reduce car dependency?

Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

Creating a place

Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

Easy to find your way around

Is the scheme designed to make it easy to find your way around?

Street & home

Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

For more information on Building for Life 12 see

http://www.designcouncil.org.uk/sites/default/files/asset/document/Building%20for%20Life%2012_0.pdf

Appendix H: Burton Joyce Village Appraisal

Separate file due to size see Appendix H at

<http://www.bjneighbourhoodplan.org.uk/images/Burton-Joyce-REV-C.pdf>