



THE TROWELL PARISH DESIGN STATEMENT

2006 - Revision 1



INTRODUCTION

The production of the **Trowell Parish Plan** was successfully completed in 2004. This was based on a consultation process which included the results of a well supported survey distributed to approximately 2,000 residents.

"I feel lucky to be part of Trowell life, please don't destroy that making it yet another over populated area"



Various action plans were drawn up to take forward the recommendations, with the action for housing and development being facilitated within the framework of a Parish Design Statement (PDS).

The PDS would guide the provision of housing development in and around the parish whilst protecting its distinctiveness, character and natural rural boundaries, in line with the wishes of the residents, and the remit of the Broxtowe Local Plan.

From the data collected by the Parish Plan Survey, it was evident that approximately 80% of residents requested that new housing growth be limited to no more than 10% in the foreseeable future.

BACKGROUND

History and Evolvement

It is a rural parish separated from Ilkeston, Stapleford and the City of Nottingham by open countryside and moorland, a railway and the River Erewash. The M1 Motorway dissects the parish but does not affect the united community.

Trowell is famous as the Festival of Britain village of 1951.

The aspect for most residents is of open fields and the housing has evolved on a linear theme either side of the A609 and the A6007. Development has continued as expansions of the linear theme followed by the Trowell Park development in the 1980s.

21st Century Trowell - What makes it unique?

Water

The open countryside within the parish provides the source for a number of the natural watercourses flowing in the local area.

The residents of Trowell believe that these water sources are a key factor in the Parish Design Statement. The natural access of these watercourses to the local Rivers Trent and Erewash should not be impeded, as it could have damaging long-term effects on the characteristics of Trowell and may cause ecological damage. This damage could irrevocably affect the bio-diversity of the area.

Although flood plain development is not likely to be allowed in the area, taking into account the changes of climate expected, it is vital that any excess water has a free and unimpeded flow along its route. All the natural watercourses feeding the flood plain need to be left undisturbed by development.



Green Belt

Most of the village of Trowell was taken out of the green belt a few years ago to allow for the normal progression of improvements to properties within the built-up area without the restrictions of green belt land.

Although there are few areas where infill is possible, the village is happy to allow development which keeps to the guidelines set out in this Parish Design Statement.

"Don't want more green belt to disappear so opposed to further building"

Boundaries

The boundaries of the Parish of Trowell border both Derbyshire and the City of Nottingham.

Those boundaries are also crucial to the design statement in that, apart from the housing along the linear border with Stapleford, Trowell is surrounded by open countryside, all of which is in the green belt.

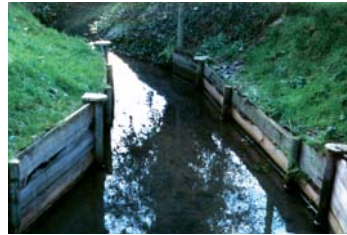
Country Walks

Trowell is blessed with many well utilised footpaths and bridle paths. These are a source of pleasure and enjoyment to locals and visitors. Many of the walks skirt around the farms in the area and cross the many brooks. These form the beauty spot we know as Trowell Moor.

Woodland

There are picturesque wooded areas within the parish which enhance the natural beauty of the countryside. Additional planting has taken place over the years to enhance the existing areas.

There is also an area of natural beauty just outside the parish which forms the border with Bramcote and Stapleford. This is the Hemlock Stone country park and it is a beautiful area for leisure walks. Car parking is provided in the Pit Lane area as well as at Bramcote Park.



