Gaddesby Parish
Neighbourhood Plan
Consultation Summary

17 March 2018
Introduction

Gaddesby Parish Council through the Neighbourhood Plan Advisory Committee organised a drop-in event on Neighbourhood Planning on 17 March 2018. The event took place between 9:30 – 11:00 am at Ashby Folville and 12:00 - 2:00 pm at Gaddesby A total of 74 people attended.

The aim of this event was to help engage the community in the Neighbourhood Plan and to seek comments on the emerging topics – including Local Green Space and environment; community facilities and amenities; housing and design; transport and employment. An opportunity was taken to select a logo after a competition was run in conjunction with the local Primary School.

The drop-in event was promoted in a variety of ways:
✓ Press - advertised in the Village newsletter
✓ Leaflets – distributed to each household
✓ Posters – placed on parish and community noticeboards.
✓ Social Media – event advertised on the village website
Format of Event

Members of the Advisory Committee welcomed attendees on arrival and asked them to complete a contact sheet to record attendance. The arrangements for the day were explained.

The first displays introduced neighbourhood planning and described the process that is being followed by the Advisory Committee on behalf of Gaddesby Parish Council. Copies of explanatory booklets were available in the room for reference and copies of finalised Neighbourhood Plans for other villages were available for people to read as they walked around the displays and enjoyed the refreshments that were available.

Consultation on key issues

A series of display boards were spread across the room, each of which focused on a different topic related to planning and development, including:

- ✓ Vision for the Plan period
- ✓ Housing – mix, design, location and heritage
- ✓ Environment – existing designations and Local Green Space criteria
- ✓ Transport
- ✓ Employment
- ✓ Community Facilities

People were invited to read the displays and the information available and to make comment on ‘post-it’ notes.

In addition, people were invited to identify open spaces which are important to them by placing up to 3 green stickers on a map of the parish which they value for views; and up to 3 blue stickers on areas good for recreation. A further map of the parish offered people the chance to identify sites where housing development is not welcomed, and sites where residential development would be acceptable.

People were invited to vote on their favorite logo, designed by local school children.

Display Boards

The following pages give a flavour of the boards that were on display at the event:
Environmental Designations

The Neighborhood Plan will consider policies that affect the local environment.

It can identify sites that are suitable for development and sites that must be protected from development.

Areas identified in local plans may be considered as sites that are under consideration for special local or national significance.

Local policies include:

- Development
- Infrastructure
- Public Open Space
- Open Land
- Transportation

ENVIRONMENT

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DEVELOPMENT CONSTRAINTS

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Local policies include:

- Development
- Infrastructure
- Public Open Space
- Open Land
- Transportation
Having read the displays, attendees were asked to comment on each topic using post-it notes and to place them on flip-chart paper alongside each display.

A large map of the Parish was available, and people were invited to place up to 3 blue dots on areas of recreation and up to 3 green dots in places enjoying good views. A further map was available for people to indicate where they would prefer housing development to be located.

These are the comments that were made:

**DO YOU SUPPORT THIS VISION?**

Total of 28 responses – 24 in support of the proposed VISION, 4 against.

**Yes:**

BARSBY: re-creation of village envelope would help to preserve the landscape and help ensure proportionate and sustainable development, and the character of a farming community  
Need to define what “proportionate and sustainable is”  
A footpath down Gaddesby Lane (between Barsby and Gaddesby) would be hugely beneficial because currently there are no safe walkways for pedestrians

**No:**

Needs to give prominence to provision of facilities for families and for older people (especially support measures to control traffic)

**HOUSING:**

**General parish comments:**

- Village housing needs to include affordable housing to give young people the opportunity to get on the housing ladder
- More homes for local people, either affordable bungalows or family homes. Less executive type homes
- Affordable homes for new families and incomers. Easily maintainable quiet houses for older people
- Affordable should be affordable! i.e. under £200k or less!!
- Affordable housing? People will HAVE to have transport
- Smaller housing for the young and old
- A mix of houses to keep a mixture of groups in the community
- Only provide housing according to need not according to a remote council quota
- In-filling only
- Village envelopes need to be established for all villages to ensure they remain distinct villages
- Reinstate the village envelope
- Renew village envelope as was. It is not a substantial village
• Village envelope should be recast or confirmed as part of the parish plan

Village- specific comments (including responses to the dot exercise where participants were invited to place a red dot where they did not want to see residential development and a green dot where such development would be acceptable)

Ashby Folville

• Ashby Folville needs affordable housing. Young and old. Millions was spent on flood defence!!
• AF has already had a housing development and doesn’t need any more houses!
• AF should be protected from further housing development due to FLOOD RISK increases

Barsby

• We have some affordable housing already, but more should be provided - within the village envelope
• We believe that the village envelope should be preserved
Gaddesby

