

NORTON AND CUCKNEY PARISH COUNCIL

HOUSING DEVELOPMENT - NORTON AND CUCKNEY

April 2017 (review February 2018)

Background

Norton and Cuckney are ancient villages of around 500 residents, situated in rural North Nottinghamshire. Cuckney is built at the convergence of 3 major roads and is a ribbon development along these roads. Norton village is situated approximately half a mile from Cuckney along a quiet B-Road. Historically much of the development in these villages has been by the Welbeck Estate Co. and more than 90% of the properties are owned by Welbeck Estate, and, traditionally were rented to tenants. There are several privately owned properties spread though out Cuckney but with only two in Norton.

There is very little employment within the villages themselves and most working residents work in surrounding towns or for Welbeck Estate. Work both for, and within the Estate has changed dramatically in the last 20 years, with agriculture now forming only a small part and employing very few people. The Estate has invested in numerous small business enterprises and these now form the bulk of immediately local employment

Very little new housing development has taken place in the villages in the last 30 years. The Bassetlaw Core Strategy deemed both villages too small for any significant development. This policy is at present going through a significant re-write, and together with the anticipated neighbourhood plan, it is much more likely that new housing development can occur.

Norton and Cuckney Parish Council is very keen to continue development discussions both with Bassetlaw District Council and the major landowner, Welbeck Estate Co. Ltd.

View of the Parish Council

It is the opinion of the Parish Council that careful development should be encouraged within the two villages. The reasons for these positions are as follows:

- Both communities should be dynamic places attracting new residents of a cross section of ages.
- The communities should be able to support the local facilities.
- The proportion of rented housing in Norton and Cuckney is unusually large and dependent upon a single landlord. It would be beneficial to increase the proportion of owner occupied housing.
- Demographically, the population shows a significant skewing towards the elderly

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- The types of property the community now requires to supplement those existing should include bungalows for the elderly; homes for single young people, and young couples. There should be affordable housing as part of this mix

Location of Development

The neighbourhood planning process has identified a number of potential sites in both villages and the Parish Council are fully supportive of the development of these. In particular it:

- Supports the development of infill areas within the villages
- Supports small and sensitive developments within the villages
- Does not wish to see isolated large new areas of housing

Chairman _____

Date _____