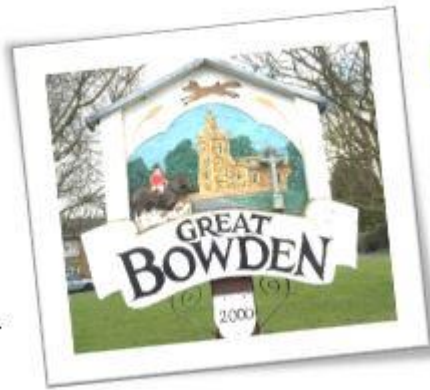




**Great Bowden's
Neighbourhood Plan**
Our Neighbourhood
Our Future

GREAT BOWDEN NEIGHBOURHOOD PLAN

COMMUNITY ENGAGEMENT DROP-IN EVENTS

6/7 MAY 2016

CONSULTATION ANALYSIS



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1. Background

a) Project Brief

Yourlocale was commissioned by Great Bowden Parish Council Neighbourhood Plan Advisory Committee to assist in the delivery of drop-in events on Neighbourhood Planning on Friday evening of 6 May 2016 and Saturday morning of 7 May 2016. The events took place at the Village Hall in Great Bowden.

The aim of these events was to help engage the community in the development of the Neighbourhood Plan and to seek comments on the emerging topics – including Local Green Space and environment; community facilities and amenities; housing and design; and business. It was hoped that interest would be generated amongst the community for involvement in the Theme Groups which are to be established to consider the detail of the neighbourhood Plan.

b) Publicity

The drop-in event was promoted in a variety of ways:

- Posters and leaflets were produced promoting the event
- Details of the consultation were advertised in the village newsletter

c) List of attendees

A list of attendees is available separately.

127 people attended the event



2. Format of Event

a) Process on the day

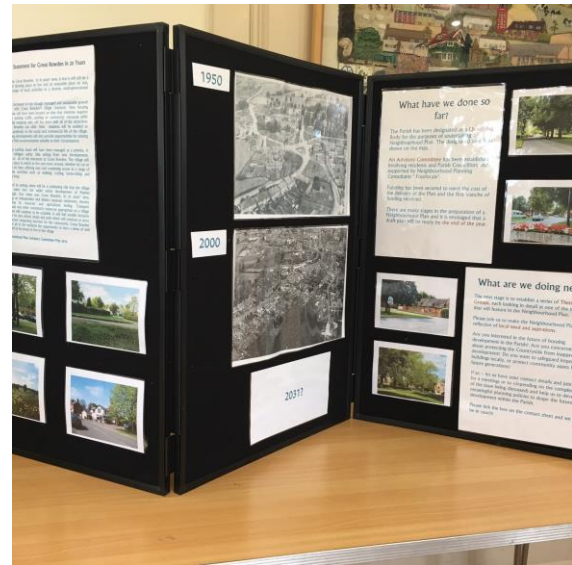
Sign in	A Member of the Advisory Committee welcomed attendees on arrival and asked them to complete a contact sheet to record attendance. The arrangements for the Open event were explained.
Background	The first displays introduced Neighbourhood Planning and described the process that is being followed by Great Bowden Parish Council. Copies of explanatory booklets were available on the display stands.
Information	Copies of finalised Neighbourhood Plans were available for people to read as they walked around the displays. Large maps of the Parish were available on the walls within the room.
Consultation on key issues	A series of display boards were spread across the room, each of which focussed on a different topic related to planning and development, including: ▪ Housing –housing mix, design and heritage ▪ Environment – existing designations and Local Green Space criteria ▪ Transport ▪ Businesses and Employment ▪ Community Facilities and amenities Having read the displays, attendees were asked to comment on each topic using post-it notes and to place them on flip-chart paper alongside each display. A 'Video Booth' was set up to enable people to record their thoughts on film
Visual maps	A large map of the Parish was available and people were invited to place up to 3 blue dots on areas of recreation and up to 3 green dots in places enjoying good views. Another map enabled people to express a view about where they would prefer new housing to be located and where they would not like to see any further housing.