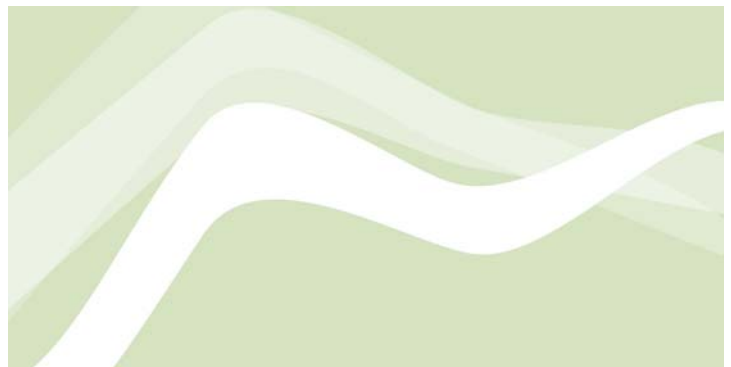
Boundary Brook -
normal flow



Boundary Brook -
in flood

Boundary Brook

This is the natural border between Stapleford and Trowell. It is the only watercourse in the Broxtowe area with an en-mained critical watercourse section near to the Trowell Park development. The present danger of flooding of this critical watercourse is the main area of concern for the Trowell Park residents who border the brook. It is vital that the free and natural flow of water into this brook is not impeded by any future developments.



Neighbouring Area of Interest (Trowell Moor)

This is part of the natural water feed area feeding into the River Erewash and is also an area of natural beauty. It is the wish of the people of Trowell that this area is maintained with as natural a vista as possible, and that it should keep its rural nature. The neighbouring village of Cossall has strong local historical connections with D.H. Lawrence, and it is right that the Parish of Trowell does not conflict with the wishes of the people of Cossall with regard to future developments. The disused canal is maintained as a nature reserve. Any development across the canal's route should comply with any existing guidelines.

Rural industries should be actively encouraged to sustain the land within this area as fully as possible.

Any future road development between Trowell and Cossall should conform to the natural contours of the moor land wherever practicable. Any building development in this area should be sympathetic to the natural beauty of the surrounding countryside.



Nottingham Canal

Designated areas of the long disused Nottingham Canal have been set aside specifically as a nature reserve. The rest of the old waterway within Trowell is slowly returning to nature, and many of the numerous country walks along the footpaths take the walker around this scenic and interesting area.

People taking advantage of the garden centres around Trowell can access the footpath system from the centre car parks as well as the public car parking at Pit Lane.

Trowell Moor

This is the area of countryside contained broadly within the boundaries of the M1 motorway, Strelley, Bilborough Road, Coventry Lane, Bramcote Hills, Stapleford and Trowell. The people of the parish of Trowell would wish that this open area of land known as Trowell Moor be maintained as green belt.



The Area West of Trowell

This area is bordered by the River Erewash and the railway forming the Derbyshire County Boundary and has the M1 motorway cutting through it.

The area is almost completely within the flood plain of the river, which will prevent development in this area. Existing industrial complexes close to this area should be actively encouraged to be good neighbours by monitoring and controlling all emissions from chimneys, waste outlets etc. These operators should also be monitoring and controlling noise pollution as much as is practicable.

There are areas to the west of the Trowell Park estate where suitable recreational facilities could be provided with the flooding risk being taken into consideration. These should be encouraged.

Rural farming development exists within this area and should be actively encouraged to continue and grow within the constraints of the natural features. Planting of trees should be encouraged wherever practicable to prevent soil erosion.

Trowell is a village situated on the Nottinghamshire/ Derbyshire border within the Borough of Broxtowe in the County of Nottinghamshire in England.

Trowell is an old Saxon settlement believed to date back to the tenth century. By 1066 Trowell was a well developed parish with four manors, a church with two priests, and a population of probably around fifty souls.

A Brief History of Trowell

The turnpike road from Nottingham to Belper (through Trowell and Ilkeston) was constructed in 1745. The Nottingham Canal had been cut by the end of the 18th century, and in 1820 conveyed 320,000 tons of merchandise.

The main railway line was laid in 1845, and the Radford link in 1878. Trowell station had a useful life of more than one hundred years. There are currently active moves being made to reopen the station.

The M1 motorway, which bisects the village, was constructed in 1966, and the Trowell Motorway Services lie within the parish.

In 1951 Trowell became Britain's Festival Village. It was chosen from among 1600 villages in the Festival of Britain souvenir programme as a representative English rural community, because of the 'ambition and courage' of its Festival Scheme, and the fact that it lies within a few miles of the exact centre of England. Another reason was its 'unusual name'. The 50th anniversary of Trowell becoming the Festival Village was celebrated in 2001 within the village.

