

CONSULTATION SUMMARY



ELKESLEY NEIGHBOURHOOD DEVELOPMENT PLAN 2014 - 2028

PRE-SUBMISSION DRAFT

Consultation Summary

Consultation Summary

Table of Contents

1	Introduction	5
	What is the Consultation Summary?	5
	Aims of Consultation	5
	General Overview	6
2	Neighbourhood Area Designation	7
	Overview	7
	Conclusions	7
3	Consultation Event Report – 20th April 2013	9
	Overview	9
	Attendance	9
	Results	11
	Conclusions	15
4	Consultation Event Report – 13th July 2013.....	16
	Overview	16
	Attendance	16
	Results	17
	Conclusions	19
5	Contact with local businesses and land owners.....	20
	Overview	20
	Results	20
	Conclusions	20
6	Consultation Event Report – 21st September 2013	21
	Overview	21
	Attendance	21
	Children’s Competition	22
	Results	23
	Conclusions	24
7	Group Consultation Questionnaire	25
	Overview	25
	Attendance	25
	Results	25
	Conclusions	25

Consultation Summary

8	Affordable Housing Survey	26
	Overview	26
	Respondents	26
	Results	26
	Conclusions	26
9	Residents Survey.....	27
	Overview	27
	Responses	27
	Results	27
	Conclusions	27
10	Draft Policy and Potential Development Event	28
	Overview	28
	Attendance	28
	Results	28
	Conclusions	29
11	Yew Tree Road Site Options Event.....	30
	Overview	30
	Attendance	30
	Results	30
	Conclusions	30
12	Appendix A: Invite to get involved	31
13	Appendix B: Neighbourhood Area Designation	32
14	Appendix C: Consultation Event Flier – 20th April 2013.....	35
15	Appendix D: Consultation Event Flier – 13th July 2013.....	36
16	Appendix E: Letters to key Landowners and Businesses in the Parish.....	37
17	Appendix F: Consultation Event Flier – 21st September 2013	39
18	Appendix G: Community Groups Questionnaire Results – Summary Report.....	40
19	Appendix H: Housing Needs Survey Report.....	Error! Bookmark not defined.
20	Appendix I: December Newsletter.....	44
21	Appendix J: Residents Survey.....	46
22	Appendix K: Draft Policy and Potential Development Event Flier	47
23	Appendix L: Yew Tree Road Site Options Event Flier	48
24	Appendix M: September Poster and Newsletter	50

Consultation Summary

1 Introduction

What is the Consultation Summary?

- 1.1 The Elkesley Neighbourhood Development Plan has been produced by Elkesley Parish Council exclusively using the views and opinions expressed by all the stakeholders in the area, such as; local residents, local business owners and local landowners. The aim of the Plan is to positively plan for the future development of the area to create a sustainable village for people to live, work and visit.
- 1.2 This Summary sets out the chronological order of events that have led to the production of the Elkesley Neighbourhood Development Plan (NDP) in terms of consultation with local residents and other leading stakeholders and statutory consultees. This consultation has in particular led to the production of the Development Management Policies contained within the Plan that aim to control and promote the sustainable development and growth of the village. In this Summary, the Steering Group has taken a broader approach in setting out the consultation for both the land-use and non-land-use policies and projects contained in the Plan.
- 1.3 Provided in this Summary is an overview and description of the numerous consultation events and periods involved in the production of the final Plan. In some instances more detailed reports have been produced by the Steering Group, where this is the case, this report is referred to in the overview of that event and it is included in the Appendices of this document.

Aims of Consultation

- 1.1 To ensure that the local community truly can feel a sense of ownership of the Neighbourhood Plan, and feel they are truly being empowered to control the development and growth of Elkesley, the consultation undertaken in production of the Plan itself must be thorough and the process clear and transparent. To ensure the consultation undertaken in production of the Elkesley Neighbourhood Plan can be perceived as such, the Steering Group developed several aims that the consultation process would work towards achieving.
- 1.2 These aims of the consultation process of the Elkesley Neighbourhood Development Plan were:
 - **Front load:** The Steering Group decided early in the process that as much consultation with local residents would be undertaken before any contents of the plan were discussed and decided. This would ensure that the contents of the Plan have been wholly influenced and decided upon based on consultation undertaken with the local community.
 - **Reach all aspects of community:** Another key aim of the consultation process was to ensure that all different sections of the community were allowed the opportunity to participate in the Plan process. This involves ensuring that local residents of all ages and gender engage in the process guaranteeing that the final Plan is truly representative of the local community and their aspirations for Elkesley Parish.
 - **Ensure 'hard to hear' groups participate:** In addition to ensuring all sections of the community are involved in the process, special effort must be made to include those sections of the community described as 'hard to hear' groups, such as: young people,

Consultation Summary

over 65's and disabled people. This can be achieved by utilising consultation techniques and events specifically aimed at including these groups.

- **Ensure transparency:** The Steering Group are keen to ensure that the Neighbourhood Plan process is viewed as open and transparent. This involves not only making all documents and consultation results used to produce the contents of the final Plan publically available. But also ensuring that local residents are kept up to date with progression of the plan and also how they can engage and participate at different stages of the process.

General Overview

1.3 The Neighbourhood Planning Steering Group (SG) considered the different engagement technics and sought advice from consultation specialists to ensure the engagement was undertaken correctly and all sectors of the community were given the opportunity to have their say on the contents and policies within the plan. The methods used are listed below:

- Leaflets and Newsletters to all households in the Parish
- Events held at the Memorial Hall
- Letters to key stakeholders in the Parish
- Questionnaires sent to all households in the Parish and community groups
- Posters placed in notice boards in the village

1.4 The Steering Group established to oversee the production of the Plan comprised eight members of the local community with some Parish Council representatives. This group has worked together since the designation of the neighbourhood area in 2012 to produce a Neighbourhood Plan based on the views and aspirations of local people that will benefit the whole Parish of Elkesley.

1.5 Over the numerous consultation events and activities the Steering Group have held during the production of the Plan, a total of approximately 400 local residents have actively engaged and contributed to the development of the Plan, representing nearly 50% of the population of the Parish.

Consultation Summary

2 Neighbourhood Area Designation

Overview

- 2.1 The decision to produce a Neighbourhood Plan for Elkesley was first explored by the Parish Council in early 2012, a Steering Group was established to oversee the process and a flier was delivered to all households in the Parish asking local residents if they would to be involved in the process (see **Appendix A**).
- 2.2 With regards to Part 2 of the Neighbourhood Planning Regulations 2012 Elkesley Parish Council submitted an application for designation of the Elkesley Neighbourhood Area for the purpose of creating a Neighbourhood Plan with the Parish Council to act as the qualified body to do so. This application was received by Bassetlaw District Council on the 10th April 2012 and a statutory 6-week consultation period was enacted, running from the 10th April – 1st June 2012.
- 2.3 As outlined in the Regulations the Local Authority have a duty to publicise the Area Application and the 6-week consultation period in a manner that will bring them to the attention of people who live, work or carry out business in the area. The full Application and information on how to comment was made available on the Council's website and information on the application and how people could make representations was placed in the Retford Times on the 19th April 2012 (see **Appendix B**).

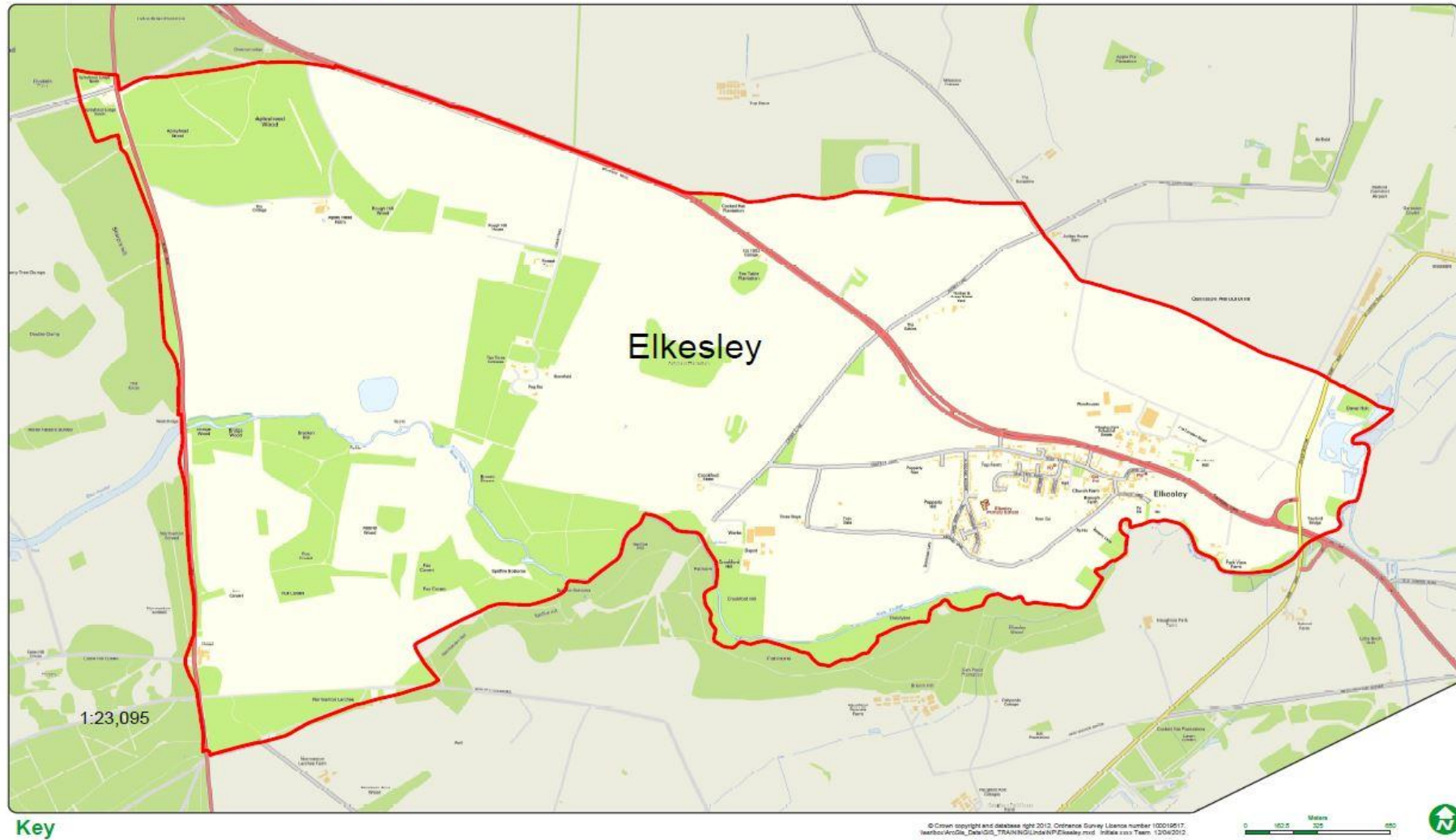
Conclusions

- 2.4 During the 6-week consultation period, no objections were received to the Neighbourhood Area as outlined in the initial application. Therefore on the 13th July 2012 Bassetlaw District Council contacted Elkesley Parish Council to confirm that they may proceed with the preparation of a Neighbourhood Plan for the area as designated, shown on **Figure 1** on the following page (see **Appendix B**).

Consultation Summary

Figure 1: Designated Neighbourhood Area

Bassetlaw District Council



Consultation Summary

3 Consultation Event Report – 20th April 2013

Overview

- 3.1 The initial Consultation Event that the Steering Group organized for the Plan was held on the 20th April 2013 at the Elkesley Memorial Hall. The purpose of the event was to allow local residents to express their views on a range of topics previously selected by the Steering Group. This would endorse the focus of the Neighbourhood Plan Steering Group and was used as a guide for future consultation events.
- 3.2 The event was run on a drop-in base, with six topic boards and one board explaining the Neighbourhood Plan process presented around the hall where local residents could leave their comments and suggestions. Steering Group members were present throughout the course of the event and were available to answer any queries raised by local residents and advise where necessary.
- 3.3 Local residents were encouraged to express their opinions on the following topics;
- Housing
 - Sports & Leisure
 - Footpaths
 - Seating
 - Business Development
 - Allotments
- 3.4 It is recognized by the Steering Group that not all these issues relate directly to land use and therefore may not all be directly covered by the Plan, however they were all issues that were considered valid to consult on at this stage. It was also recognised that as the Neighbourhood Plan will be a vehicle for drawing additional investment into the village it was important to give people the opportunity to express their views on all the improvements they would like to see.
- 3.5 The event was advertised by a flier delivered to all households in early April 2013; this flier is available to view in **Appendix C** of this document.

Attendance

- 3.6 The event was extremely well attended with 108 local residents in total in attendance. In addition to this, an excellent mix of gender and age ranges attended providing their views. Unfortunately a record was not kept of the exact ages of those residents attending and it was agreed at future events this would be done.

Consultation Summary



Images from the event



Consultation Summary

Results

Housing

3.7 Local residents were asked four questions about future housing development within Elkesley; a summary of the answers received for each are recorded below;

Would you like to see housing development in Elkesley?

- 40 residents stated they would be in support of new housing being developed in the village, but only if this was in moderation and after the proposed improvements to the A1 were implemented.
- 10 residents stated they would be against any new housing development in the village.

Where would you like to see new housing?

3.8 Several sites were suggested as holding potential for new housing, (numbers supporting this are shown in brackets).

- Yew Tree (24)
- Brough Lane (6)
- Clover Bank (2)
- Land Part 'The Bungalow' (4)
- Behind Pepperley & Headland (6)
- Continuing on from end of Pepperley (1)
- Land behind School & Lawnwood/Cedar Tree (9)

How many new houses would you like to see?

3.9 The amounts suggested by local residents varied from 6 to a maximum of 100; however the majority suggested that between 15 and 30 new houses would be most appropriate.

What type of housing would you like to see?

3.10 Varied from 1 bed flats to 5 bed houses, most residents however wanted them to be in-keeping with current housing in the village. Several residents also suggested that there is a need for affordable housing.

Sports & Leisure

3.11 Local residents were asked what sport and leisure activities they would like to see developed in the village, the results follow below separated into suggestions made by young people and suggestions made by adults;

Young People

- 5-a-side football (provided for on forthcoming MUGA)
- More ramps on the skate park

Consultation Summary

- A large climbing frame construction
- Cinema showings in the Memorial Hall

Adults

- Provision of space for Boules
- Flat Green or Lawn Bowls
- Use of the MUGA by adults together with some Multi-gym facility in the Memorial Hall
- Cinema showings in the Memorial Hall
- Events by outside performers, such as those presented through the 'Village Ventures' program

Footpaths

3.12 Local residents were invited to talk about the current provision of footpaths in the village and those that they use most often. Residents were also asked to make suggestions for potential new routes they would like to see developed in the village.

Current Provision

3.13 The majority of local residents were happy with the existing footpaths in the village, with most walking along Brough Lane to Plevins then down Coalpit Lane and back to the village.

3.14 A few ventured down to Stony Bridge and through the wood to Crookford.

Suggested New Routes

3.15 A designated path linking the school/shop area to Yew Tree Road. A resident suggested that this should be made into a road so that buses could make a circular route round the village and up to Headland, down past the school to Yew Tree and along High Street or vice versa.

3.16 A number of people felt that a path along the village side of the river from Stony Bridge, along the edge of the fields and through the woods on Plevins side of the river to Crookford would be ideal. Even a shorter path coming either up Dobbykes Lanes or to the left of the sewage works to Brough Lane would be appreciated.

3.17 Another suggestion was a path from Stony Bridge along the edge of the fields to Battery Lane. However a resident stated that this would not be feasible because of the boggy state of the land and the fact that livestock would be kept in it. There was doubt as to the status of Battery Lane is if was private or publicly owned. Apparently at one time it was used by the people living at Haughton Farm to access the Methodist Chapel.

Single Requests

- A bridleway from Brough Lane to Stony Bridge and along the fields on the village side of the river towards Plevins
- Picnic areas through the woods to deter bikes and 4x4s
- A path inside the fields along Coalpit Lane leading to Crookford to avoid HGV's

Consultation Summary

Seating

- 3.18 This very specific issue reflected on-going concern by the Parish Council that they felt there was inadequate seating provision Residents were invited to locate on a map of the village where they would like to see new seating provided. 30 locations were identified by local residents as well as several issues that need to be considered.

Current Provision

- 3.19 Apart from some 'picnic tables' in the playing field and some behind the church, there are no public seats in the village. Even the two bus shelters have no seats in them.

Is there a need?

- 3.20 Whilst there was overall support for the provision of more seating there were concerns expressed about their siting if it caused anti-social behavior. Lessons need to be learnt from the siting of the seat on the corner of Holly Bush Close.

Potential Locations – Trying again with Holly Bush Close

- 5 at various view points on Brough Lane
- 2 on the footpath down to Stoney Bridge
- 1 on the wood side of Stoney Bridge (where listening to the birds is reported to be a good way to relax)
- 1 on the corner of Low Street and Park Lane (with a view of the pub)
- 1 close to Clover Cottage
- 1 on the land at the junction of Lawnwood and Headland Avenues (where the Christmas tree has been sited)
- 1 close to the school for parents waiting for their children
- 1 next to the river at the end of Battery Lane (by the ford)
- 1 next to the river at the end of Dobbykes Lane
- 1 next to Crookford
- 2 behind the church
- Several in the playing field

Business Development

- 3.21 Residents were asked what business development they would like to see provided in the village with preferred locations as well as what kinds of business development they would not support. The results of this can be found below;

What Business Development would you support in Elkesley?

- Possible Motel – 3 residents indicated by the Robin Hood Pub

Consultation Summary

- Dentist/Doctors surgery/Chemist – behind Top Farm /Yew Tree Road waste land
- Small Business Units – Elkesley Industrial Estate (by the airport)
- Small touring caravan site - edge of village – waste land on Brough lane at bottom of hill near Dobbykes Lane on opposite side of Brough Lane
- Any rural businesses e.g. kennel, saddlery, riding school etc
- General store like Co-op
- Post office
- Internet Café drop in
- Hair dresser – behind Top Farm /Yew Tree Road waste land
- Farm shop - Brough Lane near Brough Farm

What Business Development would you not support in Elkesley?

- Touring Caravan Site behind Memorial Hall in car park.
- Any further heavy industrial development.
- Incinerators.

Allotments

- 3.22 Local residents were asked if they would like to see allotments provided in the village, in addition to this, residents were invited to suggest potential locations for these allotments.

Would you like to see Allotments in Elkesley?

- 3.23 The majority of residents who responded were in support of allotments being developed in the village.

Potential Locations – these can be viewed in Figure X found in Appendix X of this report.

- Behind Top Farm / Yew Tree Road waste land.
- Land between Cedar Tree View and Sports field – between unofficial path and Yew.
- Tree Road bungalows.
- Brough Lane - land opposite Fairview, Camasunaray and Trolhaugen.

Further Comments

The Steering Group were made aware of other issues, through discussions with local residents. These will need to be investigated further, and are listed below;

Touring Caravans

- 3.24 Several residents suggested that sites could be allocated for Touring Caravan use. Such as at the Pub, behind Memorial Hall or land off Brough Lane.

Consultation Summary

Travellers Sites

- 3.25 Several residents suggested that land could be allocated for travellers sites on either a permanent or transient basis at Jockey House next to A1 recycling.

Development at Crookford

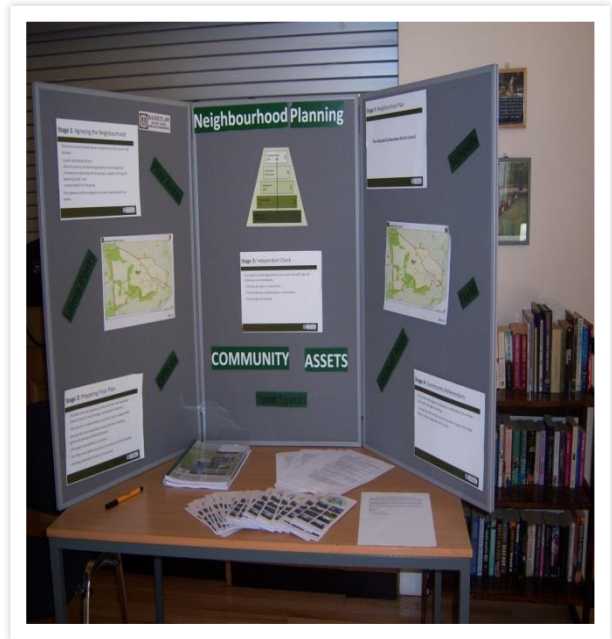
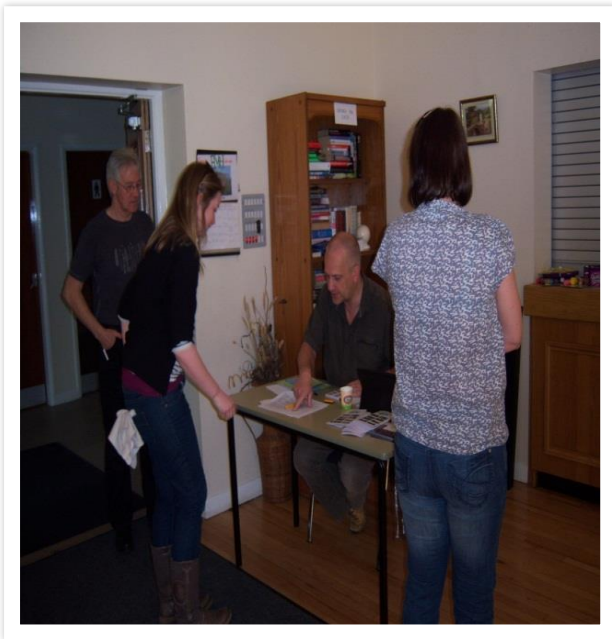
- 3.26 Some residents suggested redeveloping Crookford to its original use as a picnic and play area.

Signage

- 3.27 Several residents stated that they would like to see signage improved.

Conclusions

- 3.28 This initial consultation event was well attended with an excellent mix of local residents in terms of age and gender, in attendance. People contributed positively and gave the Steering Group a clear idea about what local residents considered were important issues in their village. In addition, several new issues and topics were made aware to the Steering Group that need to be investigated further.



Images from the event

Consultation Summary

4 Consultation Event Report – 13th July 2013

Overview

- 4.1 The second consultation event that the Steering Group hosted took place on the 13th July 2013. The event was linked in with an annual village wide event known as the Elkesley Feast which has been running in the village for many years. This event ran differently to the first, as local residents were invited to allocate land on a map of the parish for differing potential uses.
- 4.2 Each differing land use was colour coded to allow for ease of analysis and to aid in visual representation of local residents views. The potential land uses selected by the Steering Group were discussed and decided upon beforehand using local resident views expressed at the first Consultation Event. In addition to these local residents could also suggest and map any further uses that the Steering Group had not included. The potential land uses therefore covered the following;

- Sport & Leisure
- Rights of Way
- Business Development
- Housing
- Traveller Sites
- Allotments
- Signage
- Anything else



- 4.3 This event was again advertised through the delivery of a flier to all households in the Parish, this is available to view in **Appendix D** of this document.

Attendance

- 4.4 The event unfortunately was not as successful as the first Consultation Event held in April in terms of level of participation from local residents. 32 local residents in total consulted with the Steering Group and provided their views on land uses in the village. A breakdown of the demographics of this group is provided below.

Age

17 to 25 - (1)

41 to 60 - (17)

26 to 40 - (4)

61 to 80 - (10)

Gender

Male (20)

Female (12)

Consultation Summary

Results

Sport & Leisure

4.5 Several sites were identified throughout the village for specific Sport & Leisure uses, those suggested can be found below;

- At the current playing field several residents suggested they would like to see it extended and include a cricket pitch and running track Land at Yew Tree was identified as potential for a Bowls Area
- Several residents stated they believed Crookford should go back to its original use as a beauty spot
- Land suitable for horse riding was asked for

Rights of Way

4.6 Residents were asked to locate on the provided map of the village where they would like to see new routes created, the proposed routes can be found below;

- Foot path either side of Poulter from Stone Bridge to Crookford
- Bridleway from village over bridge, through Elkesley Woods past Fish Pond Cottage, turning left before Houghton Park Farm to main road
- Upgrade bridleway from Crookford to Public Path make suitable for cyclists
- West Drayton Avenue - joining the footpath at the west- upgrade to bridleway. Joining at the east near Houghton Park Farm to make public access for walkers, cyclists and horses
- Cycle path from village to Tamar

Business Development

4.7 An overall view to take from this Consultation Event is that local residents are generally in favour of some business development in the parish, as long as it is suitably located and of a suitable type.

- Residents were against any industrial developments within the village however cottage based businesses were strongly supported
- Suggestion for the development of a micro-brewery in the village
- One day a week pop-up shops to locate in the Memorial Hall or other suitable buildings in the village
- Longer opening hours for the Post Office
- Potential caravan site in the village at Robin Hood

Consultation Summary

Housing

The majority of local residents who consulted with the Steering Group at the event were in favour of new housing in the village, with only four residents opposing. The general views of type and size, as well as identified location can be found below;

- As with the first Consultation Event the average preferred number of houses to be built in the village was 15 to 30.
- The majority of residents stated they would want any new housing to be in-keeping with the design of the current stock in the village.
- In terms of the type of housing, the need for housing for elderly to allow downsizing was raised, as well as the need for a mix of housing for families with parking and gardens.
- Sites identified;
 - The majority of residents suggested land at the Yew Tree site
 - Land behind school
 - Behind Pepperly Rise
 - Some infill at Blacksmith Cottage
 - Church View
 - Clover Bank

Traveller Sites

4.8 A total of seven residents were against any sites being allocated in the village however the remaining local residents stated they would support Traveller Sites if they were suitably located in the parish. Sites identified include;

- Suitable land at Jockey House.
- Land near the airport.

Allotments

4.9 Several residents stated they would like to see allotments provided in the village, sites identified include;

- Field behind Lawnwood, however it was then suggested this land would not be suitable for allotments due to the poor quality of the land.
- Part of the land on the Yew Tree site could be allocated for allotments.

Signage

4.10 No comments on the day were received regarding signage in the parish; however Steering Group members were contacted after the event with the following suggestions;

- Signage near the playing field about parking

Consultation Summary

- Signage located on the A1 for the Robin Hood Pub and the village shop.

Anything Else

4.11 Some further suggestions were made by local residents that do not fit into any of the above land uses, they can be found below;

- Residents were split on whether speed bumps should be placed on the High Street.
- Access to the toilets in the Memorial Hall at all times should be allowed to encourage tourism in the parish

Conclusions

4.12 Although this event was not attended as well as the first, the ideas and views collected by the Steering Group from local residents are of great value, particularly information relating to potential sites for the related land use. The potential for housing development in the village particularly at the Yew Tree Site would need addressing in future consultation events as well as a need to contact the landowner and speak with them.

4.13 The Steering Group acknowledged that a further consultation event was needed with local residents. This would be to gain further information on initial ideas and themes that the Plan could focus on, as well as to ensure all local residents received the opportunity put across their views at this early stage.

4.14 The need to consult with young people in the village was also recognised and the Steering Group as a result of this contacted the Primary School. A competition based exercise was developed in partnership with the school; however the age range included was extended up to 18 to allow for a larger potential spread of responses.

4.15 The competition would involve separating children into age groups and ask them to complete differing planning based projects. For the under 5 range this involved designing the bedroom of the future, for 5-7 range designing the house of the future, and for 8-11 range the project involved designing the village of the future using Elkesley as a base map. Prizes would be awarded for each age group and the closing date was set at 20th September for judging to take place at the Consultation Event planned for the 21st September.

Consultation Summary

5 Contact with local businesses and land owners

Overview

- 5.1 The Steering Group at this stage decided to contact all businesses and significant land owners in the Parish to inform them of the Neighbourhood Plan and ask them if they would like to be involved in the process.
- 5.2 Four landowners and 18 businesses were identified and contacted via a letter delivered on the 13th September 2013. The letters sent to them are available to view in **Appendix E** of this document.

Results

- 5.3 Two responses were received to this original letter, these both asked for further information to be sent through regarding the process of producing a NP.

Conclusions

- 5.4 To ensure that local business were given every opportunity to comment, they were contacted again with a second letter again asking them to comment on the NP. Two responses were received, one of these was a request for more information on the Plan, and another was an expression of interest on locating a camping / touring caravan site in the Parish, this request was dealt with outside of the NP process.

Consultation Summary

6 Consultation Event Report – 21st September 2013

Overview

- 6.1 The third Consultation Event hosted by the Steering Group was held in partnership with several other activities, these being; the opening of the MUGA in the village, the dedication of the Queen Elizabeth Fields in Trust and the judging of the children's competition.
- 6.2 To attract local residents to the event several games and activities were held for both children and adults. Steering Group members were running these activities and encouraged to engage with local residents on issues in the village as well as development opportunities. In addition to this, a board was placed in the Memorial Hall where local residents could note down what they liked, disliked and would like to see improved in the village.
- 6.3 This event was again advertised through the delivery of a flier to all households in the Parish, this is available to view in **Appendix F** of this document.

Attendance

- 6.4 The event overall was well attended and Steering Group members were able to have several conversations with local residents on matters affecting the Plan. Interaction with the board in the memorial hall however was quite low with only nine local residents writing down their views.



Consultation Summary

Children's Competition

- 6.5 A general trend from all age groups was a trend for eco-friendly houses and villages with solar panels, wind turbines and houses with grass roofs; to enable Elkesley to generate some of its own electricity.
- 6.6 The Elkesley of the future would also contain attractions like fair grounds and play parks that would bring people to live in Elkesley. There would be welcome signs and lots more houses some even suggested numbers, such as; 35, another said 43 and another 50. These houses would be built underground or partially underground with grass roofs, solar panels, wind turbines and trash eaters. There would be car parking areas with charging points for the electric cars.
- 6.7 Many children wrote about roads in Elkesley with speed-bumps, streetlights that came on as you passed pressure pads to slow down traffic and roads being safer. The children also asked for the bridge over the A1 and they also wanted to rename the streets. Children also stated that we would have an RSPCA site, fish & chip shop, pharmacy, hair dressers, more shops, and an indoor play area. For travel there would be an underground train to Retford station, and more cycle paths.
- 6.8 Overall the ideas were excellent and the judges had a difficult task selecting the winners. The winning entries from each age group can be found below.



Consultation Summary

Results

Board in Memorial Hall

- 6.9 Although participation in the activity associated with the board in the Memorial Hall was quite low, this allowed the Steering Group member to talk with participating local residents in depth.

What do you think are Elkesley's strengths?

- Rural Position, Quiet, Shop, Pub, Safe, access to Clumber and the A1
- Rural Position, access to river, proximity to major trunk road & nearby towns
- Clumber, cycle paths, bus service
- Strong Community, excellent food services who promote local events (Robin Hood)
- Clumber, play area, school, village hall, Rainbows Brownies & Guides

What do you think are Elkesley's weaknesses?

- Plevins
- Dog Fouling, Anti-social behaviour, parking
- Dog Fouling, Litter, Speeding
- High street road
- Dog fouling, Plevins, Need a bridge
- Plevins
- Snow moving facilities or team provision for clearing of roads in Elkesley

What would you like to improve in Elkesley?

- Parking in residential areas
- Parking and village hall
- Access to cash point
- infrastructure, joined up thinking between agencies/community groups
- Nottinghamshire rural broadband campaign
- Bridge, speed restrictions
- Access to toilet
- Community spirit
- Roads, Plevins lorries/wood pile, stop land-rovers ruining our beautiful wood.

Consultation Summary

Conversations with Local Residents

- 6.10 Through conversations Steering Group members had with local residents, several recommendations were made for possible inclusion in the Plan;
- Rural Position, Quiet, Shop, Pub, Safe, access to Clumber and the A1
 - Several residents stated that some new housing should be built, main area was Yew Tree and land behind Pepperly/Headland
 - Landowner confirmed, land behind school not suitable for growing veg
 - One resident suggested that Yew Tree should be turned into village green & maybe a few houses. Another suggested a bowling green
 - Another suggestion was for 'glamping' at the Old Vicarage as this is a heritage site

Conclusions

- 6.11 Results from this event substantially built upon those collected earlier, and several key themes were emerging for the NP to focus on. The Children's Competition was particularly successful in engaging young people in the Plan area and encouraging them to consider the place they live and how they would like to see it improved.
- 6.12 It was decided by the Steering Group that further work was needed with the age group of 11-16 year olds in the Plan area as they did not participate in the competition in large numbers. It was decided contact would be made with Tuxford Secondary school to ask if the SG could carry out a session with the students that live in Elkesley.
- 6.13 It was also decided at this stage that future consultation should be focussed on the issues raised at the first three events. It was decided that a questionnaire would be produced to be delivered to all households in the Parish, with a trial questionnaire to be used initially with local community groups.

Consultation Summary

7 Group Consultation Questionnaire

Overview

- 7.1 Following the three successful consultation events undertaken in the production of the Neighbourhood Plan to date, the Steering Group identified several community groups that they would like to involve in the process. The method selected to do so was through a questionnaire that would ask questions on the future development and growth of the Plan area based on the results of the initial three consultation events.
- 7.2 This questionnaire was finalised in October 2013 and Steering Group members distributed them to identified community groups throughout September. In some instances the Steering Group member sat with the group whilst the questionnaire was completed, however the majority were left to complete it in their own time and it was collected at a later date.
- 7.3 The decision that this questionnaire would act as a trial run for the household questionnaire to go out in early 2014 was also reiterated at this time.

Attendance

- 7.4 A total of 14 groups were identified by the Steering Group as being active in the Plan area. However at the time the questionnaire was distributed the Mother & Toddler Group and Bingo Club was not meeting. Parent Teachers, Spiritualists and Memorial Hall committee members were all represented on other groups; therefore the questionnaire was distributed to the nine groups remaining, identified in **Appendix G**.
- 7.5 Across these groups a total of 31 questionnaires were completed and collected by the Steering Group by the end of September 2013.

Results

- 7.6 For the results of this questionnaire please see the report contained in **Appendix G** of this document.

Conclusions

- 7.7 This questionnaire was deemed to be highly successful as it not only delivered excellent consultation results that will aid in the formulation of the draft plan, but also acted as an excellent trial providing information for the Steering Group on how the questionnaire should be amended before it is sent out to all households in the Plan area.

Consultation Summary

8 Affordable Housing Survey

Overview

- 8.1 Following the interest expressed by numerous local residents in consultation events to date, the SG commissioned an Affordable Housing Survey to determine the exact current need in the area. This will allow the SG to ensure that if current policy is not doing so, then the NDP provides for this demand sufficiently.
- 8.2 Midlands Rural Housing were commissioned to undertake the Study, the Survey was firstly posted to all households in the Plan area in November 2013. Local residents were then given until the 16th December 2013 to complete the Survey and post it back to Midlands Rural Housing in an envelope provided.
- 8.3 Midlands Rural Housing then produced a study detailing responses received and outlining the current Affordable Housing need for the Plan area, the study also made recommendations on what future housing provision in the Plan area should seek to deliver to meet this identified demand.

Respondents

- 8.4 72 responses were received by Midlands Rural Housing to the Survey giving a return rate of 21%, for a full breakdown of the demographics of respondents please see the report attached in **Appendix H** of this document.

Results

- 8.5 For the full results of the Affordable Housing Survey and the recommendations made by Midlands Rural Housing please see the report found in **Appendix H**.

Conclusions

- 8.6 The Affordable Housing Survey has been successful in establishing the demand for affordable housing in the Plan area, as well as the types of housing needed to meet this demand. To ensure that this demand is being met and is met throughout the Plan period and beyond, this study will be updated when the Plan itself is monitored and reviewed.
- 8.7 By establishing a clear identified need for certain types of affordable housing in the Plan area, the Plan must now ensure that these demands can be met by current planning policy and the planning system. If this is not the case, then the provision of housing for the identified need must be provided by policies in the NDP.
- 8.8 A newsletter was also sent out in December detailing the consultation undertaken so far in the production of the NP and informed local residents of the next steps in the process; this newsletter is available to view in **Appendix I** of this document.

Consultation Summary

9 Residents Survey

Overview

- 9.1 Following the successful trial of the questionnaire with the community groups, the final Residents Survey was completed and delivered to all households in the Plan area. A copy of this final questionnaire can be found in **Appendix J** of this document.
- 9.2 The Survey was hand delivered by Steering Group members in January 2014. Two surveys were provided for each household and details were included on how more could be attained if required. Each survey also came with a covering letter, explaining its purpose and importance in the NP process, this letter is also available to view in **Appendix J**.

Responses

- 9.3 Each of the approximately 340 households in the Plan area received surveys; from these 136 responses were received. If this figure is compared to the number of residents in the Parish, which stands at 822, then this provides the figure that 41.4% of residents responded, an excellent return rate.
- 9.4 Results were also obtained from a good mix of the local community, responses received surprisingly split evenly at 50% from male and female residents. Reflecting the ageing population of the village a majority of responses received were from residents aged 55 or over, these counting for 64% of responses, seven responses were also received from residents under the age of 16.

Results

- 9.5 Because of the extensive amount of data received from the Residents Survey a full summary report of the results was produced. This report can be found in **Appendix J** of this document.

Conclusions

- 9.6 The results obtained from the Residents Survey are hugely significant, they have provided the Steering Group with a wealth of data and information on how local residents would like to see the area grown and develop, as well as what they value most about the parish of Elkesley.
- 9.7 These results, in addition to those obtained to date from earlier consultation undertaken, will be used by the Steering Group to being work on producing the first Draft Neighbourhood Plan for Elkesley. The Steering Group would like to note however that additional consultation may be required before the statutory 6 week consultation period begins on the final Draft Plan.

Consultation Summary

10 Draft Policy and Potential Development Event

Overview

- 10.1 Utilising the extensive consultation undertaken by the Steering Group to date, particularly results obtained from the Residents Survey, several draft policies were formulated at a workshop meeting held in February 2014. These results also showed that the Yew Tree Road site was clearly the most supported site for housing development in the Plan area. Therefore several development proposals covering various levels of housing were discussed and designed for this site.
- 10.2 The Site Allocations consultation event organised by Bassetlaw District Council on the 13th March 2014 was identified as an excellent opportunity to present these draft policies to local residents and welcome their comments and views. In addition to this, the Yew Tree Road development proposals formulated were presented, and local residents were invited to indicate which proposal they supported.
- 10.3 The Steering Group made a conscious effort to ensure the event was advertised substantially, to maximise attendance of local residents. A leaflet was produced and distributed to all households in the Plan area in March 2014; this leaflet can be found in **Appendix K** of this document.

Attendance

- 10.4 54 local residents attended the event and participated in the Plan process.
- 10.5 Unfortunately although all attendees did comment on the draft policies presented at the event and the development proposals for the Yew Tree Road site, they did not all indicate their preferred proposal.

Results

Comments on Draft Policies

- 10.6 The seven Draft Policies presented at the event received the support of all local residents in attendance, particular support was received for the Draft Policies H1: Deliver a housing mix strategy; H2: Controlling Housing Density; H3: Retention of Local Affordable Housing and Policy G1: Protection and enhancement of important local green spaces. No objections were received to any of the Draft policies presented at the event.

Preferred Development Proposal for Yew Tree Road

- 10.7 Three development proposals were presented at the event for local residents to comment on, these were formulated using consultation results obtained from previous events and the household and community group questionnaires. These were as follows:
- Option 1: This proposal was based on Bassetlaw District Councils Site Allocation of 11 houses located to the south of the site.
 - Option 2: Approximately 25 houses to be developed on the site split between the northern and southern end with an allocated green space in the centre.

Consultation Summary

- Option 3: Approximately 40-50 houses to be developed on the site split between the northern and southern end.
- 10.8 Unfortunately as has been stated not all attendees indicated their preferred development proposal for the Yew Tree Road site, as only 16 physically did so. The results from those that did can be found below:

Development Proposal	Support
Option 1	0%
Option 2	81.25%
Option 3	18.75%

- 10.9 It should be noted however that a result of conversations had with attendees at the event, regarding the development proposals that did not physically indicate their preferred proposal, was that the majority of support was, as is visible above, for Option 2.