b) Display Boards and process

General



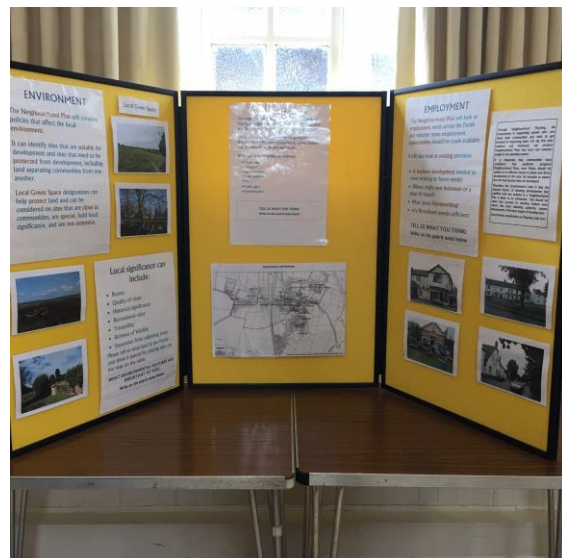
Progress



Community Facilities and Transport



Environment and Employment



Maps



Video booth



3. Results

Housing, Heritage and Design
Comments

- Housing should be in keeping of current village.
- Brownfield sites would be preferable, e.g. Leicester Lane. Access would be easy.
- All properties need to be built to enhance the village of character.
- New builds should be in keeping with existing designs.
- Design standards - renewable energy and top grade insulation should be built in. All houses to have front and back gardens, and shared designated parking area.
- No buildings that link Great Bowden to Market Harborough.
- Brownfield and infill only and of all price ranges to bring a good range of ages here to the wonderful village of Gt Bowden – a conservation village.
- Any new housing development should be infill or brownfield sites only. No extensions to village boundaries as current 2015. New homes should be in small groups, i.e. Nether Green. Large expanses of housing will take away from the village character.
- No building outside the village boundary – only brownfield sites.
- New housing on infill sites. More sustainable housing. More communal open space with housing.
- No development in current areas of separation between Gt Bowden and Mkt Harborough.
- I think more housing should go at the west end of Leicester Lane.
- (Housing development)... on the perimeters of the village, like Leicester Lane, where it doesn't negatively affect anyone.
- No building on the Sutton Rd/Welham Rd Paddock.
- Build new villages rather than spoil existing ones.
- Could we build on airfield? Support Welham Rd if it can be kept separate development to Gt Bowden.
- 2 paddocks – Welham Rd/Sutton Rd were always to be open spaces in the village - paddock on Welham Rd is being used and partly developed to adjoining houses.

- Infill only; gaps between existing buildings; not greenfield infill.
- Brownfield; infill. For rent, social small apartments only.
- Affordable housing, built to highest insulation standards.
- No infilling of village spaces such as paddock on Sutton Rd.
- Proposed building sites in G.B are not for NEED but for PROFIT! Berry Close land was sold as agricultural land at £108,000. If sold for 70 houses will produce £million + profit for land owner alone!
- New homes should be focussed on brownfield sites. We should aim to preserve our heritage of countryside for future generations.
- I think we should focus on brownfield and infill sites.
- Any housing needs to be suitable for a range of all ages to preserve the community of the village.
- Some affordable starter homes to encourage young people into the village. (1 other person agreed with this).
- More 2 bed starter homes with preference of sale to the young of the village. (1 other person agreed with this comment).
- Should be mainly affordable homes, especially for families.
- More affordable housing to encourage young families. More homes suitable for the elderly. Apartments not houses. Greater density less space.
- Housing should be available for all incomes. The style should be in keeping with the rest of the village where possible.
- Affordable houses essential for social diversity: planning should be aimed at terraced 1 and 2 beds only. 1 bed should reach circa 5%. 2 bed should reach circa 30%.
- The proportion of terraced housing is too low. Terraced housing uses less land leaving more for the future. % should equal circa 30%.
- Keep developments very small, i.e. 10 houses no more.
- Development of the number of houses proposed will alter the atmosphere of the village considerably. There should be smaller numbers of houses.
- New houses should be designed in a manner in keeping with the prettier more “historic” existing village properties and should have gardens of a suitable size (and which get some sunshine) rather than developers “copy and pasting” standard designs used for towns or suburbs.
- Villages work because they have a range of houses and this should be maintained.

- Bungalows are needed for the retired to downsize out of family homes and stay in the village.
- Both materials used and colour of fronts to match a street environment.
- House design should be in keeping with the traditional “look” of the village.
- Too many new homes have wooden cladding – not in keeping!
- Agree on too many homes having wooden cladding – not in keeping. More houses for elderly to stay in village
- In your Vision Statement – created with no consultation – you do not mention seeking to help poor people.
- We both agree with the mission statement.