- Gaddesby village envelope must be preserved too
- I believe that there should be an envelope, but that the existing envelope could be carefully extended. Housing could be built to allow young villagers to remain here, and older villagers to downsize when they are no longer able to look after a larger property. The expansion of the school would allow for an increased number of young families to have provision for their children
- Affordable housing needed
- Gaddesby is in need of more young family-suitable housing to help school and church flourish and drive village community
- Gaddesby – should be provision of affordable housing and “downsize” housing to enable staying in the village
- Village to be kept a village and therefore does not need affordable housing as it will lose its identity of a quiet, idyllic village and does not need to lose its charm
- Gaddesby has bungalows opposite school; 3 bed houses Paske (?) Ave. In-filling only
- Gaddesby: in fill only
HERITAGE:

- Church and school
- St Luke’s Church and the need to develop around it – criminal!
- Gaddesby school
- Godson’s Folly,( aka Tower House), Barsby to be on the list of heritage buildings
- Ashby Folville Windmill. 1 person agreed
- The Old Dairy? At Barsby (East’s farm)

ENVIRONMENT:

- Protect local green spaces at all costs! They add character and attract people to village
- Try to develop local green spaces to support wildlife
- Open green spaces around villages are what identify our locale. We can’t tell the farmers what to do but we should be sympathetic
• The open spaces of green fields; quietness and ruralness of village life
• Footpaths across the fields to be better maintained
• Encourage ecofriendly building development. Build nature spaces to encourage wildlife and encourage children to explore nature
• Ashby Folville is a small village that needs no more development!
• Ashby Folville – no new development within village
• Many green spaces in Ashby Folville have flood risks and any housing would change the water tables and increase the risk!
• Protect the village green, Barsby
• Barsby village hall green must be preserved. 1 person agreed
• Keep Barsby village green and Ashby cricket field
• We have a cricket field in Barsby (not in use), but it must be preserved and NOT built upon!
• Gaddesby: I would support any move to turn Long Wall field into a village green
• Convert the field next to The Cheney into a village green with access for all

The outcome of the dot exercise was as follows (green dot = good view; blue dot = good recreation):
ACCESS and HIGHWAYS:

- Create new footpath: a footpath would make it safe to walk along Gaddesby/Ashby Rd (used by many walkers – at their peril now!!)
- A footpath from Barsby to Gaddesby would be hugely beneficial to pedestrians
- Would be invaluable to have a proper footpath on the Gaddesby/Ashby Rd – would help with a daily walk
- Footpaths need improving – especially ones that lead to Gaddesby school
- The road between Barsby and Gaddesby needs repairing. It has degraded to the point that it is impossible for 2 vehicles to safely pass each other
- Ditto Rotherby Lane, Gaddesby. And yet more houses!
- Happy with all access and highways in Ashby Folville
- Congestion at Main St and Rearsby Lane outside Cheney Arms. All roads leading from Gaddesby in very poor condition. The 607 is already congested at certain times
- More housing will mean more cars – and there is too much congestion at peak times already in Gaddesby
- Road network isn’t sufficient to cope with a great deal more traffic
- Chapel Lane in Gaddesby must be protected against additional traffic for safety reasons
- 40mph speed limits on roads connecting the villages and to other villages
- Speeding traffic in Gaddesby is a concern
- Introduce traffic calming measures in Gaddesby
- 7.5 tonne limit to be enforced including farm vehicles to prevent damage to road shoulders
- A bus service MUST be retained
- Better bus links
- Transport – Gaddesby. Better bus links at times that tie in with the working day. Better roads and traffic calming especially between the school and pub. Provision for peak times, eg school drop off and pick up
- The roads/car parking near the school need to be addressed urgently before an accident involving children occurs!
- Gaddesby: speeding and congestion are a problem on the road from the pub to the school, especially at school drop off and pick up times
- Cars stopping around school for drop off
- Cars parked as far as the bridge at school pick up times – bad!
- Parking issue at top of Gaddesby Hill. Bus needs a roundabout at top of Gaddesby Hill, and not go down Paske Ave.
- Roads to be made more passable and less potholes

DEVELOPER CONTRIBUTIONS:

- New houses and developments need adequate off-road parking – 2 to 3 cars per house, especially in village centres
- Traffic calming; play areas; mobile phone coverage
• Traffic calming. An additional play area – using rural features, eg woodland play
• Traffic calming to Main St Gaddesby
• Improved footpaths
• Enlarge footpath from development at Milwards, Gaddesby. Add street lighting
• How was the school allowed to expand without any consideration of the parking – or lack of!!

DESIGN:

• In keeping with the traditional designs and materials
• Complementing local houses
• Most people move to a village for the “looks” of the houses so new houses should be in keeping
• Design needs to be in keeping with current properties in village
• Fitting in with the style of the area whilst also including parking
• NOT the usual Wimpey style! In keeping with the style of the local houses
• All the houses in the villages are so diverse already that trying to enforce a “local” vernacular is pointless
• Different design of houses in development areas – not all the same
• Please NOT in style of 20 teens new build, and not to be called “Scholars Bottom” or “Liberty Gardens”
• Design: usually not in keeping with the character of these old villages
• Hanbury Cottages is a beautiful design and would suit the development in Gaddesby too. 1 person agreed

EMPLOYMENT/BUSINESSES:

• Encouragement should be given during planning process by PC to anyone setting up a business or shop
• Mobile signal poor. Does not need additional employment opportunities besides school and pub and therefore will not need additional unnecessary development
• Mobile phone signal MUST be improved in Gaddesby. Are the other villages as bad?
• Business/office facilities are available locally near Rearsby and in East Goscote
• Farms and farm diversification should be protected and supported. We don’t want to turn into dormitory villages
• A farm shop creative/arts studio/small business rural hub

FACILITIES/AMENITIES:

• Get network coverage and part-time shop/post office
• Broadband could be improved and mobile signal
• Mobile signal and broadband poor
• Broadband signal in Ashby Folville – poor. No reception for 02- had to change to Orange
• Mobile signal in Gaddesby is frustrating and prevents effective home working
• Gaddesby. Mobile signal non-existent at the bottom of Park Hill. Broadband speeds inadequate for domestic use – thank heavens I don’t run a business
• No mobile signal in the Hall Gaddesby. Broadband patchy
• Gaddesby broadband is abysmal!
• Broadband and mobile fluctuate!
• Homeworking is tricky because of unreliable broadband and mobile coverage in Barsby
• Reliable and regular bus service for villagers to get to work in Leicester and Melton by 8am and evening use
• Please don’t do anything to the park apart from improving it. It is a great place for children
• Gaddesby. In the park grounds can we please get a plastic quarter pipe for skating? (age 10)
• Any development in the villages should contribute to a local amenity fund for the villages to be spent by the parish council

ANYTHING ELSE?

• Thank you for all your effort so far and all that you’ve done!

Summary of findings:

The Vision:

This section attracted a total of 28 responses – 24 in support of the proposed VISION, 4 against.

Housing:

Out of a total of 26 comments on housing in the parish, 11 respondents referenced their preference for affordable housing to be considered generally across the parish. Affordable homes to enable young people/ families and older residents to stay in the villages as well as making it possible for others to move in to “drive the community”. 1 respondent called for “a mix of houses to keep a mixture of groups in the community”. 7 respondents highlighted their belief in the need for envelopes to be “reinstated” or established for all of the villages to ensure they remain distinct. 3 parishioners wanted to have in-fill housing only in the event of any development, and 2 villagers from Ashby Folville were opposed to any new housing based on the factor of already having a new development in place and also the potential to increase the flood risk. One respondent stated that Gaddesby does not need affordable housing “as it will lose its identity of a quiet, idyllic village”.

Heritage:

Of the 6 responses to this section, 2 regarded the school in Gaddesby, and the church in Gaddesby (2 respondents) as important to the heritage of the village. A further 2 respondents felt that the windmill at Ashby Folville should be preserved. Godson’s Folly and the Old Dairy, both in Barsby, were cited by a respondent each as needing to be on the list of heritage buildings.
Environment:

15 comments were made on the environment section. 9 responses called for the protection of local green spaces, including wildlife areas, footpaths, village greens and cricket fields, along with the development of “nature spaces” to attract wildlife and encourage children to explore nature, 3 villagers from Ashby Folville felt there would be a negative impact on the natural environment of their village if housing development were to take place.

Access and Highways:

This area of the consultation drew a large number of responses with a total of 24.

In the event of development, the majority of respondents highlighted the need to provide more traffic calming, traffic management, road maintenance and adequate, safe parking areas in an already congested village. A number of specific areas in the village were named in relation to these concerns: Gaddesby/Ashby Rd; Main St./ Rearsby Lane outside Cheney Arms; Chapel Lane and Rotherby Lane, Gaddesby; Gaddesby Hill; the general area around the school.

3 respondents cited the importance of sustaining and improving the public bus service.

Developer Contributions:

Of the 7 parishioners who responded to this section, 3 specifically called for developer contributions to be used for the provision of traffic calming measures. A further 3 comments called for contributions to resource adequate parking for the school and for any new homes. 2 others believed contributions should go towards improving footpaths, with 2 comments stating that additional play areas would be welcomed. 1 person thought contributions could be used to upgrade the parish’s mobile phone coverage.

Design:

6 of the 11 responses called for any development design to be fully reflective of the local vernacular, whilst 2 respondents specifically stated there should be a different design of houses in any development area, highlighting that: “all the houses in the villages are so diverse already that trying to enforce a “local” vernacular is pointless”.

Employment/Businesses:

Two of the 6 respondents to this section highlighted the need for improved broadband in order for small businesses to flourish in the area, with a third respondent stating that rural business start-ups be encouraged by the parish council during the planning process. One parishioner felt that farms and farm diversification should be protected and supported, and another envisaged a farm shop creative/arts studio/small business rural hub.
Facilities/Amenities:

There were 14 comments generated by this section. 10 parishioners were exercised particularly by what they regarded as very poor-quality network coverage across the area (broadband; mobile phones). Play parks in the area were recognized and appreciated. One respondent would like to see a post office in the parish, whilst another called for regular and reliable bus transport to service the area. Finally, one person commented that “Any development in the villages should contribute to a local amenity fund for the villages to be spent by the parish council. “

Anything Else?

The one comment made in this section was a thank you to all those involved in working on the Neighbourhood Plan so far.