

**BROXTOWE BOROUGH**  
**ALIGNED CORE STRATEGY DPD**  
**STATEMENT OF**  
**CONSULTATION**

**Summary of consultation events**  
**and responses in accordance with**  
**regulation 19**

**June 2012**



Positive People - Positive Leadership - Positive Partnerships



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# Introduction

The preparation of the Broxtowe Aligned Core Strategy Development Plan Document (DPD) began with the publication of the 'Greater Nottingham Aligned Core Strategy Issues and Options' document on 15<sup>th</sup> June 2009. Since that time Broxtowe Borough Council had undertaken a series of consultation stages to publicise and receive feedback on the various stages of the production of the Core Strategy. A variety of consultation methods were used consistent with the approach set out in Broxtowe Statement of Community Involvement (SCI). The feedback and comments received were taken on board and culminated in the publication of the Publication document in June 2012.

This statement, in accordance with regulation 19 of the Town and Country Planning (Planning) (England) Regulations 2012, sets out, which bodies were invited to make representations and how they were invited to do this and also summarises the main issues raised and how they were taken into account during the various stages of consultation undertaken as part of production of the Core Strategy DPD.

## **Stages of Consultation**

Preparation	Stage/Document	Content
Preparation of Issues & Options including the identification of potential SUE sites in Broxtowe.	Core Strategy Issues and Options Paper June 2009 (15/06/2009-14/08/2009).	A report which set out a number of issues which were considered to be important to address in the Core Strategy and gave respondents a range of options along with questions on those options.
Consideration of consultation responses and preparation of 'Option for Consultation' document plus the identification of potential SUE sites in Broxtowe including one additional site.	Core Strategy Options for Consultation February 2010 (15/02/2010-14/05/2010).	A report which sets out the Council's options including 19 policies and the reasoning behind the options. Also specifically for Broxtowe 5 potential SUE sites were identified and the identification of a regeneration site.
Consideration of responses and preparation of	Housing Provision Position Paper and Climate Change	The HPPP set out different scenarios for achieving housing targets due to the impending

Preparation	Stage/Document	Content
Housing Provision Paper and Climate Change.	Policy Consultation plus specific to Broxtowe 2 potential SUEs and 5 potential settlements for growth. (13/07/2011 – 3/09/2011)	abolition of the RSS targets.  Amended Climate Change policy.  7 specific locations for growth in Broxtowe (2 SUES and 5 identified settlements)
Consideration of responses and formulation of the Publication Core Strategy (regulation 19 statement)	Publication Core Strategy (11/06/2012 – 23/07/2012)	Core Strategy published with 19 policies on 11 June 2012.
Statement of representations (regulation 22 statement)	Submission of core Strategy programmed for November 2012.	Core Strategy published with 19 policies.

The document explains each of the stages in the production of the Core Strategy and the Consultation Responses Documents that the Council prepared after each stage are available on the Council's website. The Council's Statement of Community Involvement was adopted in October 2006 (and revised in 2009) and sets out the Council's approach to consultation, and the organisations and groups which the Council should consult as part of the process. Appendix 1 provides a full breakdown of all individuals and organisations the Council has corresponded with. The report 'Conformity with the Broxtowe SCI' summarises the key stages of community involvement as set out in the SCI and compares this to the actual engagement process. This report is attached in Appendix 9.

## **Issues and Options Document**

Nottingham City Council and Ashfield District Council, Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council and Rushcliffe Borough Council held a joint consultation in order to explore our 'Issues and Options' for the Core Strategy. The consultation period ran for over 6 weeks from 15 June 2009 to 14 August. The majority of consultation exercises were undertaken in June and July.

### **Who was consulted?**

The Council consulted specific and general consultees as required by regulations along with the public, businesses, agents and other organisations within the Greater Nottingham area. The full list is set out in appendix 1.

### **How was the consultation undertaken?**

At the beginning of the process, the Core Strategy Issues and Options document was deposited at the Council's Customer Service points and all libraries within the Borough. In addition officers attended a number of consultation events.

Consultation Group	Consultation Undertaken
General Public	Joint launch for general consultees – 22/06/09 Officers attended CAT and Parish Council meetings (see appendix 9 for full breakdown of dates). School workshop
Specific Consultees	Joint launch for general consultees – 22/06/09 Letters were sent to all specific consultees stating where the Issues and Options documents were available and how to obtain a copy. Letter to all Parish and Town Councils enclosing the Issues and Options Document.
Councillors	Letter sent to all Broxtowe members.

### **What were the main issues the consultation raised?**

The full report of consultation is contained is available in appendix 5. The issues are also outlined in the Cabinet report dated 5 January 2010. There were a number of issues which informed the publication version of the 'Option for Consultation Document' including:

- All the sites consulted on are retained for consultation purposes as 'Potential Sustainable Urban Extensions' in the Option for Consultation.
- Site H2, 'North of Stapleford', is divided into three for consultation purposes in the Option for Consultation.
- Policy 2.e in the Option for Consultation proposes development at Awsworth, Brinsley, Eastwood, Kimberley and Watnall. (Policy 2.b also proposes development at one or more of the Potential Sustainable Urban Extensions.)

- Policies 2 and 4 in the Option for Consultation do not propose that the Potential Sustainable Urban Extensions in Broxtowe should be for mixed use.
- Policy 4.9 in the Option for Consultation proposes that poor quality, underused and poorly located employment sites should be released for other purposes.
- The Potential Sustainable Urban Extension 'Between Toton and Stapleford to include Toton Sidings', adjacent to the proposed tram terminus, is included in the Option for Consultation.
- The possibility of using the Sidings as part of a Potential Sustainable Urban Extension is included in the Option for Consultation.

### **How have these issues been addressed by the Council?**

All of the issues raised were carefully considered and had an important influence on the evolution of the Core Strategy, aiding the preparation of the Option for Consultation document. See also the 'Issues and Options' comments tracking table in appendix 4 which sets out the comments made in response to each Issue and Option and the way in which these were addressed in the Option for Consultation document, taking account of the particular planning policy context at the time.

## **Option for Consultation Document**

A report was taken to Broxtowe Borough Council's Cabinet on 26 January 2010 where Cabinet endorsed the Option for Consultation document for consultation.

Nottingham City Council and Ashfield District Council, Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council and Rushcliffe Borough Council held a joint consultation on our 'Option for Consultation' for the Core Strategy for a period of over 8 weeks. The consultation period ran from 15/02/2010 – 14/04/2010. The majority of consultation took place in February and March and a variety of consultation methods were used.

### **Who was consulted?**

The Council consulted specific and general consultees as required by regulations along with the public, businesses, agents and other organisations within the Greater Nottingham area. The full list is set out in appendix 2.



## How was the consultation undertaken?

At the beginning of the process, the Core Strategy Option for Consultations document was made available on the Council's website and hard copies were deposited at the Council's Customer Service points and all libraries within the Borough. A notice was placed in local newspapers. A copy of an information leaflet and the response form was posted to every address in the Borough as well as a number being placed in supermarkets and doctor's surgeries. In addition officers attended a number of consultation events.

Consultation Group	Consultation Undertaken
General Public	A letter and a response form sent to all who had shown a previous interest in the Core Strategy Officers attended CAT and Parish Council meetings (see appendix 9 for full breakdown of dates). An information leaflet and response form sent to all households in the Borough. A presentation/workshop events organized with students at George Spencer schools
Specific Consultees	Letters were sent to all specific consultees stating where the Issues and Options documents were available and how to obtain a copy. Letter to all Parish and Town Councils enclosing the 'Option for Consultation' document.
Councillors	Letters were sent to all Broxtowe members.

## What were the main issues the consultation raised?

The full report of the consultation is contained in the 'Option for Consultation' Report of Responses March 2011 contained in appendix 6.

- There was general support for aligning the process of Core Strategies preparation across a meaningful area as this allows for joined up thinking.
- There was opposition to the distribution of development from those who felt that there should be more of an even spread across towns and villages.
- Government Office for the East Midlands (GOEM) felt that the Vision was too site specific when compared to the Objectives which were not locally distinct enough.

- The development industry objected to the fact that Climate Change policy goes beyond government targets on climate change, without any justification for the approach.
- Many respondents felt that the total housing target was too high and should be reduced. Members of the public were especially critical and felt that the proposals were developer led to satisfy speculative demand rather than those in greatest need. Developers were broadly supportive of the level of growth and sub-regional distribution but a number of respondents considered that there should be greater flexibility in the split between the PUA and the non-PUA.
- The impact of the policy on the Green Belt was also a source of comments especially from members of the public who highlighted the potential for settlements to coalesce along with the loss of productive agricultural land
- There was support for the inclusion of a strategic Green Belt review from Derbyshire City Council, Derbyshire Gypsy Liaison Group, Nottinghamshire County Council and GOEM. The HBF also felt that the existing approach to the review was a piecemeal way of dealing with an important issue.
- There was objection to the restriction placed on retail, leisure and cultural uses outside of established centres.
- The consultation responses to the SUE policy are generally focused on specific SUE sites in the respective districts and for the main part residents raise the potential problems for their neighbourhood and disagree with building in the Green Belt. Members of the public questioned the need for housing and believe that existing housing should be utilised. Developers on the other hand put their sites forward as deliverable and spell out barriers to other sites.
- Policy 4 received general support with many respondents encouraged by its intended objective to provide a sufficient amount of good quality job opportunities across Greater Nottingham.
- Many responses agree that the City should be promoted as the Region's principal shopping, leisure and cultural destination.
- Capital Shopping Centres (comments submitted by Nathaniel Lichfield & Partners) are concerned that the Policy lacks clarity in relation to retail capacity and the need for, and timing of, new development. Policy should be consistent with evidence which shows retail led development will be required at Broadmarsh and Victoria Centres to meet retail development needs in the first half of the plan period. whilst Westfield Shopping towns supports the overall spatial strategy and approach, and considers Broadmarsh Centre should be retained as the only focus for major retail development in the Core Strategy.
- Many support the suggestion that there is no need to identify retail development opportunities at out of centre locations and policy and the wording regarding this should be strengthened and clarified.
- The intention of the policy to protect vitality and viability of town centres was supported by respondents including EMDA. There was also general support for the identified hierarchy of centres, although the

designation of a number of centres was questioned and the variation in the level and scale of services between centres was identified.