Conclusions

- 10.10 The 13th March event provided the Steering Group with a clear show of support for the Draft Policies prepared for the event, suggesting that the local community is supportive of the Neighbourhood Plan and what it is trying to achieve.
- 10.11 Unfortunately the level of attendance at the event was not as high as previous events, however the Steering Group believe it was advertised sufficiently through the leaflet delivered to all households in the Plan area. With regards to the development proposals for the Yew Tree site, the limited responses received at this event can be added to those received from previous consultation events and the questionnaire results, which all suggest that more housing than the 11 allocated by BDC is needed and would be supported by the community.
- 10.12 The next step in the production of the Neighbourhood Plan for Elkesley will involve the finalising of the Draft Plan and policies, which then will be consulted upon for a minimum 6 week period. Before this, the Group will contact the landowner of the Yew Tree Road site to begin discussions regarding its development and inclusion in the Plan.

Consultation Summary

11 Yew Tree Road Site Options Event

Overview

- 11.1 Following up on the support shown for more housing to be developed on the Yew Tree Road site at the event on the 13th March 2014, as well as the extensive support shown in the Residents Survey. The SG made contact with the landowner of the site and began discussions regarding its inclusion in the Plan.
- 11.2 A result of these discussions was the production of 2 masterplans for the site, one for 25 houses on the site, and the other for 30. The SG decided at this point that further consultation was required with local residents to allow them the opportunity to indicate their preferred development of the site. A meeting was organised for the 12th July 2014 at the Memorial Hall, at this meeting local residents were presented with the 2 master plans for the site and invited to indicate their preferred option. The developer of the site was also present at the meeting to answer any questions local residents raised regarding the site and its development.
- 11.3 Once again the Steering Group made sure the event was advertised substantially, to maximise attendance of local residents. A leaflet was produced and distributed to all households in the Plan area in June 2014; this leaflet can be found in **Appendix L** of this document.

Attendance

- 11.4 Local residents in attendance were invited to fill in a signing in sheet located at the entrance to the Hall, 54 names were recorded on the sheet.

Results

- 11.5 Of the two development options presented at the event the preferred amount and design was Option 2. Responses received were broke down as below.

Development Proposal	Support
Option 1	17.4%
Option 2	82.6%

Conclusions

- 11.6 This event not only reiterated community support for the development of the site at Yew Tree Road, it provided a clear view on the preferred masterplan for the site. This will allow the Policy contained in the NP to be produced to ensure this development delivers what local people want to see on the site.
- 11.7 Due to the importance of this site in the context of the village, the SG also decided to advertise this further by sending out a further newsletter indicating that this design had been selected by local residents, and posters were placed in notice boards in the village. This newsletter and poster are available to view in **Appendix M** of this document.

12 Appendix A: Invite to get involved



INTERESTED IN JOINING THE STEERING GROUP, HELPING OR JUST HAVING YOUR SAY?

Elkesley Parish Council, in collaboration with Bassetlaw District Council are producing a Neighbourhood Plan for Elkesley Parish

Steering Group

We are looking for representatives for the Steering Group. Commitment will be about four hours per month for about 15 months, including training. Interested? Contact Councillor Patricia Douglas.

Helping

Don't want to be on the Steering Group, however, happy to help with professional skills, information, advice, delivery of leaflets, door-to-door consultation? Then please contact Councillor Patricia Douglas.

Have your Say

Throughout the development of the Neighbourhood Plan there will be several consultations with the village, however, we need to start with comments from you on how you want to see the village develop over the next 16 years. Again please contact Councillor Patricia Douglas.

Contact

By e-mail	patricia.douglas@bassetlaw.gov.uk
By telephone	01777 838200
By mobile	07432 674845
By mail	Clover Bank, Brough Lane, Elkesley, Retford, Notts. DN22 8AP

13 Appendix B: Neighbourhood Area Designation

RTT-E01-S2 Thursday, April 19, 2012

On The Road

Public Notices

Car Accessories

CLIO door mirrors pair of sports door mirrors to fit clio, black, tinted glass, £10 01205 311167

PAIR of metal folding trailer ramps, ideal for use on mowers etc. as good as new, bargain £50 Tel. 01777 818000.

Tyres, Wheels & Substrates
motors.co.uk

Your search ends here.

Public Notices

NOTTINGHAMSHIRE COUNTY COUNCIL

The Nottinghamshire County Council (Bridgegate, Grove Street and New Street, Retford) (Temporary Prohibition of Driving) Special Event Order 2012

Name of Relevant Event - Retford Charter Day
Name and address of the promoter of the event - Richard Blagg, Bassetlaw District Council, Queens Buildings, Nottinghamshire DN22 6PE

The prohibition is required for the purpose of facilitating the holding of the event.

THIS NOTICE IS DATED THIS 19TH DAY OF APRIL 2012

Corporate Director, Nottinghamshire County Council, Environment and Resources, Sherwood Energy Village, Darwin Drive, Ollerton, Nottinghamshire NG22 9FF

Public Notices

PLANNING APPLICATIONS

The following applications are being considered by the Council, Nottinghamshire, S80 2AH.

BASSETLAW DISTRICT COUNCIL NORTH NOTTINGHAMSHIRE

APPLICATION FOR DESIGNATION OF A NEIGHBOURHOOD AREA

Notice is hereby given that an application has been made by Elkesley Parish Council to Bassetlaw District Council for Elkesley Parish in Bassetlaw District be recognised as a Neighbourhood Area for the purpose of producing a Neighbourhood Plan. This application was received by the Council on 10 April 2012.

Representations on this application may be made to in writing to Planning Policy, Bassetlaw District Council, Queen's Buildings, Potter Street, Worksop, S80 2AH, by email to future.plans@bassetlaw.gov.uk or by telephone on 01909 535151. Representations should be made by 5pm on 1 June 2012.

Notice is also given that Elkesley Parish Council proposes to be the lead authority for the production of the Neighbourhood Plan for the Area proposed above. Contact details are as follows:

Mrs W Davies
3 All Hallows Close
Retford
DN22 7UP
Telephone: 07504 850295
Email: elkesleyclerk@gmail.com

BASSETLAW DISTRICT COUNCIL NORTH NOTTINGHAMSHIRE

GET SEEN

The ideal way to sell your unwanted items

Call Classified Sales on 01777 708000

We fill 80% of all vacancies Jobs

From only £299

Source: Figures based on average responses, Publisher's response report survey, Feb 2011.

Loca

Mo Te

MIK

Repa
Ca
or

AEI INSTA Ar

Mastercard

G

- ✓ New Br
- ✓ Extensio
- ✓ Alterati
- ✓ Fencing
- ✓ Renova
- ✓ Plasteri
- ✓ Properly

WE WILL T
FUI
FOR A FA
01777 872

Consultation Summary



BASSETLAW

DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

Queen's Buildings, Potter Street, Worksop, Nottinghamshire S80 2AH.
Tel: Worksop (01909) 533533 Fax: Worksop (01909) 533400 DX 723180 Worksop 3
E Mail: planning@bassetlaw.gov.uk or building.control@bassetlaw.gov.uk
Minicom: Retford (01777) 713820 Worksop (01909) 533214
www.bassetlaw.gov.uk

Elkesley Parish Council

Please ask for: Richard Schofield
Direct Dialling: (01909) 533493
Email: richard.schofield@bassetlaw.gov.uk

13 July 2012

By Email

Dear Mrs Davies,

On 10 April 2012 Bassetlaw District Council received a formal application from the Elkesley Parish Council to produce a Neighbourhood Plan for the Elkesley Parish area.

Following a statutory six week public consultation period (10 April 2012 – 1 June 2012) on this proposal, no objections were received. Bassetlaw District Council hereby agree Elkesley Parish Council, should commence preparation of the Neighbourhood Plan for the designated area (as shown on the attached map), subject to conformity with the requirements of the Neighbourhood Planning Regulations (2012).

Yours Faithfully,

Planning Manager



INVESTOR IN PEOPLE

Bassetlaw-Serving North Nottinghamshire

Director of Community Services



LIHAC-4444 2/08

Consultation Summary

Bassetlaw District Council



14 Appendix C: Consultation Event Flier – 20th April 2013



Joint Event

Saturday 20th April 2013

2 pm to 6 pm

Elkesley Memorial Hall

Entry into Free Prize Draw to win a **£30 voucher** for those who attend.



Come along and have your say about:

- Housing
- Foot Paths
- Sports & Leisure
- Bridleways
- Business
- Traveller Sites
- Allotments

Development in Elkesley Parish

Elkesley Neighbourhood Steering Group

Elkesley Memorial Hall Committee

- Jumble & Bric-a-Brac Sale
- Cake Stall
- Refreshments

Raising Funds for Elkesley Feast

Consultation Summary

15 Appendix D: Consultation Event Flier – 13th July 2013

- people need to understand, be inspired, generate ideas and ask questions
- everyone needs to listen
- more detailed information has to be available if wanted
- people engaging in Neighbourhood Plans are often enthusiastic and capable
- good facilitation is vital
- community participation must be properly resourced
- Neighbourhood Plans need clear boundaries
- Neighbourhood Plans should lead to some thing happening, and not be an end in themselves.

Steering Group Members

Chair	Cllr Neil Oldbury
Vice Chair	Cllr Patricia Douglas
Community Members	Cllr Barry Woodcock Patricia Millar Dr David Pell David Askew John Douglas
Clerk	Wendy Davies

If you would like to join the steering group please contact Patricia Douglas

Have your say

Throughout the development of the Neighbourhood Plan there will be several consultations with the Parish, however if you miss these please send your comments to Patricia Douglas

By e-mail Patricia.douglas@bassetlaw.gov.uk
By Phone 01777 838200
By mobile 07432 674845
By mail Clover Bank, Brough Lane, Elkesley, Retford, Notts. DN22 8AP

<http://elkesleyneighbourhoodplan.weebly.com/>




Come and tell us what you think at the Elkesley Feast on 13th July at the Robin Hood Pub.



What is Neighbourhood Planning

The Basics

1. Neighbourhood Planning is one of the most prominent initiatives of the Government's Localism / Big Society agenda. It is, in essence, a passing down of the job of drawing up policies and proposals for neighbourhood (a village, small town, or parts of towns and cities) from the Local Planning Authority (LPA) – Bassetlaw District Council in this case – to either the town or Parish Council and its partners, or a 'Neighbourhood Forum' for parts of towns and cities. Greg Clarke, the Minister responsible, has described it as:

'a radical new means for people to take control, at a more local level than ever before, of the look and feel of the places where they live.'

and stated

'Instead of imposing on people, we want to give them the opportunity to make their own choices through neighbourhood planning.'

2. Neighbourhood Planning, then, should be community-led. The Guide to Neighbourhood Planning from the Department for Communities and Local Government sums this up well:

'Planning is most effective when local residents, business and civic leaders are in the driving seat of planning for their areas and delivering the development they want to see.'

3. Neighbourhood Plans, though, have to fit in with the rest of the planning system, meaning that:

- they must have regard to national planning policy

- they must be in general conformity with strategic policies in the development plan for the local area
 - they must be compatible with EU obligations and human rights requirements.
4. This means that Neighbourhood Plans can add essential local detail and interpretation to 'higher' plans, but cannot tear them up and start again.

5. Neighbourhood Planning should also be about action, as Greg Clarke has explained:

'Far from holding up much-needed development, neighbourhood planning will help unlock it.'

How Does Neighbourhood Planning Work?

6. The bare bones of the process are that the Neighbourhood Plan is prepared locally, is checked for fit with the rest of the planning system by the LPA and an independent Inspector, and then is put to a local referendum where if over 50% those voting approve the plan it is adopted by the LPA as the plan for the area, to be used to determine planning applications.

7. However, for a Neighbourhood Plan to be effective and bring the sort of step change to planning and development in an area, what really matters is how good the plan is. How good the plan is critically depends on how it was put together – if it is a plan where the community were firmly in the driving seat putting it together, then they are likely to approve it in the referendum and, crucially, the plan should support the change and development the community wants and needs.

8. The community is not expected to produce a Neighbourhood Plan on its own – it needs partners to help do this and should form a group to take forward the Plan. The LPA is important, and is obliged to provide 'technical advice and support' as required. Other members of local groups can include local residents, community organisations, social enterprises, and local businesses.

9. Local Councillors are seen as having vital roles in Neighbourhood Planning, both as strong voices of the local community and as bridges between the community and the planning system in this new form. They are critical in helping to steer local groups.

10. Neighbourhood Plans are a flexible tool, and so can focus on particular issues and sites of importance to the local area rather than having to cover all policy areas. Thus, for Elkesley, our plan will focus on housing and other development to ensure the sustainability of the community.

Good Neighbourhood Planning

11. Neighbourhood Planning is relatively new, but much of what it involves is been tried by others. Some of its strongest points are:

- planning needs to be seen as less intimidating and complex, and more transparent and open
- communities need to lead local planning
- how the community are involved and engaged is therefore critical:
- people need to be comfortable
- everybody has to be able to engage if they wish

Consultation Summary

16 Appendix E: Letters to key Landowners and Businesses in the Parish

Landowners

Clover Bank
Brough Lane
Elkesley
Retford
DN22 8AP
patriciadouglas@bassetlaw.gov.uk
13th September 2013

Dear Sir/Madam,

Elkesley Parish Council, with the support of Bassetlaw District Council is developing a Neighbourhood Plan for the parish of Elkesley.

If adopted it will be a document taken into consideration regarding local planning matters for the following 16 years

As a landowner within the parish boundary of Elkesley any future planning application made by you or your business may be impacted by the proposed Neighbourhood Plan. Elkesley Parish Council has therefore requested that the District Council informs you of the forth-coming plan.

If you would like to be involved in the neighbourhood plan process or wish to discuss the neighbourhood plan please contact:

Councillor Patricia Douglas

Tel. 01032 752642

Email: patriciadouglas@bassetlaw.gov.uk

Or alternatively if you would like to speak to the District Council regarding the Neighbourhood plan and the process please contact Natalie Cockrell on:

Tel. 01909 535151

Email: natalie.cockrell@bassetlaw.gov.uk

Consultation Summary

Businesses

Clover Bank
Brough Lane
Elkesley
Retford
DN22 8AP
patriciadouglas@bassetlaw.gov.uk
13th September 2013

Dear Sir/Madam

Elkesley Parish Council, with the support of Bassetlaw District Council is developing a Neighbourhood Plan for the Parish of Elkesley.

If adopted it will be a document taken into consideration regarding local planning matters for the following 16 years.

As a business operating in the Parish of Elkesley a future planning application made by you may be impacted by the proposed plan. Therefore the Steering Group invite you to consult with them regarding the development of the plan.

We intend to hold an event later this year, where issues relevant to your business can be discussed with representatives from Bassetlaw District Councils Economic Development and Planning departments, also Elkesley Parish Council.

In the first instance please contact:

Councillor Patricia Douglas

Tel. 07432674845

Email. patriciadouglas@bassetlaw.gov.uk

Please find enclosed a leaflet giving a general introduction to Neighbourhood Planning.

17 Appendix F: Consultation Event Flier – 21st September 2013



**Neighbourhood Planning
Elkesley**

Joint Event

Saturday 21st September 2013

3 pm to 5 pm
Elkesley Memorial Hall

**Neighbourhood Planning
Elkesley**

Judging of the under 18's competition
Cllr. Bill Barker - Chairman of Planning
Natalie Cockrell - Planning Officer
Neil Oldbury- Chair. of Elkesley Parish Council

Playground Committee

**The
Opening
of the
MUGA
at 3:15 pm**

Parish Council

**Dedication
of
Sport /
Playing field
to the
Field & Trust
at 3:45 pm**

FREE ACTIVITIES

Skittles...Shoot a Basket Ball...Net a Goal...
Welly Wanging...Boules...Keep the Hoola Hoop going...
plus lots more...

**Win a
PRIZE**

Refreshments & Burgers available

Consultation Summary

18 Appendix G: Community Groups Questionnaire Results – Summary Report

Questionnaire Development

- 18.1 The questionnaire had 10 questions and asked about sex and age. It was developed from the data collected at the previous consultation events where recurrent themes were identified and although some of the issues like signage are not about land use it was decided by the committee to ask the questions as some of the issues identified by residents could lead to projects for the Parish Council.
- 18.2 All the Steering Group members were involved in the development of the questionnaire with support from BDC Neighbourhood Planning team regarding wording of some of the questions. It was also reviewed by a planning advisor from the consultancy Planning With People.

Demography

- 18.3 Of the 31 respondents 16 (52%) were male and 15 (48%) were female.
- (6%) in the 26 to 40 age group
 - 8 (26%) in the 41 to 60 age group
 - 21(68%) in the 61 to 68 age group.

Questions

Sports & Leisure

- 18.4 10 (32%) of the respondents did not want to see any further development of sports facilities on land other than the Sports Field. However 21 (68%) did want to see development on land other than the Sports Field. Three other areas were identified along with the Sports Field for further development.

Sports Field

- suggest BMX
- 1 Cycle Track
- 1 Boules

Yew Tree

- 9 Bowls/Flat Green Bowls
- 1 Seating area duck pond
- 1 village Green
- 1 Open community Space
- 1 Walk-in Surgery

Crookford

- Picnic Area

Consultation Summary

Memorial Hall

- 12 boules pitch (We have since applied for funding to support this and the pitch is completed)
- 1 Post Office (the Post Office now runs out of the Memorial Hall 2 half days per week)
- 1 Changing Room

Other suggestions with no area identified

- Inside Play Area, round-a-bout, Connection to National Cycle Paths, Seating

Rights of Way

- (54%) did not want any further development on 'rights of way' however 14 (45%) were supportive of further development. Footpaths & Bridleways were identified on the maps provided with 4 (31%) identified as bridleways and 9 (69%) as footpaths, these are listed below:
 - 1.From Brough Lane to Tamar (3)
 - From Stone-bridge along south-side river to Crookford (6)
 - From Stone-bridge along north-side river turning before Crookford up to Threeways (5)
 - From Stone-bridge to Crookford turning at Crookford up bridleway till it meets West Dalton Ave then turning west towards Clumber (1)
 - Connecting two bridleways from Crookford to one that passess Crookford Farm. (1)
 - Between Lawnwood Ave and Cedar Tree, in front of School. (4)
 - Down towards Stone-bridge, turning West on northside of river then turning north towards Sewerage works.

Business

18.5 15 (48%) did not want to see any development in the parish, however 16(52%) gave suggestions as to what they would like to see. Yew Tree, Elkesley Park Industrial Estate, Pub, Memorial Hall and Crookford were identified as areas for some development.

- 5 want Post Office
- 3 Caravan Park at Crookford, Pub, Memorial Hall and Taylors site
- 2 Improvement to Shop
- 2 Small Unit/lockups on Yew Tree
- 2 any type development

Consultation Summary

- 2 Cottage Industry
- 1 Saddlery/Kennels
- 1 Offices Elkelsey Industrial Estate
- 1 change use at Plevins
- 1 fish & chip Shop

Housing

18.6 10 (32%) did not want to see more houses in the parish, however 21 (68%) did. The number of homes varied from 6 to 50 and the sites suggested were Yew Tree, sites 246, 247, 248, of BDC map Pepperly, Brough Lane, behind Headland, Plevins and Cedar Tree.

Traveller Site

18.7 26 (84%) did not think there were any suitable sites in the Parish, however 5 (16%) did suggest over the A1, or Twyford Bridge.

Allotments

18.8 12 (38%) did not want to see land allocated for allotments, however 19 (62%) did. Various areas were identified:

- 6 coal Pit Lane
- 5 Yew Tree
- 2 Brough Lane
- 1 Lane by Taylors
- 1 by School
- 1 behind Lawnwood

Signage

18.9 11 (35%) did not want to see changes to signage however 20 (64%) did.

Barriers to group development

18.10 18 (58%) did not feel there was anything that was stopping their group developing, however 13 (42%) did. And 12 made comments.

Group Questionnaire Distribution list

	Group Name	Number out	Number Returned
1.	Action Group	4	3
2.	PTA (on other groups)	0	0
3	School Governors	6	3
4.	Mother & Toddlers (not meeting)	0	0
5	Spiritualists (only 5 from village on other groups)	0	0
6	Play group	4	3
7	Zumba	2	0
8	Memorial Hall (all on other groups)	0	0
9	Bingo (not meeting)	0	0
10	Pub/Football team (only 4 from village)	4	1
11	Church (only one from village at service)	1	0
12	Boules	18	13
13	NP (all but one member on other groups)	1	1
14	Parish Council	9	7
	Total	51	31

Appendix H



ELKESLEY

HOUSING NEEDS

SURVEY

Midlands Rural Housing
February 2014



Thank you to the residents of Elkesley for their help and support with this survey.



CONTENTS

Executive Summary	4
Introduction	5
Purpose of the Survey	5
Housing Costs	6
Availability of Affordable Housing	8
Planning Context	8
Respondents' Details	9
Age Profile	9
Household Size & Mix	10
Tenure of all Respondents	10
Property Type	11
Residency	11
Migration	12
Timescales	12
Housing Requirements	13
Housing Needs Analysis	14
Registering an Interest	14
Need to Move	15
Alternative Housing Requirements	16
Type/Size of Property Required	16
Conclusions & Recommendations	18
Contact Details	20
Appendix: Comments Regarding Future Housing Development	21



Executive Summary

Midlands Rural Housing completed a Housing Needs Survey in Elkesley during November/December 2013, to assess the housing need in the parish. The survey sought to gather information on the current state of housing in Elkesley and to ascertain residents' views on future housing requirements. This information will be used to assist the parish in developing a neighbourhood plan for Elkesley.

Elkesley is a small rural village situated close to the market towns of Retford and Worksop. It lies adjacent to the A1 which gives it good access to major routes in all directions.

Property prices in Elkesley are above the average for Bassetlaw. Housing stock consists largely of market level, family-sized housing. Smaller properties are generally council or housing association owned, social housing for rent. There is no evidence of a private rental market. As a result, small properties are not readily available to local people and many family-sized properties are blocked to the open market, resulting in higher prices.

Elkesley's population is ageing and young people are leaving the area to find employment and cheaper housing. The current housing stock profile is no longer catering for the needs of the population, which requires a greater number and variety of retirement properties. Future housing plans should focus on satisfying this need.

There is some requirement for more affordable family housing. In the long term this need may be satisfied by enabling people to downsize, therefore releasing more family-sized properties onto the open market or into the private rental market.

In the immediate future there is a small requirement for affordable family housing and starter housing. Affordable housing requirements are:

- 1 x 2 bed house for rent
- 2 x 3 bed houses for rent

Our recommendation is that, in the immediate future, consideration should be given to the development of three affordable dwellings to alleviate current housing needs in Elkesley.

In the longer term, future housing plans should give consideration to improving the supply of market level retirement properties.



Introduction

Midlands Rural Housing works with local authorities and other partners to increase the availability of affordable homes for local people in rural areas. In 2005 MRH established the Trent Valley Partnership to work closely with authorities in the East Midlands region.

Bassetlaw District Council has asked Midlands Rural Housing to assist parishes that are formulating neighbourhood plans, by undertaking Housing Needs Studies, to identify future housing requirements within those parishes.

Elkesley has a population of 822, in 340 households (2011 census). During November 2013, Midlands Rural Housing and Bassetlaw District Council worked together to deliver a Housing Needs Survey form to every household in the village. The return date for the survey was 16th December 2013 and returns were made via a 'Freepost' envelope directly to Midlands Rural Housing.

Purpose of the Survey

The aim of the survey was to assess the current and future housing needs of Elkesley in order to provide the parish with the information it requires to formulate a neighbourhood plan.

Housing Costs

Property Values: Bassetlaw April – June 2013

	Av Detached	Av Semi	Av Terrace	Av Flat	Av Overall Price	No. Of Sales
	£	£	£	£	£	
East Midlands	226,730	136,621	118,316	102,399	163,058	14,576
Nottinghamshire	221,919	127,958	110,472	97,669	161,155	2,626
Bassetlaw	198,381	106,976	102,401	51,990	143,168	274
Source: Land Registry						

The table above provides an indication of the property prices within the East Midlands Region, the county of Nottinghamshire and Bassetlaw District. It shows that, across the board, prices in Bassetlaw are well below the averages for the region and the county. A family wanting to purchase an average terrace house would need to be earning approximately £29,000 per annum to secure a mortgage with a 15% deposit.

Within Bassetlaw, however, there is a marked difference between the house prices in the urban and the rural areas. Recent house prices in the rural villages show the minimum price to purchase a 2 bedroomed house was about £150,000 and there were very few properties for sale at this 'lower end of the market'. In reality a first time buyer would need an income of around £45,000 per year to buy a property in a rural village. More than 70% of households in these villages are earning less than £45,000 per annum – most households earn between £20,000 and £30,000.

The shortage of entry level properties in rural villages suggests that first time buyers and single income households will face additional difficulties in accessing the owner-occupied sector. As a result, most properties would be unaffordable to people on low incomes.

A brief look at properties currently on the market in Elkesley shows the following results (Zoopla.com):

Properties for Sale:

- 1 x 4 bed barn conversion at £330,000
- 1 x 5 bed detached house at £310,000
- 1 x 4 bed detached house at £265,000
- 1 x 4 bed detached house at £240,000
- 1 x 4 bed detached house at £200,000
- 1 x 3 bed detached house at £169,950



1 x 3 bed semi-detached house at £180,000
1 x 4 bed semi-detached house at £125,000
1 x 4 bed semi-detached house at £115,000
1 x 3 bed semi-detached house at £90,000

1 x 3 bed end terrace house at £109,950

The results show there are no 1 or 2 bedroomed properties available for first time buyers or for those people wishing to downsize. Across the board, sale prices are higher than the average for Bassetlaw and there are very few properties that would be considered affordable for people on low incomes.

A search for rental properties in Elkesley showed just one result - a 3 bed detached house at £525pcm.



Availability of Affordable Housing in Bassetlaw

The quality of life available to most local residents is generally perceived as good, which means that houses in the District's rural areas can command high prices. Well over half of the District boasts above average prices for the area of £200,000 to £300,000. Average house prices in the District's urban areas are, however, low in comparison with neighbouring areas and houses are regarded as being good value for money.

Even so, the relatively low wage levels of many residents means that a lack of affordable housing provision, particularly two and three bedroom houses, remains a serious issue. It is unlikely that future housing allocations will be sufficient to deliver the levels of affordable housing required for the District and so the Council is already taking steps to supplement this supply through such initiatives as the use of Council owned land (either in partnership with a developer or as a house builder in its own right); active promotion of rural exception sites; improvements to the Council's own housing portfolio; and an Empty Homes strategy.

Planning Context

The District Council is mindful of the fact that, while most of the District's population lives in Worksop, Retford or Harworth Bircotes, the District has an expansive rural area.

The District's Core Strategy (Local Plan) sets the levels of development for the main urban areas but does not set out the actual figure for housing development that may be expected in rural areas. The Site Allocations Preferred Options Document 2014 sets out the site allocations and number of houses expected in the rural areas. Acknowledging that this may not provide communities with sufficient opportunity to secure affordable housing, it makes provision for so-called 'exception sites' for affordable housing (where there is community support and the Council is satisfied that local need exists). This Housing Needs Survey will provide robust evidence regarding the existence, or not, of local need.

The provision of any housing that may be provided as a result of the survey would be subject to conditions of occupation that would give priority to people with a local connection to the village/parish, who are in housing need.

Respondents' Details

The following sections of this report detail the responses from the questionnaires distributed and returned during November/December 2013 in Elkesley parish.

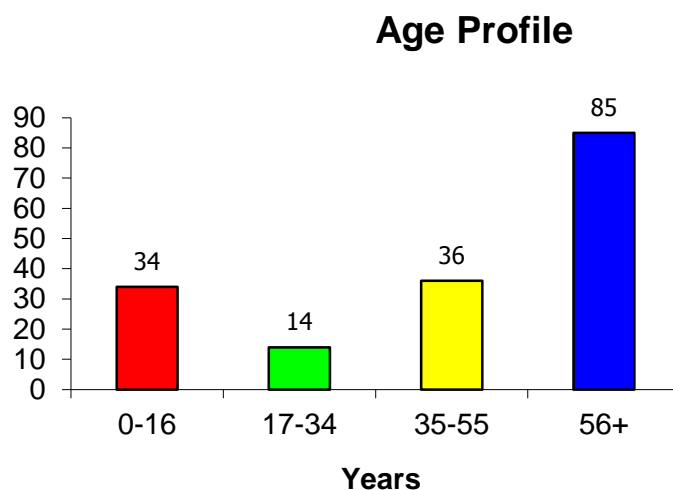
Respondents individual details have been kept confidential and any identifiable attributes have not been included in the results. Any comments that have been made may also have been edited so as not to identify individual circumstances.

The following results are a snapshot in time and provide the village and the District Council with an insight into the parish in terms of current housing need, the desirability of the village as a place to live, and the current level of facilities serving the local community.

A total of 72 survey forms were received giving a return rate of 21%. This is considered a fairly low response but takes into consideration that only people who have a housing need, or those who are interested in commenting on local matters, are likely to respond.

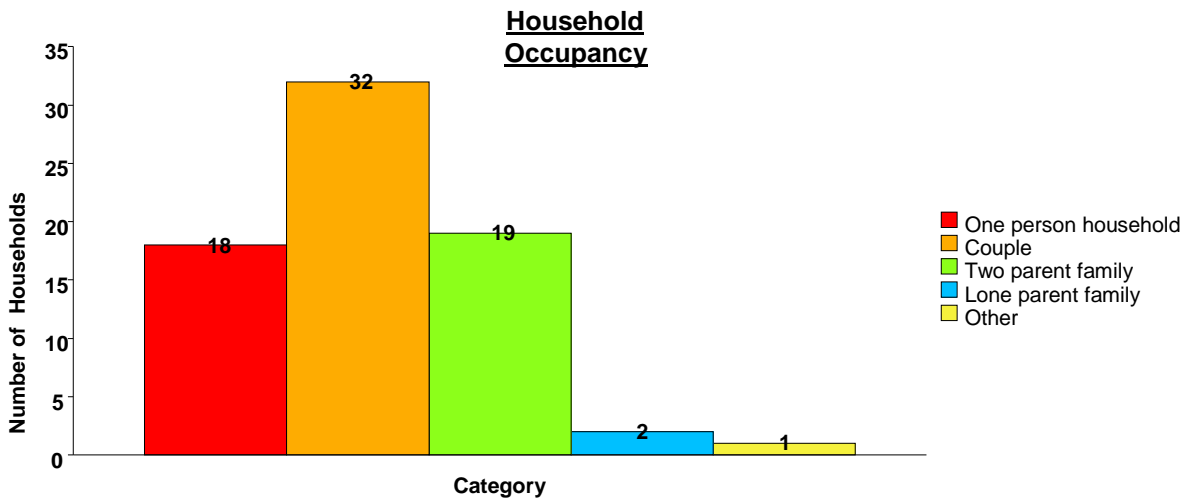
Age Profile

The chart below shows the age profile of the 169 people captured on the 72 survey forms returned. The responses show that the largest single group of the population in Elkesley, representing 50%, are older adults, over the age of 56 years. There are a high proportion of children under 16, representing 20% of the population. However, the proportion of young adults falls to 8%, suggesting that young people are moving away from the village. This may have an impact on the sustainability of amenities in the village.



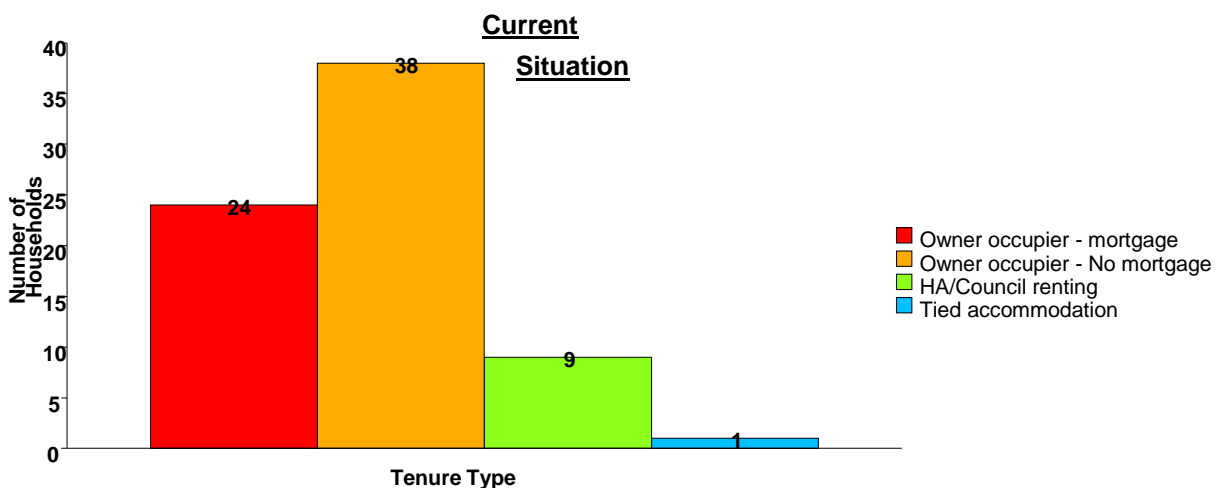
Household Size and Mix

The following chart shows the number of households in each size/mix category. Those households containing single occupants and couples amounted to almost 70% of respondents, while households containing families with children represented 29% of total households.



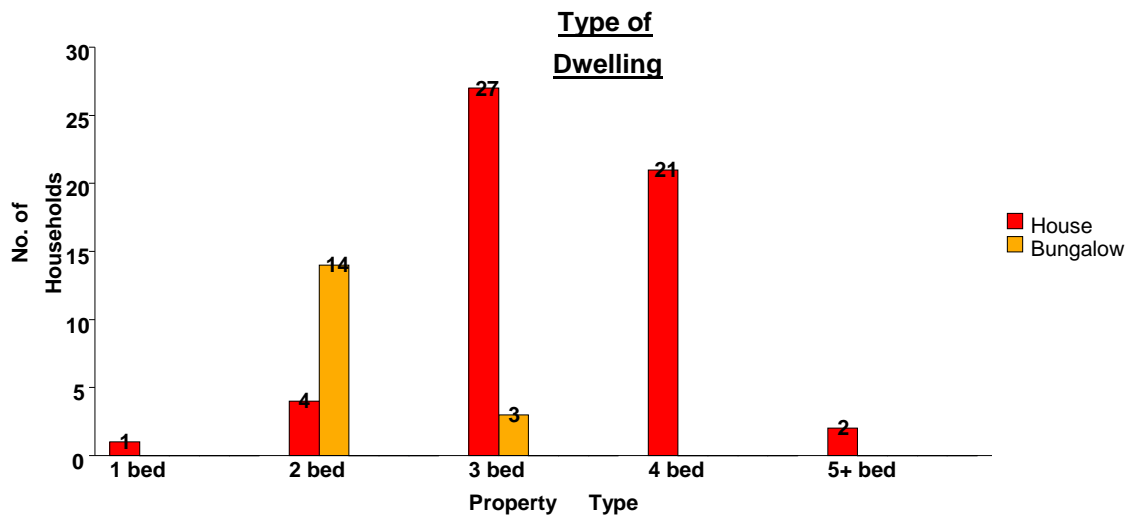
Tenure of all Respondents

The following chart shows the current household tenure of all respondents. Owner-occupiers make up 86% of households, with 61% of those having no mortgage. 13% of respondents are living in social rented housing.



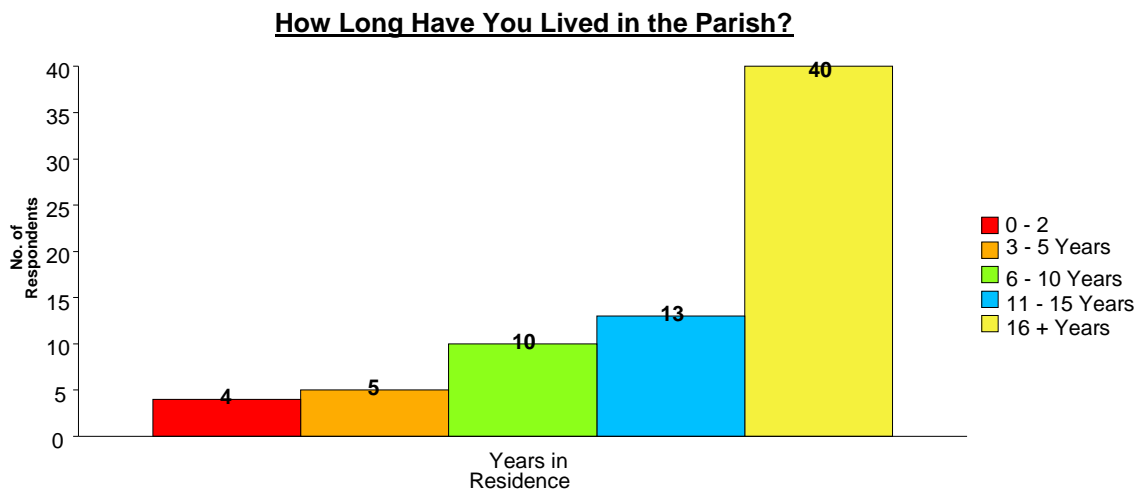
Property Types

The following chart details the types of property that respondents currently live in. 74% of respondents live in family sized properties with three or more bedrooms, with 26% living in 1 or 2 bed roomed accommodation.



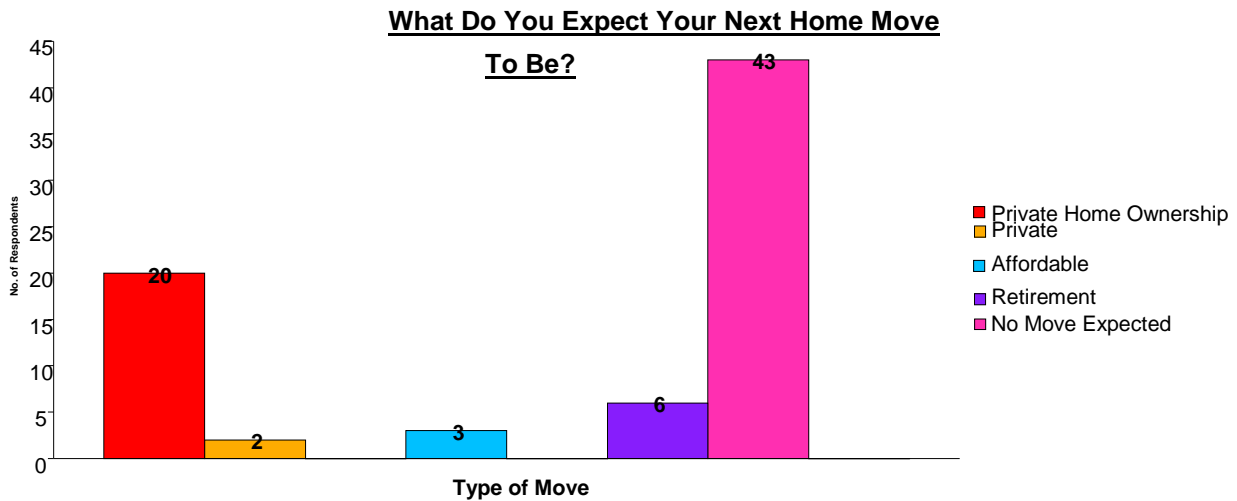
Residency

The chart below shows that 94% of respondents have lived in Elkesley for over 3 years, with 56% of respondents having lived in the village for over 16 years.



