



Campaign to Protect
Rural England

NOTTINGHAMSHIRE

Planning & Economic Development
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MATTER 5 - SITE SPECIFIC ISSUES

LOWDHAM This village is suffering currently from past failures to keep infrastructures in line with the extensive development within the village envelope and its regular extensions(!) that has taken place. The local health provision, school provision, and road maintenance and service have not kept pace with housing provision, which in itself has not been meeting the local need..

Lo/Ho/1 This site is north of Epperstone Road.

Epperstone Road forms the northerly entrance to the village of Lowdham. It has experienced 'ribbon development' on both sides of the road spread over several years,. The proposed site continues this experience. However, it must be admitted that it closes a 'gap' between the last developments and a natural boundary formed by Epperstone Road joining with the by-pass, and the lane leading to Lowdham Mill. These should provide very robust boundaries for the future. It must also be acknowledged that the parcel of land concerned contributes little to the Green Belt objectives. Grassed verge on one side of Epperstone Road, and the retention of hedges on the other, together with lower roof lines, have softened the 'ribbon development' effect and should be retained.

Lo/Ho/2 This site is north of Epperstone Road and south-east of Brookfields.

This parcel of land is situated behind the existing developments on Epperstone Road. Whilst access seems easy with a track presently leading to it, the road conditions at its junction are difficult and dangerous especially during school starting and ending times. The road is frequently completely blocked by traffic. In addition, the site is bounded on one side by a footpath that is well used by local residents and by visitors to the village. It is popular with walking groups from Nottingham and surrounding urban settlements. It is no exaggeration to say that there users of this path most days of the week and at weekends.

The path is popular because of the access it gives to the views of the countryside of the Upper Beck valley and access to the hills beyond. Views across the fields to Epperstone are of traditional and iconic English farmland. They include sight of the Mill, the church spire at Epperstone and of the ridge of hills forming the gap placing Lowdham where it is. Housing as proposed will damage these views and destroy the attraction of the footpath to users of the countryside.

Lo/NH/1 Type of housing

Housing provision in the recent past has been exclusively of larger houses usually with four bedrooms. Two major developments consisted entirely of such properties. In addition, smaller dwellings have been purchased and then extended to create larger

properties that the District Council has claimed not to be able to prevent. The result is that there are few properties now suitable for first-time buyers. Young people from the village are unable to buy or rent locally and have to move to other places. This shortage has led to the Lowdham Housing Need Survey to identify the specific requirement for smaller properties to meet the local need.

We note and strongly support Policy Lo/NH/1 setting out the requirement for housing to be mainly for smaller two bedroom dwellings for young people and older people to 'meet the needs of the community'.

We would be glad if these additional thoughts could be put to the Inspector for him to take them into account during his examination.

Yours sincerely,

Original Document Signed

Leslie M Teasdale

for

NSDGroup of the Nottinghamshire Branch, CPRE