At the beginning of the 13th century coal was being worked on Trowell Moor, and conveyed to Nottingham by the river Erewash. The moor also yielded excellent building stone - sandstone from the coal measures - and in 1478 Trowell stone went to the strengthening and enlargement of Nottingham Castle. Coal was mined in Trowell until 1926. Enclosures took place at Trowell under the act of 1787, when the transformation of nearly 252 acres of moor and waste ground into hedged fields began to give the parish something like its modern form.

Much of the present appearance of the parish has taken place during the 20th century, and indeed a large proportion of the increase in size of the village occurred in the period between the two World Wars. This consisted mainly of 'ribbon' or 'linear' development following the three main roads, particularly Ilkeston Road. After the Second World War, development was mainly confined to 'infill' sites.

In the late 1980s the village swelled in size by approximately 350 homes, with the building of the Trowell Park estate and the total housing in the parish increased by about a third.

The parish outside of the village is mainly agricultural, being a mixture of arable and livestock farming. Broxtowe Borough Council has records of 'mature landscape' that has been designated within the parish. The entire parish outside of the village is in the green belt.

Mineral extraction has been a part of the landscape of Trowell since coal mining began in the middle ages. Both deep mining and open-casting have taken place at various times throughout its history. Proposals were in place to opencast a large area of the moor in the 1980s and 1990s. These plans were eventually abandoned, but there is no doubt that large amounts of coal reserves are easily available in the parish.

As mentioned earlier, the parish has the dubious distinction of being dissected twice by the M1 motorway. With increasing amounts of traffic, this has resulted in increased noise and pollution, particularly to certain residents on the Trowell Park estate.

Trowell parish is situated on the border with Erewash Borough Council in the County of Derbyshire. Throughout the industrial revolution, and well into the late 20th century, Trowell both enjoyed and was blighted by the heavy industry situated across its border. This industry provided employment, but also produced large amounts of pollution.

Learning from Past Developments

This document was conceived as part of the Trowell Parish Plan. Residents desired to have a say in the future of their community. In recent years a number of proposed developments have been sought by developers and have successfully been rejected by residential pressure groups and the parish council. However, the residents are aware that due to Trowell's rural setting, developers have seen opportunities in the area and may well continue to do so.



Over the past 70+ years, Trowell has had a number of developments that, if subject to current planning guidance, would not have been built. Instances of ribbon developments, coalescence, insular small settlements, modifications and rerouting of natural water courses are cases in point.

Other properties are too close to the motorway and suffer from various levels of pollution. Some developed areas of the parish are now within the re-designated flood plain.

This document is intended to give residents' views of the character of Trowell. It is hoped that, through good design, it will promote the rural feel of the community, and improve its sustainability for future generations.



Future Development and Change Strategy

All new developments and extensions to existing properties should have the primary aim of promoting the sustainability of the existing community. The emphasis should be on reinforcing the centre of the village community. The extensive data collection of this document has shown that there are a number of opportunities to develop or redevelop poorly utilised land if required. The need to allocate green belt or greenfield sites on the edges of the developed land is not acceptable to residents. Recent proposed developments have been in those areas away from the centre of the village and would have reduced the gaps between neighbouring communities had they been allowed, leading to coalescence of settlements.

Any new development should not affect existing established hedgerows, trees or watercourses. Because of the diversity of housing designs within the parish, we would suggest that new builds should be of a similar design to existing properties. Therefore design should include sympathetic use of materials and traditional design elements that are widespread within the parish and primarily based on surrounding properties. Where existing properties have elements of design not in keeping with the wider community, property owners should be encouraged to consider redesign.

To comply with government planning guidance, there is a need to increase housing density and to provide affordable housing. New properties should have a similar outward appearance to the surrounding properties. Larger scale developments must have facilities that will meet the social needs of the whole community. These new developments should be well integrated into the whole of the parish.



"Trowell is a pleasant village with community appeal, nice walks and bridle paths close to the countryside"

Land Designation (Green belt, green fields and defensible boundaries)

Recent changes to boundaries have opened up the possibility of development within the village. We cannot foresee any need to re-designate boundaries any further, or release land that would not assist the sustainability of the community, particularly that on the edges of existing developed land. The residents of Trowell do feel that, in the future, it would enhance the community as a whole if a suitable area of land could be developed as an open area or Village Green.