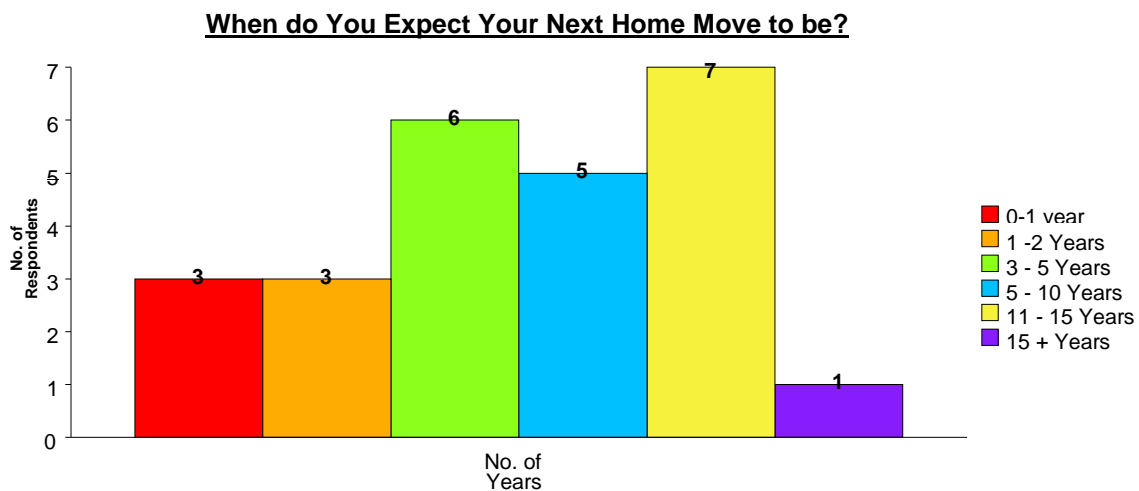
Migration

The chart below shows whether respondents are expecting to move in the future and, if so, what they would prefer their next move to be. 58% of respondents do not expect to move from their present property. 38% of respondents expect to move into the private sector and 4% expect to move into affordable housing.



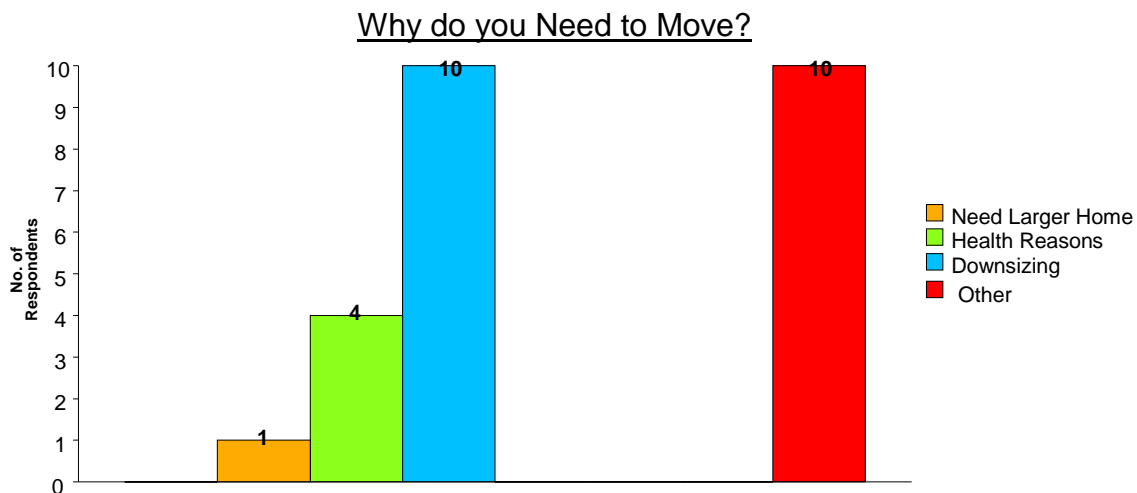
Timescales

The chart below shows that, of those people expecting to move in the future, almost 50% are expecting to move in the next five years.



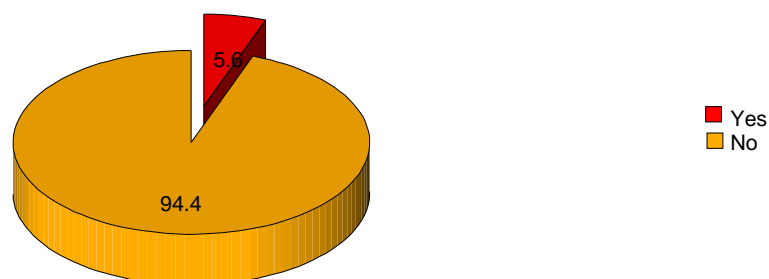
Housing Requirements

The chart below shows that, of those people who expect to move in the future, 40% would be seeking to downsize, 16% would be moving for health reasons, and 4% would be looking for a larger home. The remaining 40% have other reasons for moving, but did not specify their requirements.



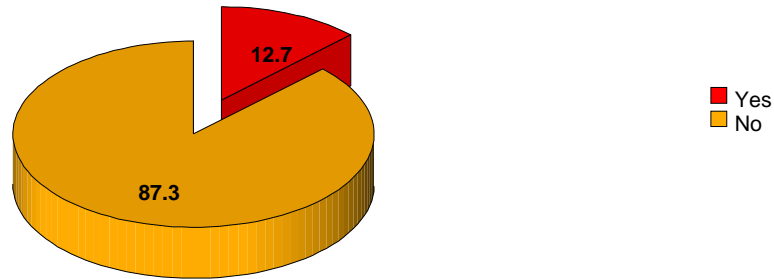
Some respondents were aware of people who have had to move away from Elkesley to find suitable housing. The first chart below shows that 5.6% knew of people who could not afford property in Elkesley.

Leavers in Last 5 years - Property Too Expensive



The second chart, overleaf, shows that almost 13% of respondents knew of someone who had moved away because a suitable property was not available in Elkesley.

Leavers in Last 5 Years - Property Not Available



Housing Needs Analysis

Of the 72 returns, 65 were from people who would be considered as adequately housed and would not be looking to move to alternative accommodation within the next 5 years. These respondents completed a survey form primarily to offer their support or objection towards 'local needs' housing development, as well as to give their comments on general housing matters in Elkesley. These were therefore discounted from the rest of the analysis.

Seven respondents have indicated their need to find alternative properties in the future. Five are seeking to move within 2-5 years. The remaining two respondents will be seeking to move in more than 5 years time.

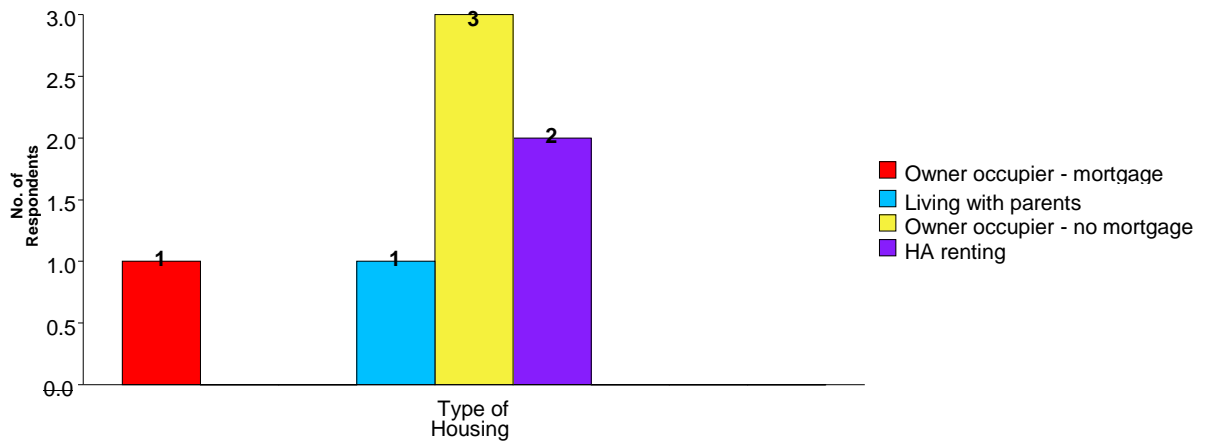
One respondent will require housing for a period of 3-5 years, one for 6-10 years, one for 11-15 years and four for 16+ years.

Two respondents are registered on a local housing register.

Registering an Interest

All seven respondents with a housing need in Elkesley are currently living in the village and have long-standing connections with Elkesley.

Current housing situation

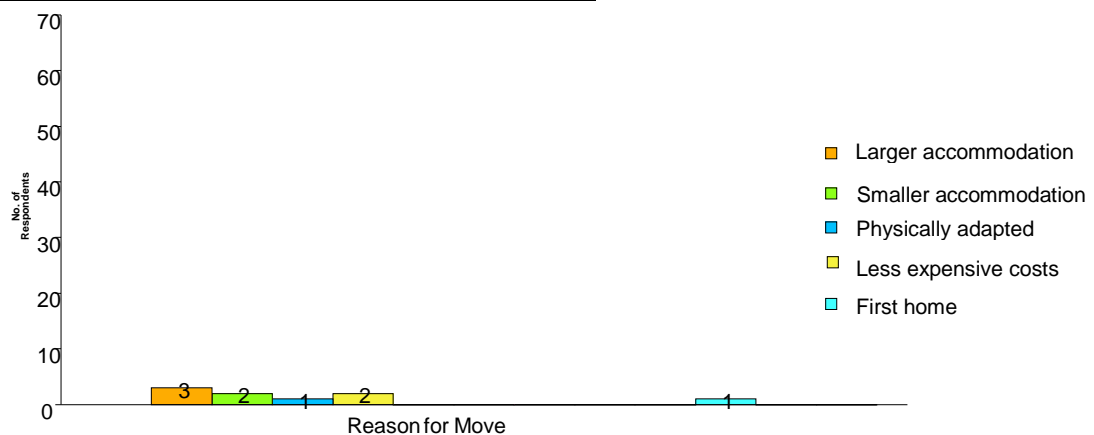


The chart above shows the current housing situation for those respondents who have registered an interest in alternative housing in Elkesley.

In total, four respondents are owner-occupiers of their own homes. Two respondents are renting property in the social sector, and one is living with parents.

Need to Move

Why do You Need Alternative Accommodation?



Respondents were asked why they would need to move in the future. The chart above outlines their reasons. Three would be looking for larger accommodation, two would be seeking to downsize, one would be seeking their first independent home and one requires a home with less expensive running costs. Less expensive costs and physical adaptations were secondary considerations for some respondents.

Alternative Housing Requirements

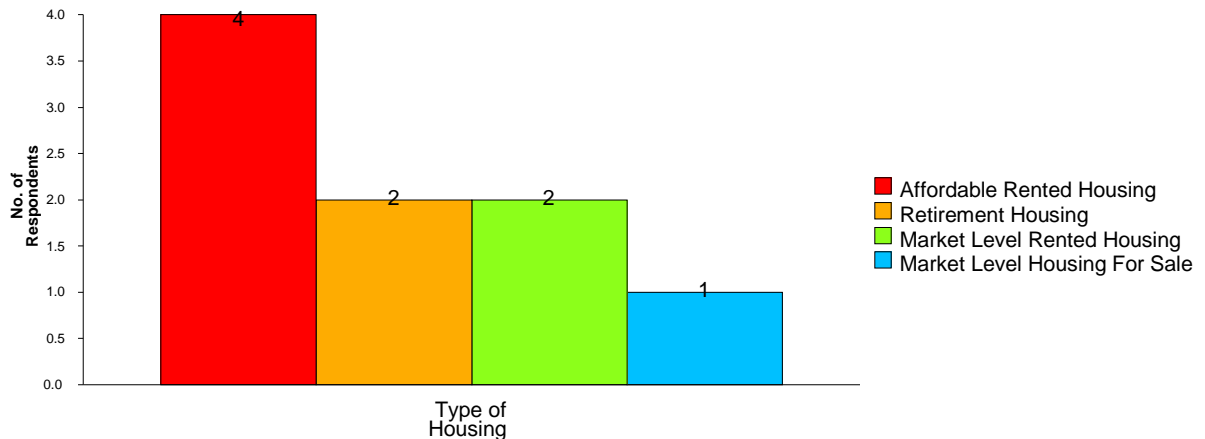
The seven respondents were asked what would be the most suitable housing for them. The chart below shows their responses.

Four respondents have indicated a preference for affordable rented housing, although two of them have also indicated that they would consider privately rented property. One of these respondents would not be eligible on grounds of income/assets, having a property to sell.

One respondent indicated a preference for open market housing for sale.

Two respondents indicated a preference for retirement housing in the form of two bedroom bungalows for open market sale or rent.

Housing Requirements

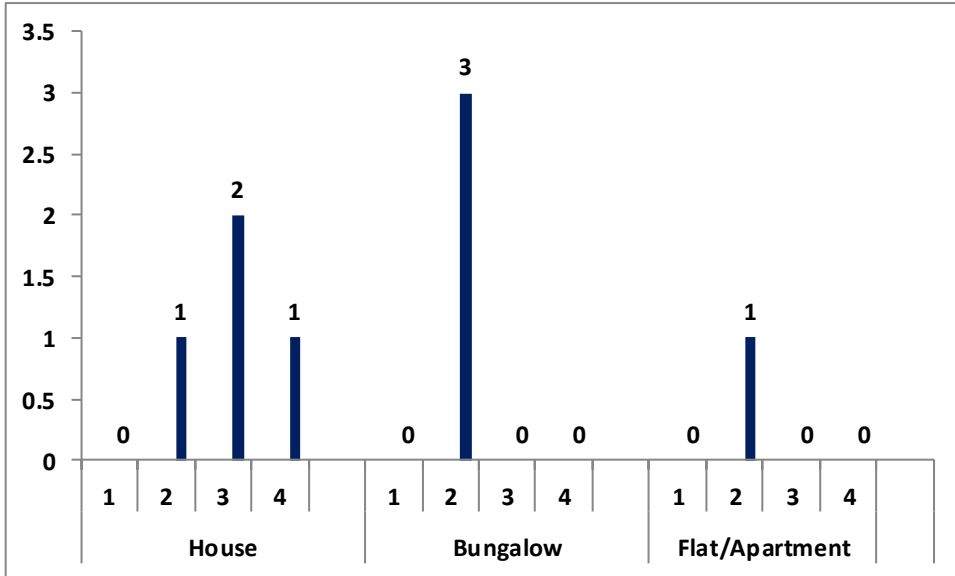


Type/Size of Property Required

Respondents were asked what type and size of property would be required. Some indicated more than one choice. The chart overleaf shows the results.

The biggest requirement is for 2 bedroomed properties. Some respondents requiring 2 bedroomed bungalows have also specified 2 bed houses or flats as an alternative.

3 families that will be in need of larger properties have specified 3 or 4 bedroomed houses.





Conclusions and Recommendations

Midlands Rural Housing has conducted a detailed study of the housing needs of the parish. This study has not only investigated the actual housing needs, but has also ascertained residents' views with regard to living in the village, and has identified the level of local support for a development to meet local needs.

Elkesley lies adjacent to the A1 dual carriageway. The village's only access is from the A1, which also gives good connections to routes north, south east and west. The nearest towns are Retford, which is six miles distance and Worksop, which is eight miles distance. Further afield are the larger towns of Gainsborough, Newark and Lincoln which are all approximately 20 miles away. Elkesley has a population of just over 800 people and has a primary school, public house and village shop.

A search of properties currently on the open market shows that they are all family-sized houses. There are no small properties or bungalows available that would be suitable for first time buyers or those wanting to downsize. There are few properties available that would be considered affordable for people on low incomes. In general, property prices in Elkesley are higher than the average for Bassetlaw.

The housing needs survey shows that Elkesley has an ageing population. 50% of the population are aged over 56 years. Although there are a significant number of children in the village, the evidence indicates that upon reaching adulthood, they are leaving the village to find employment and housing opportunities elsewhere.

The survey shows that 70% of households are occupied by single people or couples, even though 74% of properties are family-sized, having 3 or more bedrooms.

86% of households are owner-occupied, with 13% living in social rented housing. There is no indication of a private rental market. The majority of small 1-2 bedroomed properties appear to be local authority or housing association rental properties. They will not come available very often and there is likely to be a waiting list.

The results show that many residents have lived in the parish for a long time. Almost 60% do not expect to move from their property in the future. The lack of properties available for those wanting to downsize has resulted in the under-occupation of family-sized properties and will restrict their supply to the open market, leading to higher prices. There is evidence that this is already happening in Elkesley. Almost 13% of respondents knew of someone who had left the parish because suitable property wasn't available and almost 6% because prices were too expensive.



The housing needs analysis shows that, of those people who do wish to move in the future, 40% would be looking to downsize into smaller properties. A further 16% would be seeking to move for health reasons. This is a strong indication that the needs of an ageing population are not being met.

There is also some indication of a need for affordable family-sized accommodation, with 4% saying they would want to upsize.

Of the seven respondents who have registered an interest in future housing provision in Elkesley, three are families who will require larger properties.

One family would prefer to buy on the open market.

Two families have stated a preference for affordable or privately rented accommodation.

One respondent is living with parents and requires an independent, affordable rented home.

Three respondents will require open market retirement properties, either for purchase or rent.

Affordable housing requirements are as follows:

- 1 x 2 bed house for affordable rent
- 2 x 3 bed houses for affordable rent

Our recommendation is that, to alleviate the current housing need in Elkesley;

Consideration should be given to providing three affordable properties for rent.

Future housing development plans should give high consideration to small retirement properties, particularly 2 bed bungalows.



Contact Details

Miles King
Trent Valley Partnership Project Officer
Midlands Rural Housing
1st Floor
10 Cromford Mill
Mill Lane
Cromford
Derbyshire
DE4 3RQ
Tel: 01629 826040
Email: miles.king@midlandsrh.org.uk



Appendix: Comments Regarding Future Housing Development in Elkesley.

The following comments were received from respondents and give a general indication of their concerns for and against housing development.

- There are always a good number of houses/bungalows for sale in Elkesley. There is no need for more building.
- We need some services, such as street lighting through the night and salt/gritting when required.
- We need more up-market dwellings in this village to help balance the social mix. There are far too many scruffy, neglected social houses.
- We need bungalows for pensioners. I have heard of numerous people who have had to move to different areas for a disabled/pensioner bungalow, while several are occupied by people below retirement age or from outside the village.
- There should be no further housing of any type until the exits from the A1 and A1 improvements are completed.
- The bungalows in Elkesley are far too small and too near the A1. They should have a minimum two bedrooms.
- We need more affordable family sized homes to rent. However, I don't think Elkesley will benefit from more housing unless more local amenities are available.
- We don't need more affordable or social housing but we do need some market level 2 bedroom bungalows building, so as to downsize.

19 Appendix I: December Newsletter



Neighbourhood Planning
Elkesley Newsletter
 December 2013

The Steering Group would like to thank all of you who have supported us so far with the development of the Neighbourhood Plan.
 Steering Group Members
 Chair Cllr Neil Oldbury, Vice Chair Cllr Patricia Douglas, Cllr Barry Woodcock, Patricia Millar, Dr David Pell, David Askew, John Douglas and Clerk Wendy Davies.

Consultation so Far

We held events in April, July and September.



The highlight was the contribution from Elkesley Primary School who gave us some brilliant ideas on how the village should look in the future.



The work was excellent and commended by the planning consultant. Thank you to all the children that took part.



Questionnaire

In August we sent out a questionnaire to groups who meet in the village. We received 31 questionnaires from the 51 sent out. Combining this with the information received from the Elkesley Primary school children we were able to develop the Residents Survey.

Resident Survey

After Christmas you will be receiving this survey and we would appreciate your thoughts, even if you have already given us your comments we need you to tell us again what you think.

Please take the opportunity when the survey comes out to tell us how you want to see the Parish developed.



Housing Needs Survey

You will have recently received a letter regarding this, as the information is very sensitive we employed an outside agency to undertake this for us. They will only give us back anonymised, summary data. It's a requirement of the Neighbourhood Planning process that we do a Housing Needs Survey.

Funding

We have been successful in making two bids for funding to cover the cost of undertaking the Neighbourhood Planning Process. Although the Steering Group are volunteers and give their time for free there are costs associated with the development of the plan. Our thanks to 'Awards for All' and 'Locality' for the funding support.

Professional Support

Neighbourhood Plans have to be developed to prescribed planning standards and to ensure the end product meets the inspectors expectations we have had support from 'Locality', a planning consultant, and also BDC. We would like to thank them for their support so far.



Plan for the New Year

1. Distribute and Analyse the Residents Survey.
2. Consultation with Secondary School Children
3. Finalise the Vision and Objectives for the plan.
4. Consultation with Business & Landowners
5. Develop the planning polices for the plan with help from BDC
6. Consultation on draft Neighbourhood Plan.

These are just a few of the things we will be doing and if you are interested in joining the steering group please contact Patricia Douglas on 01777 838200



The Steering Group would like to wish you a very Merry Christmas and Happy New Year.

You can also have your say by visiting the website
www.elkesleyneighbourhoodplan.weebly.com
 or e-mail patricia.douglas@bassetlaw.gov.uk
 or phone 01777838200
 or drop a note to the PC via the clerk.



Newsletter

December 2013



20 Appendix J: Residents Survey

Covering Letter

Dear Elkesley Resident,

We would really appreciate it if you would take a few minutes to complete the enclosed survey. In order for us to complete the Neighbourhood Plan we need **your** opinion on how **you** think the land in Elkesley Parish should be developed over the next 14 years.

You may already have been to a consultation event or filled in the 'group questionnaire', or responded to the Housing Needs survey and think that it is unnecessary to fill in the form. This survey is one of the most important parts of the Neighbourhood Planning process and we really would like you to complete the survey so we are more informed on how you think Elkesley Parish should be developed in the future. We cannot express how important this is for the successful completion of the Neighbourhood Plan.

We have included two survey forms as most homes have more than one resident and you may have different responses to the questions. Please pass this on to any other family member in your home. If there are more than 2 in the home and others would like to complete the survey please phone me on 01777 838200 and I'll drop you off further copies. Children of any age can take part if they are able to complete the survey. For those of you living alone just return the spare copy with your completed survey.

The survey is anonymous. There is no obligation to give us your name or address. The only reason we are asking for it is, if we get a poor return from the survey we can send out reminders to people who have not returned it.

Please can you return in the envelope provided by **15th January 2014 and don't forget to include the maps!**

Can I thank you in anticipation on behalf of the Neighbourhood Planning Steering Group. We really do need and appreciate your support.

Yours Sincerely



Cllr Patricia Douglas, Vice Chair.

PS If you require any help filling in the survey or have any questions, do not hesitate to ring me on 01777 838200.

Contents

Introduction.....	4
Demographics.....	5
Information regarding employment and retirees	5
Gender analysis of responders'	6
Broadband interest.....	6
Ages	7
Breakdown.....	7
Work	8
Travelling to Work	8
1: Sport	10
Support for sport and leisure facilities	10
Sport development and type.....	10
Other sporting activities	11
Site Locations.....	12
Boules	12
Bowls	12
Running track.....	13
Cycling track.....	13
Other.....	14
2: Allotments	15
Support for allotments	15
Site locations	15
3: Housing.....	16
Support for housing development	16
Analysis of age and support	16
Preferred housing types	17
Preferred numbers of bedrooms.....	18
Detached.....	18
Semi detached	18
Flats	19
Bungalows	19
Maisonettes.....	20
3 Story town house.....	20
Terraced housing	21

Site locations22

 Detached.....22

 Semi detached22

 Flats23

 Bungalows23

 Maisonette24

 3 Story town house.....24

 Terraced housing25

3.2: Increase in property numbers25

 Breakdown.....25

 Site Choice26

 Long term growth26

4: Rights of Way27

 Support for rights of way.....27

 Route A: proposed public right of way27

 Route B: proposed public right of way28

 Route C: existing bridleway & national trail.....28

 Route D: proposed public right of way.....29

 Route E: proposed public right of way29

 Route F: proposed public right of way30

 Route G: proposed public right of way.....30

 Route H: existing footpath & national trail31

5: Small Business Development.....32

 Support for small businesses32

 Small business types.....32

 Alternative suggestions33

 Site locations33

 Small Lock-up units.....33

 Offices.....34

 Equestrian Centre34

 Craft Centre35

6: Light Industry36

 Support for light industry36

 Light industry types36

 Alternative suggestions37

 Site locations37

Clothes manufacturing	37
Shoe manufacturing	38
Furniture manufacturing	38
Ceramic manufacturing	39
7: Renewable Energy	40
Support for renewable energy	40
Renewable energy types	40
8: Gypsy and Traveller Sites.....	41
Site locations	41
9: Tourism	42
Support for tourism	42
Tourism types	42
Site locations	43
Caravan site	43
Camping site	43
Motel	44
B & B	44
10: Community Assets	45
Support for community assets	45
Analysis of community assets.....	45
11: Open Spaces	46
Support for open spaces.....	46
Site locations	46
Open Spaces Map.....	47
Map 1: Elkesley Village	48
Map 2: Elkesley Parish	49

Introduction

The survey forms were hand posted to every household within Elkesley Parish. Each envelope contained 2 forms with details explaining how residents could get extra copies should they need them. Each form included 2 maps, 1 of the village and 1 of the parish. Where people didn't make responses to questions where they could have answered but chose not to (for example sport development) I have used the code 'x'; this has then been categorised separately. Some residents stated, for example that they were keen to see housing developments in particular categories but didn't identify locations for the different types so I have used the code 'yes' and made the assumption that they had no preference to the actual location. Where people had contradicted their answers, for example saying no to business development but then identifying business types and/or identifying locations where the businesses could be located, rather than discounting them completely I made the assumption that they had answered the original question incorrectly or changed their mind as they read further.

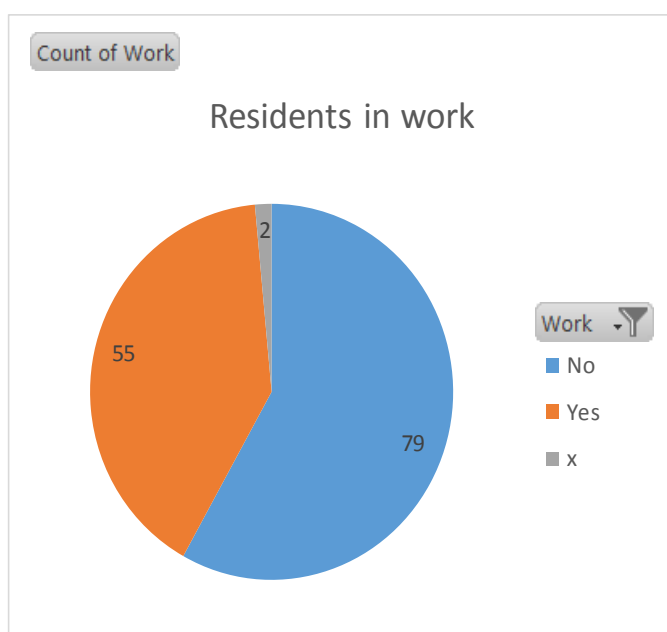
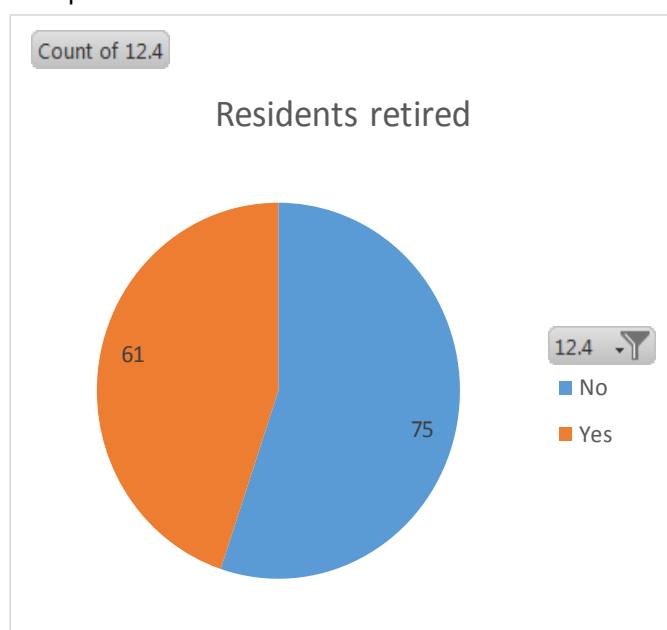
Conversations with residents and reading all of the forms highlighted the importance of simplification of the wording for the questions and the need to completely remove any jargon or phraseology that we use as part of the planning process

Demographics

There were 136 surveys completed, with amazingly a 50/50 distribution between men and women. There was a significant imbalance across the age brackets with 64% of the responses coming from those 56 years and older. There were 4 replies where ages had not been specified, whilst the actual category could not be determined they were from people over 56 (retired etc)

Information regarding employment and retirees

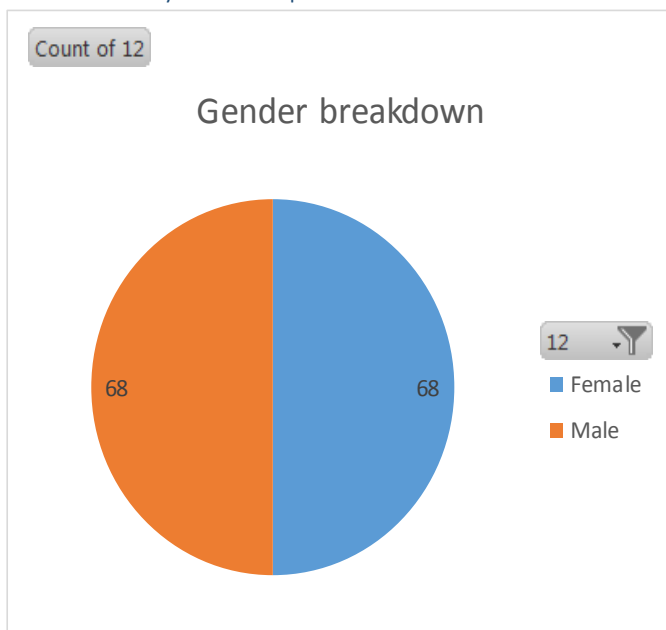
It is quite clear that from the respondents there is an aging population in Elkesley and this throws up many issues regarding the current and future status with regard to development and provision. The numbers not in employment (53%) is 8% points higher than the retired figure of 45%. The employment figure is potentially misleading as those in education are not included – the question asked if they were in work, there should have been a supplementary question about being in full time education. It is easy to take into account those people under 16 but there could be residents 17 or over who are still in education and these cannot be identified from this questionnaire



46% (minimum) in work or education (inc 7 known of school age)

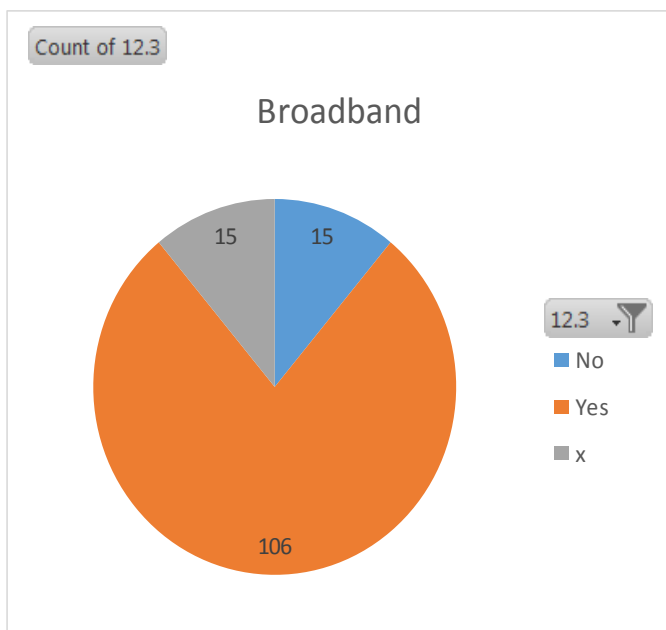
Of the 79 'Not in Work' there are at least 7 who are in education so % figure is 53%

Gender analysis of responders'



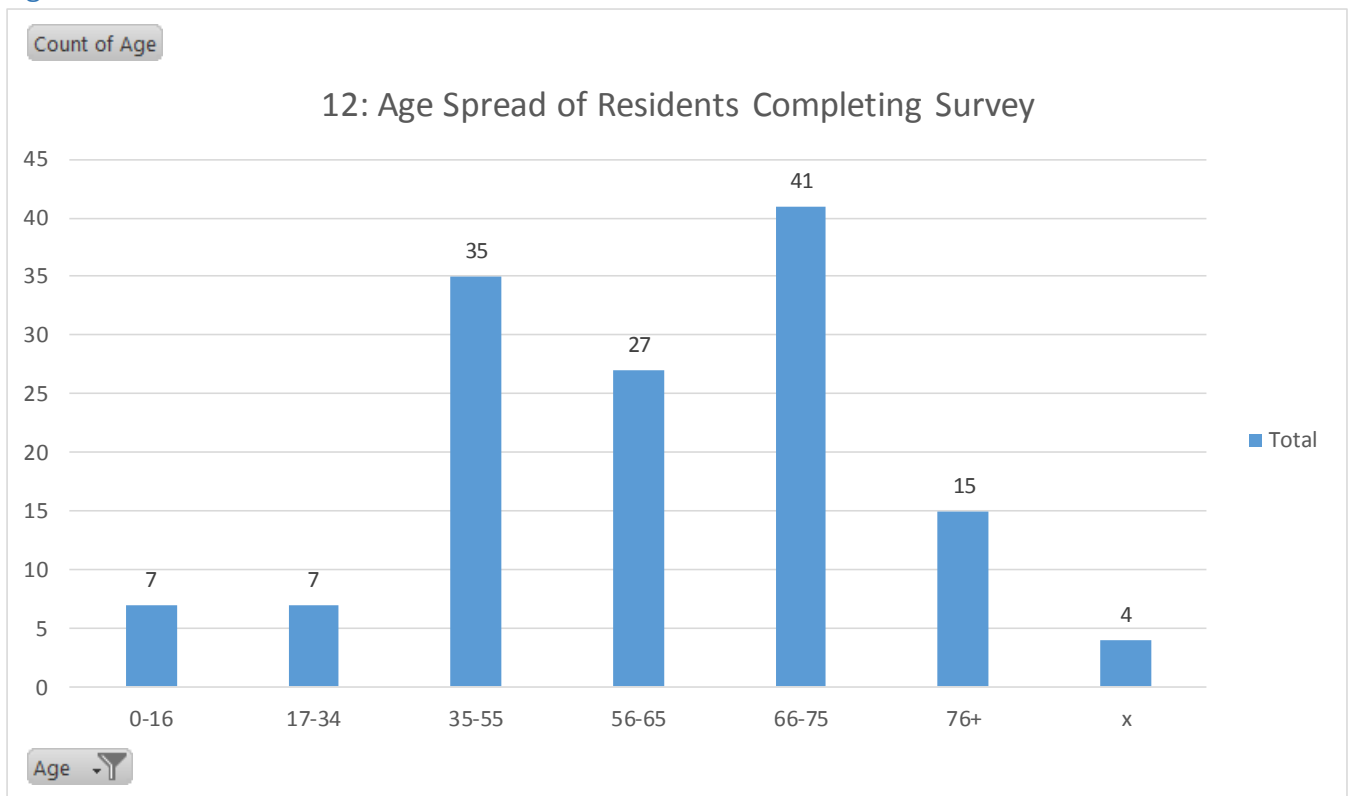
For this to be an even split was quite surprising as the survey replies came from a number of houses where only 1 person had completed a form. It suggests that there is equal interest in village developments from both men and women

Broadband interest



A very high 78% (89% if the 'X' responses is included) of the feedback supports an improvement to the current broadband service. Whilst broadband is available within Elkesley the local exchanges and service available to us is limited to many to around 2.5Mb with a number significantly below that figure. The current superfast broadband rollout by Notts CC will upgrade the Gamston exchange but this may not have an impact on the village. Whilst the alternative options may result in an improvement to around 10Mb it is still a lot lower than then potential of 80Mb from fibre. The digital divide should not be allowed to affect us in Elkesley.