- PPS4 confirms that it is no longer necessary to demonstrate a need for new retail development in out-of-centre locations and therefore this reference should be deleted from the policy.
- There was broad support from a number of respondents for the specific regeneration areas
- There have been some concerns raised that the Housing Size, Mix and Choice policy is vague and generic whilst others believe that the policy is too prescriptive and will not allow planners to make exceptions to the rules.
- There was a mix of views on the emphasis on family housing.
- There was also support for the identification of variable affordable housing targets at a District level
- There was general support for the approach to the Local Services and Healthy Lifestyles policy including the strategic element although the need for services to be viable in terms of numbers was raised as an issue as was the approach taken in rural areas.
- The proposals for new major sports venues to be located in the 'south east of the
- Principal Urban Area' resulted in a number of comments including that the policy should be specific over location and include greater clarity over the meaning over the area identified. There was concern that this may result in a Green Belt location which would require robust justification. While a number of respondents supported the proposals for a FIFA compliant football stadium as this would reinforce the unique cluster of elite sporting facilities others felt there was no justification for this in an unsustainable location such as Gamston and that new venues should be located away from areas that have plenty of them.
- The encouragement of area wide travel demand management which aims to reduce travel by private car and incentivise public transport, walking and cycling is broadly supported
- Many landowners and stakeholders support the policy for creating accessible development through supporting public transport and road building and feel that the most accessible locations should come forward first.
- House builders generally agree that the need to place new development in locations accessible to sustainable modes should be highlighted in the policy but particularly in locations which reduce the need to travel.
- There was general support for the proposals to move away from reliance on private motor vehicles although reducing the need to travel and the stress on the strategic road network could be emphasised more clearly.
- Overall, consultees objected to the Transport Infrastructure Priorities policy as they did not believe that it was in line with the rest of the document and in particular conflicted with Policy 13.
- Many, including GOEM, criticise the Modal Shift/Behavioural Change policy for not including walking and cycling in the list for major transport

improvements. It is suggested that 'Site specific smarter choice measures' could be included in the third list and this undermines the sequential list in policy 13.

- The funding for infrastructure proposals was raised by a number of respondents.
- While there was general support for the principles set out in the Green Infrastructure Policy a number of respondents including Natural England, Sports England and Nottinghamshire County Council felt that the policy could be strengthened.
- Most respondents identify that necessary new infrastructure is needed to support new growth. There are a number of comments that the policy lacks any detail as to where new infrastructure will be required and how it will be provided. GOEM were clear that for earlier years details have to be more specific, with the level of detail lessening the further ahead the plan is looking.
- There is a reasonable level of support for the Developer Contributions policy and a general acceptance that new development should be expected to meet the reasonable costs of new infrastructure required as a consequence of what is proposed. There is, however, criticism from a number of respondents in relation to the policy's specific wording.

### **How have these issues been addressed by the Council?**

There were a number of issues raised at this stage which led to changes in the 'submission draft' and the need to undertake further consultation:

- Policy 1 (Climate Change) was redrafted to reflect many of the comments made, including a clarification of the approach to low and zero carbon energy sources, explaining the 'Merton rule' rather than being an approach that goes beyond Building Regulation requirements. Accordingly, it is also made clear that the Merton rule may be waived if equivalent carbon savings are made through alternatives.
- In light of the imminent abolition of the RSS the total housing provision figures were revisited and subject to further consultation in the summer of 2011.
- Policy 2 now sets out both a spatial strategy for growth and the settlement hierarchy to accommodate that growth. A separate Green Belt policy is now also included.
- From the range of sites proposed by Broxtowe Borough as potential Sustainable Urban Extensions, Field Farm has been selected as the most appropriate location.
- Policy 2 now sets out both a spatial strategy for growth and the settlement hierarchy to accommodate that growth. A separate Green Belt policy is now also included.

## **Housing Provision Paper and Climate Change Policy Consultation and Broxtowe Specific Issues**

Following the announcement to revoke Regional Strategies by the Coalition Government the Council's of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe collectively decided to review the housing figures and produced a paper setting out the findings of the review for consultation. As significant changes had been made to the Climate Change policy the decision was made to open up comments on this policy alongside the consultation. An additional consultation was undertaken in Broxtowe for the locally distinct housing issues in the Borough. The consultation period ran from 13 July 2011 to 3 October 2011.

### **Who was consulted?**

The Council consulted specific and general consultees as required by regulations along with the public, businesses, agents and other organisations within the Greater Nottingham area. The full list is set out in appendix 3.

### **How was the consultation undertaken?**

At the beginning of the process the HPPP, the climate change policy and the Broxtowe specific locations for growth information were made available on the Council's website and hard copies were deposited at the Council's Customer Service points and all libraries within the Borough. A notice was placed in local newspapers. In addition officers attended a number of consultation events.

Consultation Group	Consultation Undertaken
General Public	A letter advising of the consultation was sent to all who had shown a previous interest in the Core Strategy Officers attended CAT and Parish/Town Council meetings and arranged a number of drop in sessions (see appendix 9 for full breakdown of dates). Presentation/workshop event organised with students at George Spencer schools
Specific Consultees	Letters were sent to all specific consultees stating where the Issues and Options documents were available and how to obtain a copy. Letter to all Parish and Town Councils plus officers attended a number of meetings.

Consultation Group	Consultation Undertaken
Members	Letters were sent to all Broxtowe members.

### **What were the main issues the consultation raised?**

A number of comments were made regarding the review of the housing numbers and the changes to the Climate Change Policy including those outlined below. The full report is in appendix 7.

### **HOUSING PROVISION POSITION PAPER**

Do you support the proposed approach to housing numbers?

- The vast majority of respondents say that the housing numbers are either too high or too low, but, despite this, a considerable number of people have supported the proposed approach. Some of these do however add that affordable housing should be given precedence and that Green Belt land should be avoided wherever possible.
- The reliability of the population and household projections is also questioned, as they carry forward trends in international migration which are unlikely to continue and do not reflect the current economic situation
- Other arguments are around the capacity of the area to accommodate the levels of new housing proposed.
- Some respondents also feel that new housing figures should not be prepared until the Localism Act is in force.
- Those saying that the figures are too low tend to be developers and land-owners. They say that there is insufficient evidence to support the balanced migration approach and that the Core Strategies will be found “unsound” because of this.
- Some cite the draft National Planning Policy Framework (NPPF), as saying that housing figures should be based on objectively assessed needs, which it is claimed the Housing Provision Position Paper does not do.
- It is also argued that delays in the preparation of the Aligned Core Strategies cannot be considered as a reason for not getting the rationale for housing provision correct.
- Others argue that the housing figures do not accord with the Government’s priority for economic development.
- Some point out that NPPF specifically says that housing figures should be based upon the assessment of needs in Strategic Housing Market Assessments (SHMAs).
- Some also say that it is not sound for the Aligned Core Strategies to be progressed on the basis of a housing requirement for the four participating authorities without any understanding about how the requirements of the housing market area as a whole will be met if Rushcliffe and Ashfield decide to plan for lower levels of housing.

- Comments were also made that the HPPP does not acknowledge the projected rise in the elderly population of Greater Nottingham

Do you support the proposed approach to distributing housing?

- Although many of respondents do not support the proposed approach to distributing housing in terms of the split between the various Councils (which was not part of the consultation) there is general support for urban concentration (though not urban sprawl or joining up urban areas) and support for flexibility for Councils to direct growth to more sustainable settlements away from the Nottingham built-up area
- The vast majority of respondents were Broxtowe residents and organisations who feel the number of dwellings required in Broxtowe is too high. Many of the Broxtowe responses considered that the housing should be more equally distributed across the Borough with many against development at Toton.
- There is general support for brownfield development with some respondents advocating a 'brownfield' first principle. There is also general support for greater protection of the Green Belt and greenfield sites.
- Many state that the rigid targets for the proposed distribution of development between Principal Urban Areas (PUAs) and non-PUAs set out in the Regional Plan is too inflexible and therefore support the more flexible approach taken by the councils.
- Several responses state that the distribution should be determined in the light of environmental capacity overlain by broader sustainability issues.

### **CLIMATE CHANGE:**

- Reasonable support for revised climate change policy. However a number of respondents advocated changes to the policy's detail
- A sizeable group objected to the policy but without necessarily giving reasons as to why the policy was inappropriate or inadequate
- Hierarchical approach to minimising carbon dioxide use advocated - with the emphasis placed first on the need to reduce energy demand before then maximising the use of low or zero carbon energy systems.
- Policy is not in line with national definition of zero carbon and the way in which targets are expressed is unclear

### **BROXTOWE SPECIFIC ISSUES**

The breakdown of the full consultation responses for the Broxtowe specific issues is contained in the Report of Consultation available in appendix 8. There were a number of issues raised which informed the publication version of the 'Core Strategy' including:

All of the identified sites and settlements raised significant objection. Besides Brinsley, which has slightly fewer supporters than the other identified sites and areas, the proportions of supporters and objectors received for each of the sites are consistent at approximately 30% supporting development and 70% objecting to development.

For the main part residents raise the potential problems for their neighbourhood which seem to be fairly consistent across the borough. Generally the reasons for objection over the whole of the plan area fitted into a number of broad themes:

- The main reason stated for objecting to development over all the areas was the release of Green Belt land with many fearing coalescence with other settlements leading to lack of identity, whilst others more generally wishing to retain open space for leisure pursuits.
- The increase in traffic which it is anticipated would be created by new development was also given much weight in the objections. Many were not convinced that improvements in public transport would cause a significant reduction in the number of cars on the road.
- Many were of the opinion that new housing was not necessary as there are a large number of vacant properties as it is not viable to sell in the current economic climate.
- The lack of sufficient infrastructure such as schools, doctors, public transport and shopping facilities was also of concern to many residents.
- Environmental concerns such as the loss of valuable agricultural land, loss of important flora and fauna and flooding concerns were also mentioned in a number of the responses.
- In addition to this a number of responses stated that they considered that the strategy to direct development to the South of the Borough was unfair and they would prefer a more even distribution of development however, other responses acknowledged that the South was a more sustainable location.

Developers on the other hand put their sites forward as deliverable and some spelt out barriers to other sites. Also a few residents put their support in for other sites in preference to sites in their neighbourhood.

### **How have these issues been addressed by the Council?**

The consultation strongly suggested that public opinion is fairly evenly split between all the areas with residents reluctant to support development in their neighbourhood whilst developers with land interests wishing tending to promote development.

The identification of new development requirements in the Core Strategy including a need for 6150 new homes is considered to meet independently assessed development needs at the same time as protecting the most environmentally sensitive areas.



The majority of Broxtowe's housing provision is to be provided within or adjoining the main built up area of Greater Nottingham. This is fully in accordance with the strategy of urban concentration with regeneration and will focus housing delivery in or adjacent to the main built up areas in the south of Broxtowe. This will include delivery of housing together with employment development on the Boots/Severn Trent site which will be assisted by the infrastructure planned to be put in place to support the development of the Enterprise Zone. Areas in the urban south of Broxtowe benefit from being in the strongest housing sub market, having the most comprehensive public transport links particularly to Nottingham and being in the greatest area of affordable housing need. This strategy therefore performs best in terms of deliverability sustainability and meeting local housing needs.

Given the uncertainty of the approach of one of the largest landowners in the borough (the MOD), a strategy allocating one large green belt site at Field Farm would make a significant contribution to the early delivery of housing without compromising the delivery of other any other sites that may become available in the future. This would allow decisions to be taken regarding a potential extension to the east at allocation stage along with several other options. Although there are merits in taking strategic decisions now, the approach outlined in the draft Core Strategy does determine the amount, timing and distribution of development with sufficient flexibility to deal with the details in the Site Allocations DPD. This will include the consideration of sites in addition to Field Farm.

