

PAPPLEWICK PARISH COUNCIL

NEWSLETTER EDITION 21 February 2005

A Public Meeting to discuss the proposed development on local Green Belt sites is being held on Tuesday February 22nd in the Village Hall, Linby Lane at 7.15 for 7.30. Representatives from Gedling Borough Council will be in attendance to answer questions.

Background information.

The Gedling Local Plan determines land use within the Borough of Gedling. In 1997 when the first stage of the Local Plan came out for public consultation, two large sites within the Parish of Linby had been earmarked for development. One of these was Top Wighay, the area between Linby village and the A611 road to Annesley. This was to be 25 hectares for employment use with the remainder of the site (84 hectares) being earmarked for 2,200 homes and a Park & Ride site. The other land identified was 16 hectares to the North of Papplewick Lane, better identified as being alongside the Vaughan Estate and scheduled for approx 425 homes. (A hectare is 10,000 square metres or about 2 ½ acres)

As a result of public objections at the time, these sites together with land at Bestwood Spinney and areas of Ravenshead were removed from subsequent versions of the Local Plan.

Following the Local Plan Inquiry in Spring 2004, it was recommended that both the Top Wighay and north of Papplewick Lane site be put back in the Local Plan. In the case of Top Wighay, Gedling Borough Council is now proposing that some 9 hectares of land be available for employment use and 595 new dwellings, with the remainder of the original site being taken out of Green Belt pending further development after 2011, whilst land north of Papplewick Lane is proposed to be taken out of the Green Belt for development after 2011. As from January 24th the public will have six weeks to object to these revised proposals.

Papplewick Parish Council has joined forces with the Parish Councils of Linby, Bestwood, Newstead and Ravenshead under the title of GAG5 (Greenbelt Action Group for the 5 parishes). GAG5 has engaged the services of a planning consultant to fight our case and via the consultant has sought legal advice as to the legality of some aspects of the proposals. There is also concern that Nottinghamshire County Council has a dual role in these proposals, both as part of the planning process and as landowner of some of the site. Gedling, unlike other Councils will not use the latest available 2004 figures and is using those from 1996. Using 2004 figures Green Belt land would be needed to build on.

Following strong objections from parishioners to the original proposals, Papplewick has, with the other 4 Parish Councils, committed £1000 each towards the cost of professional

advice to fight the proposals. Funds reserved for this purpose under the heading of Local Plan in the annual budget over several years are being used.

It is important that Gedling Borough Council receives as many objections as possible. The address to write to is:

The Chief Executive
Gedling Borough Council
Civic Centre
Arnot Hill Park
Gedling
Nottingham
NG5 6LU

Please Note:

Written objections need to be received no later than March 9th

Objections to the proposed development must be new objections since the Public Inquiry was held and the following are examples that may be quoted.

- Housing no longer needed (2004 plan needs less housing but Gedling insists on using 1996 figures).
- Brownfield sites not being used first.
- Gedling is ignoring Government Planning Policy / Guidance (no further inquiry into Green Belt sites).
- The Planning Inspector failed to give a hearing to those in favour of keeping the Green Belt.
- The joining together of Linby, Papplewick and Hucknall.
- Potentially no housing gap between Nottingham and Mansfield.
- Employment land not needed, land is already standing idle in Gedling Borough.
- There is sufficient employment land in the vicinity.
- A substantial increase in traffic is inevitable, both through all the villages involved and at junctions with other main roads e.g. Mansfield Road /Blidworth Waye & Forest Lane.
- Local schools are already full to capacity.
- Local services e.g. Doctors, Dentists already under pressure.

TO DO NOTHING WILL MEAN WITH UTMOST CERTAINTY THESE DEVELOPMENTS WILL GO AHEAD.

Our local Borough and County Councillors and our Member of Parliament Paddy Tipping are opposed to the developments; to keep up to date with the latest information, please visit the Linby, Papplewick & Gedling web sites,

www.linby.org

www.papplewick.org

www.gedling.gov.uk

At the public meeting there will be blank objection forms available and Councillors will be on hand to assist in completing them if required.



Moor Pond Wood Project.