Ages



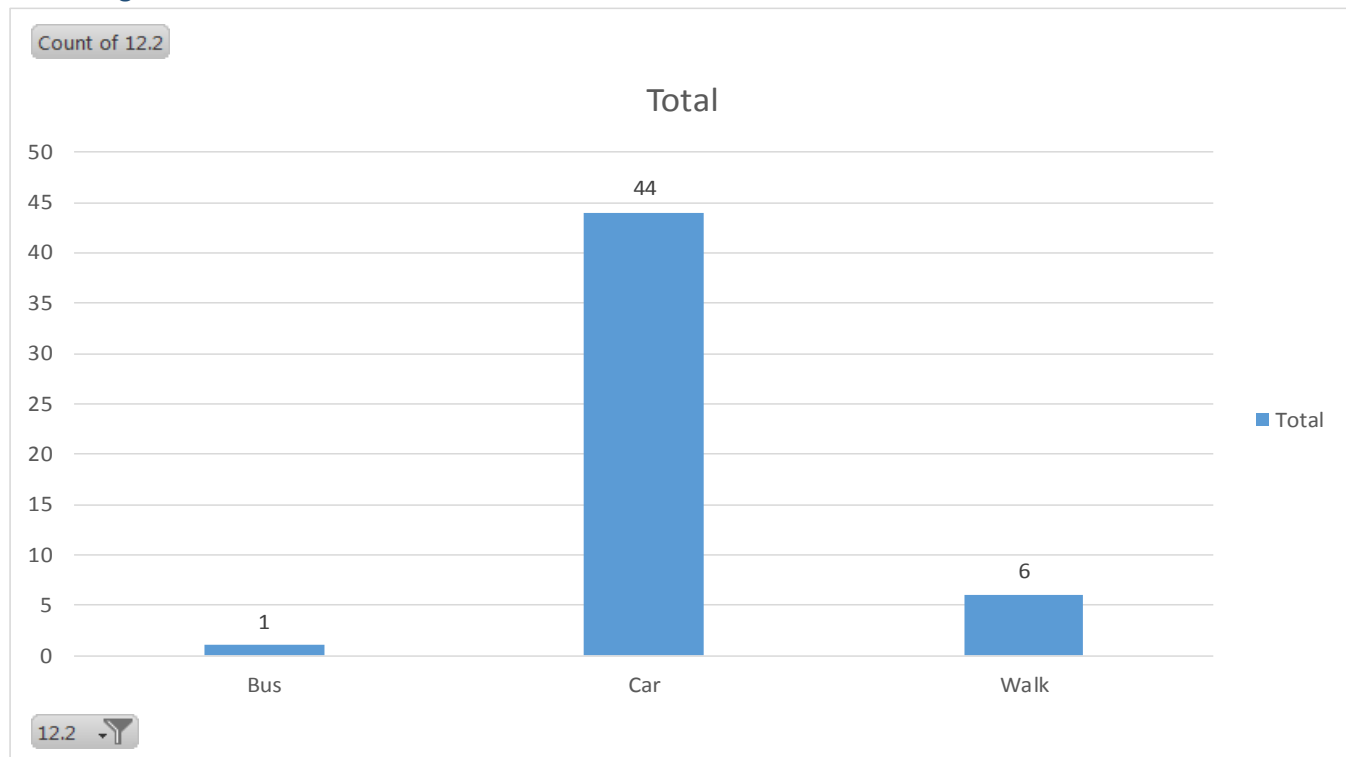
The reasons for the imbalance can only be guessed at; the ‘picture’ painted by the analysis of aspects such as housing may be different if the younger element had a greater representation – bungalows (esp 2 bedroom) are more popular with the older generation. If required this data can be produced. There were 4 replies where ages had not been specified, whilst the actual category could not be determined they were from people over 56 (retired etc)

Breakdown

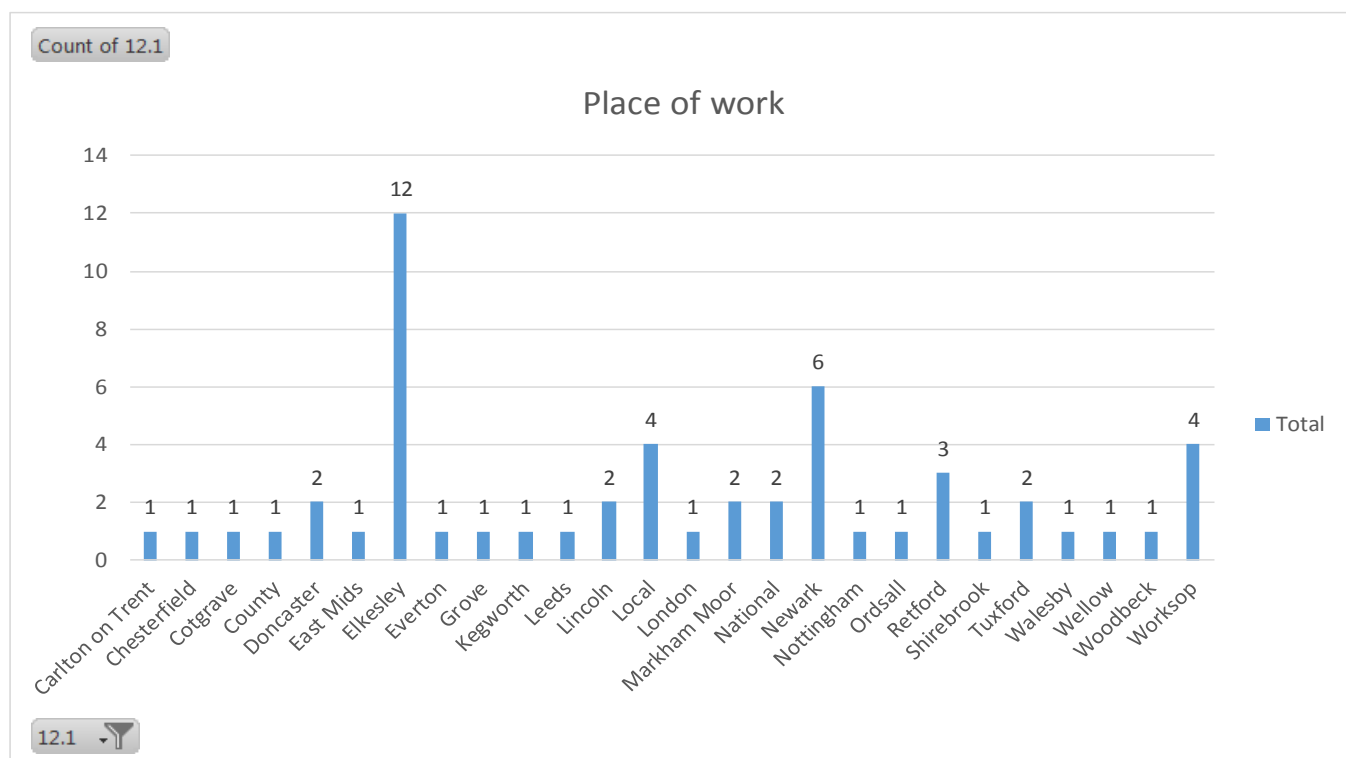
- 36% of the forms were completed by people under 55
- 56% of the forms were completed by people under 65
- 64% of the forms were completed by people over 55
- 44% of the forms were completed by people over 65

Work

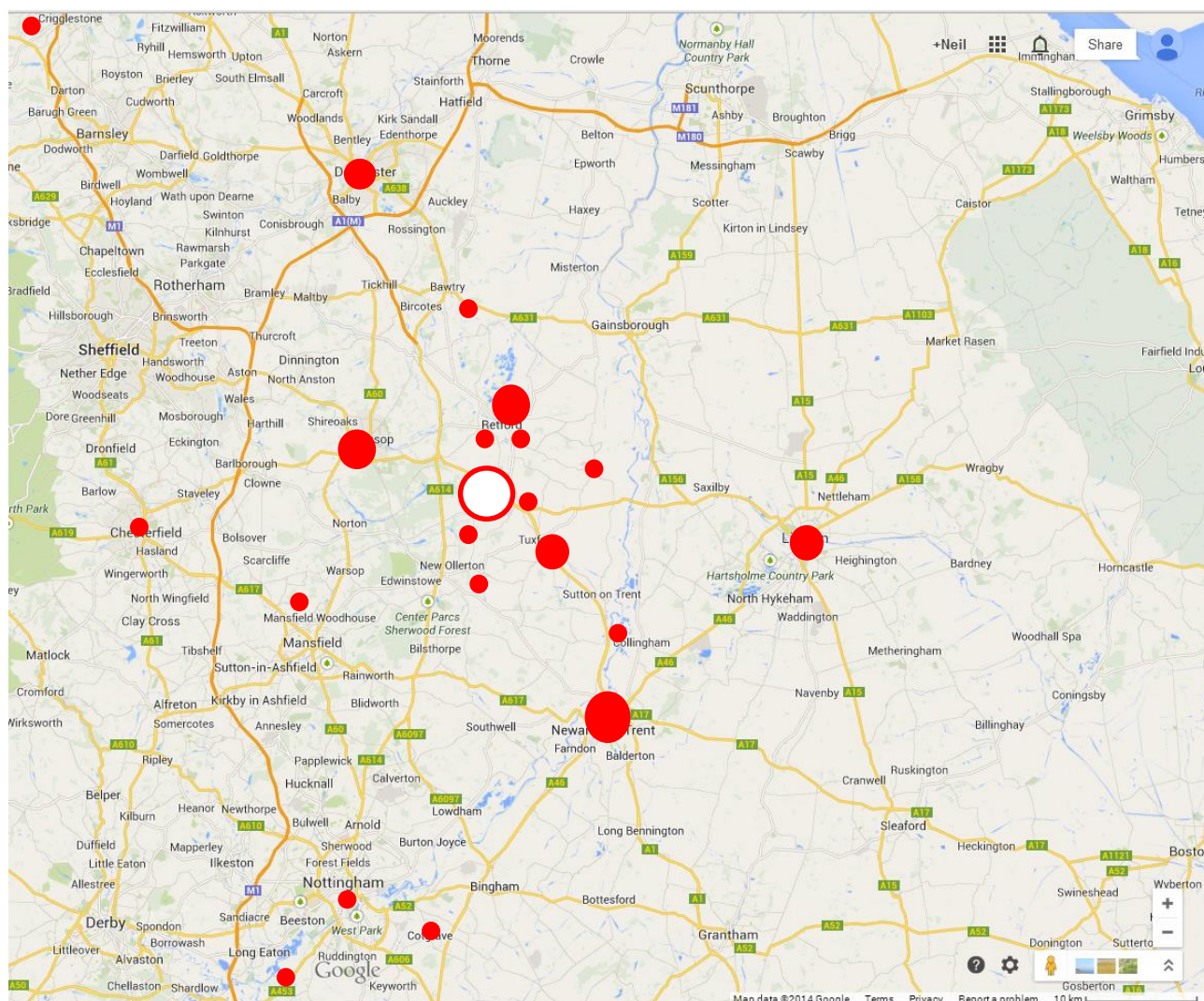
Travelling to Work



Area of Work



Map of work areas

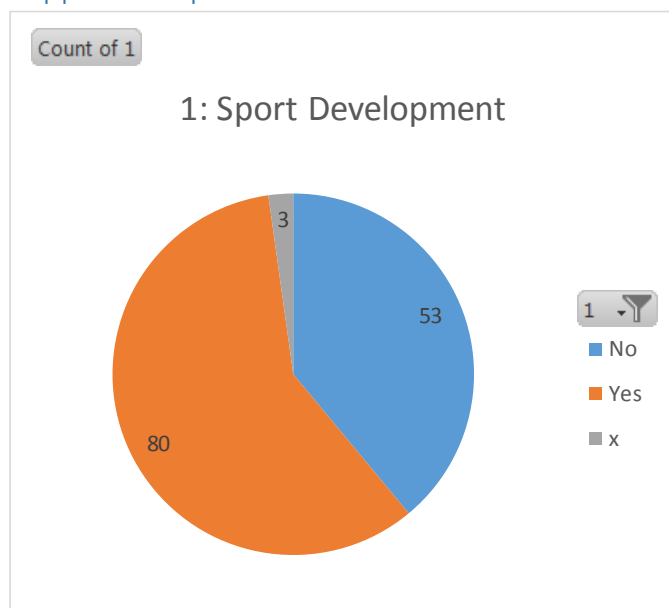


The size of the dots indicate relative numbers of people working in these areas, these circle sizes need to be read in conjunction with the previous chart for accurate figures. For clarity, the Elkesley ‘dot’ has a white centre. Excluded from this are:

- those who travel around the county (1)
- those who travel around the country (2)
- those who work across East Midlands (1)
- those who work in London (1)

1: Sport

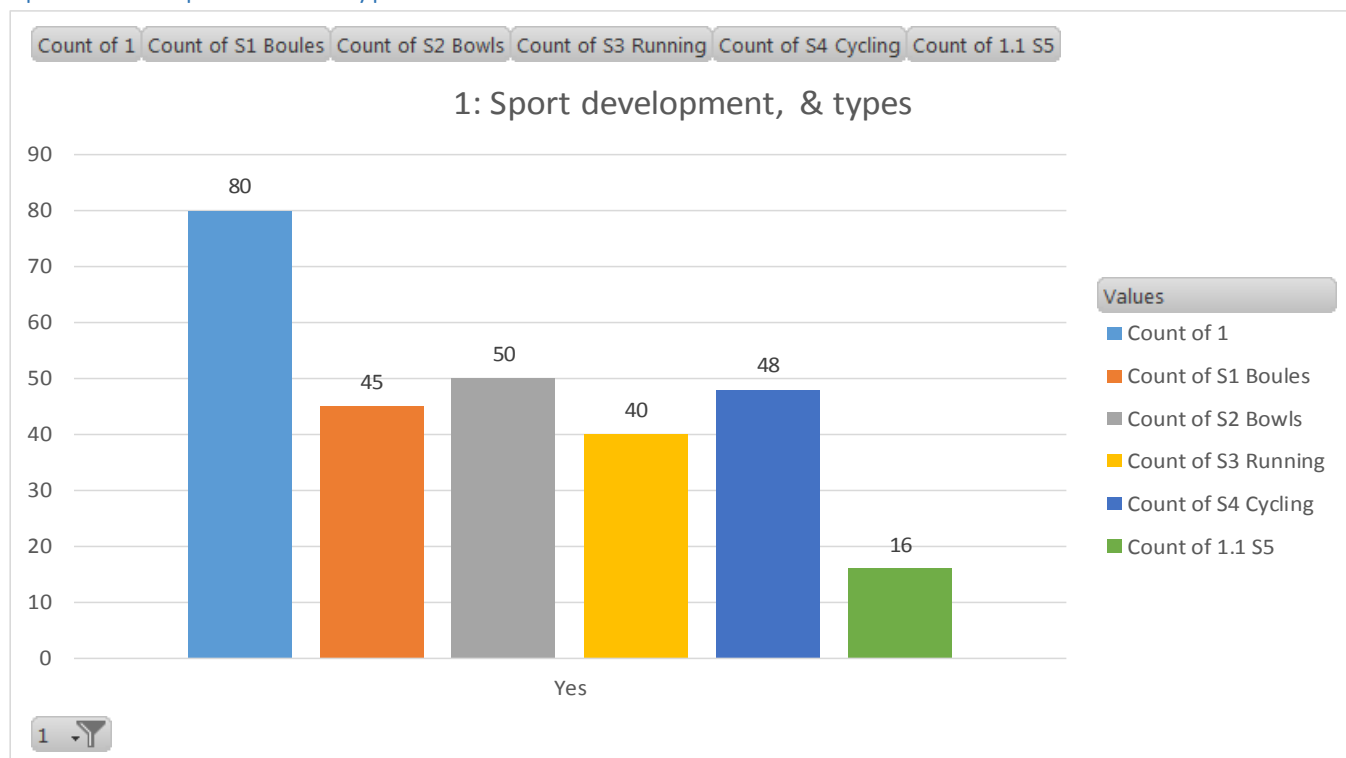
Support for sport and leisure facilities



The question that was asked was whether people would like to see sport and leisure developed in the parish, they then could answer yes/no and go on to identify which sports from a given list and space to add their own suggestions. They could also identify areas on a map where they believed these activities should take place.

There were 3 survey sheets with no commitment in favour or against but 59% would support development of sporting or leisure facilities within Elkesley

Sport development and type

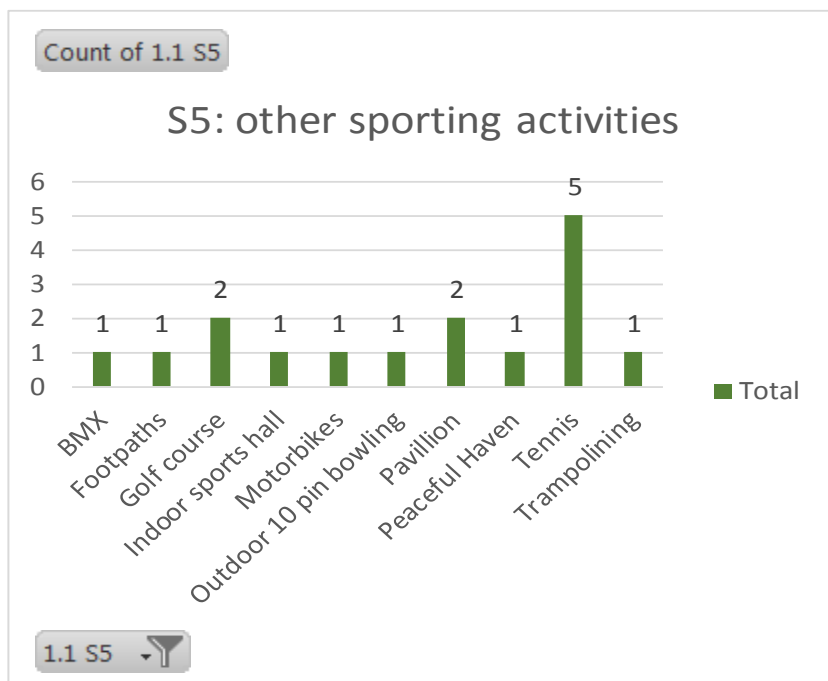


There were 80 people in support of developing sporting and leisure facilities within Elkesley, further analysis

shows that there is a broadly similar level of commitment to all of the sports listed, with bowls and cycling coming out on top. It is not clear what form the cycling takes but there was a suggestion for a cycle route around the village. As the survey was only completed by 3 people under the age of 16 and 10 people under 34 years old these figures are likely to be on the low side – especially for the running and cycling

From those in favour of development, there is a fairly even spread, with bowls and cycling coming out on top.

Other sporting activities

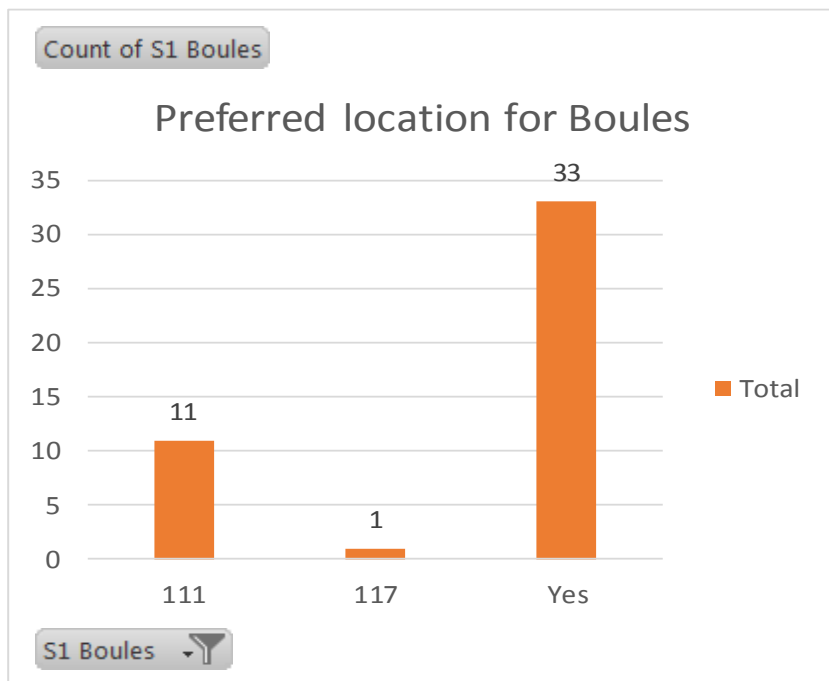


There were 16 (green column) suggestions for activities not suggested on the questionnaire. The BMX and footpaths could be included in other questions/totals, leaving tennis as the most popular option but with only 4.2%. This would possibly be different had it been included as an option on the form. Had there been more responses from people under 34 yr old it is likely that there would have been more demand for these and other activities

Site Locations

(see map at end of document for clarification of areas)

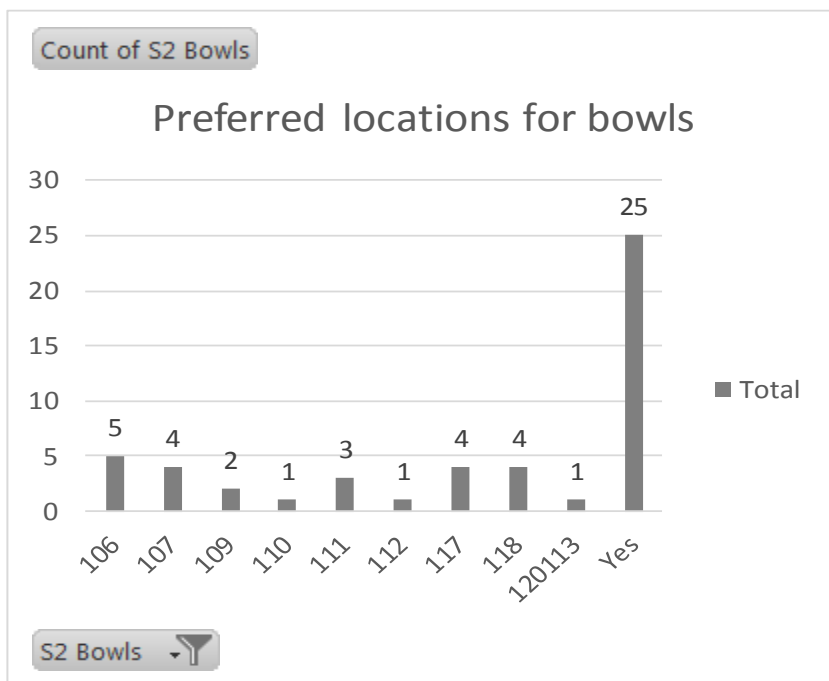
Boules



Location 111 is the village hall, 117 is the playing field.

These 2 locations are adjacent to each other

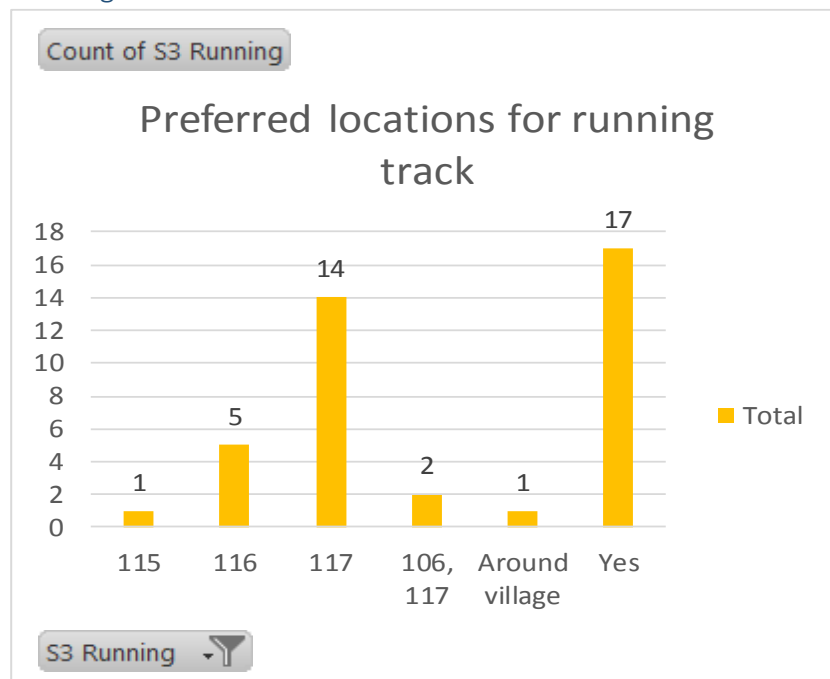
Bowls



- 106: Yew Tree Road land
- 107: Yew Tree Road land
- 109: Yew Tree Road land
- 110: Field south of Yew Tree Drive
- 111: Village Hall
- 112: Field adjacent to and east of village hall
- 113:
- 117: Playing field
- 118: Field adjacent to and east of playing field
- 120: Equestrian area adjacent to Clover Bank

There are 10 identifying the Yew Tree Road area, 7 the village hall/playing field area

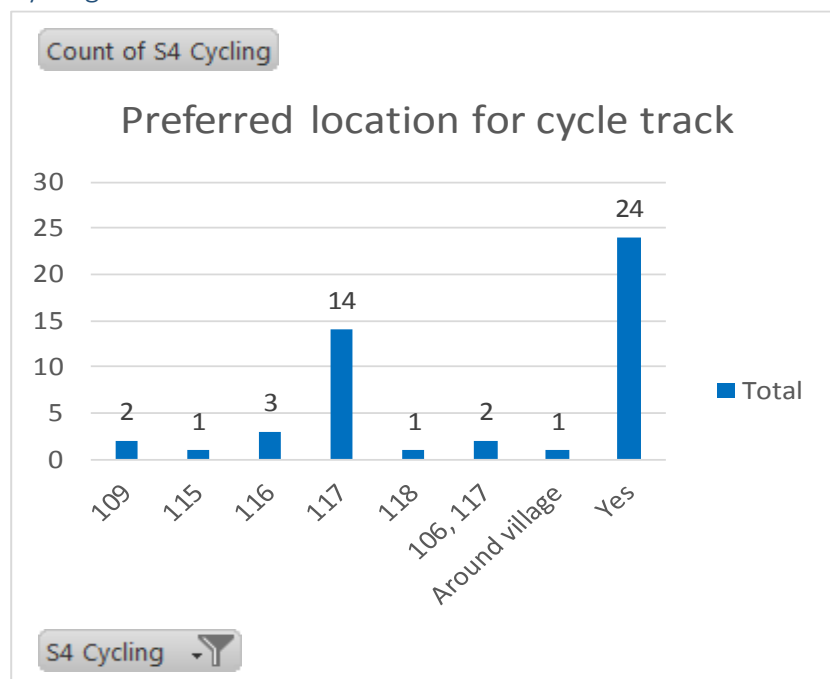
Running track



106: Yew Tree Road land
 115: Field adjacent to school
 116: Field between school & playing field
 117: Playing field
 Around village (survey no 68) identified a route around the village as presumably this is either a route they run or a single field is not large enough

2 surveys (114 & 115) both identified 2 areas they felt suitable hence area 117 appearing twice

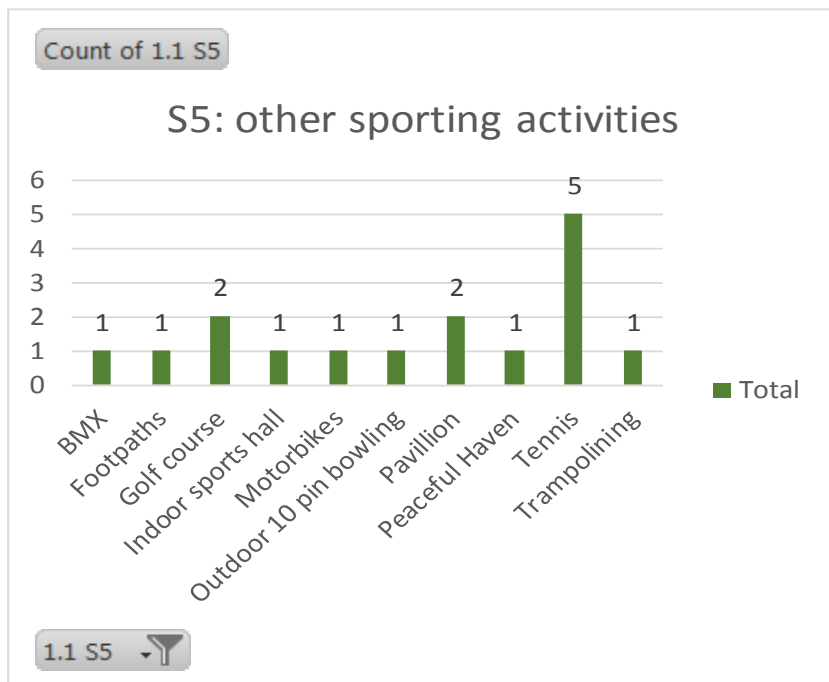
Cycling track



106: Yew Tree Road land
 109: Yew Tree Road land
 115: Field adjacent to school
 116: Field between school & playing field
 117: Playing field
 118: Field adjacent to and east of playing field
 Around village (survey no 68) identified a route around the village as presumably this is either a route they ride or a single field is not large enough

2 surveys (114 & 115) both identified 2 areas they felt suitable hence area 117 appearing twice

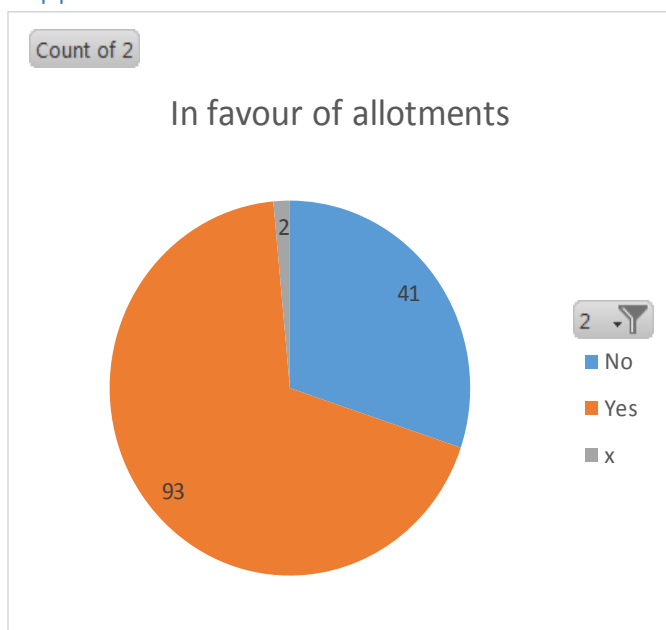
Other



- 106: Yew Tree Road land
- 107: Yew Tree Road land
- 110: Field south of Yew Tree Drive
- 111: Village hall
- 116: Field between school & playing field
- 117: Playing field

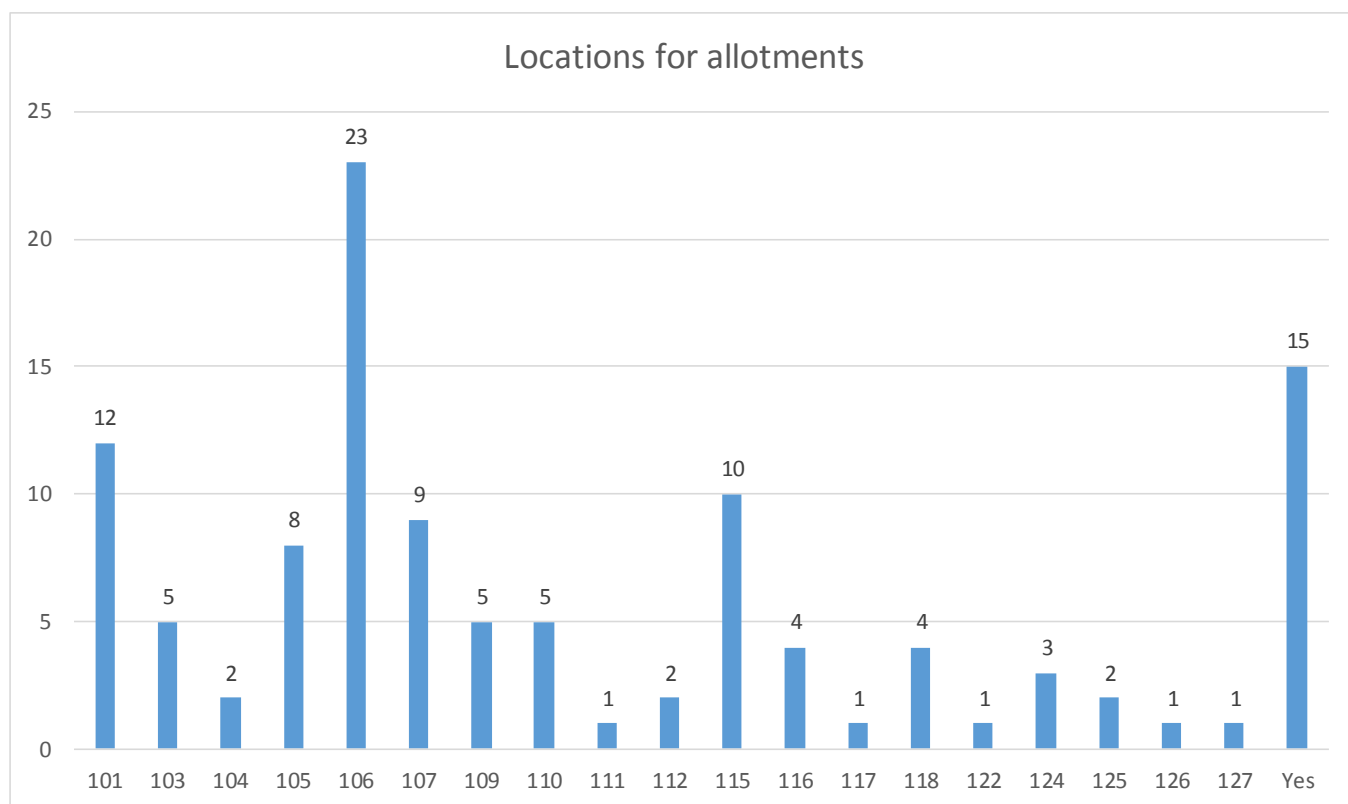
2: Allotments

Support for allotments



68% of the surveys indicated support for allotments in Elkesley. There were just 2 forms (51 & 106) that did not respond to this question. No detail was asked for regarding size, cost etc and further work would have to be done to determine more accurate levels of interest. With regard to location, the following graph identifies where people have preferences and it could be that people have chosen locations close to their homes. Any allotment area would need to be as central as possible for access or in an area that is not suitable for any other purpose

Site locations

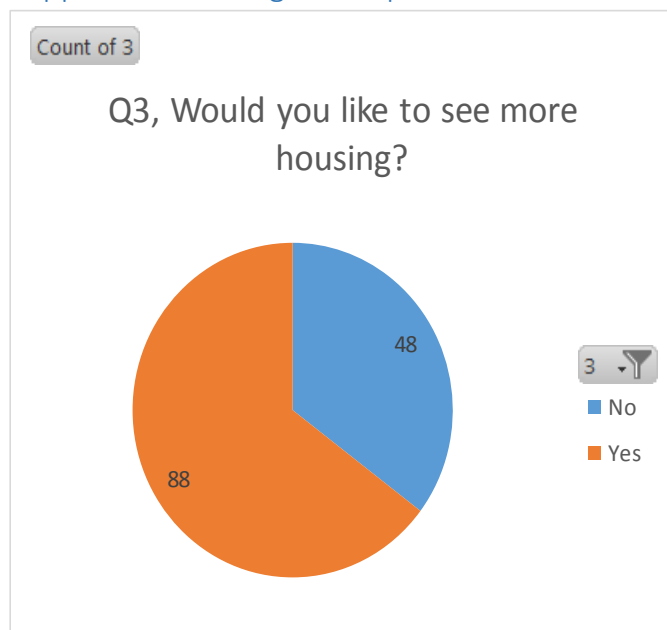


The most popular areas are:

- 101: Field adjacent to A1 and location of bridge access road
- 105: Field west side of houses on Headland Avenue
- 106: Yew Tree Road land (107 & 109 are same field)
- 115: Field adjacent to school
- Yes: no preference on location

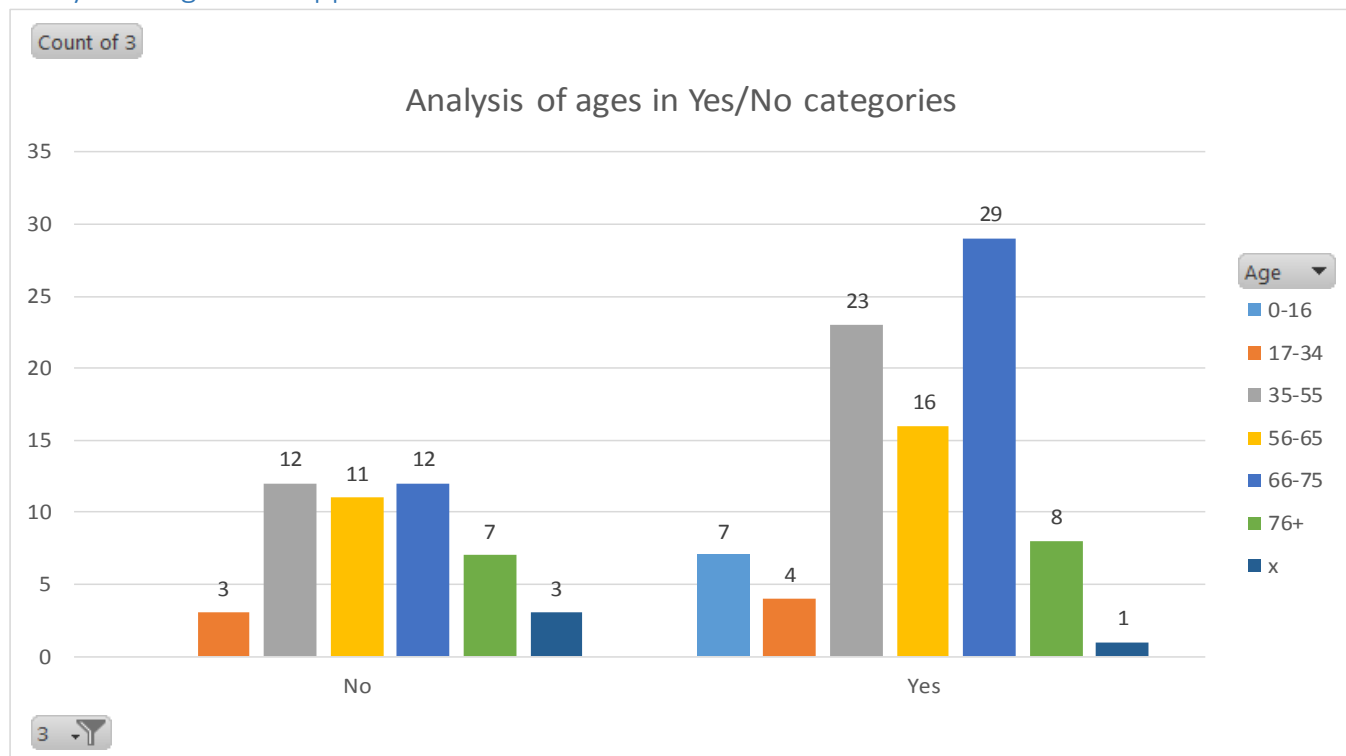
3: Housing

Support for housing development



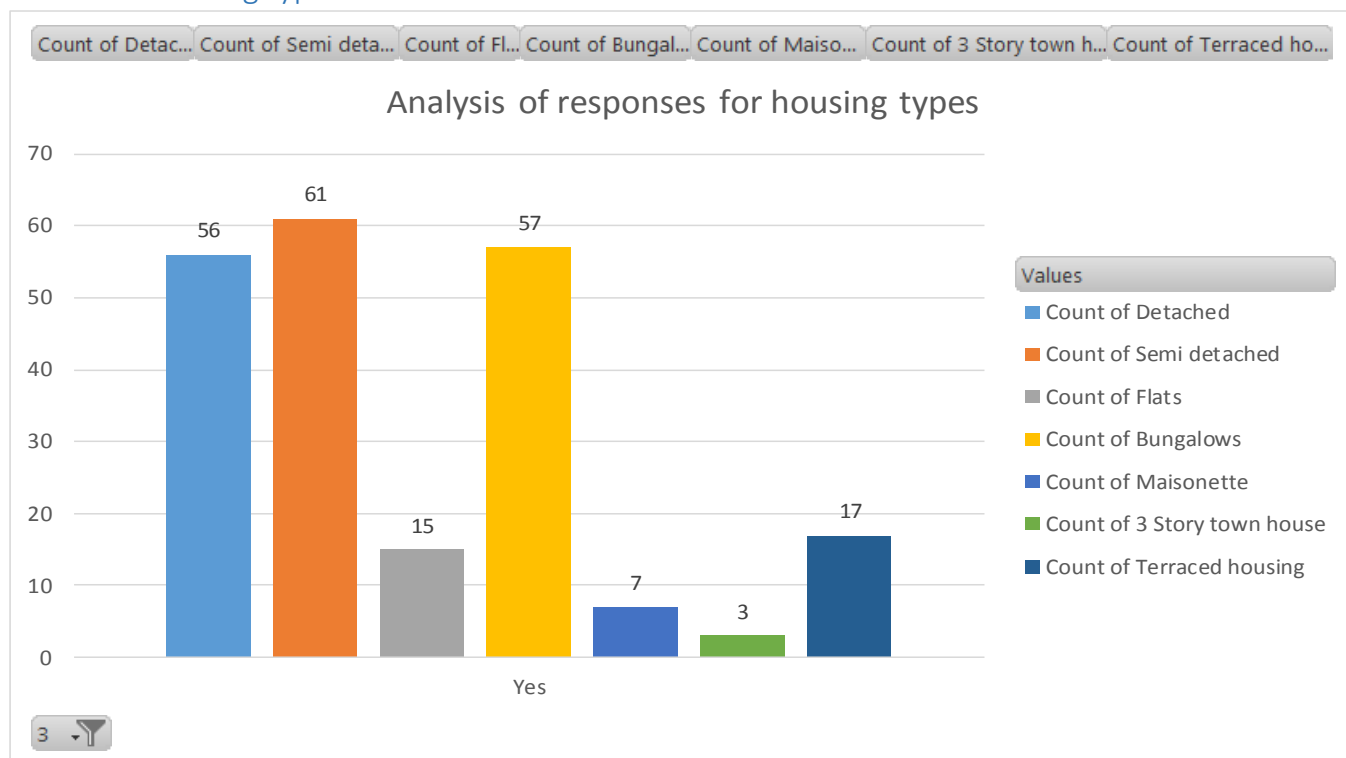
Everybody answered this question with 65% in favour of housing developments within the village

Analysis of age and support



There is a very similar distribution pattern across the age bands for those wanting and not wanting to see more housing. It is higher in all age brackets for those in favour. There is a significant shortage of responses from people under the age of 34 but those between 35 and 75 showing significant support for development

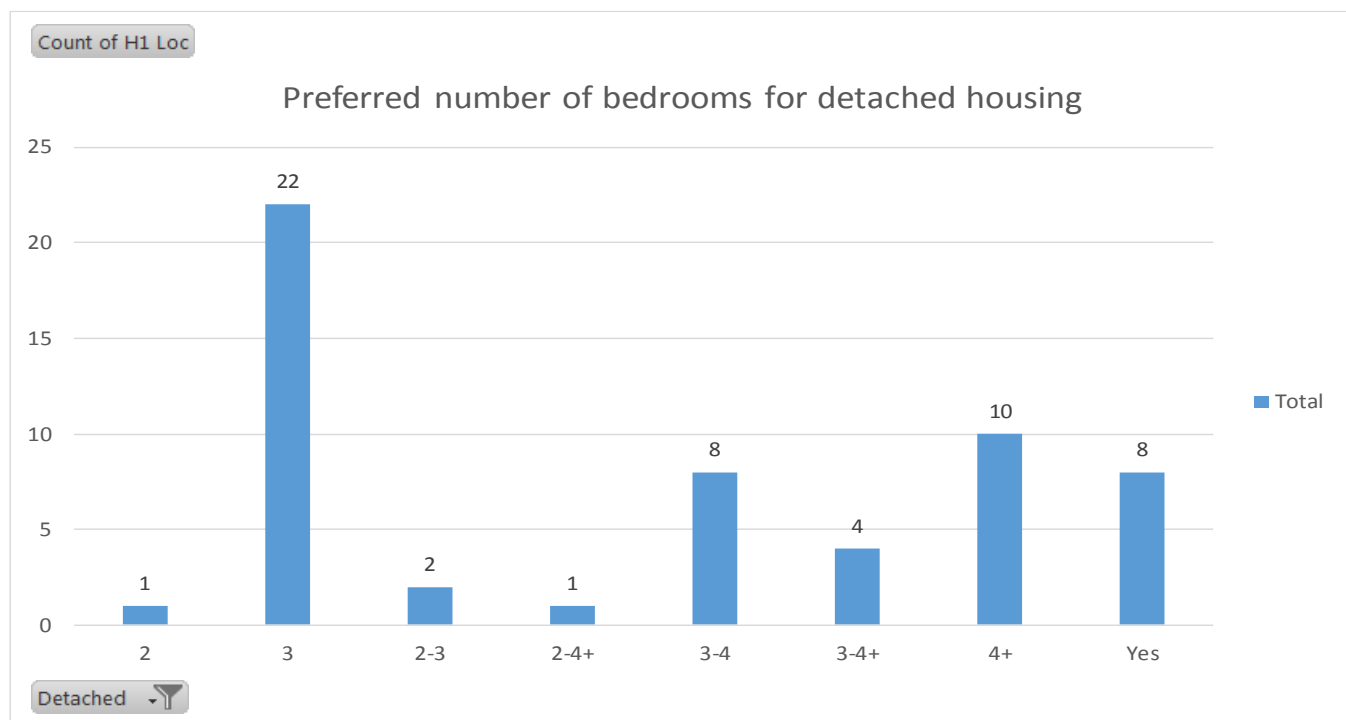
Preferred housing types



Clearly, the overall preference is for detached, semi-detached and bungalows, the last is perhaps not a surprise when looking at the predominance of the ages of the people replying to the survey.