# **Appendix 1 Document Phase –** **List of consultees - Non** **Statutory Issues & Options**

A & S Preston, A & S Shaw, A Archer, A D Wood, A Hooton, A J Rampton, A L Clayton, A Lawson, A Windsor, A. Randhawa, A.J & J.H Whittall, ACNA Centre, Actimax, Action for Beeston Local Economy, Active Communities, Adoda B Ene, Afo-Caribbean & Asian Foru, Age Concern, Airport Operators Association, Alistair Kent, Amber Valley Borough Council, Ancient Monuments Society, Andrew Clark, Andrew Pearson, Anna Soubry, Anthony Sutton, AOL Arriva Fox, Ashfield District Council, Ashu Bali, Asian Women's Project, Atisreal, B Bickerstaffe, B C Carr, B Hesketh, B Taylor, BAG, Barratt Homes Barry & Linda Eames, Barton Wilmore, Barton Wilmore Planning - FAO Roger Turnbull, Bartons Public Limited Company, Base 51, Be Broadband, Beazer Strategic Planning, Beeston & District Local History Society, Beeston And District Civic Society, Beeston North Gardenholders And Allotment Holders Beeston Police Station, Beeston South Gardenholders, Beeston Youth & Community Centre, Bellway Estates (Midlands), Bellway Homes, Bellway Homes East Midlands, Ben Bailey Homes, Ben Hunt Planning, Bi Design Architecture, Bircham Dyson Bell, Black Box Communications, Blue Sky Planning, Bovis Homes, Bovis Homes Ltd, Central Region, Bowden Land and Dev Consultants, Bramcote Conservation Society, Braunstone Developments Brenda Eguizabal, British Gas Corporation, British Geological Survey, British Horse Society (The), British Telecom, British Telecommunications, British Waterways, British Waterways, Browne Jacobson, Broxtowe & District PCT Broxtowe Conservatives - FAO Anna Soubry, Broxtowe Green Party, Broxtowe Mediation, Broxtowe Ramblers, Broxtowe Womens Project, Broxtowe Youth Council, Broxtowe Youth Homelessness, Bryant Homes, Bryant Homes East Midlands, Bryden Developments, BTCV, Burton Buckley Ltd, Business Link, C Johnson, C Jordan, C Knight, C Szyszlak, C T Turner C Walters, C.A.B.E, Campaign to Protect Rural England, CarlaThomas, Catesby Property Group, Caunton Engineering, Cerda Planning, CH Morris Changeworks, Chapman Warren, Chapman Warren, Chemical Business Ass Chilwell Gardenholders, Church Commissioners for England, Circuit Planning Rep For Jehovah's Witnesses In Notts, Citizens Advice Bureau (Eastwood) Civil Aviation Authority, CLLR, Coal Authority (The), Colin Buchanan, Colin Buchanan - Harworth Estates, Colin smith Partnership, Commission for Racial Equality, Concept Planning, Confederation of British Industry, Connexions, Councillor A F Ford, Councillor B Charlesworth, Councillor B Wombwell, Councillor C Robb, Councillor D K Watts, Councillor E Atherton, Councillor E Kerry, Councillor F Prince, Councillor G Harvey, Councillor I L Tyler, Councillor J M Owen, Councillor J McGrath, Councillor J S Briggs, Councillor J Williams, Councillor K.E. Rigby, Councillor L A Ball, Councillor L Lally, Councillor M Brown, Councillor M Handley, Councillor M M Radulovic, Councillor P Lally, Councillor R Jackson, Councillor R S Robinson, Councillor S Barber, Councillor S Heptinstall, Councillor S J Carr, Countrywide Homes Ltd, Crest Nicholson, Crest Nicholson (Mids) Ltd, Cromwell Association,

CrossCountry, D A Wilcockson, D Asfoor, D B & A L Mason, D Burnett, D Holme, D J Pearson, D.A. Hale, D.C Leverton Holmes, D.H Lawrence Society D.J. Davies, Damola Bolade, David Royment, David Wilson Homes North Midlands, David Wilson Homes North Midlands, Defence Estates MOD, Derbyshire Building Society, Derbyshire County Council, Derek Lovejoy Partnership, Derwent Housing Association, Development Land and Planning Consultants, Development Planning Partnership, Devplan UK, DPDS Consulting, Dr C Narrainen, Dr Christopher Cheetham, Dr J.E. Ogden Dr Kevin J Caley, Dr M Kinsey, Dr Martin & Dr Joanne Whitahen, Dr N Kelly Dr Nick Palmer, Dr P Robinson, Dr P Willey, Dr PT Wheeler, Driver Jonas DTZ Piedad Consulting, E Harvey, E J Roe, E.ON Central Networks, East Midland Trains, East Midlands Development Agency (EMDA), East Midlands Gas, East Midlands Housing Assoc. Ltd, East Midlands Property Owners Ltd East Midlands Regional Assembly, East Mids Planning Aid Service, Eastmidlands Crossroads, Eastwood & District Trades Guild, Eastwood Peoples Initiative, Eastwood Volunteer Bureau, Eco Teams - Global Action Plan, EDAW Plc, EDF Energy, Elaine & Alan Denning, Eleanor Wreford, EMBEC, ENCAMS, English Heritage, Entec UK Ltd, Environment Agency Equal Opportunities Commission, Equality & Human Rights Commission Erewash Borough Council, Erewash Canal Preservation & Development Assoc, Estate Of Mr W Clay, First Utility, Fisher German, Forestry Commission, Foulds Investments Ltd - C/O IPlan Solutions, FPD Savills Framework Housing Association, Framptons, Frank Ellis, Freethcartwright Freight Transport Assoc, Friends of the Earth, Friends Of Toton Fields Friends, Families & Travellers Advice Centre, FWAG, G & M Westray G & M Westray, G Bright, G Elsom, G Hopcroft, G J Smart, G L Hearn G.C & A.J Jones, Gaintame Ltd C/O Nattras Giles, Garden History Society Gary Stevenson, Gedling Borough Council, Geo Akins (Holdings) Ltd Geoffrey Prince Associates Ltd, George Spencer School, George Wimpey East Midland Ltd., George Wimpey South Yorkshire Ltd, George Wimpey UK Ltd, Georgian Group, Gill Martin, GL Hearn Planning, Gladedale (East Midlands) Ltd, Greasley & District Civic Society, Greater Nottingham Business Environment Forum, Greenwood Partnership, Groundwork East Midlands GVA Grimley, H B Towlson, H Mistry, Hallam Land Management, Health & Safety Executive, Henry Mein Partnership, Highways Agency, Holmes Antill Home Builders Federation, Homes & Communities Agency, Ian Baseley Associates, Ian Forrester, Ian Morris, Indigo Planning Ltd, Inham Nook Allotment Gardeners Association, Inland Waterways Association, Innes England, Institute Of Directors, Iris Baker, J & M Balloch, J C Hogg, J Davies J H Ellis, J McCann \_ Co (Nottm) Ltd, J Morrison, J R Townsend, James Parrish, James Towler, Janet Collingham, Janice Newton JG And MA Woodhouse Discretionary Trust C/O Signet Planning, JJ & A Cunningham, John & Glenice Waite, John & Sylvia Dexter, John & Vivien Gatehouse, John D Clamp, Jones R McCurdy, JS Bloor (Services) Ltd Julie Sampson, K Davis, K Leong Chiu, K M Smith, K.M Hadley, Karibu Trust Karin Kirk, Keith & Julie Cooke, Ken Mafham Associates, Kirsten Taylor, Kirsty Wardle, L & G.A Sulman, Lace Market Properties, Laing O'Rourke Midlands Ltd, Lambert Smith Hampton, Land And Development Cons Ltd Landmark Planning Ltd, Langham Park Developments C/O Cerda Planning

Leah Ryan, Lee Burton, Legal Services Commission, Leicester Housing Association, Leith Planning, Lena, Alf & Val Short, Leone Love, LM Smith London Midland, Loraine Cox, Louise Hurst, Lovell Johns, Lyndon Sheppard M Archer, M Birchall, M Crow, Macedon Trust, Major P C Atkinson, Marrons Martyn Cabbage, Mason Richards Planning, McCarthy Stone Ltd, McDyre & Co, Merle Edson, Messrs J, D, J & I Wild C/o Ian Baseley Ass, Messrs W, C & P Chambers, Messrs Wild - C/o Ian Baseley Associates, Metropolitan Housing Trust, Michelle Stokes, Midland Womens Aid, Mike Giles, Miller Homes, Miller Homes C/O Pegasus Planning Group LLP, Miss K Nightingale Miss WI Whyte, MJ & AA Whyard, Mobile Operators Association, Molyneux Smith Chartered Accountants, Moorgreen Country Show, Mr & Mrs B.A & J.R. Edson, Mr & Mrs D & CA Chester, Mr & Mrs P St Clair, Mr & Mrs B Coxon, Mr & Mrs B Towlson, Mr & Mrs Bolton, Mr & Mrs C Kabuga, Mr & Mrs C Lewis, Mr & Mrs C Page, Mr & Mrs C Strawbridge, Mr & Mrs Camm, Mr & Mrs Cotes, Mr & Mrs D Fazey, Mr & Mrs D Kay, Mr & Mrs D R Barson, Mr & Mrs D Roebuck, Mr & Mrs D Smith, Mr & Mrs Davies, Mr & Mrs Earl, Mr & Mrs F Noble, Mr & Mrs Frost, Mr & Mrs G Potts, Mr & Mrs Gones, Mr & Mrs Gwynne, Mr & Mrs H Taylor, Mr & Mrs I Peberday, Mr & Mrs J Bryant, Mr & Mrs J Larkin, Mr & Mrs Jones, Mr & Mrs JV Da'Bell, Mr & Mrs K D Sweet Mr & Mrs LA & AL Wright, Mr & Mrs M Dickinson, Mr & Mrs M Garton, Mr & Mrs M Ould, Mr & Mrs M Puls, Mr & Mrs Martin, Mr & Mrs MJ & MA Wright Mr & Mrs Moulton, Mr & Mrs N Chauhan, Mr & Mrs R A Arlen, Mr & Mrs R W Roe, Mr & Mrs Richardson, Mr & Mrs Roche, Mr & Mrs S Jackson, Mr & Mrs Savage, Mr & Mrs Smith, Mr & Mrs Stanley, Mr \_ Mrs GA And J Whileman Mr A & Ms C Longhurst, Mr A A White, Mr A D Hutchby, Mr A Donovan, Mr A Henry, Mr A Ward, Mr A Wilson, Mr Alan G Lewis, Mr And Mrs Grant, Mr Ashwant Suri, Mr B H Arnold, Mr B Haddow, Mr B Hall, Mr B Kufo, Mr B Moore, Mr B Rowley, Mr B Ward, Mr BR Oakland, Mr Brian Thacker, Mr C Allison, Mr C Carter, Mr C Corbett, Mr C Donnison, Mr C Fewkes And Miss J Clements, Mr C Hopewell, Mr C L Page, Mr C Roberts, Mr C.J. Ford, Mr CJ Tyler, Mr Colin Barson, Mr Colin Roberts, Mr CR Bagshaw, Mr D & Ms G Shelley, Mr D Abbott, Mr D Bloomfield, Mr D Bonney, Mr D Cherrett, Mr D Curtriss, Mr D Dewshi, Mr D Fazey, Mr D Gill, Mr D Gray, Mr D Greenhalgh Mr D Griffiths, Mr D Middleton, Mr D Miller, Mr D Watts, Mr Danny Corns Mr David Hamsher, Mr DL Howley, Mr Douglas Wykes, Mr E R Tomlinson Mr Eu AunTan, Mr F Prince, Mr F Woods, Mr F.A. Kay, Mr G Benner, Mr G Bowen, Mr G Hampson, Mr G Johnson, Mr G L Needham, Mr G Lockwood Mr G M Hughes, Mr G Pendenque, Mr G Robinson, Mr G W Newton Mr G Weston, Mr Gareth Elliott, Mr GD Yeoman, Mr Graham Avan Whileman Mr HM Acomb, Mr I Burrows, Mr I Jacklin, Mr J & Mrs C A Fielder, Mr J Bell Mr J Bennett, Mr J Bird, Mr J G Emery, Mr J Gill, Mr J Hatton, Mr J Ruben Mr J Smith, Mr J Speed, Mr J Steed & Miss K Hogan, Mr J Swain, Mr J T Harrison, Mr J V Da'Bell, Mr JA Harpham, Mr James Collins, Mr JC & Mrs RM Westwood, Mr JL Fox, Mr John Dunn, Mr K Elmen, Mr K G Burt, Mr K J Harrison, Mr K Lucyszyn, Mr K Town - Bramcote Conservation Society, Mr Keith Trussell, Mr M & Mrs H Perkins, Mr M & Ms C Motteram, Mr M Blissett Mr M Cobley, Mr M Davis, Mr M G Rich, Mr M Harrison, Mr M Jeffs, Mr M Lyons, Mr M Plampin, Mr M Storey, Mr N Brunger & Ms B Scott, Mr N James Mr N Smith, Mr P Collins, Mr P Gibbs, Mr P Johnson, Mr P Jones, Mr P Taylor

