

NOTES FROM THE PUBLIC INFORMATION MEETING REGARDING THE GEDLING LOCAL DEVELOPMENT PLAN CONSULTATION

AUGUST 6TH 2025

Cllr Liz Anderson, Chair Woodborough Parish Council

- Whilst we have lots of knowledge and experience on the PC, none of us are experts in planning. We have engaged the services of two planning consultants, purely for their advice on this consultation and not for any longer piece of work at this stage. This development plan is very much the early stages and some land may already have been eliminated by Gedling planners – we don't know so we don't want to waste public money if it isn't needed.
- We invited the Gedling Planning Policy Manager to attend but she declined.
- The PC did not have advance notice and have not known about this in advance. We have just been asked by Gedling to publicise this consultation to our residents.
- The report uses a lot of technical vocabulary and is not an easy read – as anyone who has accessed it will have found out.
- This is very much the beginning of the process - in the next stage to be consulted upon in spring 2026, the plan which will identify which of these sites are proposed for development along with numbers of houses on each site.
- Landowners have proposed the sites and can remove them – eg what is now the Sam Middup Field was under consultation for the last plan.
- The opening assumption (that is being consulted upon) is the following hierarchy for development:
 - 1. urban - Arnold, Carlton
 - 2. edge of Hucknall
 - 3. in or adjoining the key settlements of Bestwood Village, Calverton and Ravenshead
 - 4. in or adjoining other villages: Woodborough, Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph
- NB the site off Broad Close H24 is already approved for development in the 2018 plan and is highly unlikely to come out as it has passed all Gedling's tests and the government inspection.
- WPC isn't here to tell you what to say or which questions to answer (there are 107!) But as a guide, our planning consultant has provided a list of the [key questions](#) which you may wish to prioritise.
- Woodborough lacks much of the infrastructure needed by a larger community and you may wish to reference this in your response.



Infrastructure Considerations

- Transport infrastructure (including footpaths, bridleways, cycleways and roads)
 - Drainage and flood protection
 - Public transport (including services and facilities)
 - Travel behavioural change measures (including travel plans, marketing and promotion)
 - Affordable housing
 - Supported housing
 - Education (including early years provision and community education)
 - Community facilities (including libraries, youth activities and meeting venues)
 - Cultural facilities
 - Health and social care facilities
 - Emergency services (police/crime reduction measures, fire and ambulance services)
 - Environmental improvements
 - Waste recycling facilities
 - Shopping facilities
 - Information and communication technology
 - Training and employment measures for local people
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- Think about nominating areas to be designated as Local Green Spaces. Currently only Governors' Field and Taylors Field have this designation.
 - Above all else, please respond! Use your own words as identical responses may count as a single response.

Cllr Helen Greensmith, Gedling Borough Council

- Outlined the legal context within the UK Government's house building targets and the longer term process.
- Vital for residents to respond to consultation, despite the length and complexity of the document.
- Any questions? Email cllr.helen.greensmith@gedling.gov.uk
- Respond to Gedling directly but you can also copy cllr.helen.greensmith@gedling.gov.uk to make sure your views are represented.

Amanda Mellor, Woodborough Flood Action Group

- In 2009 the EA commissioned a report by ARUP which concluded that 2/3 of flood water comes from the west end of the village. They planned a scheme to retain the water but sadly this didn't go ahead as the landowner at the time sold to a third party.
- The location of this scheme is within the Bank Hill site which is one of the candidates for development. This is the optimum site for meaningful flood mitigation and if developed can never be used to alleviate flooding.
- WFLAG have a great relationship with EA and Nottinghamshire County Council who both support us as much as they can.
- Natural Flood Management works carried out will help but will not prevent the village from further flooding.

- As we presently speak, the EA is unable to fund a scheme for the village as they are constrained by the cost benefit calculator. Therefore we are reliant on Michael Payne our MP who has stood up in parliament and has publicly supported us to canvass his colleagues for funding.

Anthony Northcote, Planning Consultant

- Creation of an entirely new settlement to accommodate new housing requirements is an option which is not under consideration – respondents can suggest that this option should also be evaluated
- In the latest census, Woodborough Parish is made up of 920 households. Any additional housing should be proportionate to the size of the village. The total number of houses on identified sites is just over 500 and this would be completely unacceptable. Not all these sites will go forward.
- Many of the questions are not in plain English. A simple definition of “spatial strategy” = “where the new houses go”.
- The next stage in the process will be publication of a draft plan in March 2026, which will identify the proposed locations for development and their housing numbers. There will be another chance to make representations at this stage.
- As of April 2025, surface water flooding must be considered by planners as well as the main river flood risk.
- There is an inconsistency in the document as Taylors Field is identified as both a potential development site and a green space – this is worth mentioning.

Michael Payne, MP

- At least 1/3 of the sites across the borough won't go forward.
- In your responses tell Gedling to concentrate development on the edge of the urban area and the key settlements – this is where the infrastructure exists (doctors, dentists, schools, transport, shops etc)
- Stress the issues of flooding and traffic.
- Tell Gedling that Woodborough is a linear village within the valley. Development at Bank Hill and Shelt Hill would make it sprawl and change its character.
- Woodborough flooding - quote the consultation's own verdict on climate change, p14:
 - *Climate change is a key issue which will need to be addressed irrespective of the spatial strategy option selected. In this context, it is anticipated that extreme weather events including hotter drier summers and major flooding events are likely to increase over the Plan period.*
- Strong arguments relating to planning law are key.

Questions & Answers:

Q Will the local government reorganisation affect this process?

A Possibly – but the document is likely to have been approved ahead of the reorganisation. Perhaps the new council will look to tweak and adjust – but we still need to respond on the basis of today's status quo.

Q Do Gedling have to reply to our comments?

A No, but they have to provide a summary of what's said.

Q Is there a s specific mix of houses in the plan?

A No, if you want particular types of housing, tell Gedling.

Comments:

Shelt Hill unsuitable for additional traffic as it is narrow, has a blind summit, ends in a dangerous mini roundabout

Flood water leaves the village via the eastern sites

The Woodborough Action Group (led by the late Patrick Smith) successfully fended off large scale development in the 2018 Plan, largely deploying the argument of flood risk

The only place that a meaningful flood mitigation scheme could be built is on the Bank Hill field proposed for development – perhaps the top third of the field could be developed in return for the construction of a flood scheme in the lower two thirds

Taylors Field should be protected as a green space