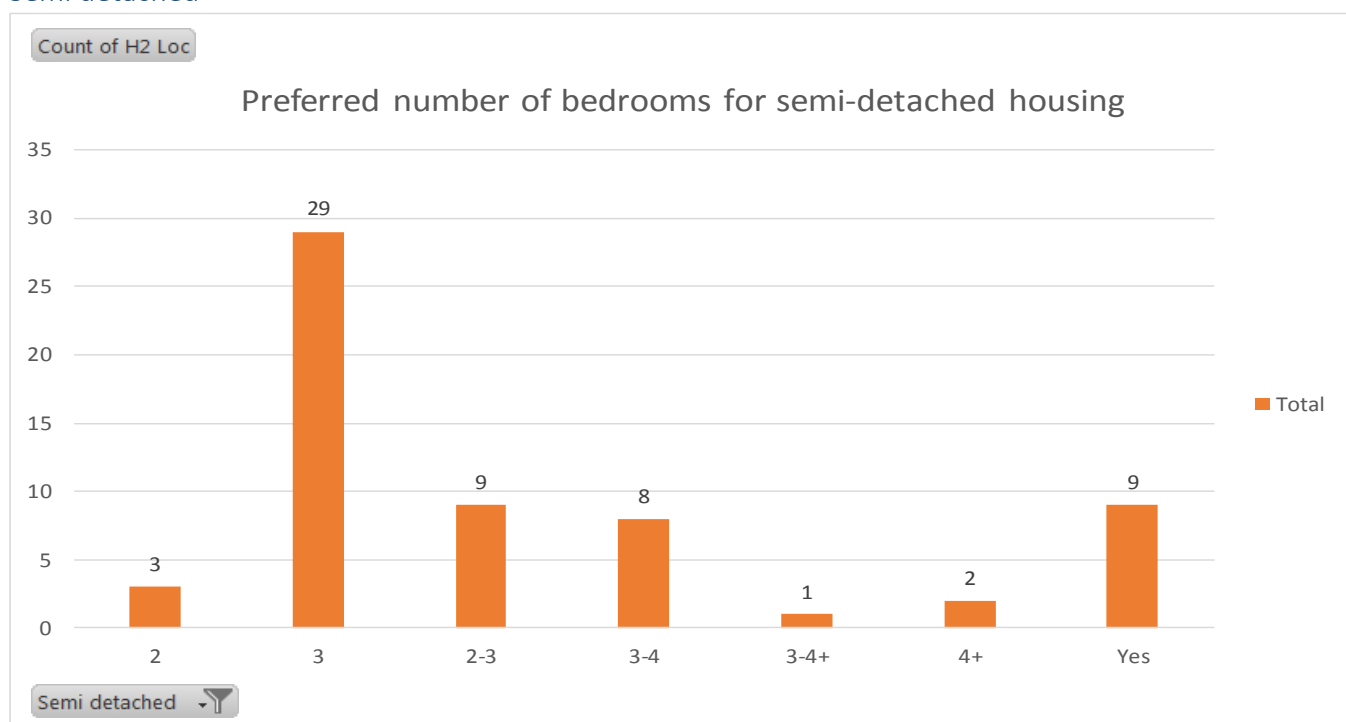
Preferred numbers of bedrooms

Detached



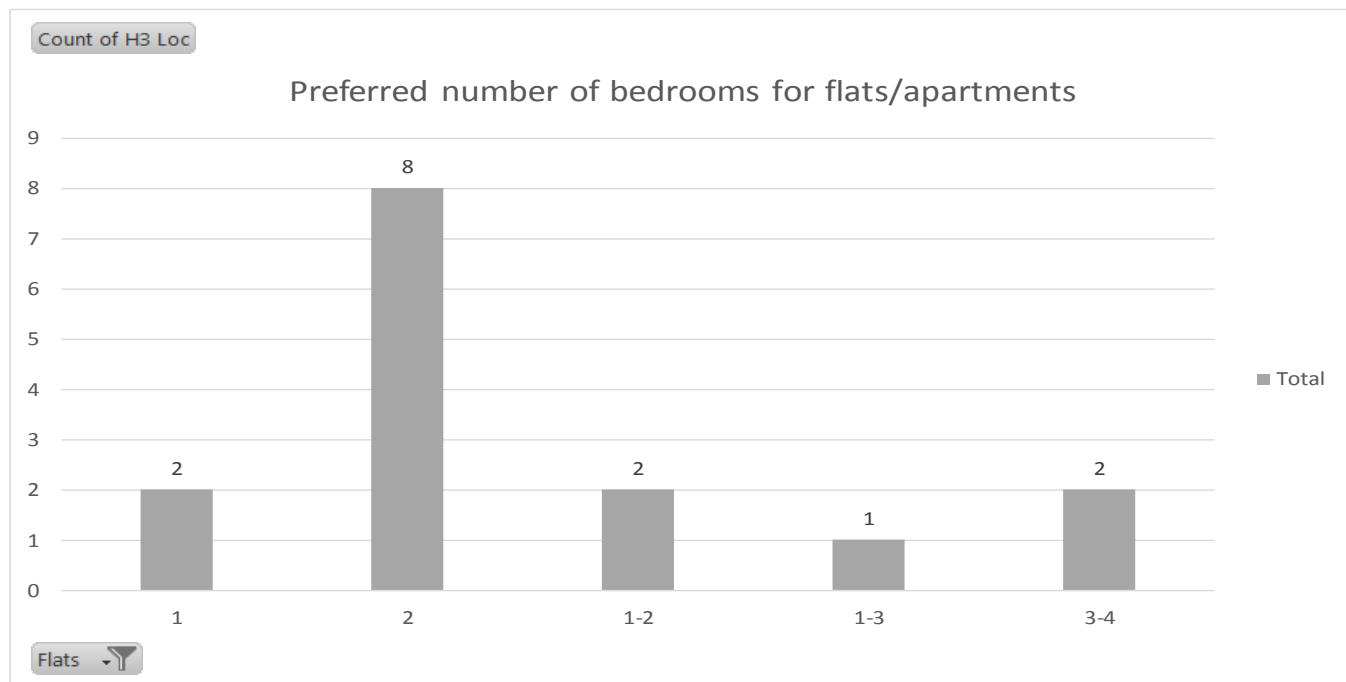
44 people feel that the detached houses to have at least 3 bedrooms, and 23 people felt that the houses could have 4 or more bedrooms, 8 had no preference (56 responses). The pattern is definitely for larger properties

Semi detached



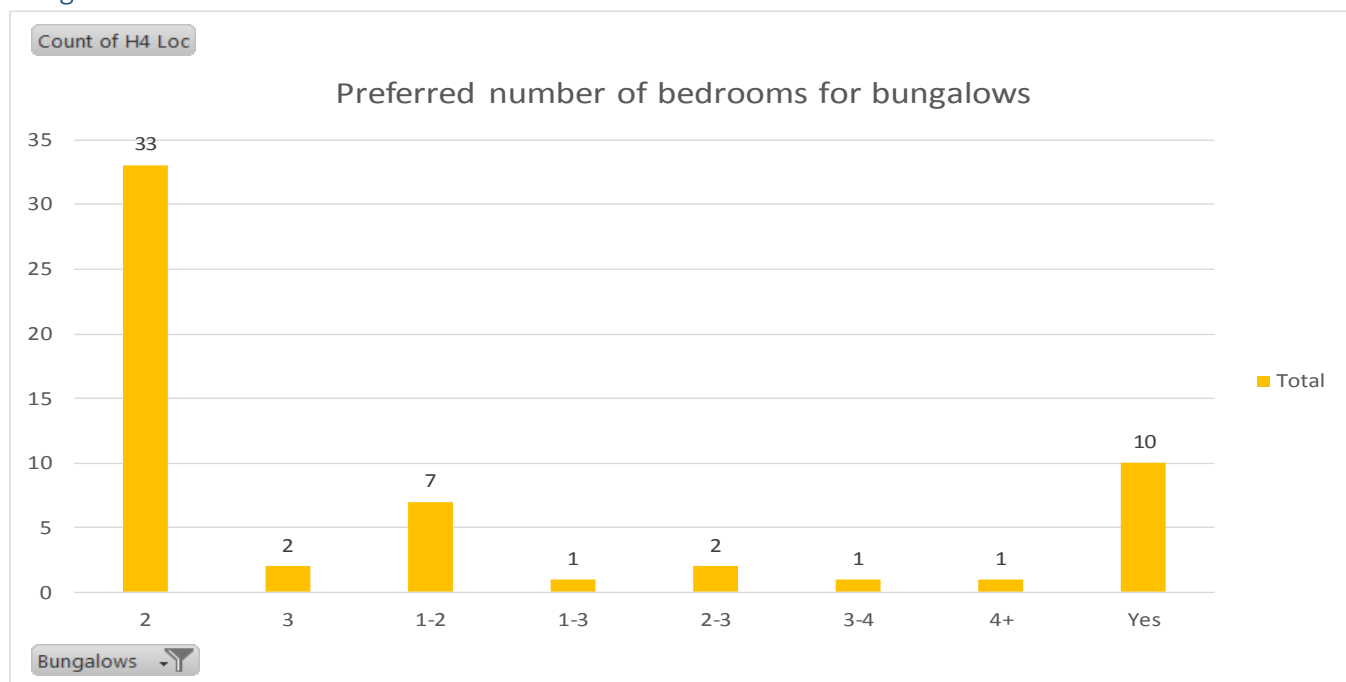
The majority of people indicated that 3 was the ideal number with an equal balance saying 2 or 4+ and 9 having no preference (61 responses)

Flats



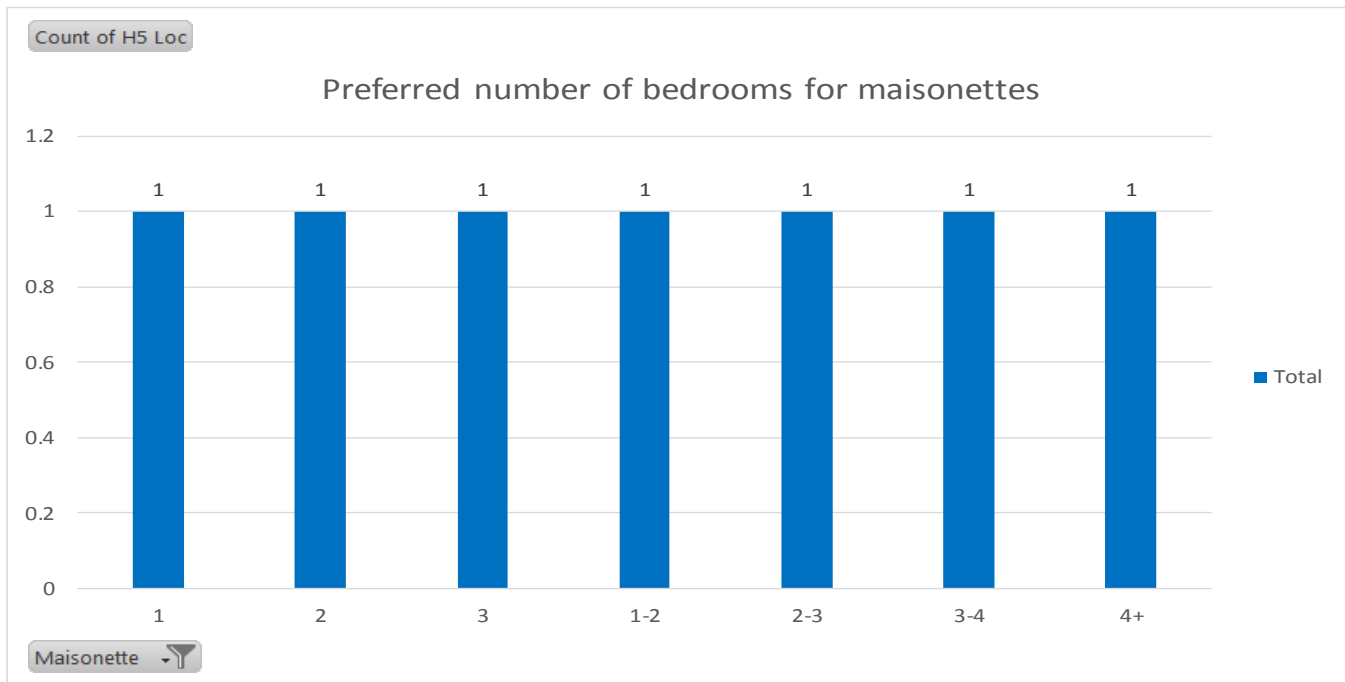
2 bed flats/apartments are the clear preference (15 responses), though there is significantly less interest in this type of property when compared to the detached, semi-detached and bungalows

Bungalows



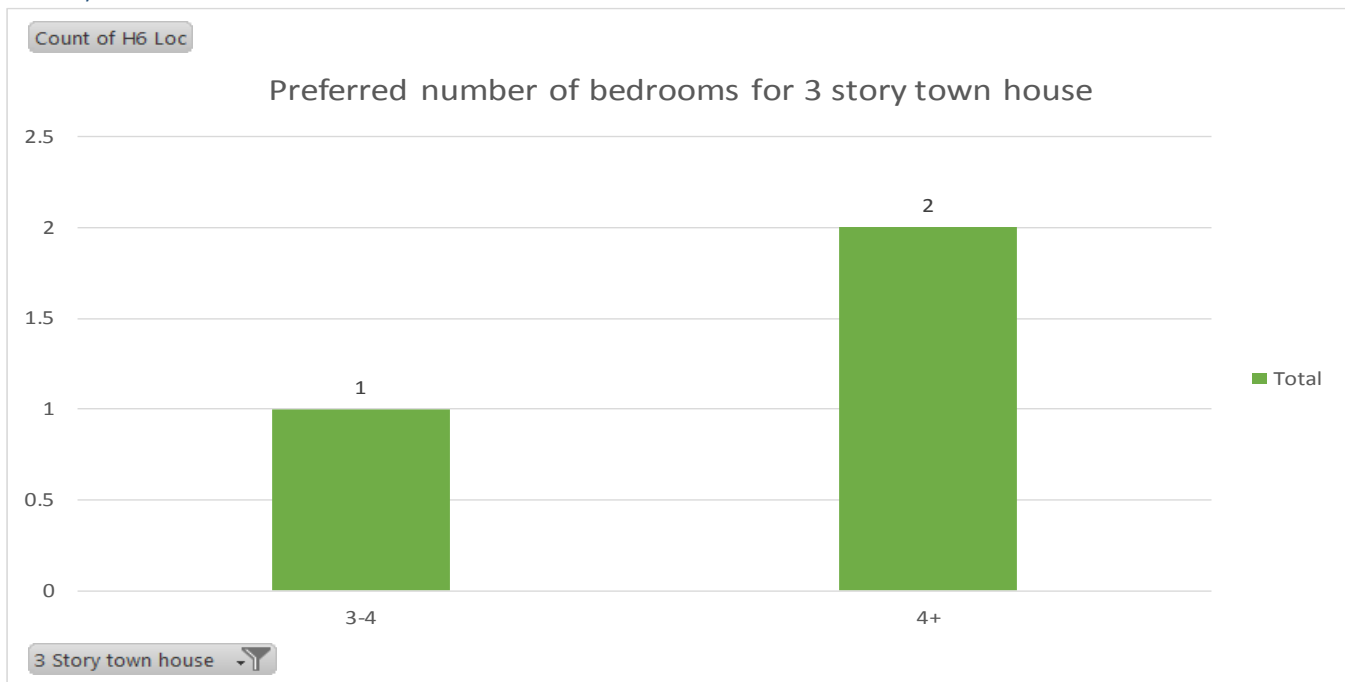
2 bedroom bungalows are the preferred size with a further 10 expressing an interest in them though not in the number of bedrooms (57 responses)

Maisonettes



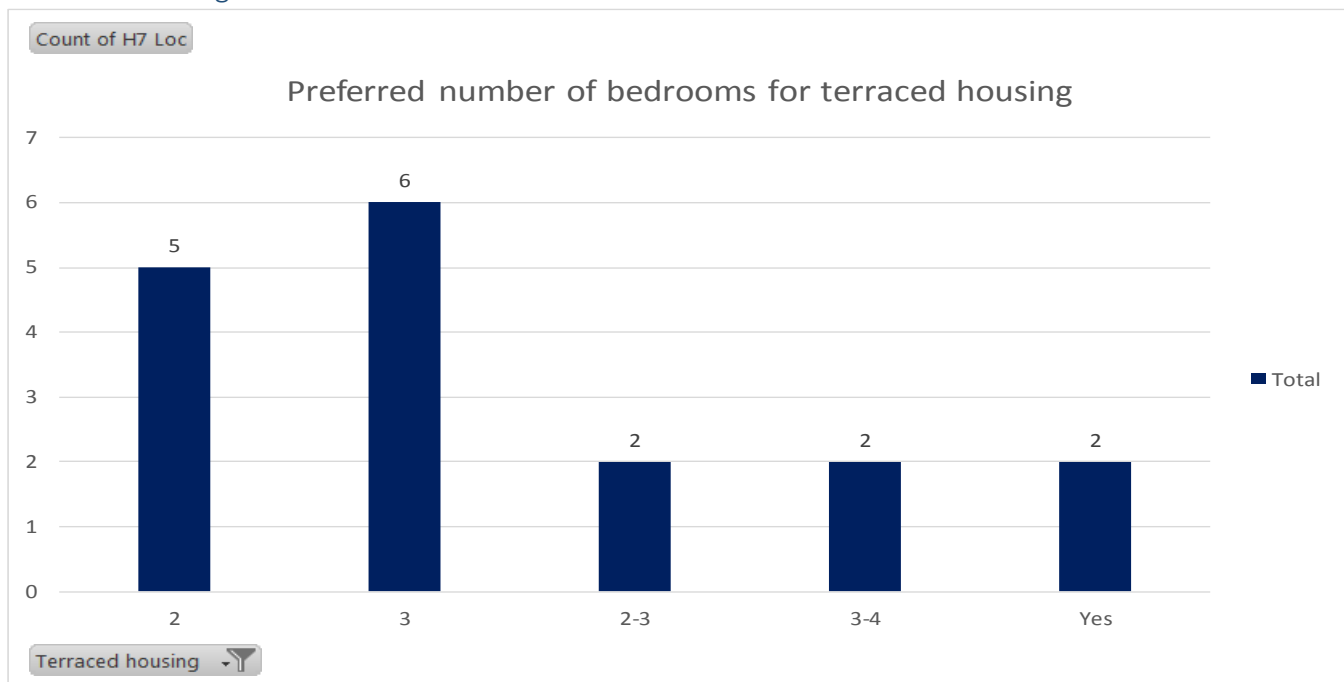
7 people said they would like to see maisonettes built, everybody chose a different size

3 Story town house



Very little interest with only 3 positive responses

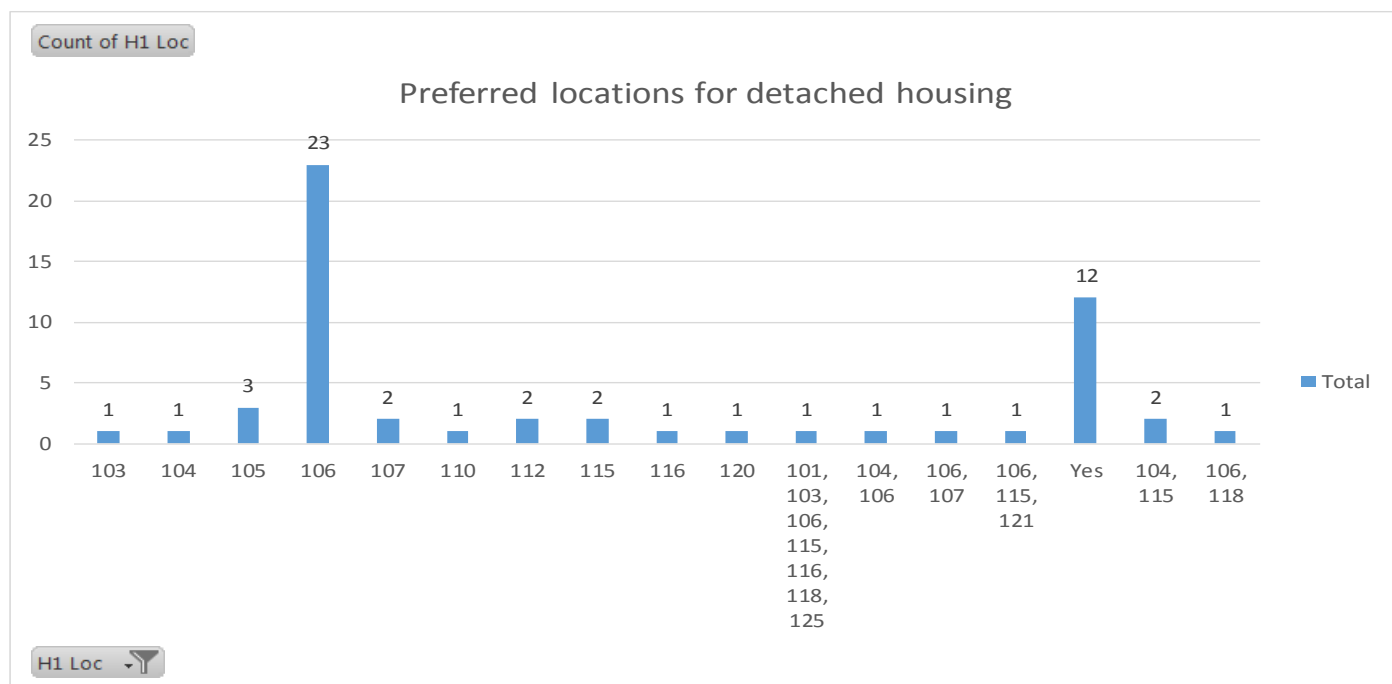
Terraced housing



17 people said 'yes' to terraced housing, with the majority of preference (76%) in the 2-3 bedrooms

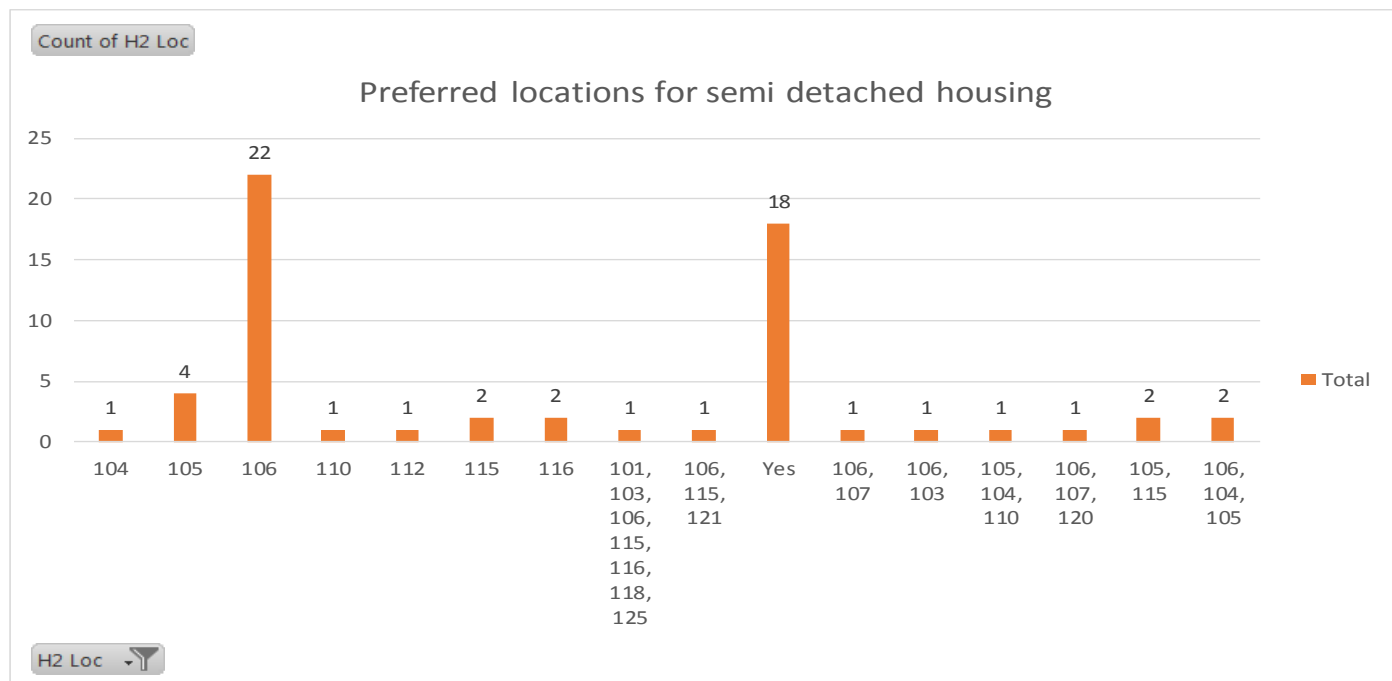
Site locations

Detached



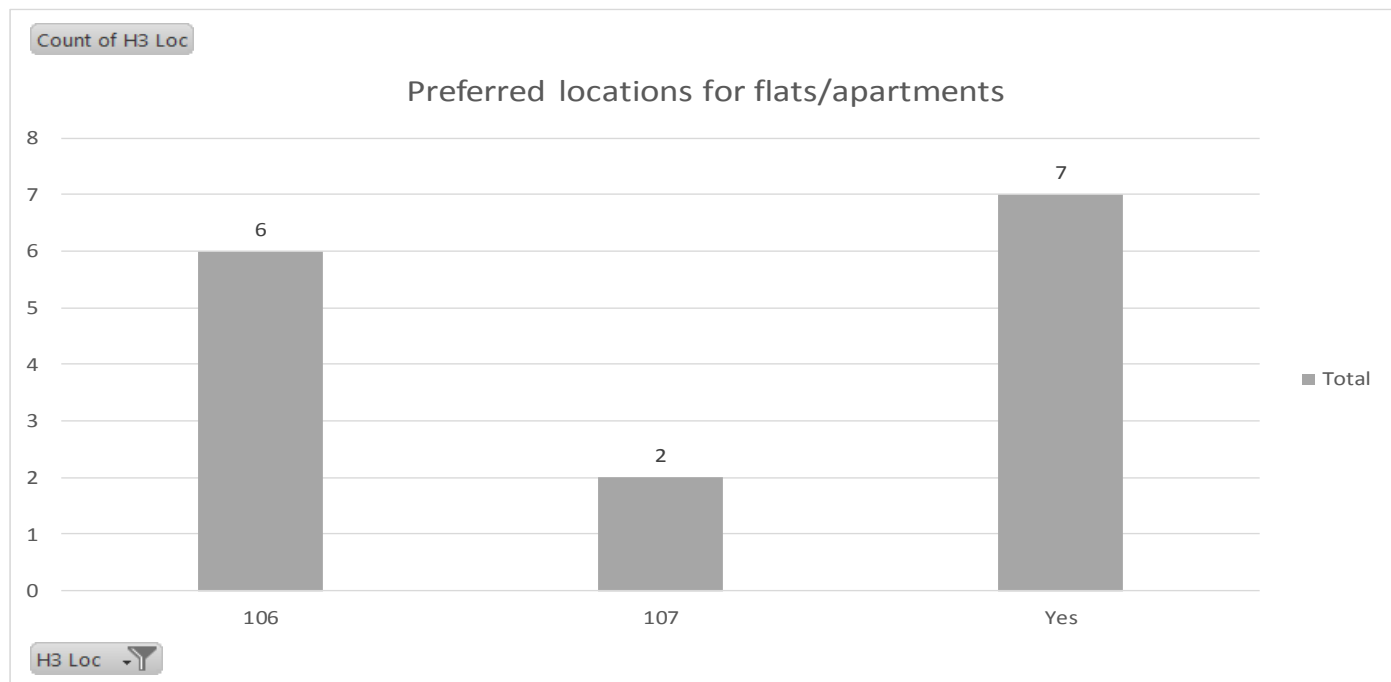
The clear favourite here is the Yew Tree Road area with 30 of the 56 replies identifying this, 12 had no preference

Semi detached



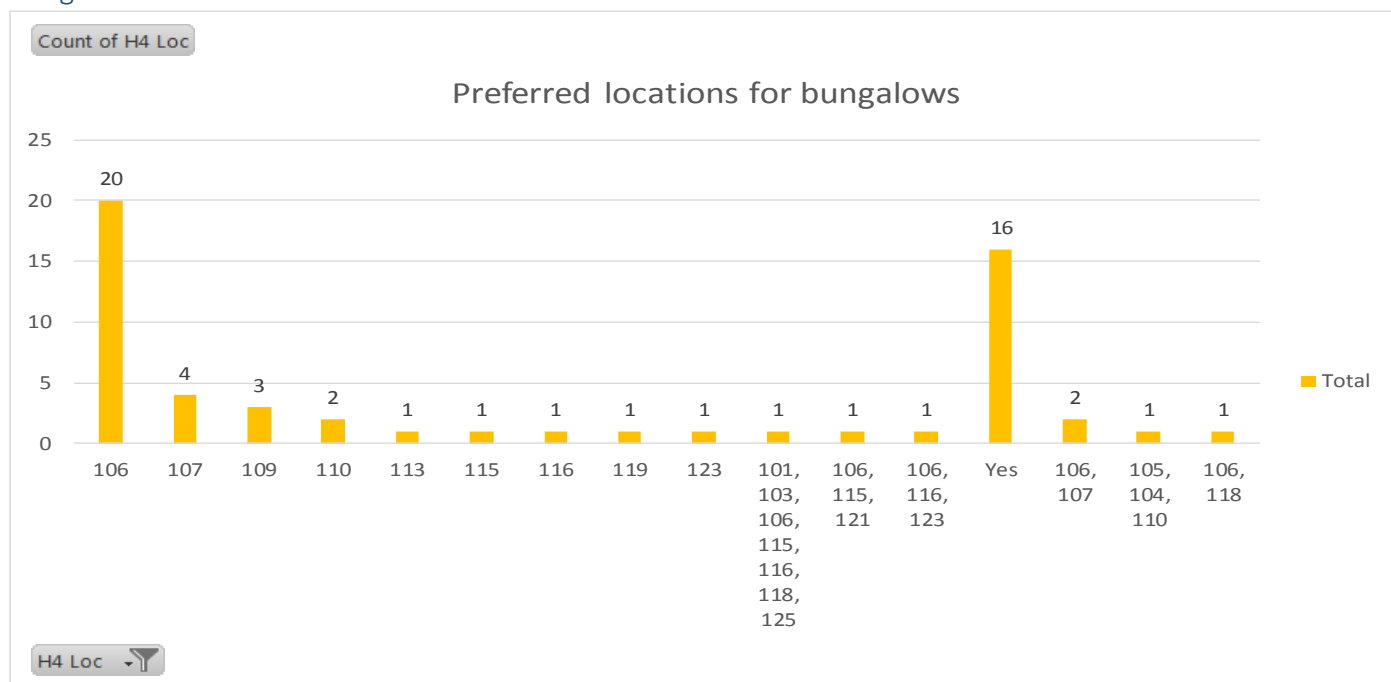
29 of the 61 people identified Yew Tree Road as their preferred location, with 12 identifying the land to the west of Headland Avenue and 10 for the fields between the school and the playing fields

Flats



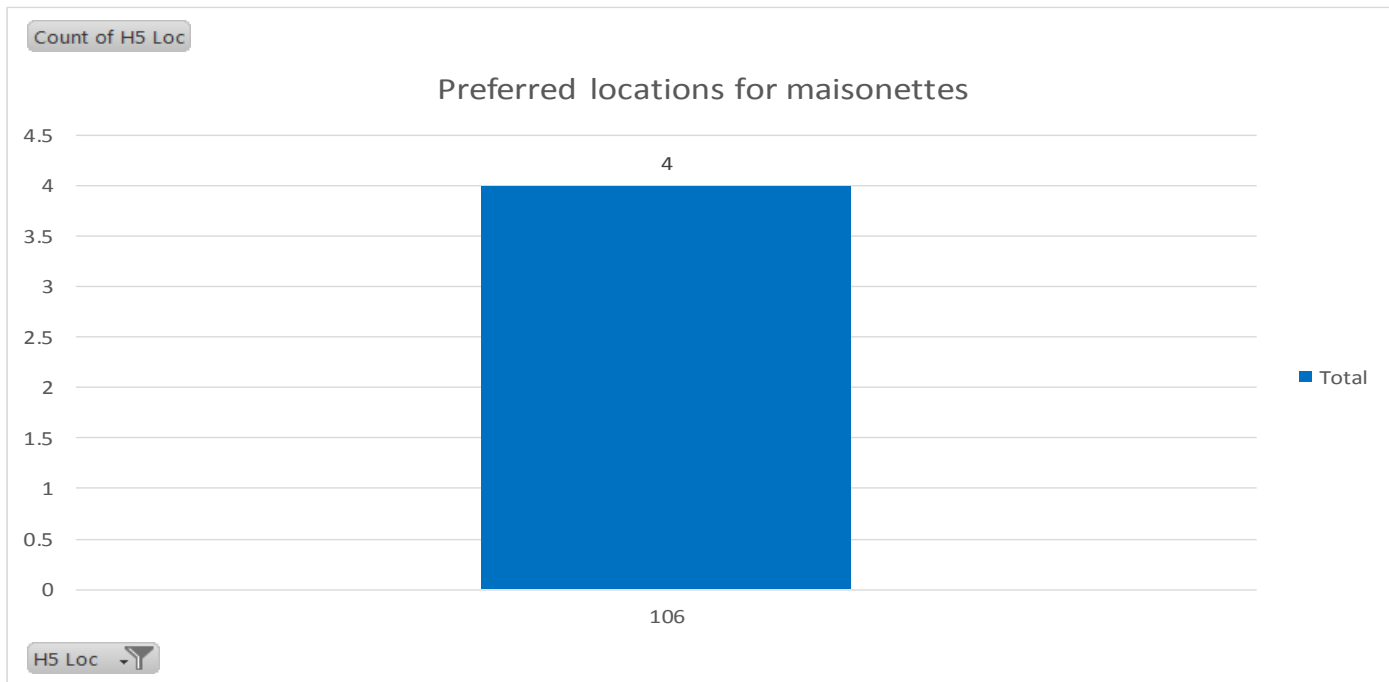
The only area identified is the Yew Tree Road area, 7 people had no preference for the location of the flats/apartments

Bungalows



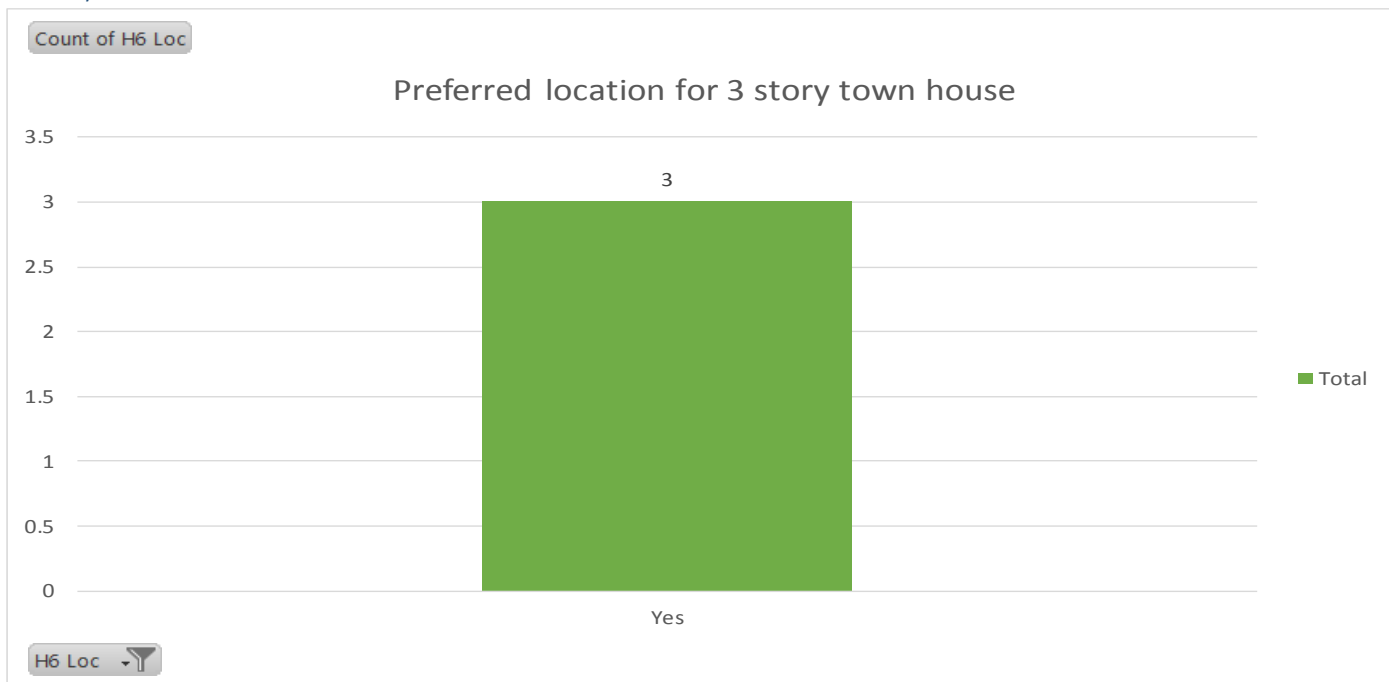
33 of the 57 (58%) who expressed a preference identified the Yew Tree Road area as their choice