MR P Tweddle, Mr Paul A Carruthers, Mr Paul Thorpe, Mr Peter Hillier, Mr PJ Greenbank, Mr R & Mrs W Taylor, Mr R D Willimott, Mr R Gear, Mr R Gorton Mr R Heslop, Mr R Medford, Mr R Paxton, Mr R Pierrepont, Mr R Southey Mr R Turnbull, Mr R.A. Glover, Mr R.B. Hughes, Mr Rice, Mr Richard Kemp-Eyre, Mr S & Mrs D Mason, Mr S Barlow, Mr S Brennan, Mr S Chalmers Mr S Ludlam, Mr S Morley, Mr S Robinson, Mr S Watson, Mr Sean Konsek Mr Shipley, Mr SJ Byrom, Mr T Britton, Mr T Carpenter, Mr T D Weston Mr T Sloan, Mr Thomas Ash, Mr TJ Jones, Mr TM & Mrs AE Clark, Mr Trevor Madgewick, Mr Ura, Mr V Green, Mr/Ms Holland, Mrs A E Hawksworth, Mrs A Macaulay, Mrs B Adams, Mrs B E Gill, Mrs B M Futter, Mrs B.E. Jackson, Mrs Barbara Ash, Mrs Barbara Saunders, Mrs C Bailey, Mrs C Bray, Mrs C Downes, Mrs C M Evans, Mrs C White, Mrs C Wilson, Mrs CA Slater, Mrs D A Mulcahy, Mrs D Fazey, Mrs D Snow, Mrs D Want, Mrs D.E. Adcock, Mrs E Hall, Mrs E Houlton, Mrs E M Fitch, Mrs F J Wren, Mrs F Jackson, Mrs Fay Thompson, Mrs G Yeoman, Mrs I.A Weal, Mrs J A Smith, Mrs J Brinklow Mrs J Collins, Mrs J Hall, Mrs J Mewse, Mrs J Middlehass, Mrs J Roberts Mrs J Spencer, Mrs June Whitmore, Mrs L Morley, Mrs M Coates, Mrs M Fox Mrs M Gill, Mrs M J Gilbert, Mrs M Langham, Mrs M M Daykin, Mrs M Smith Mrs M Upton, Mrs M Walker, Mrs M Wallwork, Mrs Margaret Gallimore, Mrs Marie Stott, Mrs MP Gooding, Mrs N Bowen, Mrs N Tweddle, Mrs P A McLennan, Mrs P A Wilson - Trowell W I, Mrs P B Tulley, Mrs P Hughes Mrs P Hughes, Mrs P M Barton, Mrs R Barton, Mrs R Dyer, Mrs R Kempson Mrs R L Hannah, Mrs S Burton, Mrs S Corbett, Mrs S Smellie, Mrs Susan Collins, Mrs Susan Congreave RGN, Mrs Susan Woodward, Mrs V Wykes Mrs Wendy Wilson, Ms A Bryan, Ms A Da'Bell, Ms A Jacobs, Ms A M Cooke Ms A Neville, Ms B And Mr S Bailey, Ms B Brooke, Ms B Flint, Ms Betty Cliffe Ms C Buttery, Ms C Cherrett, Ms C Chui, Ms C Mellor, Ms C Saville, Ms D Corbett, Ms D Matewere, Ms E Parry, Ms E Stevenson, Ms E Stewart, Ms E Storey, Ms Emma Parry, Ms G Neil, Ms G Weston, Ms H E Spreadbury Ms H Weston, Ms J Bazeley, Ms J Chalmers, Ms J Russell, Ms J Swain, Ms Joanna Cooke, Ms K Kent, Ms K Yomer, Ms L Bradbury, Ms L Talbot, Ms M Gibbons, Ms N Freeman, Ms N James-Davis, Ms N Smith, Ms P Smith, Ms Rogers & Mr Walker, Ms S Morley, Ms S Morrison, Ms Sam Marshall, Ms Sara Hall, Ms V Cotterill, Muslim Women's Organisation, N & J Phillips Nathaniel Lichfield and Partners, National Farmers Union, National Grid National Grid - Network Strategy, National Market Traders Federation National Playing Fields Association, Natural England, NBV, NEBA, Network Rail, New Leaf, New Toton Youth Club, Next Step Nottinghamshire, NM Gadsby, North British Housing Assoc. Ltd, North Country Homes Gp Ltd North Gate Court Ltd, Nottingham Black Drugs Project, Nottingham Building Preservation Trust, Nottingham Care Standards, Nottingham Chinese Welfare Assoc., Nottingham City Council, Nottingham City Council - FAO Paul Tansey Nottingham City PCT, Nottingham City Transport, Nottingham Community Housing Association, Nottingham East Midlands Airport, Nottingham Family Health Services, Nottingham Inter-Faith Council, Nottingham University (Bramcote) C/O Catesby Property Group, Nottingham Youth Offending Service, Nottinghamshire & Derby Traction, Nottinghamshire Anglers Association, Nottinghamshire Biological and Geological Records Centre Nottinghamshire Bowling Association, Nottinghamshire Chamber of Commerce & Industry, Nottinghamshire County Council, Nottinghamshire

County Council, Nottinghamshire Fire & Rescue Service, Nottinghamshire Police HQ, Nottinghamshire Trading Standards, Nottinghamshire Wildlife Trust, Npower Ltd, NSIO - Non Statutory Issues & Options, O2, Ofsted Early Years Directorate, Orange, P A Spenceley-Stevens, P Brooks-Stephenson P Gillott, P J Higham, P Skinner & J East, Pakistan Centre, Parry Dunstall Planning Consultants, Paul Warder, Peacock & Smith, Pedals, Pegasus Planning Group, Pegasus Planning Group - FAO Mr A Kitchen + Mr G Lees Persimmon Homes North Midlands Limited, Peter Simpkins, Peter Wigglesworth Planning Ltd, Peveril Homes Ltd, Peveril Securities C/O Signet Planning, Phil Seaton, Phyllis Miller, PJ & J England, Planning Bureau Limited Planningprospects, Property Services Agency, R & E Onyett, R D Martin, R Day, R F Redman, R Fardon, R Harvey, R Houlst, R J B Mining (U K) Ltd, R Keetley, R S Lodge, R.G. Stevens, RA Rideout, Radleigh Homes, Raleigh UK Ramblers Association, Redrow Homes (Midlands) Ltd, Rippon Homes Ltd Road Haulage Ass (RHA), Roger Tym & Partners, Roger Tym and Partners Ross Eden, RPS, Rural Community Action Notts, Rushcliffe Borough Council S E Wildley, Safer Nottinghamshire DAAT, Saint Gobain Pam UK Ltd, Saint-Gobain British Gypsum Limited, Sarah Glover, Savills, Savills (L&P) FAO Brendan Gallagher, Scott Wilson Kirkpatrick Ltd, Scottish Power Plc Secretary Of State For Transport, Severn Trent Water, Shelter, Shoosmiths Solicitors, Shouler & Son, Signet Planning Ltd, Sky UK Ltd, Smith Stuart Reynolds, Smith-Wooley, Sol Homes, South Base, Sport England, St Modwen Developments Ltd, Stagecoach East Midlands, Standen Homes (Holdings) Limited, Stapleford Youth Club, Steve Wheatley, Stewart Ross Associates Stoneleigh Planning Partnership, Strategic Rail Authority, Sure Start Children's Centre, Sutherland Craig Partnership, T A J Pettengell, T Chapman T Deighton, T Lewis, T Prentice, T Rutherford, TalkTalk, Tangent Properties Taylor Wimpey, Teleopti, Terence O'Rourke, Terry & Ann Anthony, The Boots Company, The Carers Federation Ltd, The Crown Estate Office, The Development Planning Partnership, The Diocesan Board Of Finance, The Equality & Diversity Team, The Government Office for the East Midlands, The Gypsy Council, The Helpful Bureau, The Planning Bureau Limited, The Planning Inspectorate, The Prince's Trust, The RSPB, The Showmans Guild of Great Britain, The Society For The Protection Of Ancient Buildings (SPAB) The Woodland Trust, Tiscali, T-Mobile (UK) Ltd, Tony Bray, Toucan, Town Planning Consultancy Ltd, Toyin Sofoluwe, Transco plc, Traveller Law Reform Project, Trent Barton, Tribal MJP - FAO Felicity Wie, Turley Associates, Twentieth Century Society, UK Coal, UK Property Partnership Ltd C/O Pegasus Planning Group, University of Nottingham, V.E Astill, Veolia Transport (Midlands), Vicky Bell, Victorian Society, Virgin Media, Virgin Trains Vodafone Ltd, Volunteer Centre Broxtowe, W Akanni, W Grouberg, W J Cardwell, W J Longdon, W Westerman Ltd C/O DPDS Consulting, W.R Hadley, Waterloo Housing Group, Westerman Homes C/O Holmes Antill Westfield Shoppingtowns Ltd, White Young Green, William Davis Ltd William Staniforth, Wilson Bowden Developments, Wimpey, Wimpey Homes - East Midlands, Wimpey Homes Holdings Ltd, Womens National Commission Y Nkhwazi, Young Potential Ltd, Zoe Cockcroft