Open Space and Environment
Comments

- It's important we remain separate from Market Harborough.
- Keep Gt Bowden as a village please.
- Keep the village a village.
- Separation land all around the village is essential to keep the village distinct.
- Keep separation land when possible.
- Separation from Market Harborough. Safer speed of traffic and parking. Housing for single or older people.
- No development on south side of Gt Bowden (ie closing/reducing separation land from Market Harborough). Must maintain separation.
- The open space on the recent Welham Lane planning application should be behind the Welham Lane house not adjacent to the A6.
- Ensure all village common land has a public bench to maintain common use.
- Gt Bowden should remain separate from Harborough.
- Separation from bypass is more essential, i.e. kennels, fencing, Welham Lane!
- Maintain separation land wherever possible.
- Keep separation from Market Harborough to keep village character.
- Separation from Market Harborough is a priority. Safe traffic also important.

- Keep separation land. Traffic calming on Gt. Bowden Rd and Leicester Lane. Play area to be expanded in recreation ground.
- Prioritise: separation land from MH; green space; manage traffic flow (especially on Main St.).
- Ensure the distinct separation of Gt. Bowden from Mkt. Harborough is maintained. Please- safe slower traffic movement through/round the village.
- Separation land is now irrelevant and should be built on.
- Make sure all public footpaths are known and used – to keep them open and accessible.
- Retain the greens and maintain the footpaths.
- Important: the greens and open spaces within the village.
- Retain paddock on Sutton Rd corner as green space.
- What options are available to encourage safe habitats/biodiversity in open sites? Can this approach be pursued within the public green space??
- Verges on Leicester Lane need kerbs and laybys for cars parked by dog walkers, ramblers, joggers.
- What has happened to the important open spaces (privately owned). They seem to have disappeared from maps?
- Retain and create wildlife corridors.
- Land between Manor Rd and Langton Rd – not shown as green area – shown on Registered Common Land Map, not on open spaces.
- Keep all village greens and footpaths.
- Retain all green spaces, all lowered kerbs, and speed is a huge issue; illegal parking on pavement /grass area and private driveways – all needs that should be addressed.
- The field behind Knights End Rd floods all winter!
- Leicester Lane: footpath to canal needed. Tidy overgrown trees and shrubs on right side towards canal.
- Tranquility.
- Leicester Lane is untidy and dangerous for the many dog walkers, joggers, etc. Laybys needed.
- More benches at play area in recreation ground for parents.
- Roundabout in playground potentially dangerous.

Community Facilities and amenities
Comments

- The rec and the school are the amenities.
- Park and play area are very important. Play area could be extended as more families are coming to Gt Bowden.
- What about schooling for all these extra houses which are going to apply to families – lack space for school to expand.
- Gt Bowden School must give priority to family of residents.
- What about the school? Further expansion (for) additional children.
- Both the Church Hall and Village Hall provide a space for the community to gather or take part in activities. They should both be retained and maintained.
- Post Office and shops are vital to the village.
- Maintain Recreation ground, both pubs and both shops.
- Post Office, shop, pubs, Rec all contribute to the community aspect of the village.
- The post office is important.
- Retain post office and village shop.
- Important to retain Post Office and village shops. Parking around the Green is a problem. Speed through the village is also a problem.
- We need to discuss the Post Office please – it needs to be supported by the village as it needs to be viable. There is no salary with the post office – we (Weltons) have signed a 12 month contract – “You” need to make it viable.
- Post Office is necessary. It also feeds Weltons and Dilip and the pubs, bringing people into the village.
- Maintain the shops and pubs and support the Post office. The Rec is an important asset.
- Both public houses are a great asset to the village and helps keep the village a community.
- The village Hall and church Hall provide an important facility for a wide range of community groups and activities.
- Walkers and dog owners need maintenance of public footpaths around village. Please incorporate in Village Plan as not shown on your maps.

- Post Office, shops and cashpoint are a lifesaver in Gt Bowden.
- A medical centre and chemist/pharmacy.
- Public transport. Doctors.
- The bus service to/from Station and town is essential for non-drivers!