Street Furniture, Utility Buildings and Signage

All street furniture should incorporate rural design elements and ideally be of a uniform design throughout the parish. Utility buildings, bus stops and telephone boxes should retain traditional rural design elements and utility building substations should be unobtrusive. Signage should be of good quality reflecting the rural character of Trowell and be appropriate to the surroundings. Illumination of signs and buildings should be understated, with the church remaining the most obvious building during hours of darkness.

Industrial Buildings

These should be of good design, and complement the character of Trowell. Proprietors of existing buildings should be encouraged to improve the appearance of their properties. Efforts should be made to mask unsightly buildings by the planting and maintenance of hedges or trees.

Trowell wishes small scale, commercial, industrial and residential developments to fit appropriately within the village.

Design Guidance - General Principles

All parish boundaries are to be retained where they exist as a natural feature, or should be created by design to avoid coalescence.

New developments should aim to improve or extend facilities in the parish.

Care should be taken to design the layout and density of new developments, extensions and alterations so as to ensure freedom from excessive pollution (noise and light) for residents in surrounding gardens and dwellings.

All new developments including infill, extensions, modifications and street furniture should draw their architectural concepts and choice of materials from those common to the parish, with particular importance being attached to examples in surrounding buildings and landscape features. New buildings and extensions should also reflect the variations in form, mass, scale and styles of their surroundings.

Roof heights, spans and pitches should be in keeping with those already found within the parish.

On all old buildings, original details should be retained and repaired where feasible. Traditional techniques and sympathetic materials should be used. Special care should be taken with extensions and alterations.

Frontages to shops, offices and factory units should not be intrusive or obscure the character of existing buildings.

Signage should reflect the character of the village and poster hoardings should be avoided, whilst other advertisements should be appropriate to their surroundings and be minimal in quantity, thus avoiding proliferation and the over-repetition of information.

Features aimed at conserving natural resources such as energy, water and minerals should be encouraged in all new buildings, developments and extensions.

New buildings and developments are to incorporate space and facilities for the recycling of waste.

Details of the Design Guidance

Development Patterns

The buildings and settlement patterns of the parish within its landscape setting have given the parish its own "sense of place". New developments should be in keeping with this, and make a positive contribution to the environment and the community.

The use of existing sites and previously developed sites should be considered for new developments in preference to the green belt.

New build backland development away from existing highways should be avoided throughout the parish

All new developments, commercial, industrial and residential are not to exceed one floor above ground level other than where there is an existing high building.

Layouts should be designed to reflect traditional local treatments of boundaries such as fences, verges, hedgerows and shelterbelt planting.

Plot sizes and layout should be in keeping with the surrounding pattern common to the parish, with easily and clearly defined boundaries and borders.

Existing green and other open spaces should be preserved.

All new developments are to consider incorporating green spaces and recreation areas.

Drains and Sewers

All new developments are to provide for the necessary drainage and sewerage based on maximum usage whilst allowing for future development. All new drainage and sewerage when meeting existing drains and sewers must not then overload the existing systems, or have the potential to do so.

Highways and Paths

Consideration should be given to the inclusion of convenient cycle storage space or facilities in the design of all new buildings.

Provision is to be made for a people - friendly network of safe routes within new developments, and between them and the existing settlements, for the benefit of children, those with pushchairs, wheelchairs, bicycles, and those with limited mobility.

Adequate off - street car parking should be provided for all new developments. Blocks of garages that are isolated from the homes they serve are to be avoided.

Vehicle parking and movement is to be addressed in all development proposals in the context of the principles of design and layout identified in the Trowell Parish Design Statement.

New developments should not lead to the loss or erosion of existing rural lanes and paths. Existing lanes and paths are a characteristic of the parish and cannot support or sustain increases in traffic, especially heavy vehicles.

All paths, lanes, walks and rights of way are to be maintained where they pass through or infringe upon any development, extension or alteration.



Electrical Supply

All new developments must ensure that the demand for electricity will not exceed supply levels or have an adverse effect on the present supply to the parish and its surrounds.