## **Appendix 2 List of Consultees**

### **Document Phase - Option for Consultation**

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East Midlands Regional Assembly, East Mids Planning Aid Service, Eastmidlands Crossroads, Eastwood & District Trades Guild, Eastwood Volunteer Bureau, EDAW Plc, EDF Energy, Elaine & Alan Denning, ENCAMS English Heritage, Entec UK Ltd, Environment Agency, Equal Opportunities Commission, Equality & Human Rights Commission, Erewash Borough Council, Erewash Canal Preservation & Development Assoc, Estate Of Mr W Clay, First Utility, Fisher German, Forestry Commission, Foulds Investments Ltd - C/O IPlan Solutions, FPD Savills, Framework Housing Association Framptons, Frank Ellis, Freethcartwright, Friends of the Earth, Friends Of Toton Fields, Friends, Families & Travellers Advice Centre, FWAG, G & M Westray, G Bright, G Elsom, G J Smart, G.C & A.J Jones, Gaintame Ltd C/O Nattras Giles, Garden History Society, Gary Stevenson, Gedling Borough Council, Geo Akins (Holdings) Ltd, Geoffrey Prince Associates Ltd, George Spencer School, George Wimpey East Midland Ltd., George Wimpey South Yorkshire Ltd, Georgian Group, Gill Martin, GL Hearn Planning, Gladedale (East Midlands) Ltd, Greasley & District Civic Society, Greater Nottingham Business Environment Forum, Greenwood Partnership, Groundwork East Midlands, GVA Grimley, H B Towlson, H Mistry, Hallam Land Management Health & Safety Executive, Heanor TC, Henry Mein Partnership, Highways Agency, Holmes Antill, Home Builders Federation, Homes & Communities Agency, Hucknall PC, Ian Baseley Associates, Ian Forrester, Ian Morris, Indigo Planning Ltd, Inham Nook Allotment Gardeners Association, Inland Waterways Association, Innes England, Institute Of Directors, Iris Baker, J & M Balloch, J Atkinson, J C Hogg, J Davies, J H Ellis, J McCann \_ Co (Nottm) Ltd, J Morrison, J R Townsend, James Parrish, James Towler, Janet Collingham, Janice Newton, JG And MA Woodhouse Discretionary Trust C/O Signet Planning, JJ & A Cunningham, John & Glenice Waite, John & Sylvia Dexter, John & Vivien Gatehouse, John D Clamp, Jones R McCurdy, JS Bloor (Services) Ltd, Julie Sampson, K Davis, K Leong Chiu, K M Smith, K.M Hadley, Karibu Trust, Karin Kirk, Keith & Julie Cooke, Ken Mafham Associates, Kirsten Taylor, Kirsty Wardle, L & G.A Sulman, Lace Market Properties, Laing O'Rourke Midlands Ltd, Lambert Smith Hampton, Land And Development Cons Ltd, Landmark Planning Ltd, Langham Park, Developments C/O Cerda Planning, Leah Ryan, Lee Burton, Legal Services Commission, Leicester Housing Association, Leith Planning, Lena, Alf & Val Short, Leone Love, LM Smith, London Midland, Loraine Cox, Louise Hurst, Lovell Johns, Lyndon Sheppard, M Archer, M Birchall, M F Carty Partnership Major P C Atkinson, Mark & Caroline Callaghan, Markus, Marrons, Martyn Cabbage, Mason Richards Planning, McCarthy Stone Ltd, McDyre & Co, Merle Edson, Messrs J, D, J & I Wild C/o Ian Baseley Ass, Messrs W, C & P Chambers, Messrs Wild - C/o Ian Baseley Associates, Metropolitan Housing Trust, Michelle Stokes, Midland Womens Aid, Mike Giles, Miller Homes, Miller Homes C/O Pegasus Planning Group LLP, Miss K Nightingale, Miss WI Whyte, MJ & AA Whyard, Molyneux Smith Chartered Accountants, Moorgreen Country Show, Mr & Mrs B.A & J.R. Edson, Mr & Mrs D & CA Chester, Mr & Mrs P St Clair, Mr & Mrs B Coxon, Mr & Mrs B Towlson, Mr & Mrs Bolton, Mr & Mrs C Kabuga, Mr & Mrs C Lewis, Mr & Mrs C Page, Mr & Mrs C Strawbridge, Mr & Mrs Camm, Mr & Mrs Cotes, Mr & Mrs D Fazey, Mr & Mrs D Kay, Mr & Mrs D R Barson, Mr & Mrs D Roebuck, Mr & Mrs D Smith, Mr & Mrs Davies, Mr & Mrs Earl, Mr & Mrs F Noble, Mr & Mrs Frost, Mr & Mrs G



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Gilbert, Mrs M Langham, Mrs M M Daykin, Mrs M Smith, Mrs M Upton, Mrs M Walker, Mrs M Wallwork, Mrs Margaret Gallimore, Mrs Marie Stott, Mrs MP Gooding, Mrs N Bowen, Mrs N Tweddle, Mrs P A McLennan, Mrs P A Wilson - Trowell W I, Mrs P B Tulley, Mrs P Hughes, Mrs P Hughes, Mrs P M Barton Mrs R Barton, Mrs R Dyer, Mrs R Kempson, Mrs R L Hannah, Mrs S Burton, Mrs S Smellie, Mrs Susan Collins, Mrs Susan Congreave RGN, Mrs Susan Woodward, Mrs V Wykes, Mrs Wendy Wilson, Ms A Bryan, Ms A Da'Bell, Ms A Jacobs, Ms A M Cooke, Ms A Neville, Ms B And Mr S Bailey, Ms B Brooke, Ms B Flint, Ms Betty Cliffe, Ms C Buttery, Ms C Cherrett, Ms C Chui, Ms C Mellor, Ms C Saville, Ms D Corbett, Ms D Matewere, Ms E Stevenson, Ms E Stewart, Ms E Storey, Ms Emma Parry, Ms FL Smith, Ms G Neil, Ms G Weston, Ms H E Spreadbury, Ms H Weston, Ms J Bazeley, Ms J Chalmers Ms J Russell, Ms J Swain, Ms Joanna Cooke, Ms K Kent, Ms K Yomer, Ms L Bradbury, Ms L Talbot, Ms L Whitt, Ms Lesley Eddleston, Ms M Gibbons, Ms N Freeman, Ms N James-Davis, Ms N Smith, Ms Nina Brown, Ms P Smith, Ms Rogers & Mr Walker, Ms S Morley, Ms S Morrison, Ms Sam Marshall, Ms Sara Hall, Ms V Cotterill, Muslim Women's Organisation, N & J Phillips, N Hutchinson, Nathaniel Lichfield and Partners, National Farmers Union, National Market Traders Federation, National Playing Fields Association Natural England, NBV, NEBA, Network Rail, New Leaf, New Toton Youth Club, Next Step Nottinghamshire, NM Gadsby, North British Housing Assoc. Ltd, North Country Homes Gp Ltd, North Gate Court Ltd, Nottingham Building Preservation Trust, Nottingham Care Standards, Nottingham Chinese Welfare Assoc., Nottingham City Council, Nottingham City Council - FAO Paul Tansey Nottingham City PCT, Nottingham City Transport, Nottingham Community Housing Association, Nottingham East Midlands Airport, Nottingham Inter-Faith Council, Nottingham University (Bramcote) C/O Catesby Property Group Nottingham Youth Offending Service, Nottinghamshire & Derby Traction Nottinghamshire Anglers Association, Nottinghamshire Biological and Geological Records Centre, Nottinghamshire Bowling Association Nottinghamshire Chamber of Commerce & Industry, Nottinghamshire County Council, Nottinghamshire Police HQ, Nottinghamshire Trading Standards Nottinghamshire Wildlife Trust, Npower Ltd, O2, Ofsted Early Years Directorate, Orange, P Gillott, P Higham, P J Higham, P Skinner & J East Pakistan Centre, Parry Dunstall Planning Consultants, Paul Warder, Peacock & Smith, Pegasus Planning Group, Pegasus Planning Group - FAO Mr A Kitchen + Mr G Lees, Persimmon Homes North Midlands Limited, Peter Simpkins, Peter Wigglesworth Planning Ltd, Peveril Homes Ltd Peveril Securities C/O Signet Planning, Phil Seaton, Phyllis Miller, PJ & J England, Planning Bureau Limited, Planningprospects, Post Office Property Holdings, R & E Onyett, R D Martin, R Day, R F Redman, R Fardon, R Harvey, R Hoult, R J B Mining (U K) Ltd, R Keetley, R S Lodge, R.G. Stevens RA Rideout, Radleigh Homes, Raleigh UK, Redrow Homes (Midlands) Ltd Rippon Homes Ltd, Roger Tym & Partners, Rosemary Weir, Ross Eden, RPS Rural Community Action Notts, Rushcliffe Borough Council, Safer Nottinghamshire DAAT, Saint Gobain Pam UK Ltd, Saint-Gobain British Gypsum Limited, Sandiacre PC, Sarah Glover, Savills, Savills (L&P) FAO Brendan Gallagher, Scott Wilson Kirkpatrick Ltd, Scottish Power Plc, Secretary Of State For Transport, Severn Trent Water, Shelter, Shoosmiths Solicitors, Shouler & Son, Signet Planning Ltd, Sky UK Ltd, Smith Stuart

Reynolds, Smith-Wooley, Sol Homes, Sport England, St Modwen Developments Ltd, Stagecoach East Midlands, Standen Homes (Holdings) Limited, Stapleford Youth Club, Steve Wheatley, Stewart Ross Associates Stoneleigh Planning Partnership, Strategic Rail Authority, Sure Start Children's Centre, Sutherland Craig Partnership, T Chapman, T D Shuker T Deighton, T Lewis, T Prentice, T. Hill, TalkTalk, Tangent Properties, Taylor Wimpey, Teleopti, Terence O'Rourke, Terry & Ann Anthony, The Boots Company, The Carers Federation Ltd, The Crown Estate Office, The Development Planning Partnership, The Equality & Diversity Team, The Gypsy Council, The Helpful Bureau, The Occupier, The Planning Bureau Limited, The Planning Inspectorate, The Prince's Trust, The Showmans Guild of Great Britain, The Society For The Protection Of Ancient Buildings (SPAB) Thrumpton PC, Tiscali, T-Mobile (UK) Ltd, Tony Bray, Toucan, Town Planning Consultancy Ltd, Toyin Sofoluwe, Transco plc, Traveller Law Reform Project Tribal MJP - FAO Felicity Wie, Turley Associates, Twentieth Century Society UK Property Partnership Ltd C/O Pegasus Planning Group, University of Nottingham, V.E Astill, Veolia Transport (Midlands), Vicky Bell, Victorian Society, Virgin Trains, Vodafone Ltd, Volunteer Centre Broxtowe, W Akanni W Grouberg, W H Topps, W J Cardwell, W Westerman Ltd C/O DPDS Consulting, W.R Hadley, Waterloo Housing Group, Westerman Homes C/O Holmes Antill, Westfield Shoppingtowns Ltd, White Young Green, William Davis Ltd, William Staniforth, Wilson Bowden Developments, Wimpey, Wimpey Homes - East Midlands, Wimpey Homes Holdings Ltd, Womens National Commission, Y Nkhwazi, Young Potential Ltd, Zoe Cockcroft