Maisonette



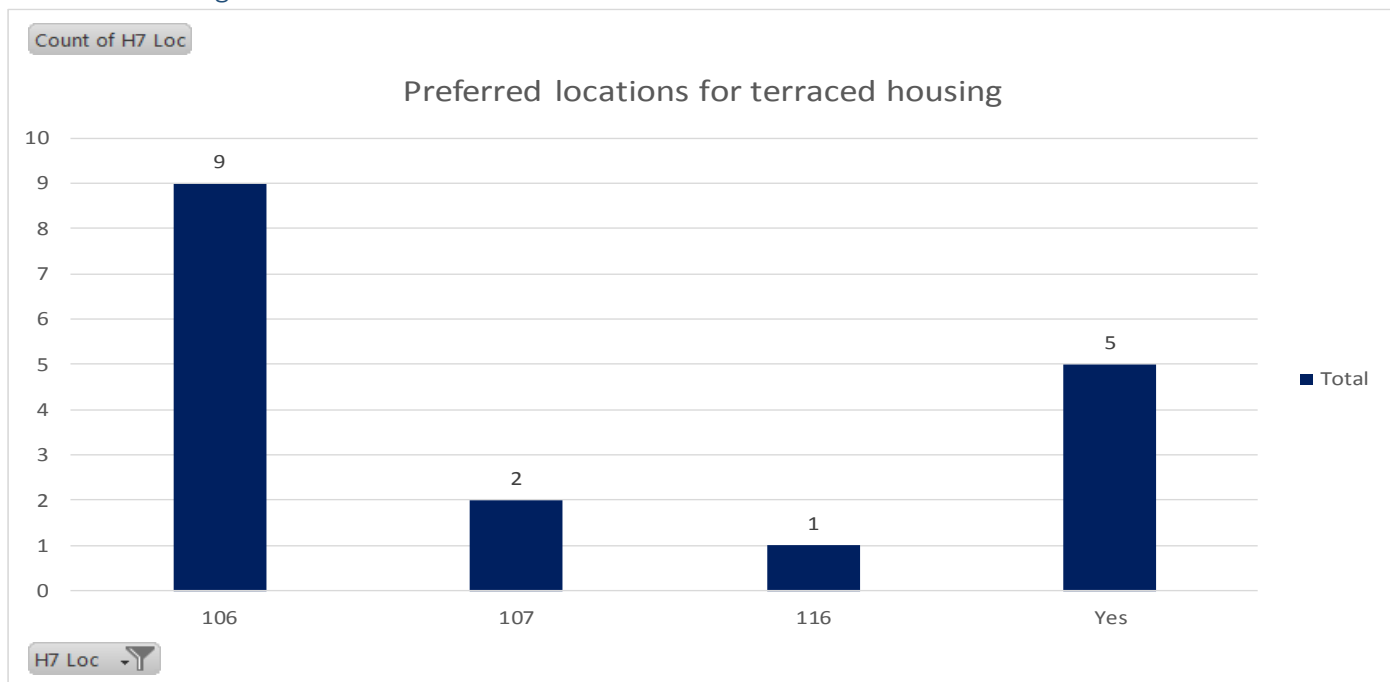
The Yew tree Road development site is the only location identified

3 Story town house



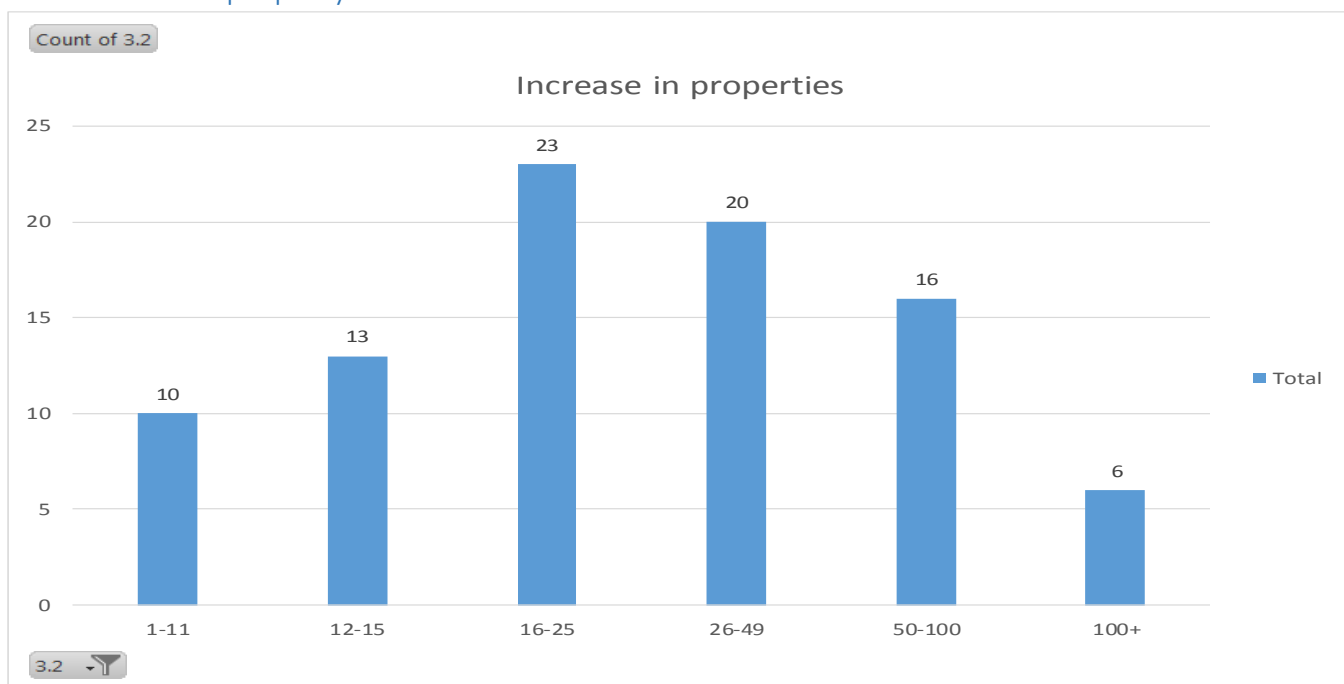
No preference given

Terraced housing



The Yew tree Road development site is a favourite location though a significant number of people gave no preference

3.2: Increase in property numbers

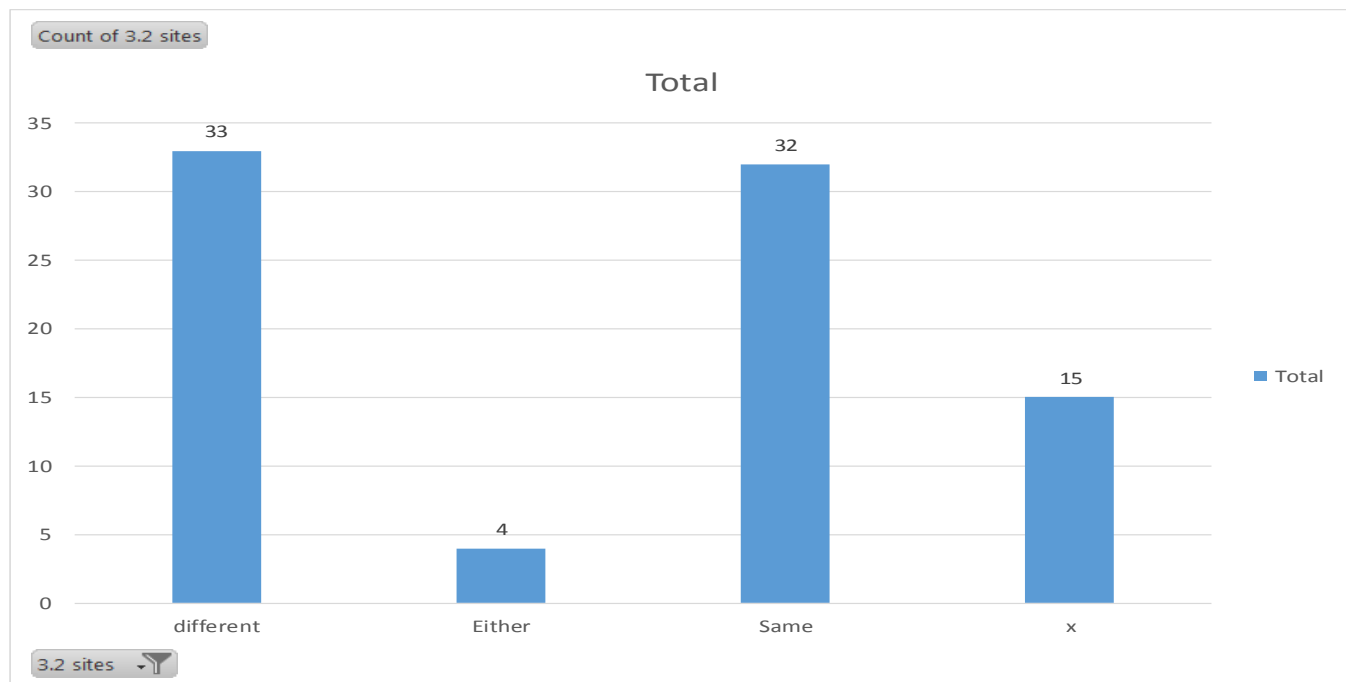


Breakdown

There were 88 positive responses (65%) to an increase in housing

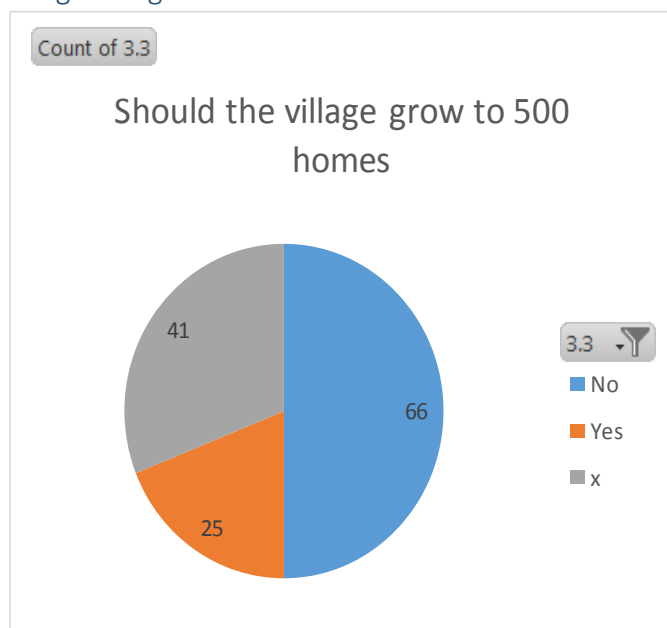
- 74% in favour of 16 or more properties
- 47% in favour of 26 or more properties
- 25% in favour of 50 or more properties

Site Choice



15 people did not identify whether the properties should be on the same or different locations and a further 4 who would be happy with either option. The balance of those that did give a positive response was fairly even

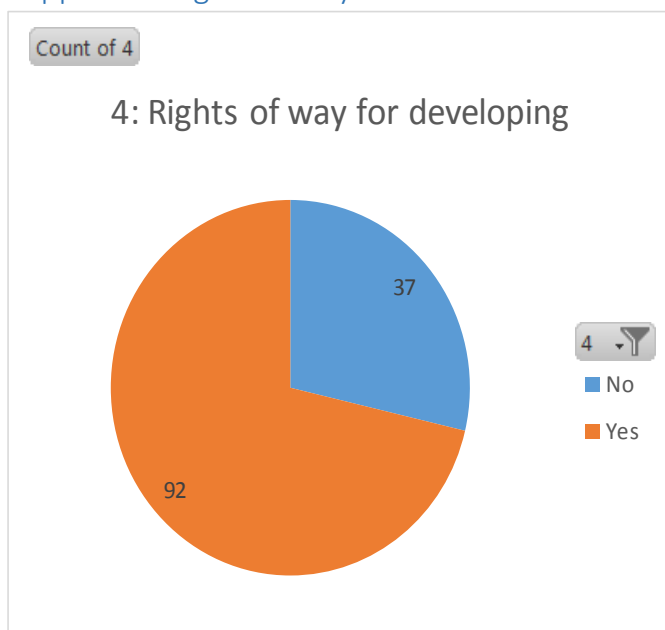
Long term growth



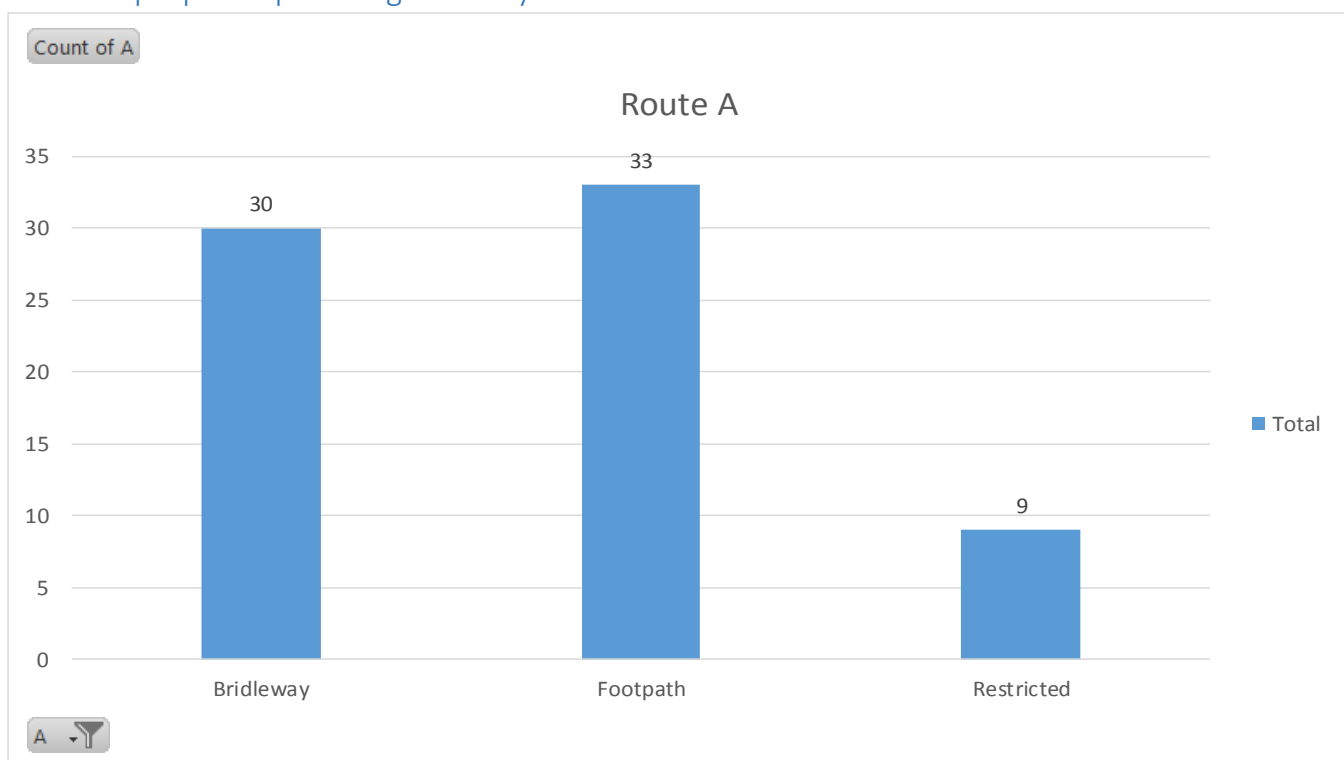
Whilst an initial look might suggest that the response is for the village to not expand to 500 homes, there are a significant number of people who did not state their view. If the 'x' was to be added to the 'yes' or the 'no' it changes the balance significantly

4: Rights of Way

Support for rights of way

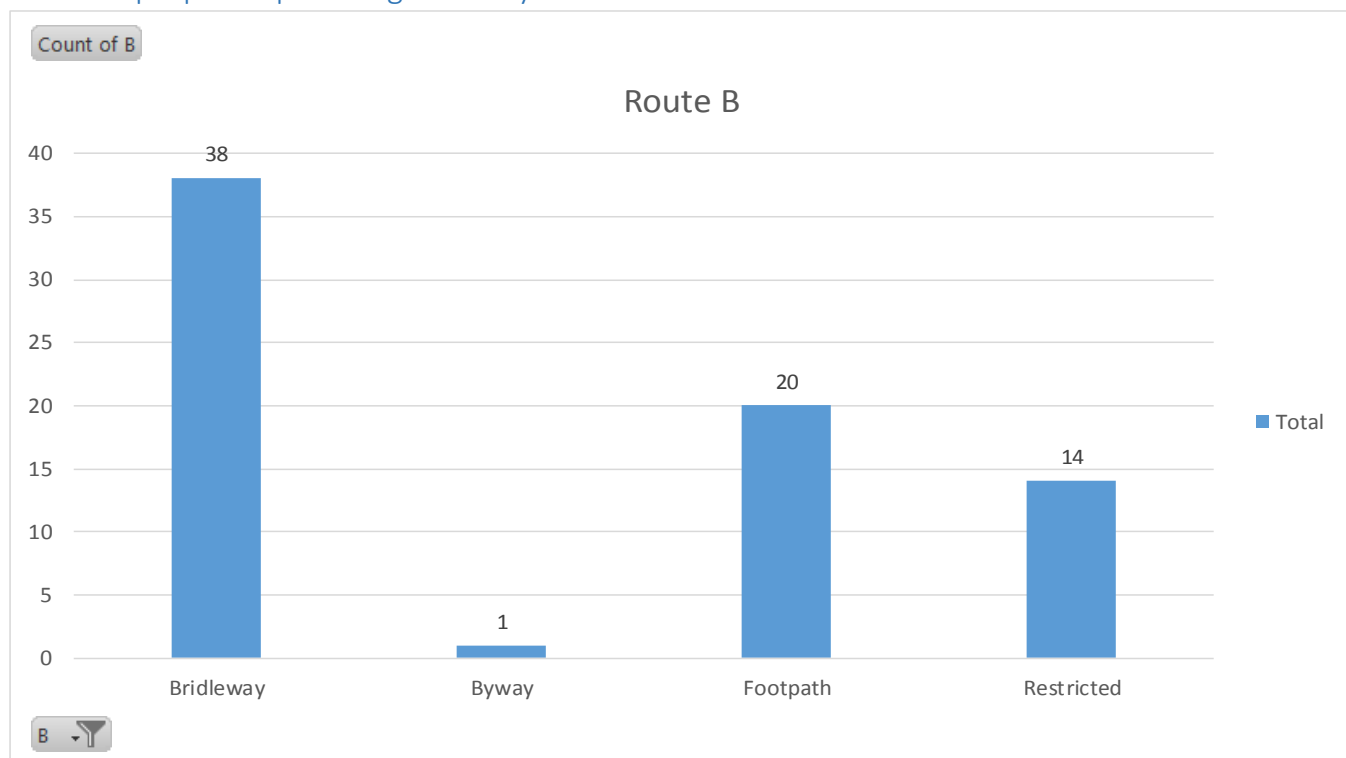


Route A: proposed public right of way



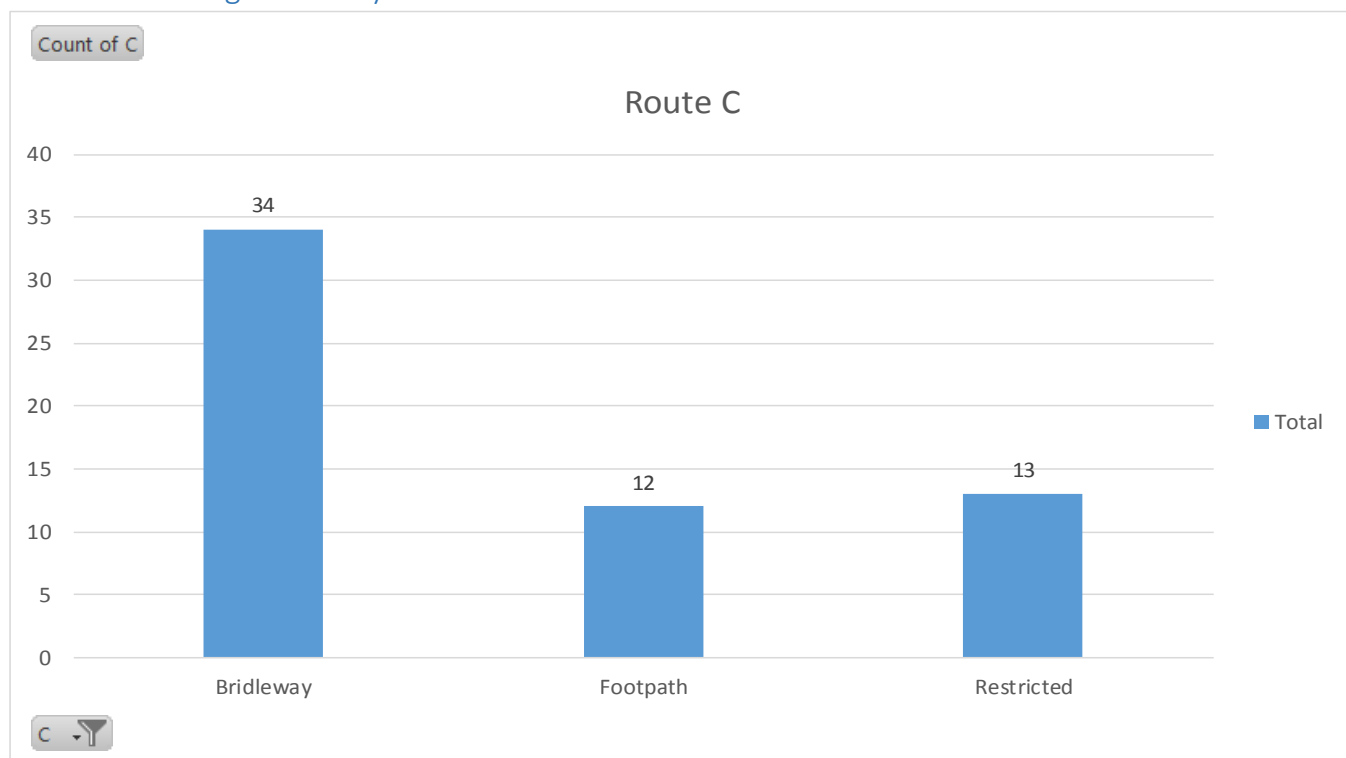
This route connects the village to Thaymar ice cream farm and on to Bevercotes Road. This path is almost in existence and whilst extends out of the parish boundary there was a lot of interest in it and it would open up the village to further areas for walking

Route B: proposed public right of way



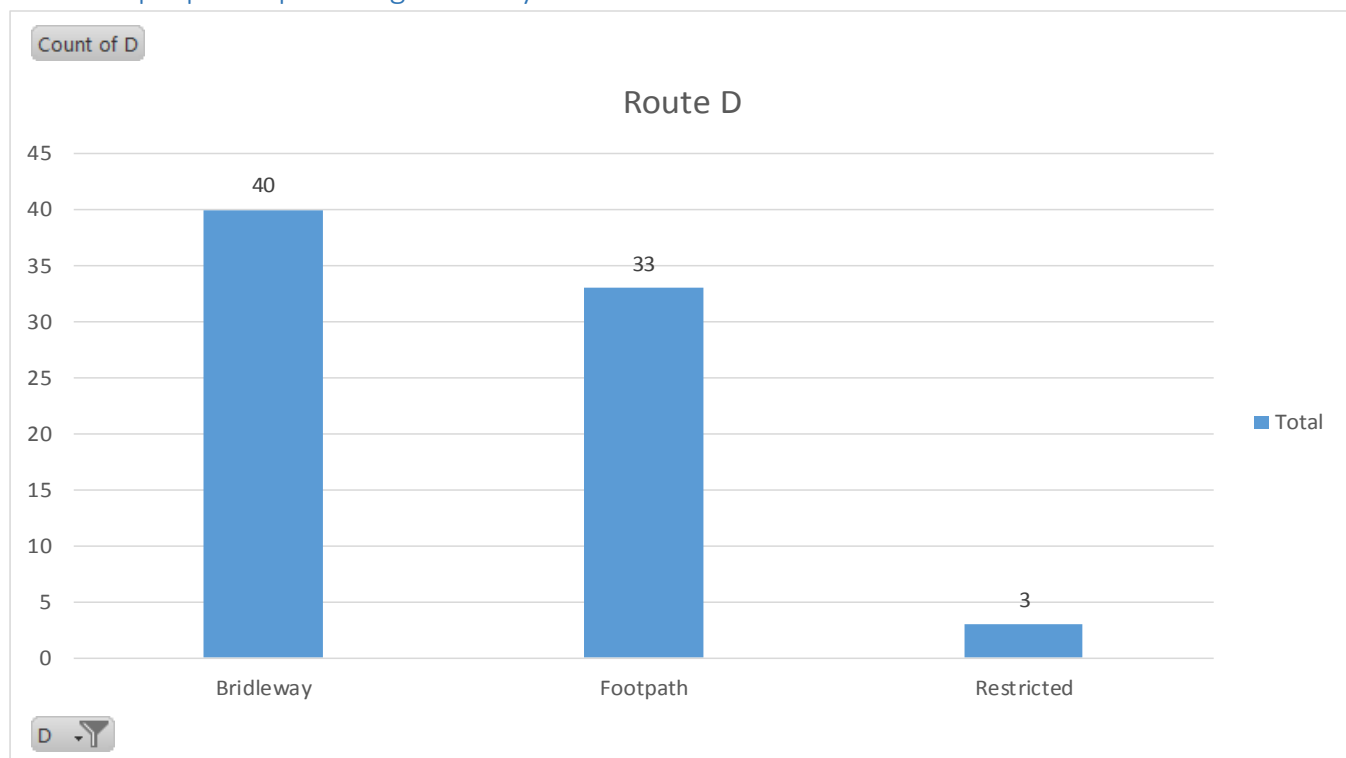
This route follows a section of private land but would link to Clumber Park. Whilst it is out of parish there was a lot of interest in it, especially as a bridleway.

Route C: existing bridleway & national trail



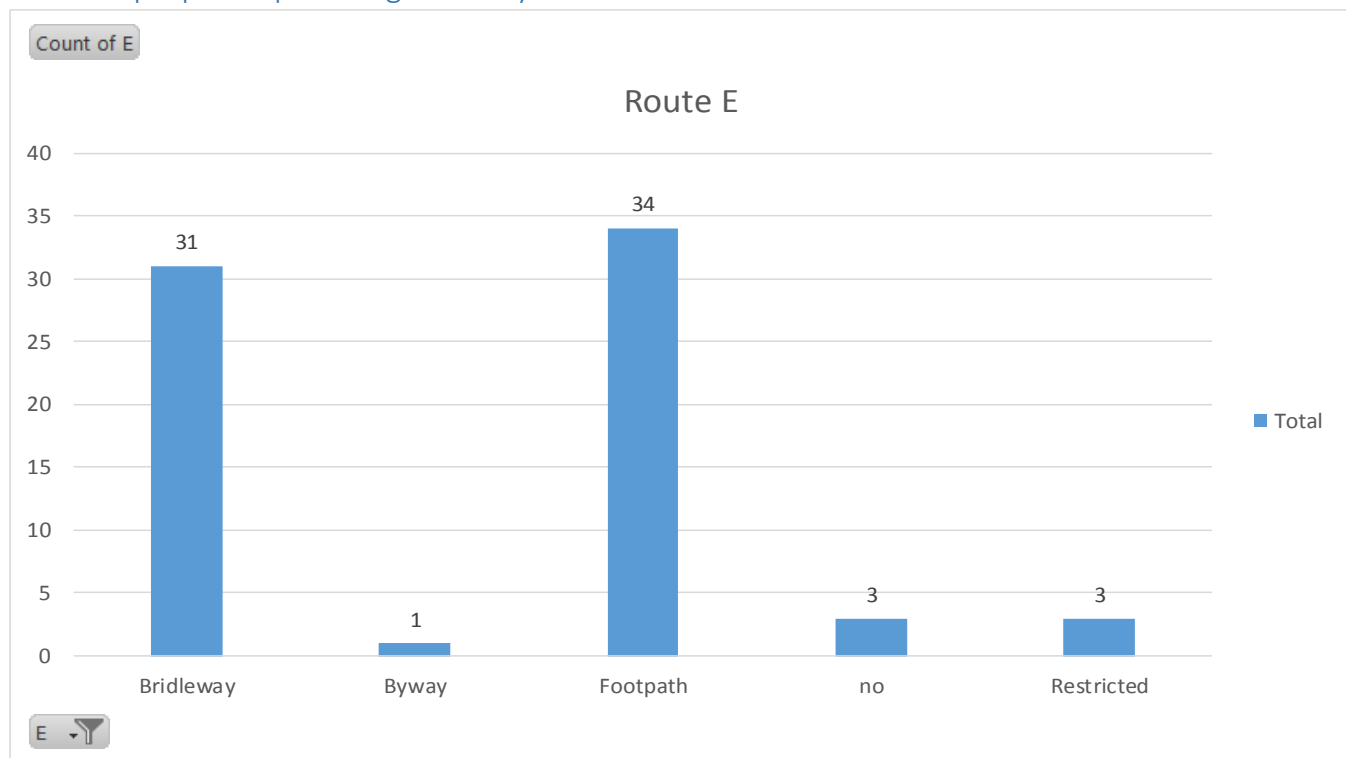
This is an existing bridleway though the access from the byway across the field to where it joins at the wood is just a footpath

Route D: proposed public right of way



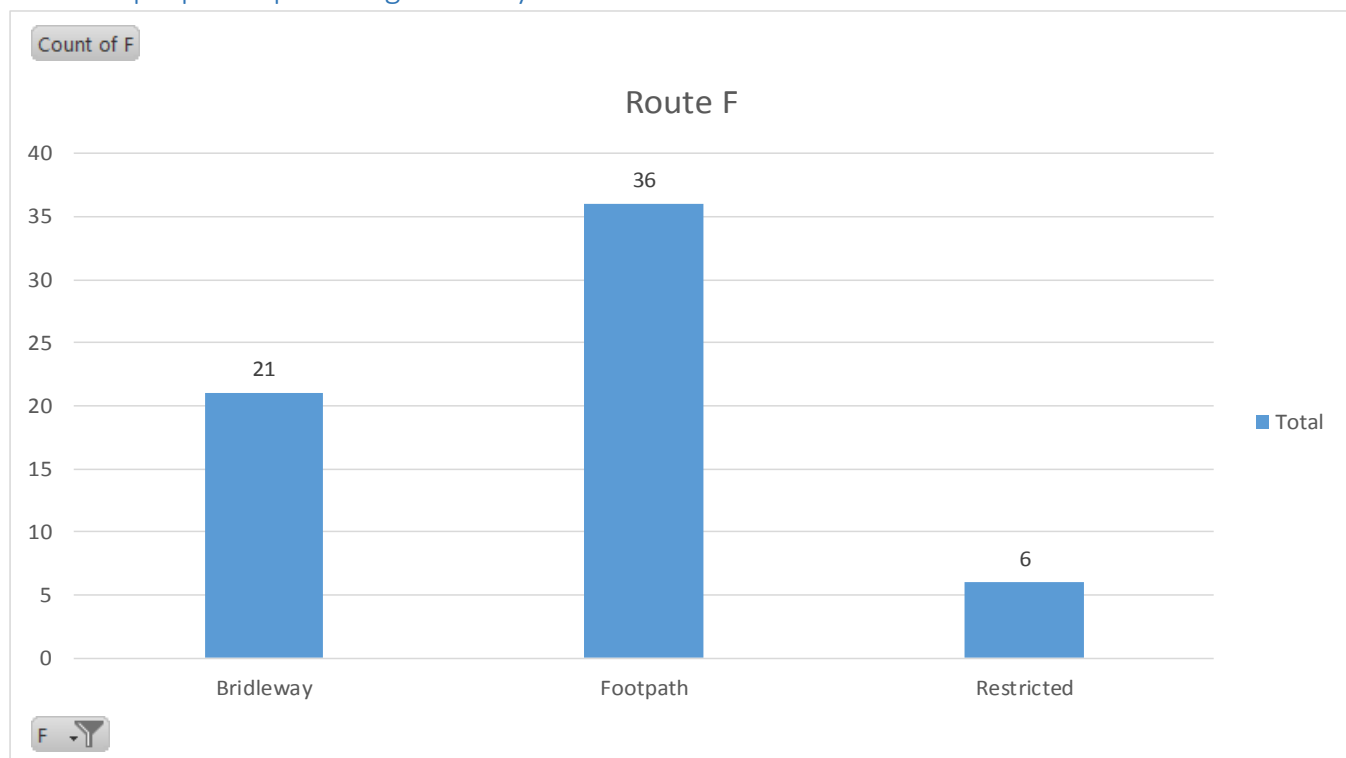
This propose public right of way is through the woods on the south side of the parish boundary

Route E: proposed public right of way



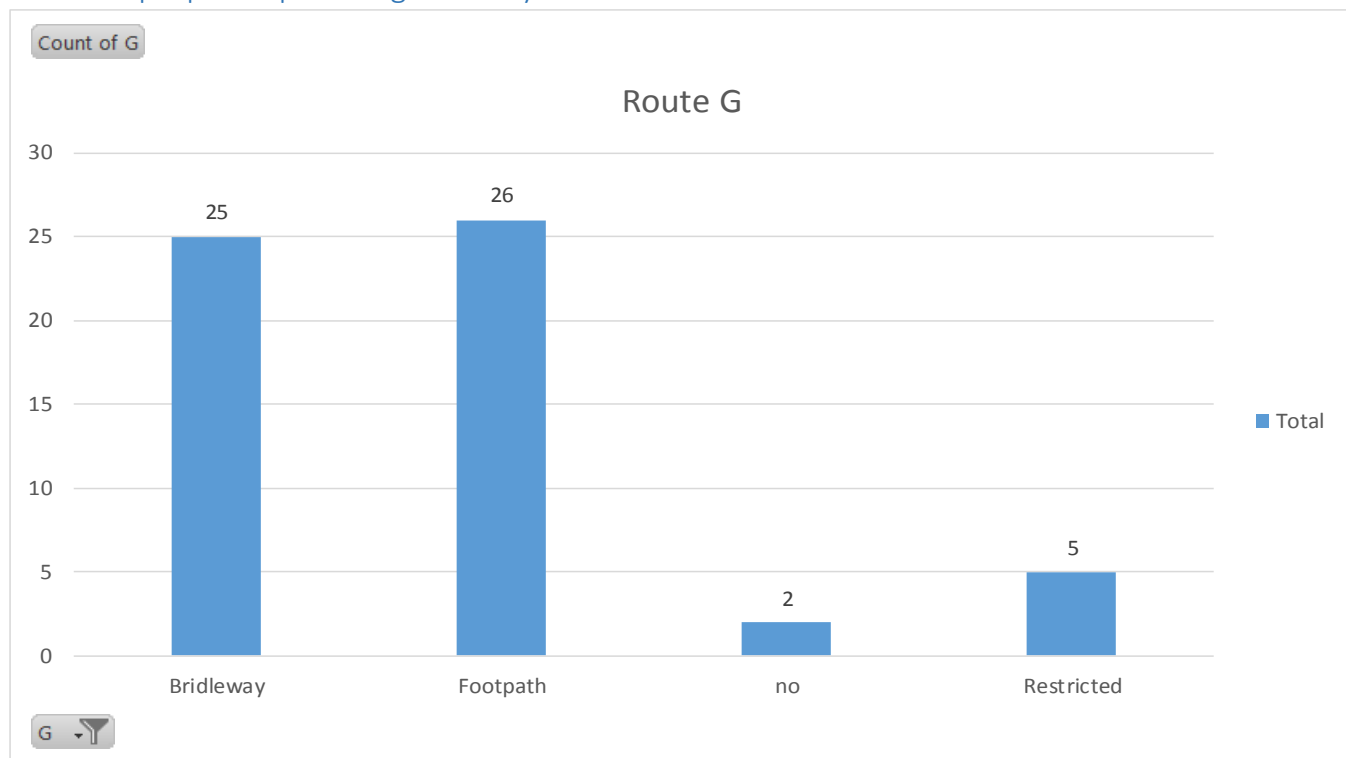
A proposed public right of way just inside the parish boundary and following the edge of the wood and then goes through Crookford Hill

Route F: proposed public right of way



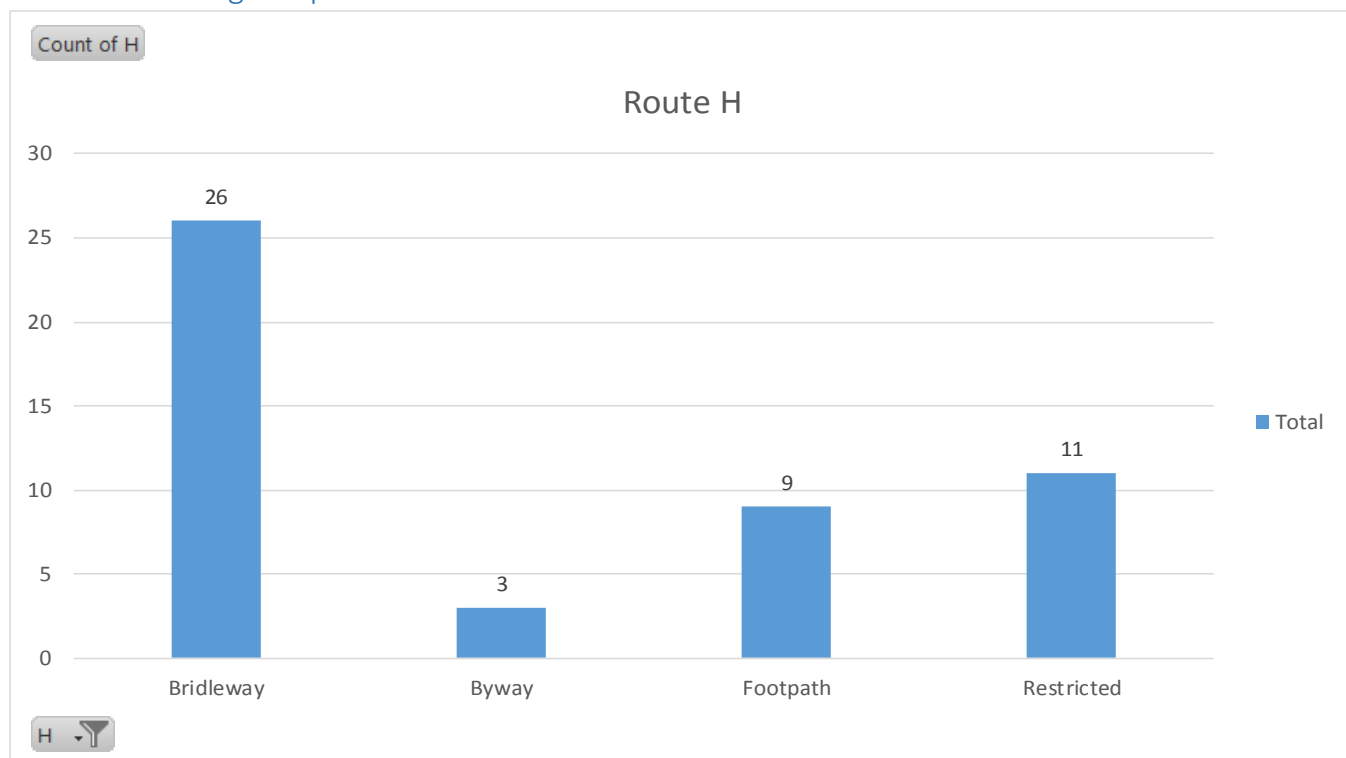
This is the most discussed path in the village, it connects Headland Avenue with Yew Tree Road