Any supply provided will leave no impact on the parish environment or the green belt surrounding the parish.

Substations or additional equipment where provided will be discreet and blend in with the landscape or its immediate environment.

Water Supply

This will comply with all current regulations, using the latest materials to avoid unnecessary wastage and loss, and encourage recycling.

All natural water courses are to be maintained and preserved.

Flood plains, wet lands, moors and all other wet areas are to remain clear of any type of development.



Landscape

Full advantage should be taken of the landform when considering new developments, particularly when visible in long views. Attention should be given to avoid the impact of any new buildings or developments on the parish landmarks, such as the church, and to sensitive views within and out of the parish.

Designs for new development are to provide details of hard and soft landscaping. A variety of appropriate hedging and border plants should be used. A sustainable maintenance plan should be provided as part of the design.

The use of trees, plants and street furniture should be employed to discourage driving and parking on pavements and verges.

Shelterbelts, hedgerows and other borders are to be preserved and enhanced throughout the parish as an amenity feature and in support of bio - diversity in local wild life and flora.

Prepare your own 'design assessment'

Householder Guidance

If you are considering altering the exterior of your property, or changing any external detail of the building, its paintwork, signs, garden or surrounds then:

1. Look at the frontage from some distance. Note down the most distinctive features and, separately, those that seem to be more recent and out of character with the building and surrounding properties. Perhaps take some photographs.
2. Now stand right in front of the property and do the same, but this time study the details of the windows, doors, eaves and so forth.
3. Repeat these processes for each elevation or aspect of the property after studying the guidance given in the Design Statement.
4. Now think about the changes you have in mind. Consider whether they could prejudice the distinctive characteristics and details that you have noted down. If so, examine other ways of meeting your requirements, but ones which will conserve this heritage. A policy of minimal intervention and simplicity of design is nearly always appropriate.
5. Next check whether the changes you now envisage will assist in removing any of the uncharacteristic features and details you have noted.
6. Finally go to the Borough Council, your builder or architect and ask whether they agree with your Design Assessment or can suggest any improvements to it.
7. Full planning guidance is available from Broxtowe Borough Council.



APPENDIX 1

Relevant policies in Broxtowe Local Plan 2004

E1	Good Design	H10	Extensions for Dependent Relatives
E8	Green Belt	H11	Minor Development
E9	Visual impact of development on Green Belt	EM2	Protection of Employment Land and Premises
E10	Activities in the Green Belt		
E14	Mature Landscape Areas	T1	Developers' Contributions to Integrated Transport Measures
E16	Sites of Importance for Nature Conservation	T5	South Notts Rail Network (regarding proposed Ilkeston South railway station)
E20	Agricultural Land Quality		
E24	Trees, Hedgerows and Tree Preservation Orders	S6	Protection of Local Shopping
E25	Renewable Energy Development		
E26	Pollution	RC2	Community & Education Facilities
E27	Protection of Groundwater	RC4	Developers' Contributions to Education & Community Facilities
E28	Protection of Floodplains	RC5	Protection of Open Spaces
		RC9	Contributions for Maintenance of Open Spaces
H3	Housing Type and Size	RC14	Footpaths, Bridleways and Cycle Routes
H4	Subdivision or Adaptation of Existing Buildings	RC17	Outdoor Recreation Pursuits
H7	Land not allocated for housing purposes		
H9	Domestic Extensions		

GLOSSARY

Backland - New development on land which does not have its own road frontage.

Defensible boundary - Usually in relation to a Green Belt boundary, meaning it should coincide with a strong physical feature on the ground.

En-mained critical watercourse - A critical ordinary watercourse has the potential to flood properties; the Environment Agency has taken over the management of those referred to as "en-mained", i.e. their status has been elevated to that of a river.

Green Belt - An area of land surrounding a city in which development is only permitted in certain special circumstances.

Greenfield site - A general term to describe sites not previously developed (which may occur in both urban and rural locations).

Infill - The construction of dwellings within a small gap in existing development.

Shelterbelt - A deliberately planted screen of vegetation.

Map of Trowell



Trowell Parish Council



"Independence and Self Help"

www.trowell.org.uk
www.broxtowe.gov.uk