# **Appendix 3 List of Consultees**

## **Document Phase - Housing**

### **Provision Position Paper**

A & S Preston, A & S Shaw, A Archer, A D Wood, A Hooton, A J Rampton, A L Clayton, A Lawson, A Windsor, A. Randhawa, A.J & J.H Whittall, Action for Beeston Local Economy, Active Communities, Adoda B Ene, Airport Operators Association, Aldercar & Langley Mill PC, Alistair Kent, Amber, Agriculture C/O Mr John Steedman, Andrew Clark, Andrew Pearson, Anna Soubry, Anthony Sutton, Ashu Bali, Auto Solutions (FAO Jenna Conway), Awsworth Parish Council, B Bickerstaffe, B C Carr, B Hesketh, B Taylor, BAG Barratt Homes, Barry & Linda Eames, Barton Wilmore Planning - FAO Roger Turnbull, Bartons Public Limited Company, Beeston & District Civic Society C/o Dr Peter Johnson, Bellway Estates (Midlands), Bellway Homes East Midlands, Ben Bailey Homes, Ben Hunt Planning, Beverley Butler, Bi Design Architecture, Bircham Dyson Bell, Black Box Communications, Blue Sky Planning, Bovis Homes, Bovis Homes Ltd, Central Region, Bowden Land and Dev Consultants, Braunstone Developments Brenda Eguizabal, Brinsley Parish Council, British Geological Survey  
 British Telecommunications, Browne Jacobson, Broxtowe Barn Owl Project C/o Mr Gordon Ellis, Broxtowe Conservatives - FAO Anna Soubry  
 Broxtowe Green Party, Broxtowe Ramblers, Bryant Homes, Bryant Homes East Midlands, Bryden Developments, C & D Wilde, C & P Cartwright, C Bird C Johnson, C Jordan, C Knight, C Szyszlak, C T Turner, C Walters, Carla Thomas, Carole & Adrian Harper, Catesby Property Group, CH Morris  
 Chemical Business Ass, Chetwynd Barracks, Chris Harrison, Christian Centre Circuit Planning Rep For Jehovah's Witnesses In Notts, Civil Aviation Authority, Colin Buchanan, Colin Buchanan - Harworth Estates, Colin smith Partnership, Concept Planning, Confederation of British Industry, Cossall Parish Council, Councillor A Cooper, Councillor A F Ford, Councillor A Oates  
 Councillor B Charlesworth, Councillor B Wombwell, Councillor C Cox, Councillor C Robb, Councillor D Bagshaw, Councillor D Burnett, Councillor D Grindell, Councillor D K Watts, Councillor E Atherton, Councillor E Kerry, Councillor F Prince, Councillor G Harvey, Councillor G Marshall, Councillor I L Tyler, Councillor I White, Councillor J Booth, Councillor J M Owen, Councillor J McGrath, Councillor J Patrick, Councillor J S Briggs, Councillor J Williams  
 Councillor K.E. Rigby, Councillor L A Ball, Councillor L Lally, Councillor M Brown, Councillor M Handley, Councillor M M Radulovic, Councillor M McGuckin, Councillor M Y Hegyi, Councillor N Green, Councillor P Lally, Councillor P Simpson, Councillor R Darby, Councillor R Jackson, Councillor R S Robinson, Councillor S Bagshaw, Councillor S Barber, Councillor S Heptinstall, Councillor S J Carr, Councillor S Rowland, Councillor T Brindley  
 Countrywide Homes Ltd, Crest Nicholson, Crest Nicholson (Mids) Ltd CrossCountry, D A Wilcockson, D Asfoor, D B & A L Mason, D Burnett, D Holme, D J Pearson, D.A. Hale, D.C Leverton Holmes, D.J. Davies, Damola Bolade, David Royment David Wilson Homes North Midlands, Defence Estates MOD, Derbyshire Gypsy Liaison Group, Derek Lovejoy Partnership

Development Land and Planning Consultants, Development Planning Partnership, DPDS Consulting, Dr A Fewkes, Dr Abraham Neduvamknil Dr Andrew Grayson, Dr C Narrainen, Dr Christopher Cheetham, Dr J.E. Ogden, Dr Jon Ruben, Dr Kevin J Caley, Dr M Kinsey, Dr Martin & Dr Joanne Whitahen, Dr Martin Coutie, Dr Melvin Kinsey, Dr N Kelly, Dr Nick Palmer, Dr P Bansal, Dr P Robinson, Dr P Willey, Dr Paul Dyer, Dr PT Wheeler, DR Skidmore, Dr Stephen, Goode, Drandy Green, Driver Jonas, , DTZ Piedad Consulting, E Harvey, E J Roe, E.ON Central Networks, East Midland Trains East Midlands Property Owners Ltd, East Mids Planning Aid Service, Eastwood Town Council, Elaine & Alan Denning, Entec UK Ltd, Environment Agency, Equality & Human Rights Commission, ES Saunders, Estate Of Mr W Clay, Farming and Wildlife Advisory Group, Fisher German, Foulds Investments Ltd - C/O IPLan Solutions, FPD Savills, Framework Housing Association, Framptons, Frank Ellis, Freethcartwright, Freight Transport Assoc, Friends of Brinsley Headstocks, Friends Of Colliers Wood, Friends Of Toton Fields, G & M Westray, G Bright, G Elsom, G Hopcroft, G J Smart, G L Hearn, G.C & A.J Jones, Gaintame Ltd C/O Natras Giles, Gary Stevenson Geo Akins (Holdings) Ltd, Geoffrey Prince Associates Ltd, George Spencer School, George Wimpey East Midland Ltd., George Wimpey South Yorkshire Ltd, Gill Martin, GL Hearn Planning, Gough Planning Service, Greasley And District Civic Sociey (FAO Darren Wearer), Greasley Parish Council, GVA Grimley, H B Towlson, H Mistry, Hallam Land Management, Haynes Family & Entec, Heaton Planning (on Behalf Of LAL), Henry Mein Partnership, Herbert R Clay Trust C/O Edward Clegg, Hofton & Son Ltd, Holmes Antill, Homes & Communities Agency, Hucknall PC, Ian Baseley Associates, Ian Forrester Ian Morris, Indigo Planning Ltd, Innes England, Institute Of Directors, Iris Baker, J & M Balloch, J & S Swallow, J Atkinson, J C Hogg, J Davies, J H Ellis, J McCann \_ Co (Nottm) Ltd, J Morrison, J R Townsend, J, D, J & I Wild C/o Mr Robert Fletcher, James Parrish, James Towler, Janet Collingham, Janice Newton, Jas Martin & Co, JG & MA Woodhouse Discretionary Trust C/o Stephen Woodhouse, JG And MA Woodhouse Discretionary Trust C/O Signet Planning, JH Walter LLP - FAO Michael Jones, JJ & A Cunningham Jo Gilman, John & Glenice Waite, John & Sylvia Dexter, John & Vivien Gatehouse, John D Clamp, Jones R McCurdy, JS Bloor (Services) Ltd, Julie Sampson, Junction 26 Investments Ltd C/o GVA Grimley, K Davis, K Leong Chiu, K M Smith, K.M Hadley, Karin Kirk, Keith & Julie Cooke, Ken Mafham Associates, Kimberley Town Council, Kirsten Taylor, Kirsty Wardle, L & G.A Sulman, Lace Market Properties, Laing O'Rourke Midlands Ltd, Lambert Smith Hampton, Land And Development Cons Ltd, Landmark Planning Ltd Langham Park Developments C/O Cerda Planning, Lawn Tennis Ass (LTA) Attn Mr Mark Jarman, Leah Ryan, Lee Burton, Lena, Alf & Val Short, Leone Love, LM Smith, London Midland, Loraine Cox, Louise Hurst, Lovell Johns, Lydia Snow, Lyndon Sheppard, M Archer, M Birchall, M Crow, M F Carty Partnership, Major P C Atkinson, Mark & Caroline Callaghan, Markus Marrons Martyn Cabbage, Mason Richards Planning, McCarthy Stone Ltd, McDyre & Co, Merle Edson, Messrs J, D, J & I Wild C/o Ian Baseley Ass, Messrs W, C & P Chambers, Messrs Wild - C/o Ian Baseley Associates, Metropolitan Housing Trust, Michelle Stokes, Midland Womens Aid, Mike Giles, Miller Homes, Miller Homes C/O Pegasus Planning Group LLP, Miss Alison Hanley

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M Cooke, Ms A Neville, Ms Anne De Gruchy, Ms B And Mr S Bailey, Ms B Brooke, Ms B Flint, Ms Betty Cliffe, Ms C Buttery, Ms C Cherrett, Ms C Chui Ms C Mellor, Ms C Saville, Ms Corina Pinfold, Ms D Corbett, Ms D Matewera Ms E Stevenson, Ms E Stewart, Ms E Storey, Ms Emma Parry, Ms FL Smith Ms G Neil, Ms G Weston, Ms H E Spreadbury, Ms H Weston, Ms Hilary Shaw Ms J Bazeley, Ms J Chalmers, Ms J Hayes, Ms J Russell, Ms J Swain, Ms Jayne Baumber, Ms Jennifer Chappel, Ms Joanna Cooke, Ms Judith Jewitt, Ms K Kent, Ms K Yomer, Ms Kate Bailey, Ms L Bradbury, Ms L Talbot Ms L Whitt, Ms Lesley Eddleston, Ms Lisa Brister, Ms M Gibbons Ms N Freeman, Ms N James-Davis, Ms N Smith, Ms Nina Brown, Ms P Smith Ms Pamela Greenbank, Ms Rogers & Mr Walker, Ms Ruth Campbell, Ms S Morley, Ms S Morrison, Ms Sam Marshall, Ms Sue Robson, Ms Sue Rogers Ms Tania Comery, Ms V Cotterill, N & J Phillips, N Hutchinson, Nathaniel Lichfield and Partners, National Grid - Network Strategy, National Market Traders Federation, New Leaf, Next Step Nottinghamshire, NM Gadsby North Broxtowe Preservation Society FAO B Kinton, North Gate Court Ltd Nottingham City Council, Nottingham City Council - FAO Paul Tansey Nottingham Community Housing Association, Nottingham University (Bramcote) C/O Catesby Property Group, Nottinghamshire Biological and Geological Records Centre, Npower Ltd, Nuthall Parish Council, Oxylane Group C/O GVA Grimley, P & R Lewis, P A Spenceley-Stevens, P Brooks-Stephenson, P Gillott, P Higham, P J Higham, P Skinner & J East, Parry Dunstall Planning Consultants, Paul Warder, Pegasus Planning Group Pegasus Planning Group - FAO Mr A Kitchen + Mr G Lees, Persimmon Homes North Midlands Limited, Peter Simpkins, Peter Wigglesworth Planning Ltd, Peveril Homes Ltd, Peveril Securities C/O Signet Planning, Phil Seaton Phyllis Miller, PJ & J England, Planning Bureau Limited, Planningprospects Post Office Property Holdings, R & E Onyett, R D Martin, R Day, R F Redman R Fardon, R Harvey, R Hoult, R J B Mining (U K) Ltd, R Keetley, R S Lodge R.G. Stevens, RA Rideout, Raleigh UK, Redrow Homes (Midlands) Ltd Rippon Homes Ltd, Road Haulage Ass (RHA), Roger Tym & Partners, Rosemary Weir, Ross Eden, RPS, S E Wildley, SABRHE C/o Jennifer Page Saint Gobain Pam UK Ltd, Saint-Gobain British Gypsum Limited, Sarah Glover, Savills (L&P) FAO Brendan Gallagher, Scott Wilson Kirkpatrick Ltd Shoosmiths Solicitors, Signet Planning Ltd, Smith-Wooley, Sol Homes Spencer Birch (on Behalf Of M Foulds, Whitehead Concrete), St Modwen Developments Ltd, Standen Homes (Holdings) Limited, Stapleford Town Council, Steve Wheatley, Stoneleigh Planning Partnership, STRAG (Mr Neil Jackson), Strelley Village Parish Group, Sutherland Craig Partnership T A J Pettengell, T Chapman, T D Shuker, T Deighton, T Lewis, T Prentice T Rutherford, TalkTalk, Tangent Properties, Taylor Wimpey, Terence O'Rourke, Terry & Ann Anthony, The Crown Estate Office, The Equality & Diversity Team, The Harper Family, The Helpful Bureau, The National Federation Of Gypsy Liason Group, The Planning Bureau Limited, T-Mobile (UK) Ltd, Tony Bray, Town Planning Consultancy Ltd, Toyin Sofoluwe Traveller Law Reform Project, Trowell Parish Council, Trowell Parish Plan Steering Group, UK Coal, UK Property Partnership Ltd C/O Pegasus Planning Group, Unite - Long Eaton, University of Nottingham, V.E Astill, Vicky Bell Virgin Trains, W Akanni, W Grouberg, W H Topps, W J Cardwell, W J Longdon, W Westerman Ltd C/O DPDS Consulting, W.R Hadley