The project has received two grants recently. The Countryside Agency's Local Heritage Initiative Fund has awarded the first, worth £19,105. This will be utilised to undertake further archaeological work on the watercourses in the woodland. A considerable amount of work has already been carried out, particularly in the area near the new bridge that was installed last year.

The second grant is from Nationwide Building Society Community Awards Scheme and worth £2000. It will be used towards the cost of "interpretation boards". The boards are currently being designed and will be placed at various locations around the site to show information on its history and wildlife.

As reported in the last Newsletter, the drainage problems that have been a problem on Moor Road & Linby Lane appear now to have been cleared, with two new "soakaways" being constructed. These are the open channels that have been fenced off at the northern corner of Moor Road entrance and eastern end of Dam Banks Wood. We still await further work on Moor Road towards Grangemoor being completed. The survey of all trees in the woods is continuing, although many of the Sycamore trees that are not a native species are to be removed. Some of these are now becoming a liability and will need to be professionally removed due to their size and location alongside roads.

The Parish Council acknowledges the work that is being undertaken by the various groups working together and would like to congratulate them on their efforts. The Friends Group, Lee Scudder of Nottinghamshire County Council Environment Department, The Leen Valley Conservation Volunteers and The Hucknall 1830 Air Training Corps have given invaluable time & effort.

Next Barn Dance is on Friday February 25th in the Village Hall.
Tickets £6.50 each including refreshment. Licensed Bar.
Available from: Stephen 963 0808, Diane 963 5157,
Marguerite 968 1968.

A big thank you to all who made the New Year's Eve party a success, every one had a good time. £200 raised in the raffle & "Rob's bowling for a bottle of whisky" was sent to the Tsunami Disaster Appeal. The Hall has already been booked for next New Year's Eve.



Andy Vale, one of our local Policemen has issued a timely reminder about the problems with opportunist thieves operating in the area. Apparently there have been several cases recently where people have been spotted either coming home from work or returning from shopping and leaving keys accessible. He asks that we don't leave keys in the car or hanging in the house door lock, nor leave handbags accessible. At these times we are all particularly vulnerable to the attention of thieves.

Of course we don't think it will happen to us - but it could do! As it is better to be safe than sorry, Andy asks that we all take a moment to consider how easy it would be to steal items from where we leave them, assuming them to be safe. A few minutes spent re-assessing our usual habits could save a lot of inconvenience, cost and having to deal with police and insurance companies' paperwork!

Ian Griffiths, the Council Chairman is pleased to report that following a councillor's negotiations with BT, some of the telegraph poles and overhead wires have been removed from within the Conservation Area. Whilst it is never easy to get such co-operation, it is a good result, being the third area of the village to be tidied up in the last year or so. On the subject of the Conservation Area, concerns have been raised about the loss of original stone kerbstones adjacent to the new development at the crossroads, and their replacement with concrete ones. It may well be the case that we cannot get stone ones installed now but our protests have been made.

More importantly in the view of many people, is the possibility of wooden fencing being erected above the stone walling in front of the new properties. Recent discussions with the Planning Department indicate that there is a requirement to provide "sound deadening" to all new properties adjacent to busy roads. If this is the case then it could be argued that the best sound deadening would be to have a higher stone wall particularly in a Conservation Area! Should it ideally be at the same height as the existing wall containing the letterbox? It would also look similar to that existing across the road near the bus shelter. The new walling already provided looks totally acceptable but would a wooden fence above enhance it? It would also totally obscure the view of the restored Smithy. Perhaps the developers missed the fact that they have built adjacent to the second busiest road junction in Nottinghamshire, a fact most of us residents are well aware of.

2 new interactive road signs are being provided. They have to be positioned to detect vehicles exceeding the 30mph limit so have to be installed a suitable distance within the 30 zone. Hopefully more can be installed later on other approaches to the village.

NEXT PARISH COUNCIL MEETING IS AN EXTRA MEETING ON WEDNESDAY 23RD FEBRUARY AT 7.15 (THE DAY FOLLOWING THE PUBLIC MEETING,) TO DISCUSS THE COUNCIL'S FORMAL RESPONSE TO THE GEDLING LOCAL PLAN