Route G: proposed public right of way



This follows the perimeter of Plevin's on the east side, along the wood edge to the river and would then join route E

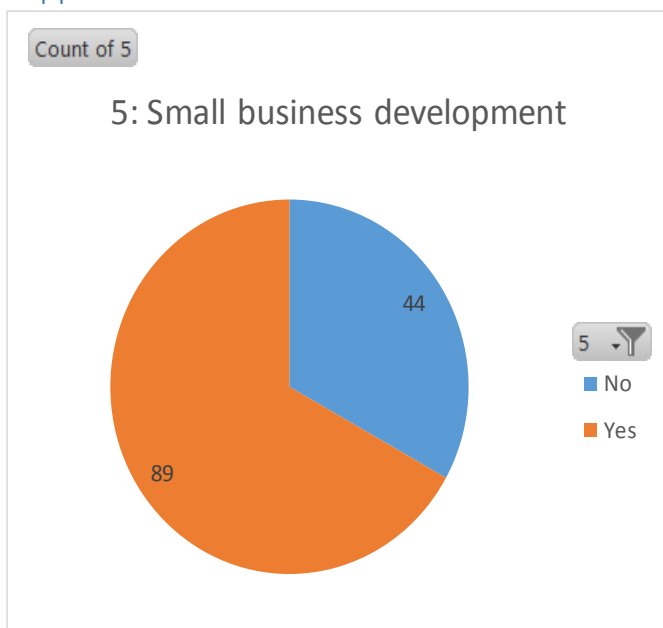
Route H: existing footpath & national trail



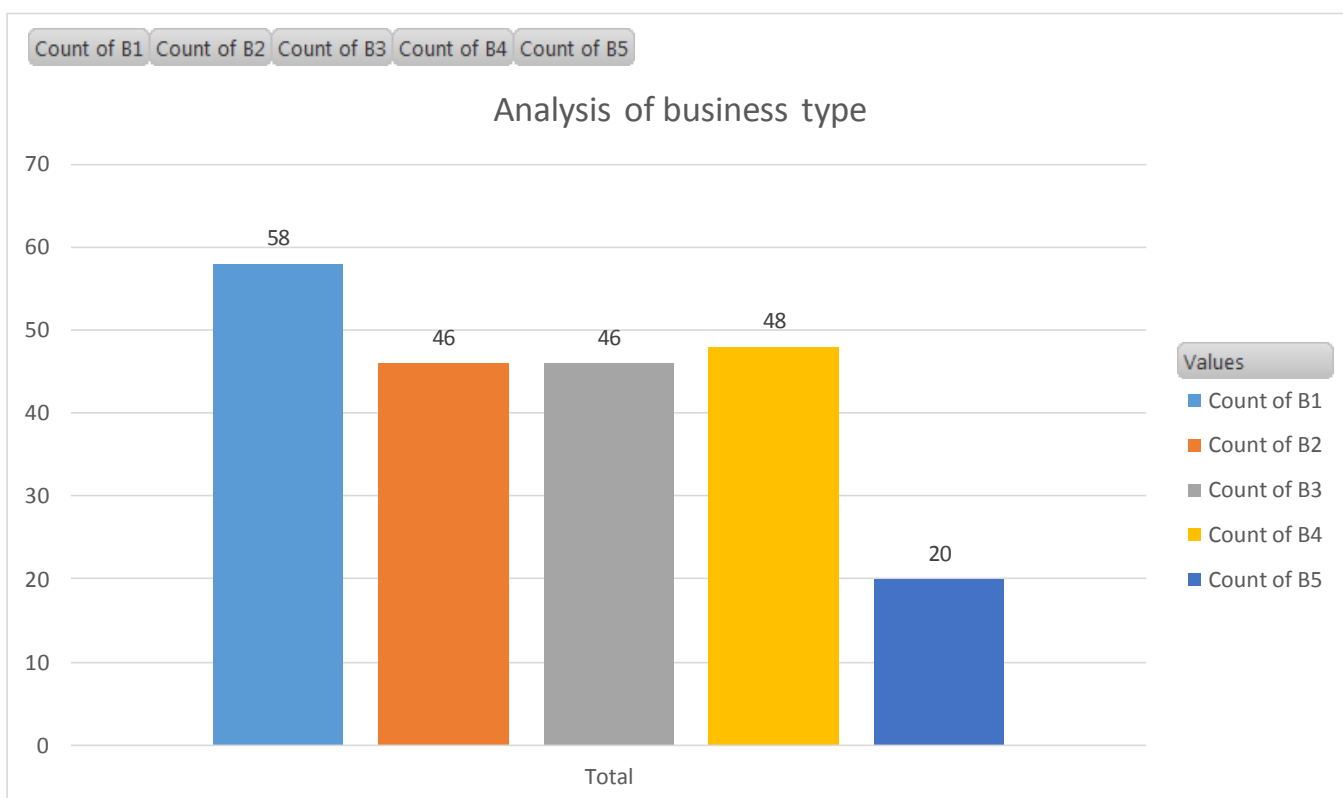
This is an existing footpath that connects access to Clumber Park to an existing bridleway and potentially route B

5: Small Business Development

Support for small businesses



Small business types



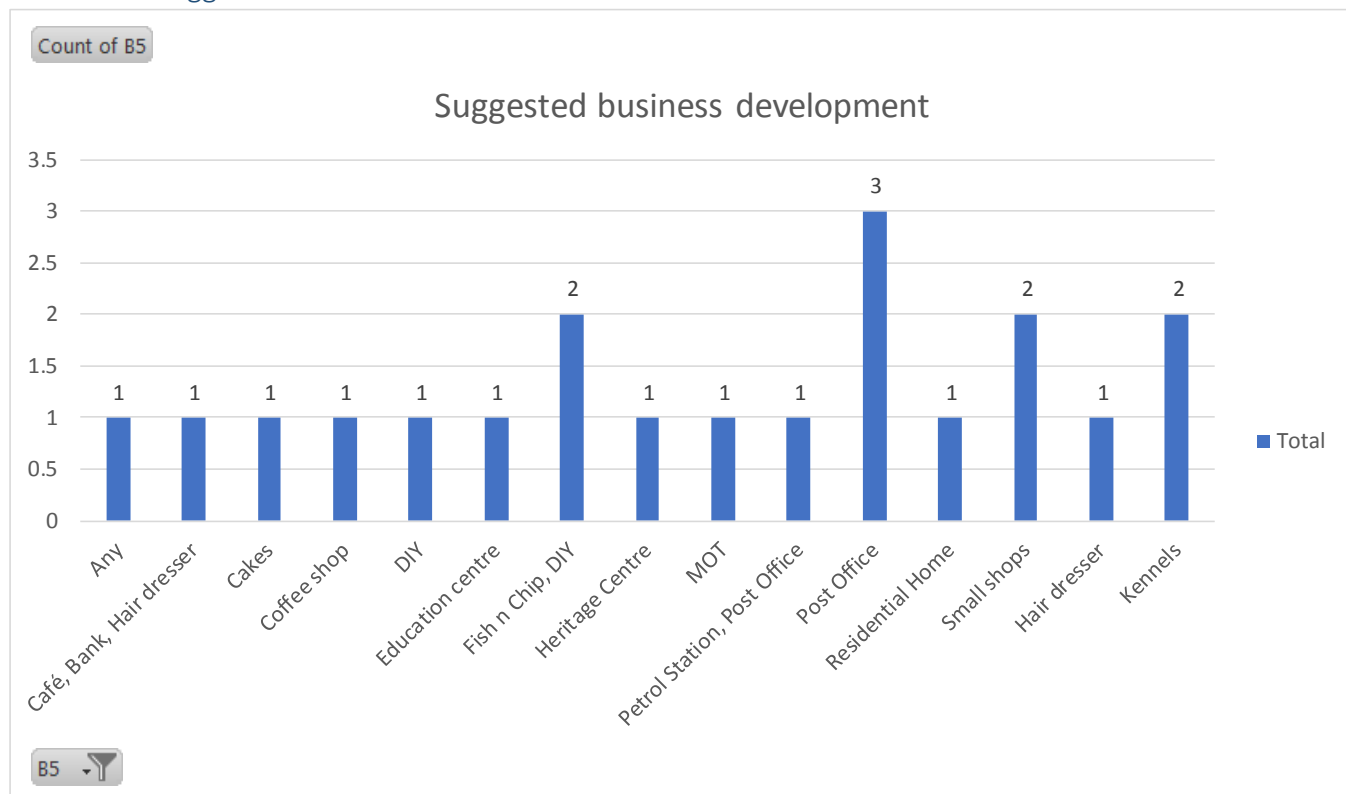
B1: Small lock up units

B2: Offices

B3: Equestrian centre

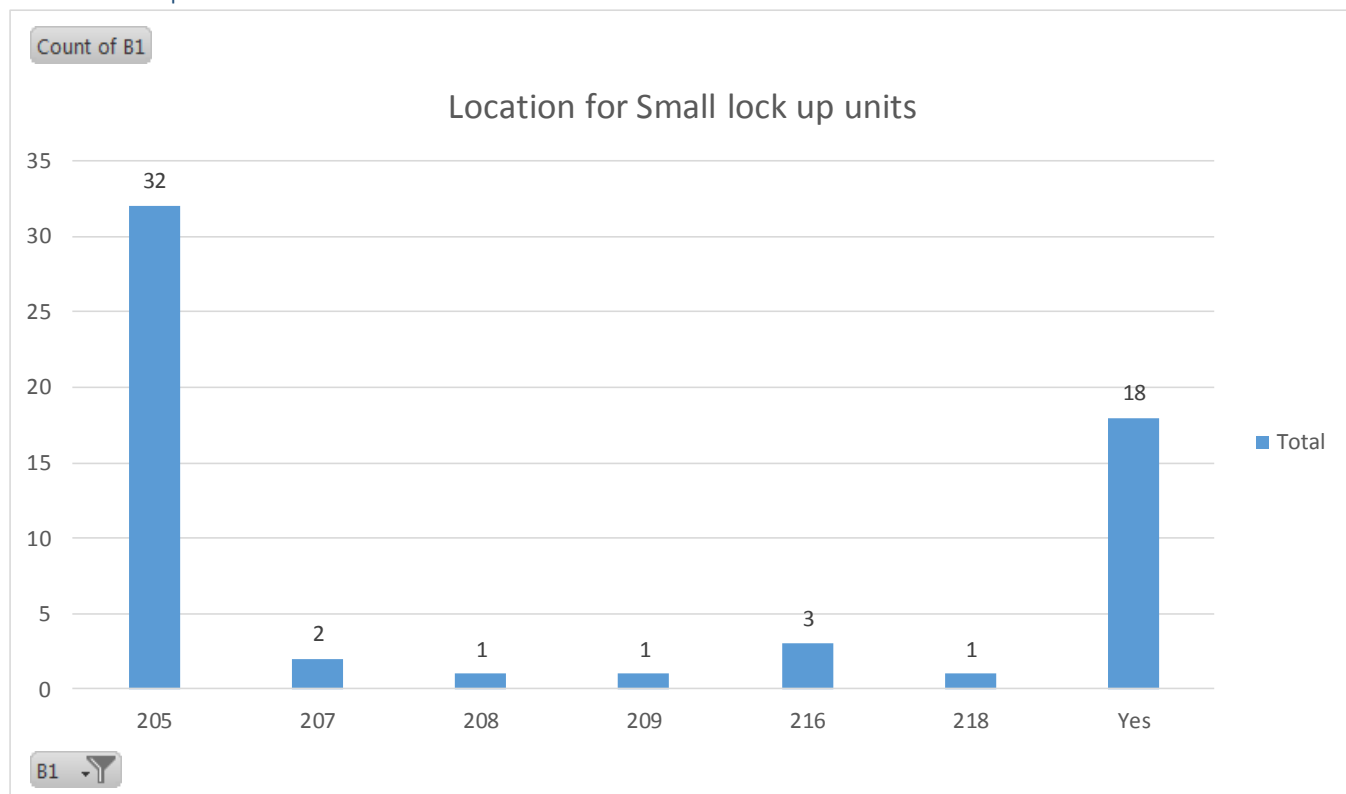
B4: Craft/art centre

Alternative suggestions



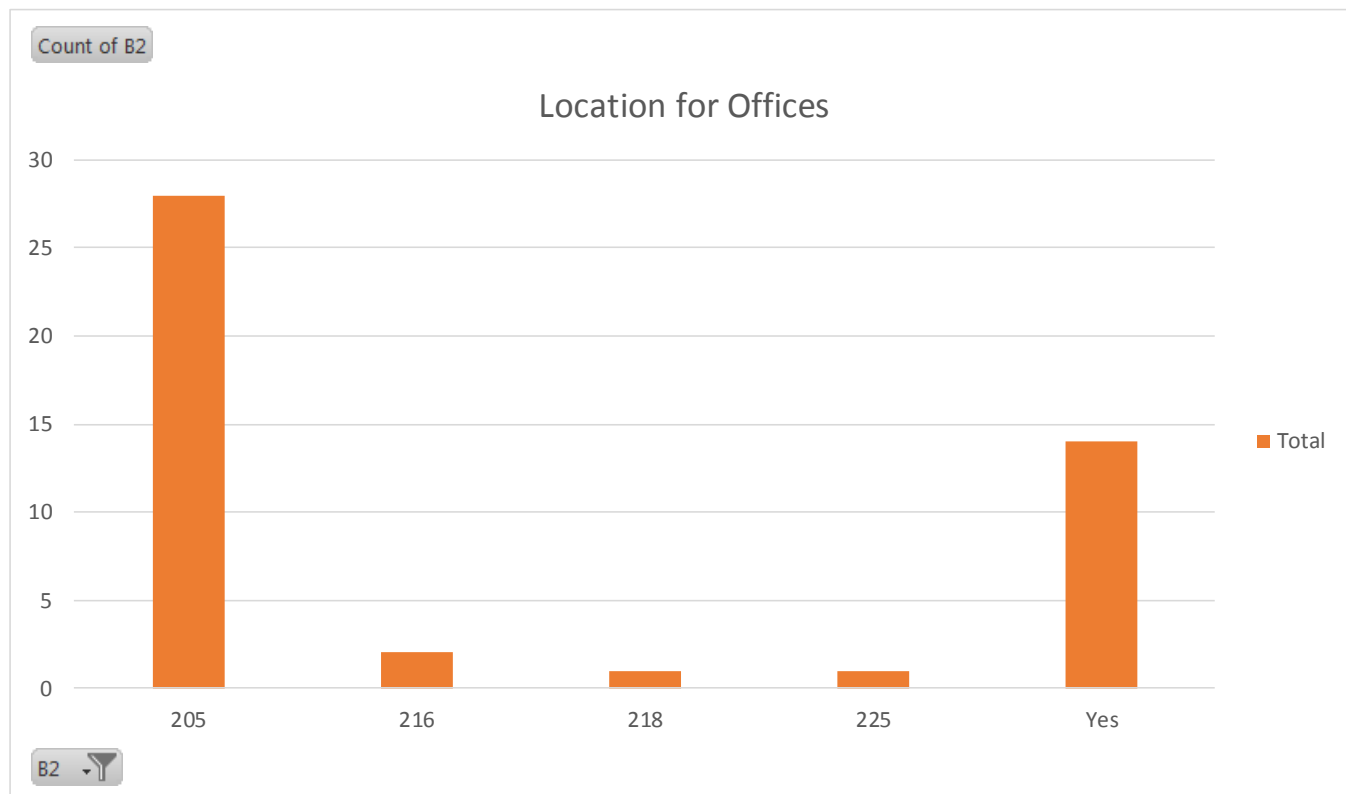
Site locations

Small Lock-up units



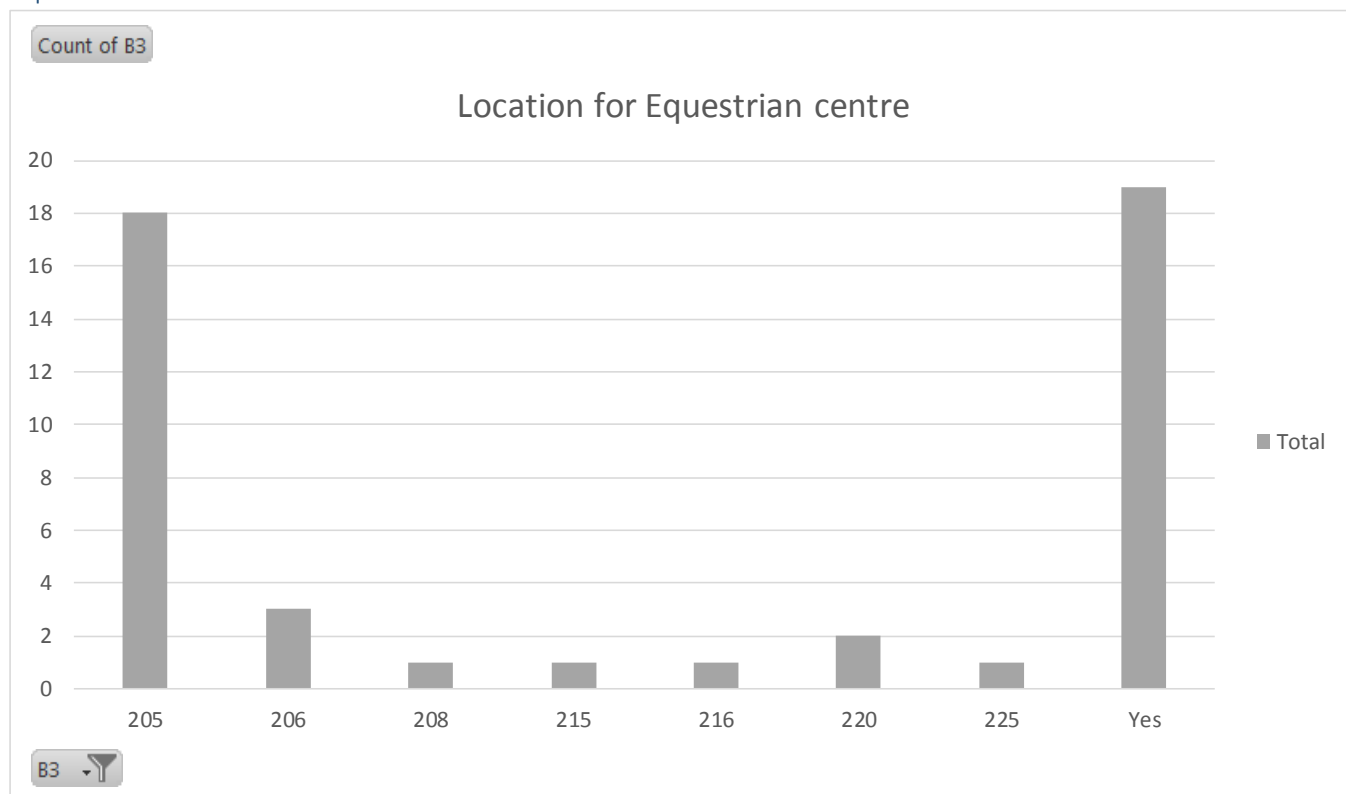
The inference here is that these should be located with the current industrial operations north of the A1

Offices



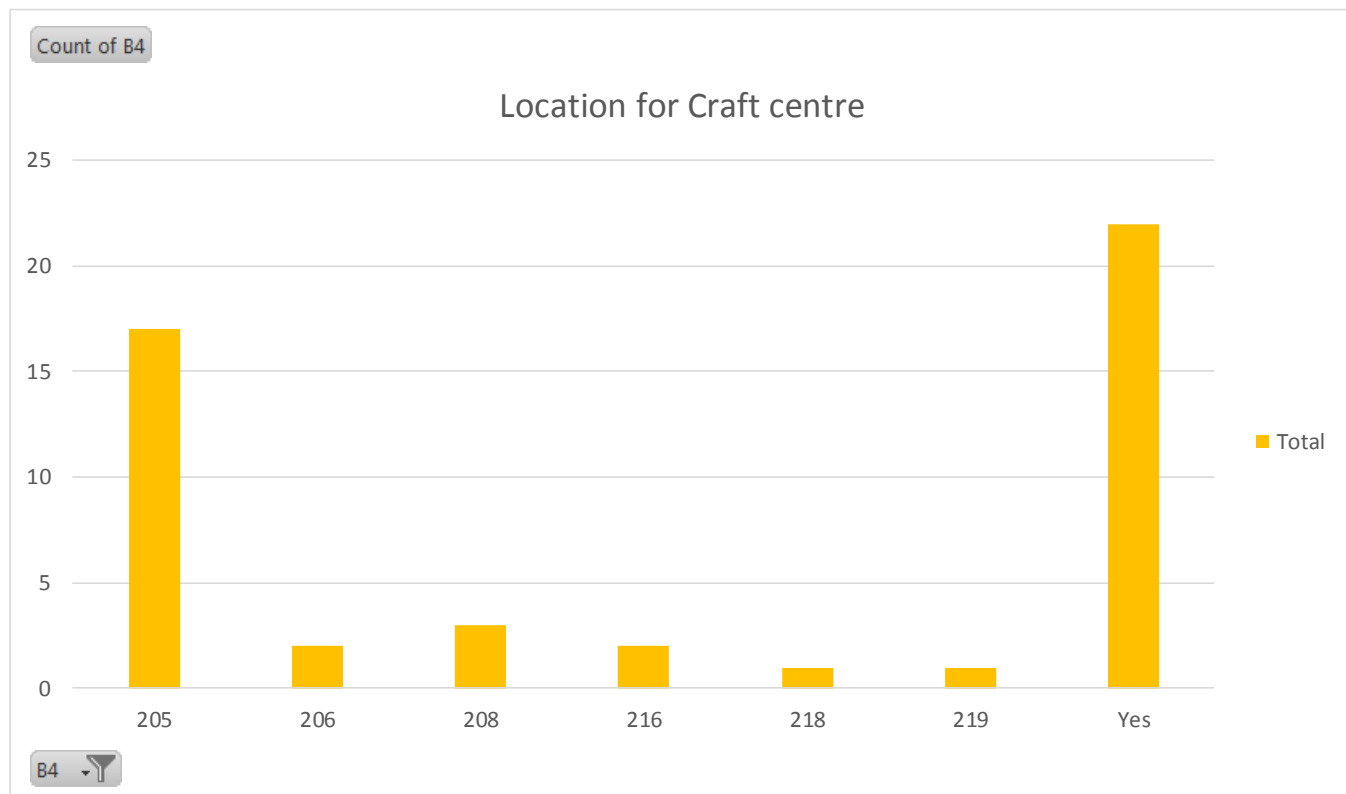
The area to the north of the A1 is the preferred location for offices

Equestrian Centre



Whilst the vast majority of those who expressed a preference, identified the area to the north of the A1 a similar number had no preference to where an equestrian centre could be

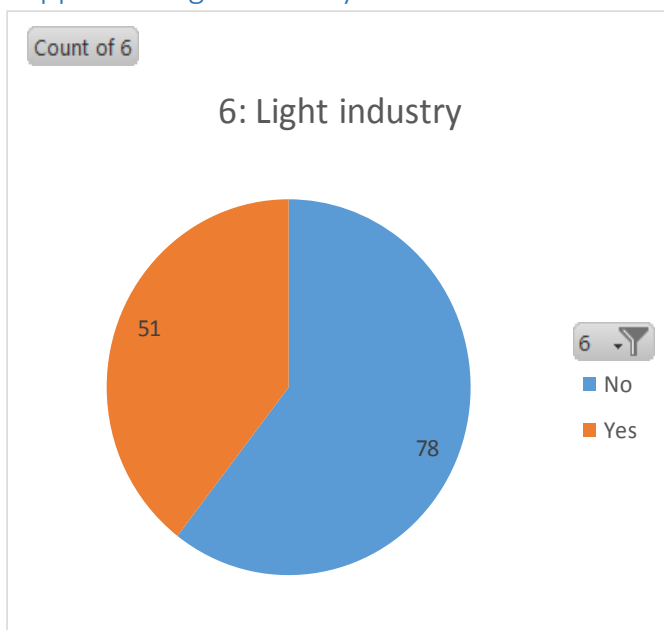
Craft Centre



The area to the north of the A1 is the preferred location for a craft centre

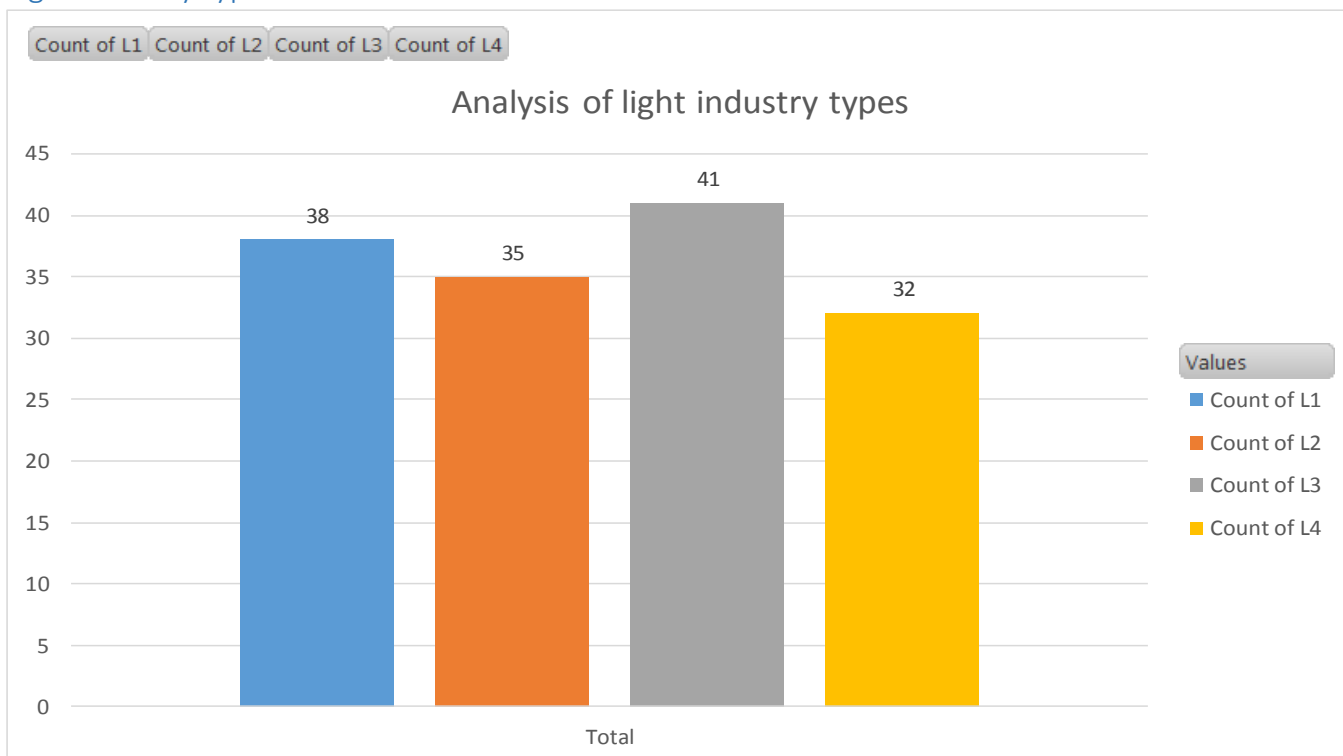
6: Light Industry

Support for light industry



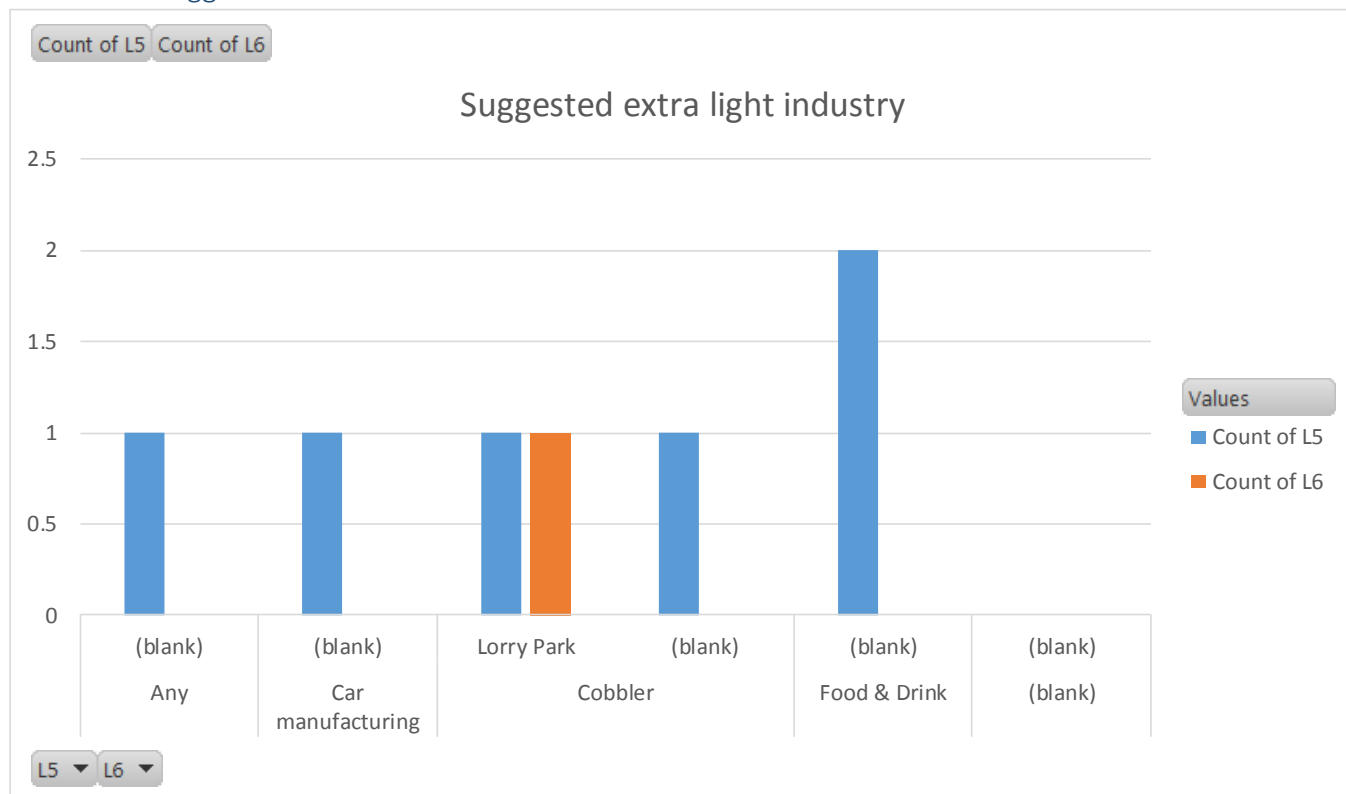
Only 39% of the questionnaires showed support for light industry, the clear favourite for the siting of this type of activity is in the area to the north of the A1

Light industry types



- L1: Clothes manufacturing
- L2: Shoe manufacturing
- L3: Furniture manufacturing
- L4: Ceramic manufacturing

Alternative suggestions



There were few suggestions for alternative industries

Site locations

Clothes manufacturing



Shoe manufacturing



Furniture manufacturing

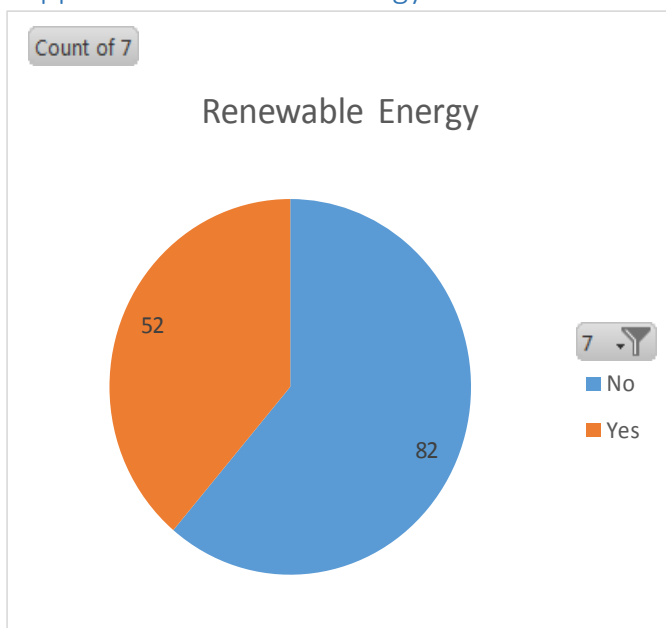


Ceramic manufacturing



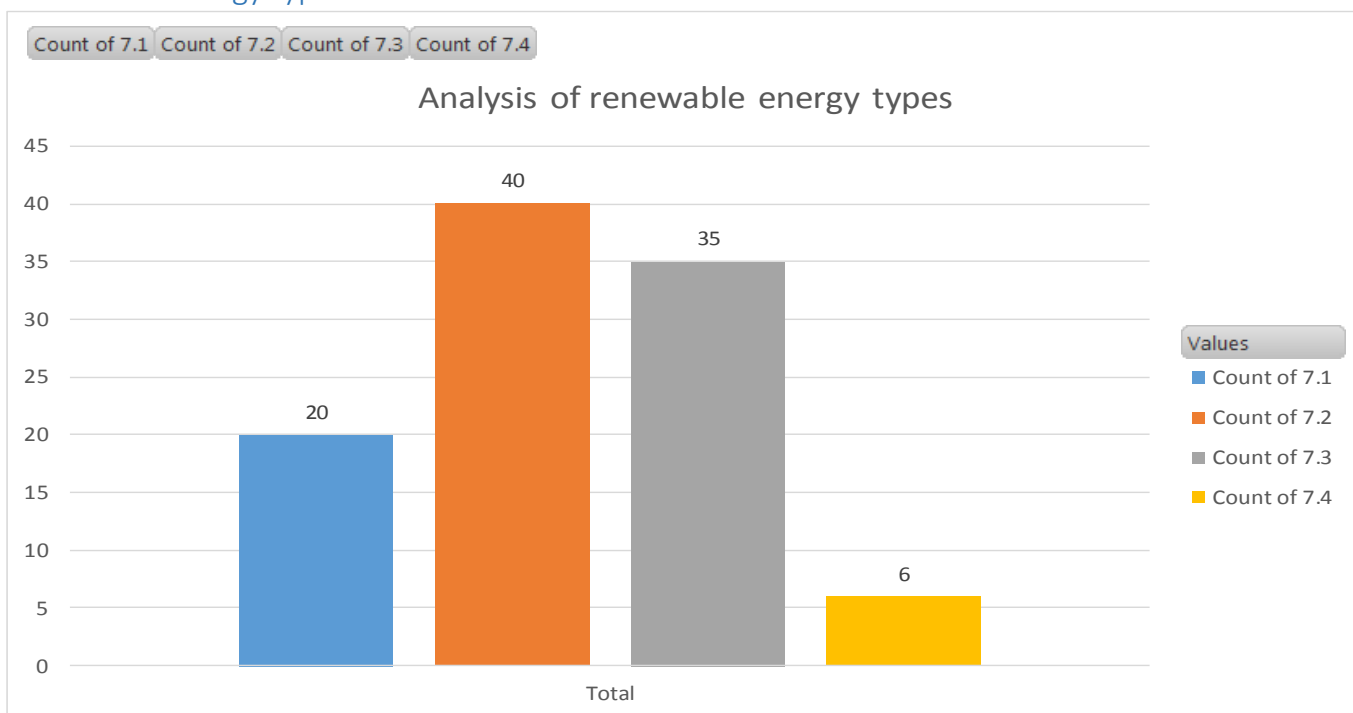
7: Renewable Energy

Support for renewable energy



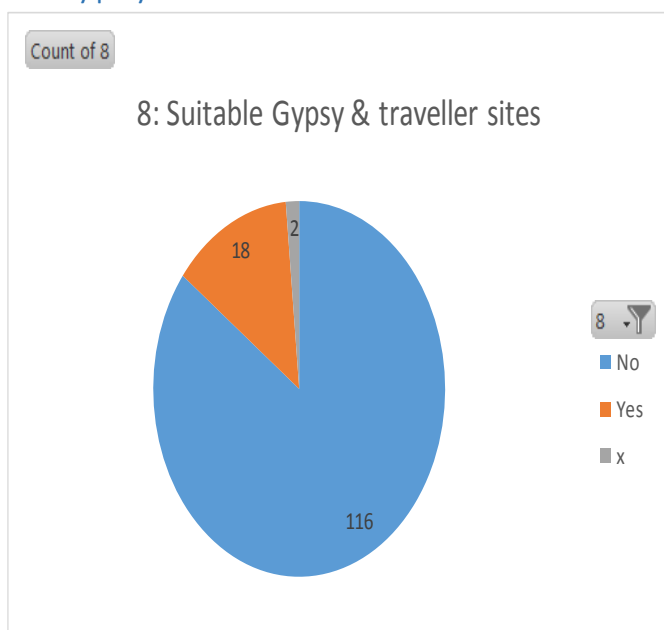
39% of the replies offered support for renewable energy generation with 74% of them preferring wind and solar power in preference to any other

Renewable energy types



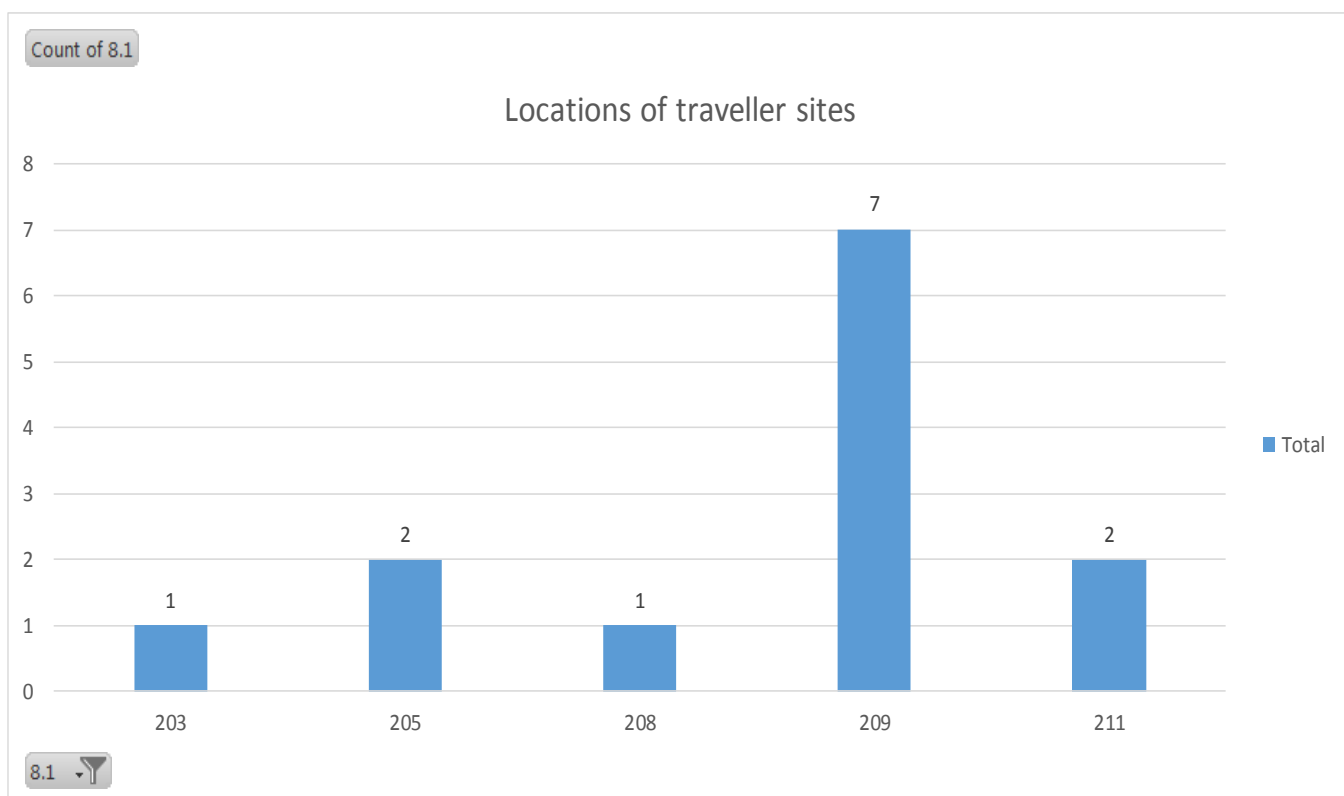
- 7.1: Anaerobic digestor
- 7.2: Wind turbine
- 7.3: Solar farm
- 7.4: Bio-mass combined heat and power

8: Gypsy and Traveller Sites



A very low 11% supporting the provision for a gypsy and traveller site.