WA Barnes LLP, Westerman Homes C/O Holmes Antill, Westfield Shoppingtowns Ltd, WG Hanson Discretionary & Mr RWD Hanson Whitehead (Con) Ltd C/O IPlan Solutions, William Davis Ltd, William Staniforth, Wilson Bowden Developments, Wimpey Homes - East Midlands Wimpey Homes Holdings Ltd, Womens National Commission, Y Nkhwazi Zoe Cockcroft

## **Appendix 4 Issues and Options** **Tracking Matrix – locally distinct** **issues within Broxtowe Borough**

Issue BBC1: Which ‘Sustainable Urban Extension’ sites are the most appropriate parts of the green belt to consider for development?

Comments	How addressed in Option for Consultation
There was a high level of support for site G3, ‘Toton Sidings’, and substantial support for site G2, ‘Between Stapleford and Toton’. There was a lower level of support for site H2, ‘North of Stapleford’, with few other sites being suggested.	All these sites are retained for consultation purposes as ‘Potential Sustainable Urban Extensions’ in the Option for Consultation.

Issue BBC2: Should any of the ‘Sustainable Urban Extension’ sites be subdivided?

Comments	How addressed in Option for Consultation
The largest number of respondents considered that site G3, ‘Toton Sidings’, should be subdivided, followed by sites H2, ‘North of Stapleford’ and G2, ‘Between Stapleford and Toton’. Of those who chose site H2, most respondents expressed a preference for part H2a, ‘Bilborough Road’, and part H2c, ‘Field Farm Stapleford/Trowell’.	Site H2, ‘North of Stapleford’, is divided into three for consultation purposes in the Option for Consultation.

Issue BBC3: Outside the ‘Principal Urban Area’, which settlements should have new development?

Comments	How addressed in Option for Consultation
There was most support for development at Kimberley and Eastwood, with modest and similar levels of support for development at almost all other settlements. There was very little support for development at Cossall.	Policy 2.e in the Option for Consultation proposes development at Awsworth, Brinsley, Eastwood, Kimberley and Watnall. (Policy 2.b also proposes development at one or more of the Potential Sustainable Urban Extensions.)

Issue BBC4: Is it better to take part of the green belt for a combination of housing and offices/industry/warehousing, rather than just for housing?

Comments	How addressed in Option for Consultation
A substantial majority of respondents considered that new allocations in the green belt should be for a single use rather than for a mixture of housing and offices/industry/warehousing.	Policies 2 and 4 in the Option for Consultation do not propose that the Potential Sustainable Urban Extensions in Broxtowe should be for mixed use.

Issue BBC5: How can more 'brownfield' (previously-developed) urban land be released for housing, in order to save the green belt?

Comments	How addressed in Option for Consultation
There was a high level of support for the options of designating underused office/industrial/warehousing sites for housing and of designating other large 'brownfield' urban areas, such as Chetwynd Barracks, for housing. There was lesser, but still substantial, support for identifying further small 'brownfield' sites for housing.	Policy 4.9 in the Option for Consultation proposes that poor quality, underused and poorly located employment sites should be released for other purposes.

Issue BBC6: How should new offices/industry/warehousing be distributed?

Comments	How addressed in Option for Consultation
Most respondents favoured concentrating new office/industrial/warehousing development in larger sites, or having a mixture of concentration and dispersal. There was lesser support for spreading new development around many smaller sites.	Policy 4.2 in the Option for Consultation proposes providing for office development in Beeston town centre whilst policy 4.5 proposes providing a range of suitable sites for new employment or relocating businesses. Policy 4.6 encourages economic development to diversify and support the rural economy.

Issue BBC7: Should the proposed tram route through Beeston and Chilwell to a park-and-ride terminus north of Toton influence the choice of sites for development?

Comments	How addressed in Option for Consultation
There was a high level of support for the idea that the proposed tram	The Potential Sustainable Urban Extension 'Between Toton and

<p>route should influence the choice of sites, although there was also a considerable level of opposition. A similar majority considered that, if the tram does not go ahead, a bus park-and-ride route should be proposed to take advantage of the A52 into Nottingham.</p>	<p>Stapleford to include Toton Sidings', adjacent to the proposed tram terminus, is included in the Option for Consultation.</p>
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Issue BBC8: The Toton Sidings area has been considered a potential site for a strategic road/rail freight depot for almost 30 years but has not been delivered due to access difficulties. Should we now abandon this proposed use and pursue other options, such as housing or offices/industry/warehousing?

Comments	How addressed in Option for Consultation
<p>The majority of respondents considered that the Sidings should not continue to be safeguarded for a depot and there was strong support for exploring other possible uses.</p>	<p>The possibility of using the Sidings as part of a Potential Sustainable Urban Extension is included in the Option for Consultation.</p>

## **Appendix 5 Issues and Options – report of consultation**

# Greater Nottingham Aligned Core Strategy

**Issues and Options Report of Consultation**

**December 2009**



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# 1. INTRODUCTION

- 1.1 The councils of Ashfield, Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe are working with Derbyshire and Nottinghamshire County Councils to prepare a new aligned and consistent planning strategy for Greater Nottingham. Greater Nottingham is made up of the administrative areas of all the local authorities, except for Ashfield, where only the Hucknall part is included.
- 1.2 The Core Strategy will be the key strategic planning document for Greater Nottingham and will perform the following functions:-
  - Define a spatial vision for each council to 2026, within the context of an overall vision for Greater Nottingham;
  - Set out a number of spatial objectives to achieve the vision;
  - Set out a spatial development strategy to meet these objectives;
  - Set out strategic policies to guide and control the overall scale, type and location of new development (including identifying any particularly large or important sites) and infrastructure investment; and
  - Indicate the numbers of new homes to be built over the plan period.
- 1.3 The Aligned Core Strategy Issues and Options document was the subject of a six-week period of consultation from 15<sup>th</sup> June 2009 to 31<sup>st</sup> July 2009.
- 1.4 All comments received during this six week consultation period have been carefully considered by the council. The comments will be used to set out their preferred options to deal with issues identified in the Issues and Options document. They will also be taken into account when the final versions of the aligned Core Strategies are prepared for submission to the Secretary of State in 2011. Whilst all views are taken into account it will not be possible to meet everyone's wishes and aspirations. Difficult choices will have to be made to arrive at a strategy which meets all the needs of the area.
- 1.5 The following takes each chapter of the Core Strategy Issues and Options document in turn and sets out an overview of the responses received to the consultation exercise. The overview is intended to draw out the key issues raised (rather than addressing technicalities and matters of detail) in order that they can be taken forward, and discussed, through the rest of the Core Strategy development process. Some of the comments made hold little weight as they are factually incorrect or are not supported by the available evidence. However, many others will be taken into account in the preparation of the Preferred Option document. The key points arising from the Issues and Options consultation exercise that will need to be taken into account are summarised at the end of each chapter.

- 1.6 The Councils have used their best endeavours to reflect the responses made, but reference should be made to the original representations for the full details. The following overview of consultation responses by chapter does not specify comments made by individual respondents or seek to offer individual responses to the comments raised, although names of organizations and individuals who made comments are listed at the end of each chapter. It should be noted that the number of individual comments stated for each chapter may include a small element of double counting, but that the total number of consultees will be accurate.
- 1.7 This document summarises only those comments made formally through the consultation process. However, it should be emphasized that there were a large number of other methods by which comments were gathered by the Greater Nottingham councils. These included workshops with business representatives, school children, consultation bodies and stakeholders; displays at community events etc. In addition, two of the councils (Ashfield and Gedling) had previously consulted on Issues and Options for their areas and comments made to these earlier consultations will also be taken into account.

## Vision and Objectives

### **General Comments:**

#### Format of document:-

- Document is aligned rather than joint, therefore does not accord with the recommendations of the East Midlands Regional Plan Policy 13 & 17.
- Document has the potential to be viewed as 6 independent, and at times competing/conflicting strategies.
- Current document over complex – next should be simpler, and read as one strategy rather than amalgamation of parts.

#### Content:-

- Key diagram could be clearer.
  - Concern at the length and detail - fewer, more specific policies required.
- #### General:-
- Would have been of assistance to understand how the joint authorities will seek to resolve matters of conflict between themselves.
  - Modelling work should be central to the testing of development and transport strategy options and developing the infrastructure priorities.
  - The redistribution of housing growth to adjacent authorities is an unrealistic and imaginary prospect.
  - Concerns as to the “annexation” of Erewash as a part of Greater Nottingham area.
  - High growth is in contradiction with sustainability principles.
  - Evidence does not need to be complex; nor does it need to be over detailed. The examining Inspector will only be delving deeply if it seems flawed, unreliable or out-dated.

#### Issues covered:-

- The historic environment should play a critical role in sustainable development at the heart of all spatial planning work - concerned about the lack of content relating to the historic environment.
- New development delivered through the Local Development Framework must recognise the problems of mining legacy and how they can be positively addressed.
- Document acknowledges the excellent cultural offer in the area.
- Emphasise the important contribution that policies can make in contributing to national and regional targets for renewable energy generation.
- Links to Waste Local Development Documents need to be explicit.

### **Question GN1:**

**Do you think the draft Vision is an adequate reflection of what Greater Nottingham should look like in 2026?**

**Are there any elements missing from it? If so what are they?**

Whilst there seems to be support for the vision, many consultees felt it could be amended to reflect their particular interest more fully. The need for the vision and objectives to be truly “spatial”, and locally specific and distinctive was highlighted, in order to contribute to place shaping and delivery.