Employment
Comments

- No comments were recorded

Transport
Comments

- Don't allow new housing without improving roads and congestion that it will cause.
- Main Street – can there be more parking bays as plenty of room on the large verge. Essential now, and more traffic due regardless of Gt Bowden housing.
- Leicester Lane must not be used as a rat run for Airfield farm development to the A14, station. Needs to have a no right turn off Leicester Rd.
- Pinch points rather than speed humps especially on Leicester Lane by woodyard.
- Stop Gt Bowden being used as a “rat run”. Vehicles too fast through village. Dingley Rd very dangerous.
- Serious risk of use of village as rat run. Must be dealt with.
- We urgently need to control the speed of traffic through Main St particularly near the school, over the railway bridge.
- Replace “30” warning sign with traffic cameras that work! Dingley Rd dangerous at church-vicarage development: development here will add to problems. Collision potential is high.
- Speed of vehicles through the village is an issue. We need traffic calming measures. Also important to maintain the existing village services.
- Close the left turn off Dingley Rd outside the village hall. This forces all traffic to go to the T-junction at Weltons and should reduce traffic speed.
- Parking is a big issue. The road infrastructure cannot cope with the volume of cars needing to park. School parking and parking round the green is hazardous. There is

little the police can do since the parking powers were devolved. Serious thought needs to go into parking space provision.

- Good services already – shops, pubs, buses. Pinch points required at every entrance/exit to village allowing vehicles out...to make people cutting through use the bypass. Speed reduction. Possible block off main green for parking for Hall and properties make vehicles go to junctions. Stop trucks and large vehicles.
- Congestion: feeder roads into the village all have houses with no parking provision, which leads to on street parking reducing road width to a single carriageway. This is already dangerous with current traffic levels. Increased housing will lead to increased traffic movements on a road network which is already strained.
- All roads into Gt Bowden are constantly congested.
- Station Rd becoming increasingly dangerous, eg for children walking to school.
- Already too much traffic through centre of village and too many vehicles coming from Main St and turning to go down Dingley Rd.
- Junctions: all junctions in Gt Bowden are dangerous because of traffic volume and speed of traffic but I don't want speed bumps.
- Roads are getting very busy – vehicles need to slow down – not speed bumps.
- No speed bumps in village. No right turn from Harborough Rd into Leicester Lane. Try one-way working at one or more bridges.
- Slow traffic on Leicester Lane – people come out of the 30 mph zone and really speed up – 30mph all the way would be good!
- Huge lorries move up Langton Rd to reach Melton Rd. Too big, too fast. Need to be stopped. Cars speed also at 60mph once past the corner.
- Gt Bowden is a very busy village traffic wise. A lot of the older areas have no off road parking, and movement of traffic is often dangerous. The junction of Manor Rd onto Main St is also very dangerous, particularly with traffic coming over the bridge from Leicester Lane area.
- Manage the speed of vehicles particularly after railway bridges. Manage parking at junctions and on pavements.
- Traffic calming needed on Main St adjacent to school in Gunnsbrook Close.
- Double yellows needed outside Red Lion pub up to turning for school.
- Manage parking and traffic along Main St.
- Traffic calming tends not to slow down those it's aimed at. Solution unclear.
- Speed limits into village via/along Leicester Lane needs more to/shortly after canal bridge.
- Double lines needed outside Red Lion up to first road on left after pub.

- Through traffic creates extreme congestion at peak times and poses safety concerns.
- Dingley Rd already way too busy and dangerous going past a pre-school. Doesn't merit more housing and cars.
- Please look into speed of cars and parking around Red Lion.
- Pinch points at all entrances to village to prevent speeding and lorries.
- Pinch points; letting vehicles out; make to use bypass; speed restrictions. Block off main green. Make vehicles go to junctions and slow everything down.
- Pinch points on Manor Rd/Sutton Rd/Langton Rd would slow traffic down.
- No traffic calming measures. Keep parking on streets – a lot of people do not have garages.
- Any new development must have off road parking – 2 cars per house.
- Issues: parking on pavements and at road junctions.
- Car parking – provide more and have NO pavement parking. Traffic calming too.
- Congestion on roads into Bowden
- Issues: speed in village; parking opposite/by Red Lion.
- Parking on pavements and road junctions.
- SPEED – especially on Station Rd.
- Priorities: enforcing 30mph speed limit and introduction of 20 mph through village centre.
- On street parking already impedes free flow of traffic – entrances and exits already struggling to cope – rat runs, etc.
- We need SAFE off street parking.
- Need safe parking areas please and zebra crossing.
- Better parking around shop area.
- Traffic management and flows on what are for the most part narrow country roads.
- Station Rd increasingly dangerous. Traffic calming measures required.
- Put time restrictions on lorries entering the village road system.
- Parking around the Green to be addressed somehow. Many cars travel too fast, especially on Dingley Rd. Many cars use village as a cut through.
- More speed restriction through village of 20mph to avoid dangerous conditions when children or OAP cross the roads – especially near church and shops.