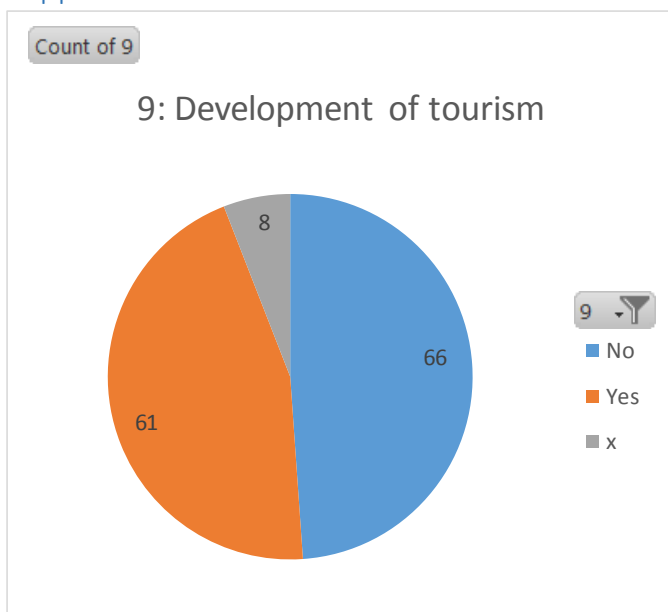
Site locations



The preferred location has been used previously as a traveller site, though this piece of land is likely to be developed as part of the road and junction improvements to the A1 and Bevercotes pit regeneration

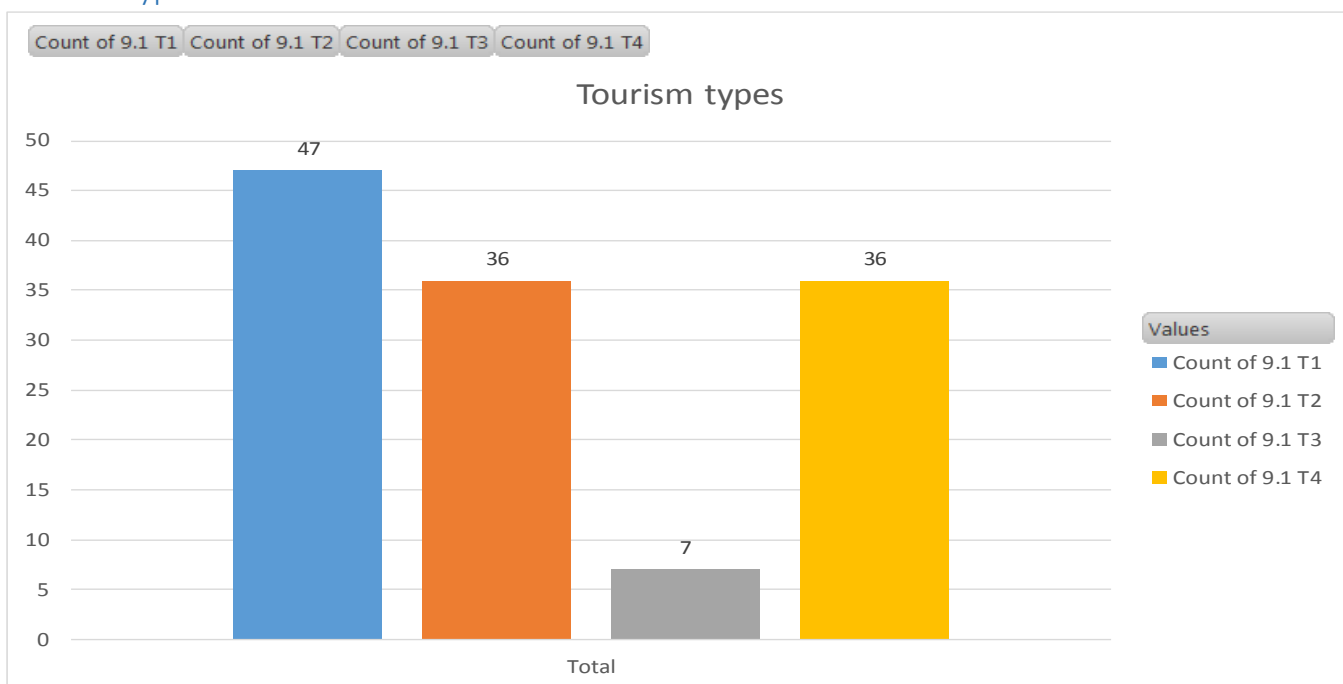
9: Tourism

Support for tourism



Between 45% and 51% (the 8 'x' replies affecting the figure) are in support of tourism within Elkesley Parish

Tourism types



T1: Touring caravan site

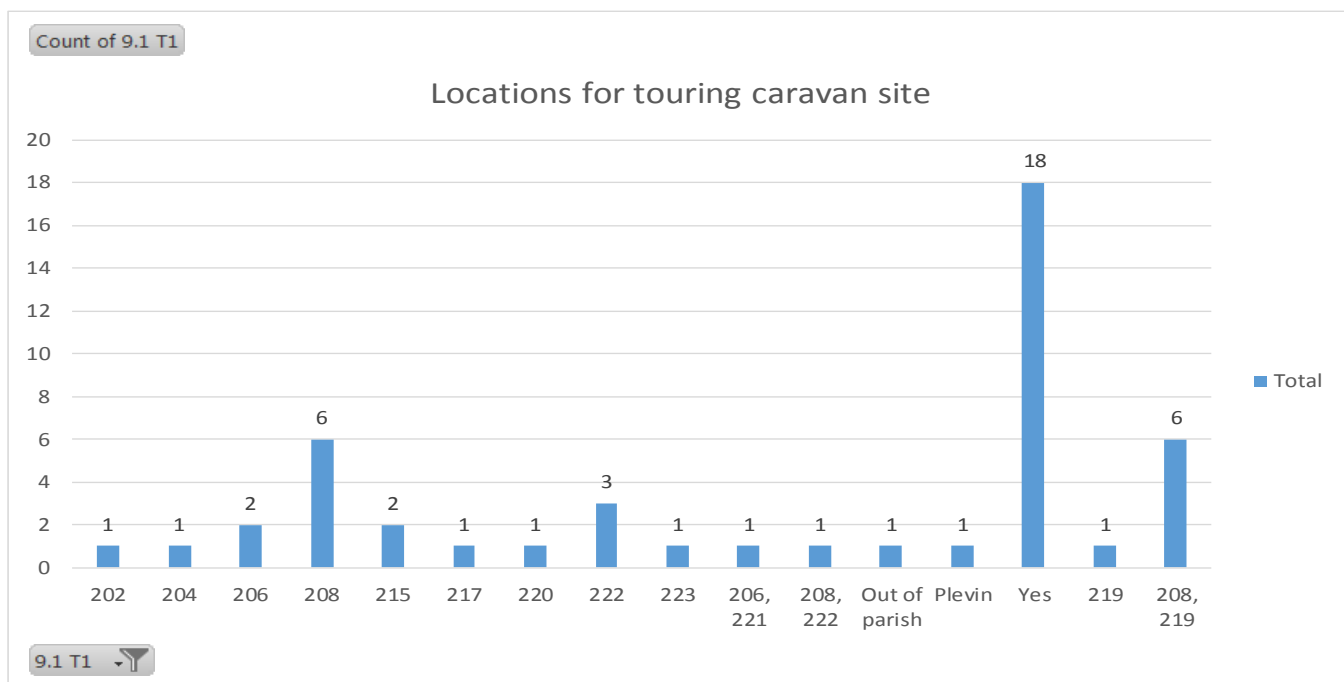
T2: Camp site

T3: Motel

T4: Bed and breakfast

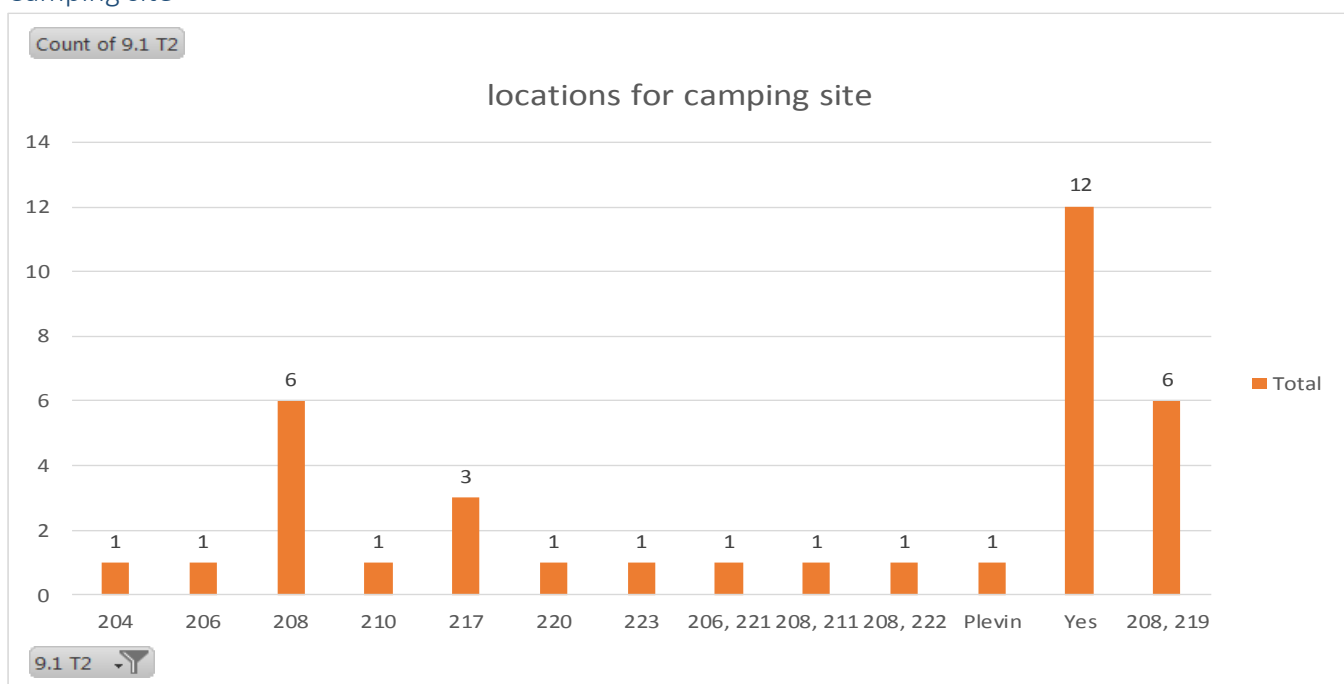
Site locations

Caravan site



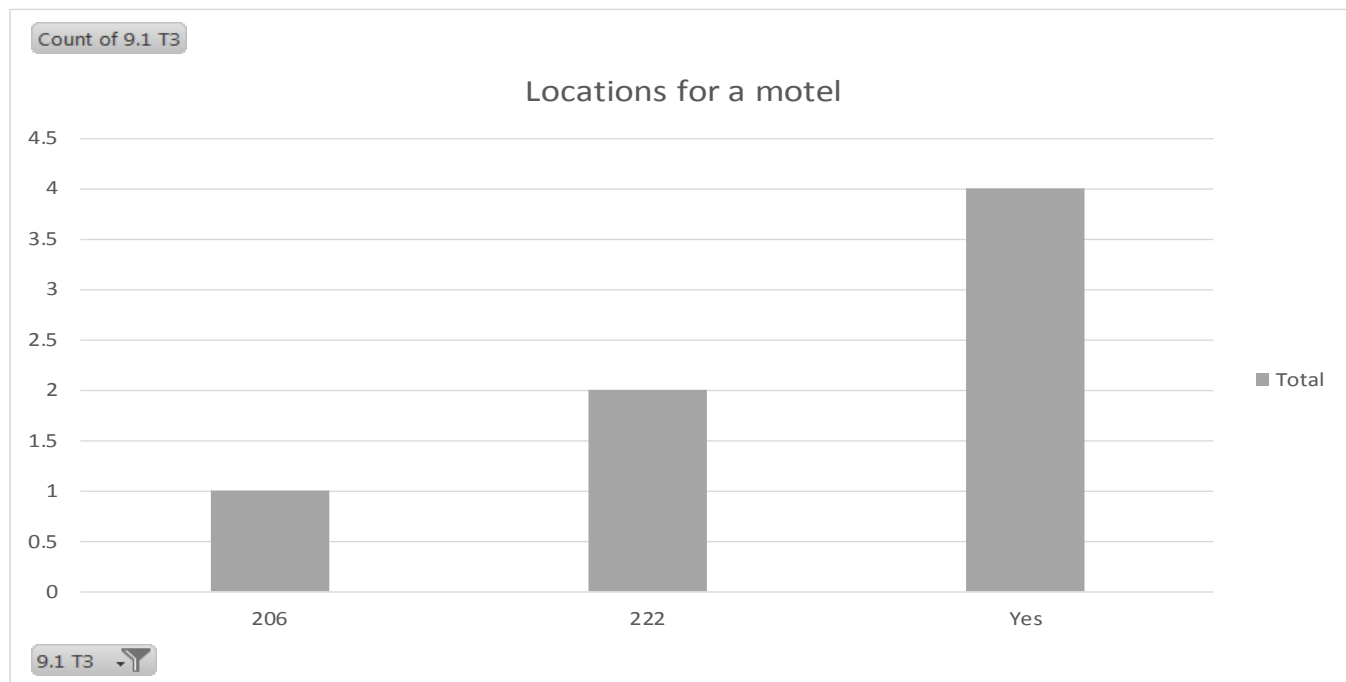
Area 208 has the most support, this has been used previously by caravans and is currently a piece of derelict land

Camping site



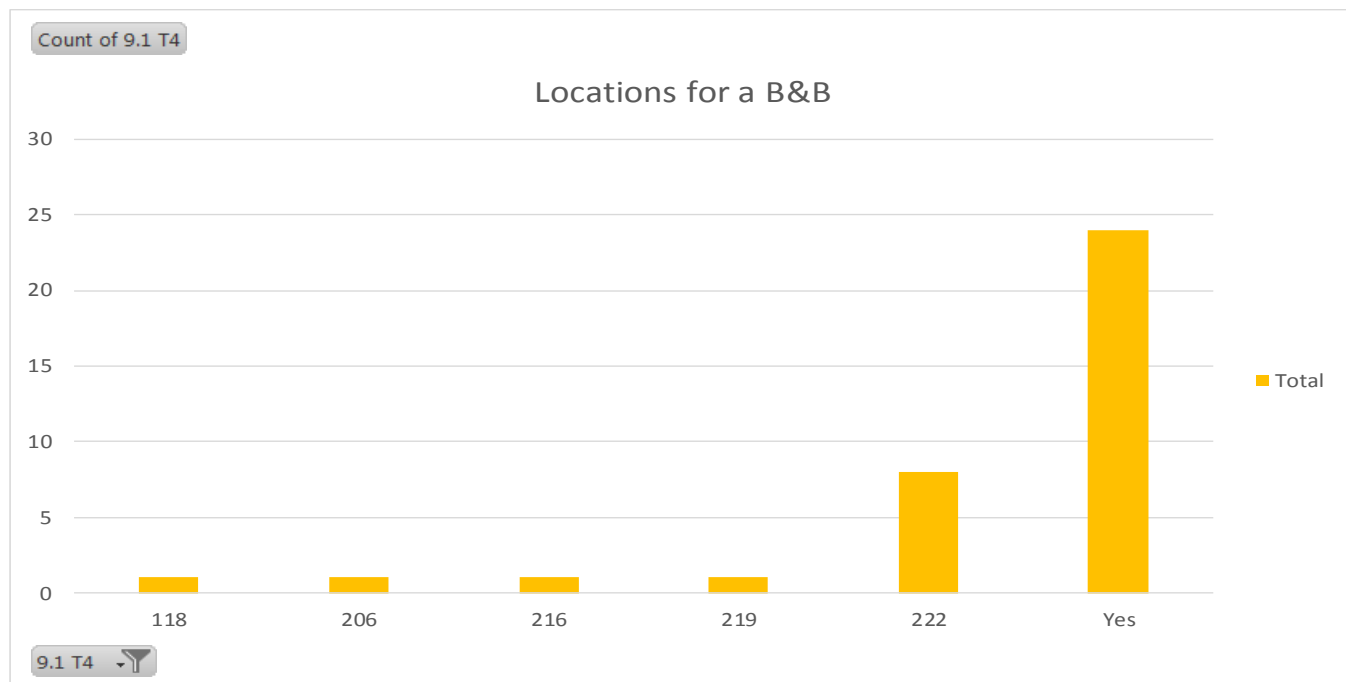
Area 208 has the most support, this has been used previously by caravans and is currently a piece of derelict land

Motel



Area 222 is the Robin Hood Inn

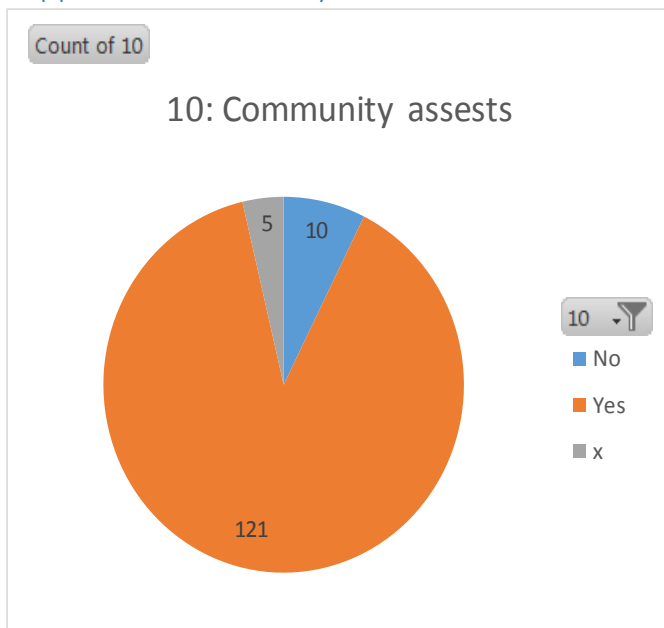
B & B



Area 222 is the Robin Hood Inn

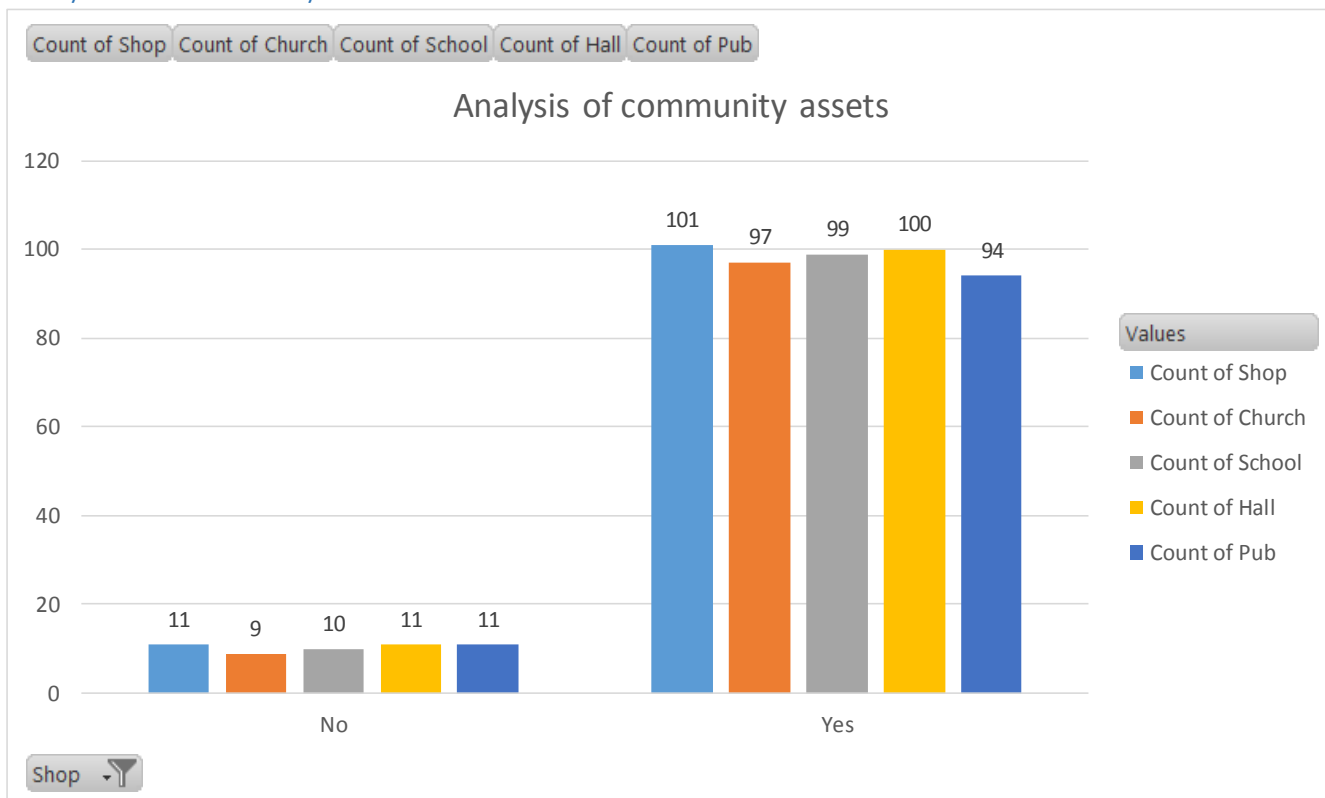
10: Community Assets

Support for community assets



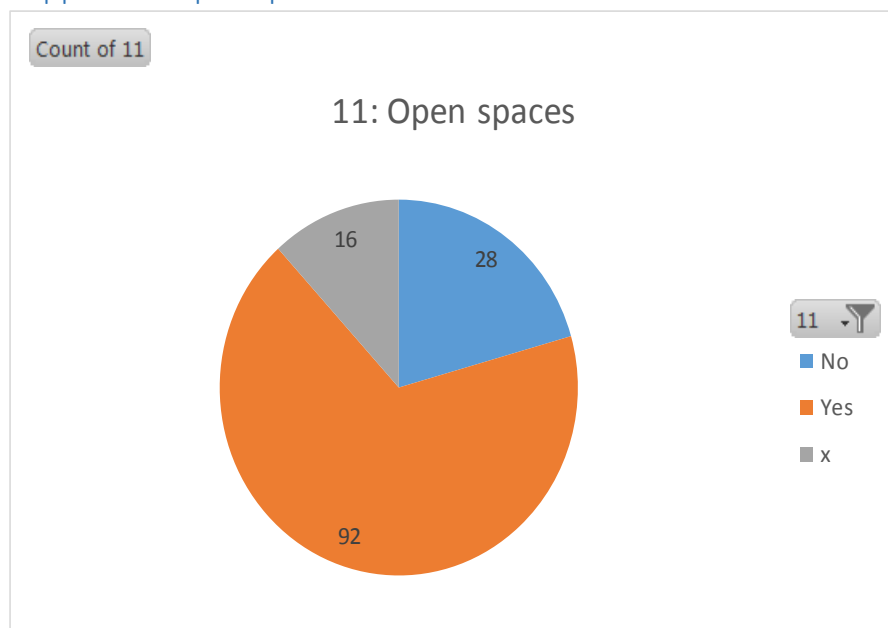
89% of people believe we have areas (generally buildings or property) that are of benefit to the community

Analysis of community assets



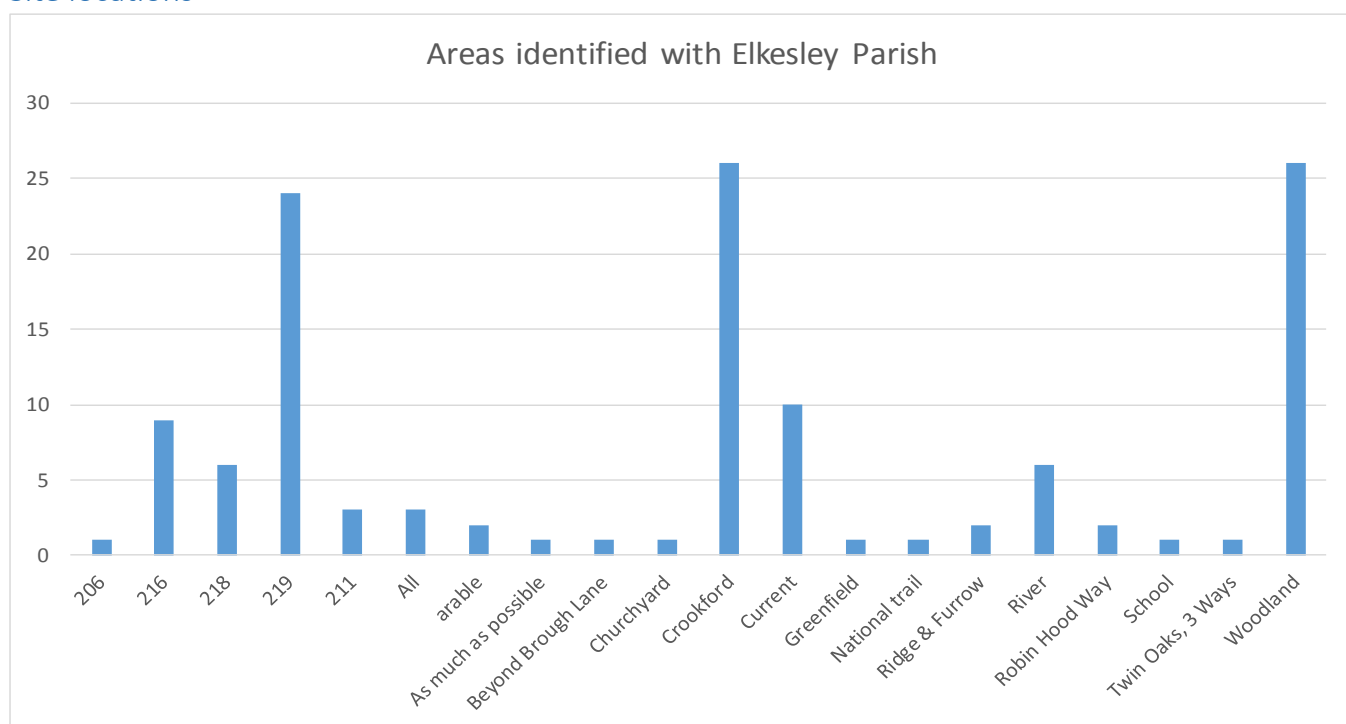
11: Open Spaces

Support for open spaces



68% of the replies showed support for open spaces within the Parish, as people were able to identify any area (not from a list) there was a wide range and obviously overlap.

Site locations

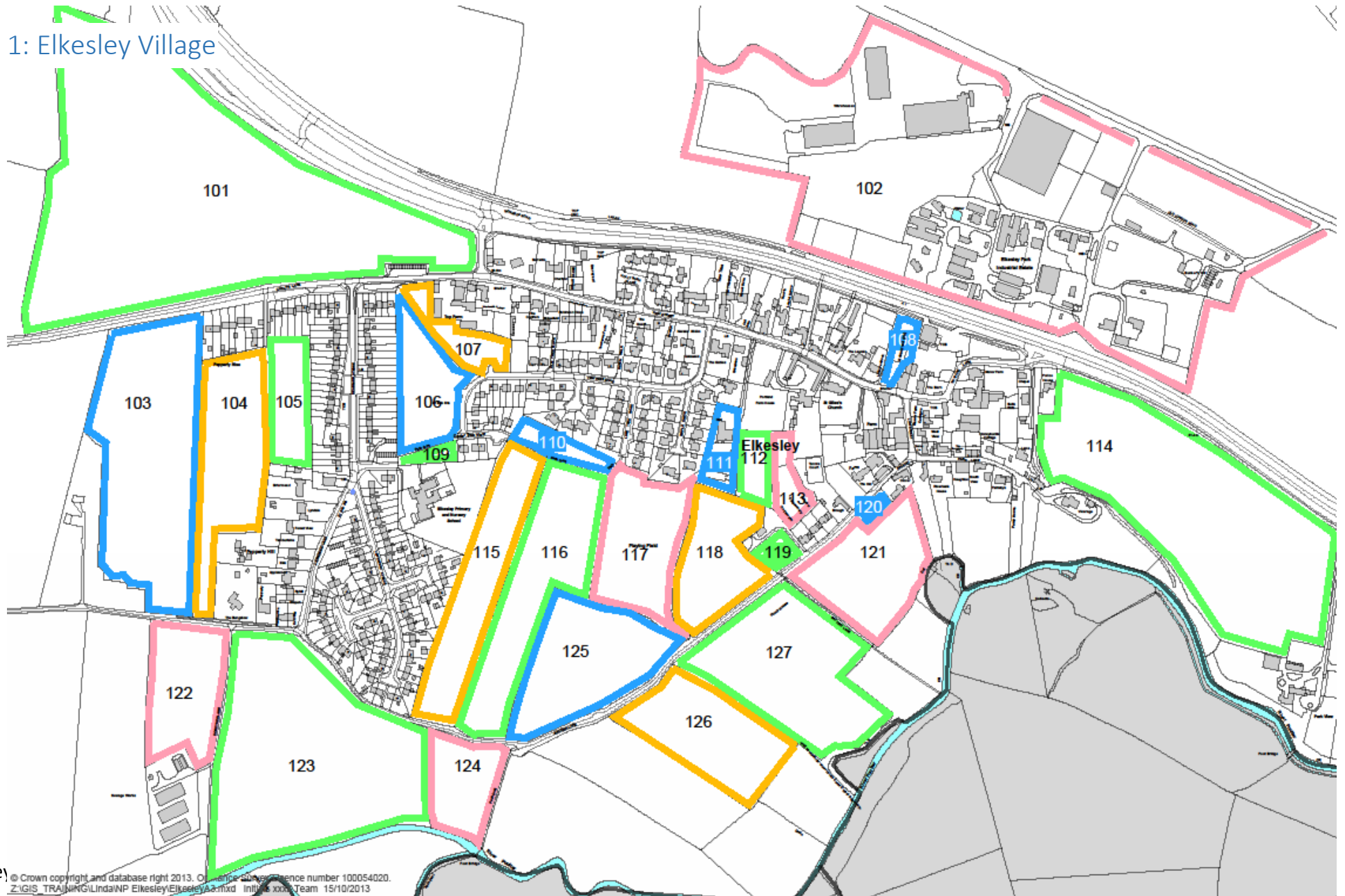


The areas identified on the forms have been highlighted in green on the following map. Whilst it is not 100% accurate, it is as close as possible from the given data. Some of the areas shown are outside of the parish boundary but have been named on the forms, hence their inclusion

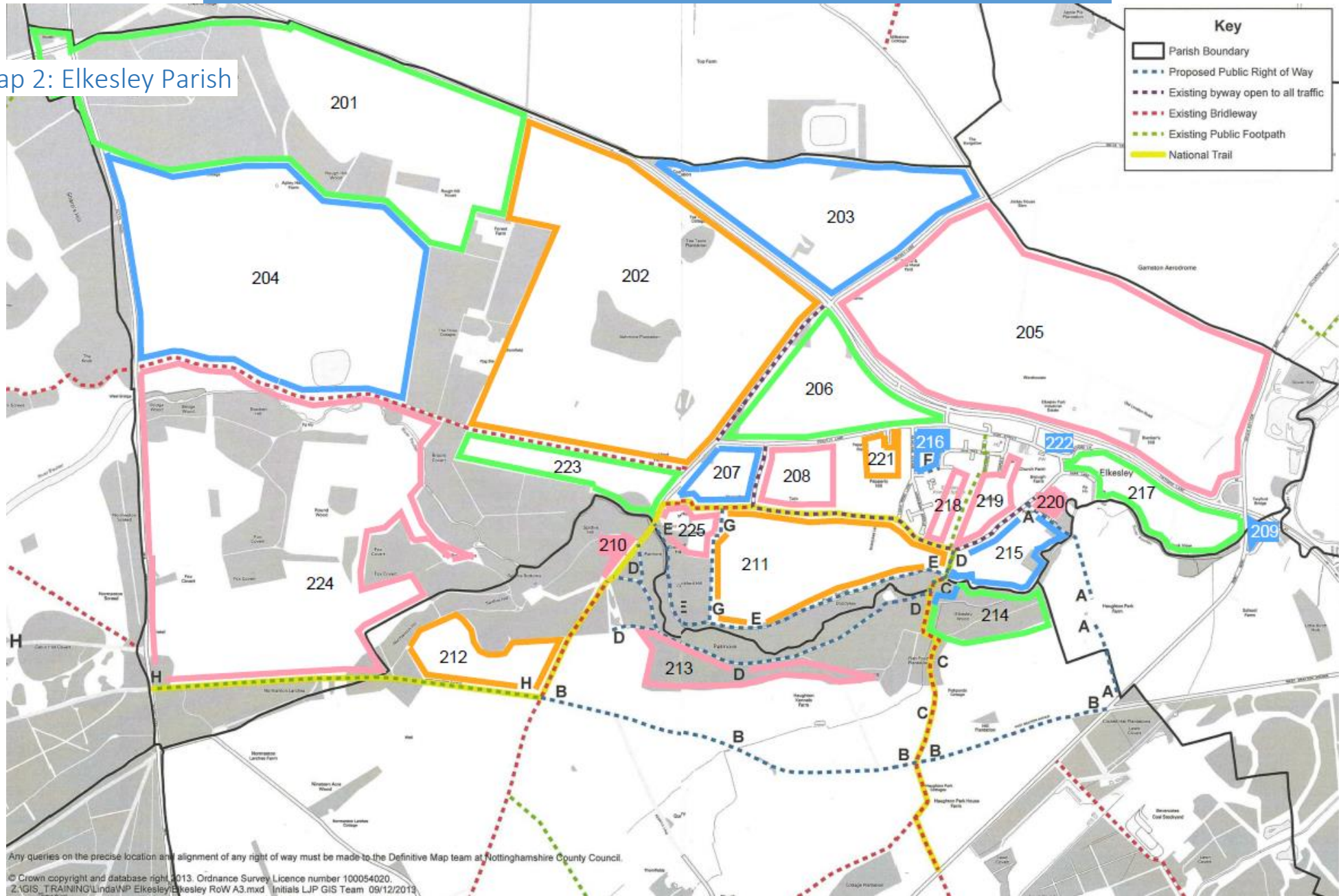
Open Spaces Map



Map 1: Elkesley Village



Map 2: Elkesley Parish



21 Appendix K: Draft Policy and Potential Development Event Flier





Joint Event

Thursday 13th March 2014

4 pm Playing Field
 Official Opening of Facilities provided by Nottinghamshire County Council, Local Improvement Scheme.
 Come and see the new fencing, path, shelter and fitness equipment.

4 pm - 7 pm
Elkesley Memorial Hall
 Free Refreshments and Prize draw.
Planning Consultations with



Bassetlaw
 DISTRICT COUNCIL
 — North Nottinghamshire —

Site Allocation

Consultation

Have your Say

Neighbourhood Planning



Planning Policies

Consultation

Have we got it right?

22 Appendix L: Yew Tree Road Site Options Event Flier



Neighbourhood Plan

Saturday 12 July 2014

2 pm to 4 pm

Elkesley Memorial Hall

Free cuppa and cake



Free cuppa and cake from 2pm till 4pm on 12 July 2014 in the Memorial Hall, as we need your views on the Policy we are developing for Yew Tree.

The Policy and Plans will be on display.

In the recent survey the majority of you were in favour of more housing in Elkesley and the most popular site was Yew Tree.

We are developing a policy about the site which will allow 25 or 30 house to be built there.

*Please come
& tell us
what you think*

Concept Masterplan:



Yew Tree Road, Elkesley:

Proposed (Option One)

23 Appendix M: September Poster and Newsletter

Poster

ELKESLEY NEIGHBOURHOOD PLAN

In the recent survey and consultation events the majority of you were in favour of more housing in Elkesley and the most popular site was Yew Tree. The Neighbourhood Plan policy will therefore recommend that the Yew Tree site can be developed.

The whole site will be fully developed with 30 houses, with room for a village green and access off Coalpit Lane. Below is an example of what the site could look like, however the **DEFINITIVE** plan will not be known until the developer submits his planning application to BDC.

Concept Masterplan:



IF YOU HAVE ANY COMMENTS ABOUT THE NUMBER OF HOUSES ON THIS SITE PLEASE contact Councillor Patricia Douglas:

Tel - 01777 838200

Email - patricia.douglas@bassetlaw.gov.uk

Write - Bassetlaw District Council

Queen's Buildings,
Potter Street,
Worksop,
Nottinghamshire,
S80 2AH

Newsletter





Newsletter

September 2014

We would like to thank all of you who have taken the time to come to the various consultations on the Elkesley Neighbourhood Plan and given us your thoughts which we have tried to include in the draft.

The Neighbourhood Plan has been drafted and is being reviewed by Planning Aid Consultants. Once they have made their comments and we have adjusted the draft to take account of them it will be circulated to you all for your comments.

Next Steps

1. When we have received your comments and taken account of them the draft will then be submitted to BDC for a further 6 week consultation.
2. After BDC consultation it will be submitted to an inspector for their comments.
3. If the inspector requires further work then that will be undertaken.
4. After review by the inspector it will go to referendum.
5. After a successful referendum the plan will be adopted and used in any planning decisions by BDC.

Projects

During the consultation activities over the last year you have also stated you would like to see more seating in and around the village, new signage, more public rights of way, changing rooms, BMX track, regeneration of Crookford, caravan parks, boules area, bowling green, village green and more community engagement.

Although the use of land for these projects is not included in the policies of the Neighbourhood Plan, we can include them as projects for the PC or individuals to take forward.

Boules Area

The boules area is now in situ and was developed by members of the boules club. If you want to join the club please contact John King on 07445 503 030

Changing Rooms

The Parish Council have been successful in obtaining a grant to design the changing rooms. The design will be on view on 6th September – see separate flyer for details.

Elkesley Pouter Valley Project

Throughout the consultations several of you made comments about the destruction of the land south of the river Poulter and Crookford Waters. To tackle the issues and regenerate the area a group has been formed and it held its first meeting on 1st July 2014. There will be a consultation about the project along with the changing room on 6th September. See separate flyer.

BMX Track

The area for the BMX track has been identified at the south end of the playing field.

Village Green

The site for the village green has been identified in the Yew Tree policy.

Elkesley Neighbourhood Plan Policy for Yew Tree Road

In the recent survey and consultations the majority of you were in favour of more housing in Elkesley and the most popular site was Yew Tree. The Neighbourhood Plan will recommend that the Yew Tree site can be developed. The site will be fully developed with 30 dwellings, with room for a village green and access off Coalpit Lane. Below is an EXAMPLE of what Yew Tree Site could look like, however the definitive plan for the site will not be known until the developer submits his planning application to BDC.



IT'S NOT TOO LATE TO HAVE YOUR SAY IF YOU MISSED THE CONSULTATIONS AND WOULD STILL LIKE TO COMMENT about the Neighbourhood Plan, please contact Patricia Douglas on 01777 838200 or email patricia.douglas@bassetlw.gov.uk or write to BDC Queens Buildings, Potter Street, Worksop, S80 2AH