- Safe traffic movement in and out of the village. Parked cars lead to drivers taking risks.
- Congestion on Station Rd. Speed control on traffic in Main St and the Green.

Anything else?
Comments

- Traffic reduction!
- Village life to be enjoyed by residents and visitors from Mkt. Harborough. Extra facilities not required: they are in Mkt Harborough.
- The village school should be able to cater for all village children to ensure they grow up as part of the community with village friends.
- More land for the cemetery.
- Can anything be done about the national grid frequently having road works on Station Rd bridge and disrupting traffic?
- Development tends not to benefit existing villagers. Keep development to a minimum. Protect open spaces, greenbelt, vistas. Allow space for wildlife and environment.
- In view of the increased population in the village, it would be good to have a health centre and pharmacy/chemist. Possibly on the site next to the village hall.
- Small houses are being converted to large properties not in keeping with existing surroundings.
- Stop rat run when Airfield Farm development is built. Large increase through our village! (Another person agreed with this!)
- Protect our wonderful village. Minimum possible development in the future.
- Keep the village community by retaining village/church halls and local shops and bus services.
- School capacity? Lollipop lady?
- Ensuring local children can use the local school.
- Housing for elderly/single people.
- Car park near centre to alleviate the Greens.
- Protecting the heritage of the village is important.
- Protect the village character and heritage. Limit traffic.

- Control of traffic flow and parking need to be controlled.
- Some truly 21st century buildings. Some low rise apartments. Some small business units.
- Keep the open spaces in the village. It is built around the Greens and these give it its character.

4. Summary of findings

Comments were made which reflected a wide range of opinions. Respondents were generally in favour of any new development on a limited scale, of house designs in keeping with the character of the village and incorporating parking spaces, and on sites which are not in the areas of separation between Great Bowden and Market Harborough. Consistency of opinion was demonstrated in a number of key areas:

Housing, Heritage and Design

This section generated the second-highest response after the section addressing Transport and Highways.

Out of a total of 44 comments on Housing in the village, 6 were in favour of any housing development being of a rural design sympathetic to the village. 9 respondents specifically referenced the need for a range of affordable housing for both young families and older residents. The wish for brownfield and infill sites to be used for any development was expressed by 9 villagers, with Leicester Lane suggested as a potential site a number of times.

Transport and Highways

This area of the consultation drew the greatest number of responses – 55 in total. In the event of development, respondents highlighted the need to provide more traffic calming, traffic management and adequate, safe parking areas in an already congested village which a number of people stated is currently used as a “rat run”. 25 comments specifically referred to the need to provide adequate parking and generally relieve congestion. 35 people called for traffic calming and traffic management initiatives. Particular areas in the village giving cause for concern in terms of speeding and unsafe parking were Leicester Lane, Main St; Dingley Rd; Station Rd and around the school, the Red Lion pub and the main Green.

Environment

This display also attracted a great deal of interest – 35 in total. 13 respondents echoed the concerns stated in the Housing section: that any development should preserve the areas of separation between Great Bowden and Market Harborough. 10 respondents wanted to see the protection of the villages open spaces, the “Greens” and footpaths. Another 2 respondents highlighted the need for laybys to be provided on Leicester Lane for joggers and dog-walkers to park their vehicles, and another person felt that a footpath was needed from Leicester Lane to the canal.

Community facilities/amenities

22 respondents commented on this section.

The school, shops, Post Office, pubs, recreation ground, church and village halls were all recognised as amenities important to the village. 3 people raised the question of the impact of development on the primary school's capacity. 2 respondents highlighted the wish/need for a medical facility, and a further 2 stated current and future public transport/bus service as an area for consideration. The issue of supporting the Post Office in order to maintain its viability was highlighted in particular by 9 respondents.

Anything Else?

In addition to the reiteration of points already raised, for example the village's capacity to meet the demands of an increased population on the road network, open spaces and school and play provision, respondents from Great Bowden suggested, variously: a car park near the village centre in order to alleviate congestion around The Greens; a school crossing patrol; pharmacy/chemist.



Gary Kirk *Yourlocale* May 2016