General comments relating to the vision were as follows:-

- The vision should be more clearly related to the Strategic Objectives for the area.
- All councils should follow the format of Erewash who discuss the spatial portrait and vision for the area separately.
- Vision contains too much detail and it should be made much more concise.

Specific omissions from the vision were identified as follows:-

- historic environment (should be mentioned in both spatial portrait and vision)
- benefits of sport
- food production
- greater emphasis on older people
- those key elements that would make Nottingham a successful city region and European city.

Other comments on the vision included:-

- New Communities section needs to be more forthright with regard to zero carbon.
- Transport element needs to be more ambitious, especially with regard to tram lines and passenger rail services.
- Victoria Centre role underplayed – more emphasis on flourishing and vibrant City centre.
- Over emphasis on urban area at expense of rural, and other centres other than city centre need recognition.
- Grudging acceptance of growth rather than enthusiastic statement of what the growth agenda can and should aspire to deliver.
- Potential of Hucknall underplayed.

**Question GN2:**

**Do you think the spatial objectives are the right ones to deliver the draft Vision? If not what do you think the objectives should be?**

Although there was a high level of support for the objectives, most commentators felt they could be amended to reflect their particular interest more fully, as follows:-

- Reference to high quality housing and housing to meet the needs of diverse communities e.g. BME population, vulnerable households.

- More emphasis on climate change/energy issues.
- Reference to importance of sport in Greater Nottingham.

Rebalancing the housing mix was both supported and objected to, with developers objecting to it in general.

**Question GN3:**

**Do you think that in preparing the Issues and Options there has been sufficient regard to the Sustainable Community Strategies across Greater Nottingham?**

There was little response to this question. However, overall, it was felt that sufficient regard has been given to the Sustainable Community Strategies across Greater Nottingham. The uncoordinated preparation of Sustainable Community Strategies was contrasted to the aligned approach being taken to Core Strategies. Concern was expressed that a Sustainable Community Strategy may be in conflict with a Core Strategy. It was also commented that the sustainable community strategies reflect the need for a more fair and inclusive community than the core strategy, especially with regard to older people.

**Things to consider in the Preferred Options:**

- Historic Environment.
- Sport and physical activity
- Urban bias

Number of Comments	Number of Consultees
<b>284</b>	<b>106</b>

**List of Respondents**

A Bryan, Alliance Planning (Saint Gobain PAM UK Ltd), Andrew Elwood, Andrew Thomas, Antony Aspbury Associates Ltd, Bank's Developments, Barbara Walker, Barton Wilmore, Bingham Town Council, BNP Paribas Real Estate (City Estates), Bovis Homes Ltd, Bradmore Parish Council, British Waterways, BWEA  
CABE, Campaign for Better Transport (Derbyshire & Peak), Capital Shopping

Centres, Cllr John Stockwood, Colin Maber, CPRE Nottinghamshire, Cropwell Butler Parish Council, D Wilkinson, David Lock Associates Ltd (The Roxylight Group), David Shaw, David Wilson Estates, East Bridgford Parish Council, East Leake Parish Council, East Midlands Housing Association, Edwalton Village Hall Committee, Elton Parish Council, English Heritage, Entec UK Ltd, Environment Agency, Escritt Barrell Golding, Geoff Ashton, Geoffrey Prince Associates (Langridge Homes), Gotham Parish Council, Government Office for the East Midlands, Graham Warren Ltd (Taylor Wimpey Developments Ltd, Greenwood Community Forest Partnership, Hallam Land Management Limited, Havenwood Construction LTD and Nottingham Forest Football Club, Helen Swift, Highways Agency, Holme Pierrepont and Gamston Parish Council, Holmes Antill, Home Builders Federation, Homes and Communities Agency, Howard Ward, Hunter Page Planning, Ilkeston Chamber of Trade/Charter Consultancy, Indigo Planning Ltd (Westfield Shopping Towns), IPlan Solutions (Foulds Investments Ltd), J Allsopp, Mr Potter, James Stevens, Jean Smith, Jennifer Cole, John Lewis, L Owen, M King, M Males, Mono Consultants Ltd (Mobile Operators Association), Mr Colin Barson, Mr Shilton, NCC Regeneration Committee, NET Project Team, Newton Nottingham llp, Nottingham City Council, Nottingham Friends of the Earth, Nottingham Green Party, Nottingham Trent University, Nottinghamshire County Cricket Club, Notts Wildlife Trust, Paul Hillier, Pegasus Planning Group (Bellway Homes (East Midlands), Peter Winstanley, PZ Cussons, Ray Barker, Richard Butler, Rod Jones, Roger Edwards, Roger Hawkins, Roger Tym And Partners (on Behalf Of Somerfield Stores Ltd), Roger Tym and Partners (Somerfield Stores Ltd), Roger Yarwood (M Webster), RPS, (Mosaic Group), Rushcliffe Borough Council, Rushcliffe Nature Conservation Strategy Implementation Group, Savills (New College Nottingham), Shyam Brahmhatt, Sport England, Stuart Bannerman, Susan Ebbins, Tangent Properties, Tarmac Ltd c/o First City Ltd, The Coal Authority, The Learn-Write Centre, The Nottingham Energy Partnership, The Woodland Trust, Theatres Trust, Trent Vineyard Church, Trevor Taylor, University of Nottingham Students Union, West Bridgford LAF Traffic and Transport Group, Westermans c/o Holmes Antill (South Nottingham College)

## Accommodating Growth

### Issue AG1 – Should there be any flexibility regarding the scale of housing growth that is provided for?

There is a clear split between developers and other groups and individuals on whether there is a need to plan for more houses than the Regional Spatial Strategy figures. Developers are supportive of planning for more than the Regional Spatial Strategy figures in order to provide a degree of flexibility in the light of the Regional Spatial Strategy figures Partial Review currently underway which may increase the housing figures to meet the 2006 Household Projections. Identifying more housing sites will also limit the risk should any of the sites allocated through the Core Strategy or future Site Specific Allocation document not come forward for any reason.

Members of the public, elected Councillors and environmental groups are generally opposed to any provision of housing above the Regional Spatial Strategy figures. A common response is that the Regional Spatial Strategy figures are already too high and based on pre-recession projections, which include high levels of international immigration that is unlikely to continue in the near future. A view held by many is that there should be downwards flexibility of the housing figures to reflect any over provision in other areas. Members of the public also highlighted that other sources of housing such as empty houses or business units may have been overlooked.

On the issue of redistribution between the authorities, developers, members of the public, elected Councillors, representative groups and environmental groups are clear that the Regional Spatial Strategy only permits redistribution through a Joint Core Strategy. However, there is support from all categories of respondents for a Joint Core Strategy to be undertaken in Greater Nottingham. This will allow the most sustainable sites to come forward regardless of which District they are located in. Many of the respondents acknowledge the political difficulties that may emerge from trying to redistribute housing, and the need to avoid further delays is highlighted by some.

### **AG2 – How should future development be distributed around Greater Nottingham?**

A number of developers are concerned that the split in the housing requirement



between the Principal Urban Area and Non-Principal Urban Area will affect deliverability and wish to see a greater degree of balance between the two areas. Other developers and a number of other respondents feel that the focus should be on the Principal Urban Area but that Non-Principal Urban Area growth should occur if sustainable and required to provide much needed affordable housing which could also help to reduce the need to travel.

There is a degree of support from the majority of the respondents for flexibility in the provision of housing where it could help achieve other objectives. However the need for conformity with the Regional Spatial Strategy is flagged up by a number of respondents.

### AG3 – Which large urban extensions are the most appropriate?

Although the vast majority of developers support the use of urban extensions, a small number object to them on principle. Members of the public and environmental groups object to the development of green field sites, especially in areas of high quality landscapes, and feel that a sequential approach should be taken to ensure greater use of brownfield sites. One respondent identified that consideration needs to be given to the impact of Sustainable Urban Extensions on the Strategic Road Network.

A number of alternative scenarios for the distribution for housing emerge through the consultation. A mix of developers, members of the public and other groups, support each scenario. However, many of those expressing support for development in certain areas may be doing so in an attempt to protect other areas from development. The scenarios include:

- Western Arc
- North-South Axis
- Dispersed

The ‘Western Arc’ scenario would see the development of Sustainable Urban Extensions with good access to the M1. This focus on the west of Greater Nottingham is put forward due to current infrastructure provision in the area. However, a number of respondents point out that the area around the M1 contains areas of valuable landscape and is sensitive in Green Belt terms as it prevents coalescence between a number of settlements including Derby and Greater Nottingham.

A ‘North-South Axis’ for growth would see development focused on sites around Hucknall and West Bridgford that can be linked together by extensions to the NET. The area to the south of Nottingham is identified in the Regional Spatial Strategy as suitable for major growth. Outline planning permission has recently been granted for a mixed-use urban extension at Sharphill Woods (within Rushcliffe Borough) and a planning application has been submitted for land south of Clifton. However, a number of members of the public and elected Councillors, especially in Rushcliffe Borough, feel that the area to the south of Nottingham is not suitable due to the

quality of the landscape and issues with the capacity of the road network. Given its identification as a Sub-Regional Centre in the Regional Spatial Strategy, a number of developers believe that Hucknall is suitable for new housing growth due to good public transport links and are of the opinion that development would bring a number of benefits to Hucknall. However, a number of members of the public and representative groups oppose any further development to the North of Hucknall due to its importance in Green Belt terms and its distance from the City Centre.

A dispersed pattern of housing development was supported by a smaller number of respondents including developers, planning consultants and members of the public. Their view is that all the identified Sustainable Urban Extensions sites will be required to meet the Regional Spatial Strategy housing figures, especially in relation to the Principal Urban Area. A further view, also expressed in relation to the options relating to Issue AG1, is that a more balanced approach to the Principal Urban Area and Non-Principal Urban Area should be taken allowing more sites in the Non-Principal Urban Area to be developed.

The following additional sites were identified during the consultation:

- Tarmac Ltd Land South of Sawley (EBC)
- Hucknall Brickworks (ADC)
- RAF Newton (RBC)
- Chilwell MOD/Chetwynd Barracks (BBC)
- Land Adjacent to Nuthall Business Park (BBC)
- Land to the west of Wellington Street and the north of Bailey Street (EBC)
- North of Kimberley-Watnall-Nuthall (BBC)
- Long Eaton speedway track (EBC)
- CEMEX Attenborough (EBC)
- Land between Radcliffe Road and Adbolton (RBC)
- Cotgrave Colliery (RBC)
- Land west of Radcliffe on Trent, north of Nottingham Road (RBC)

<b>Comments on Sites assessed as Potentially Suitable Sustainable Urban Extensions</b>			
<b>Site</b>	<b>Support</b>	<b>Objections</b>	<b>Other Comments</b>
A1 – Top Wighay Farm	<ul style="list-style-type: none"> <li>• Identified as “first reserve” in Local Plan</li> <li>• Part of site already allocated</li> <li>• Potential synergies with site A6</li> <li>• Robin Hood line adjacent to site and NET could be extended</li> <li>• Less sensitive in Green Belt terms</li> </ul>	<ul style="list-style-type: none"> <li>• Too far from the City Centre</li> <li>• With A2 &amp; A6 the scale does not reflect “lesser scale” envisaged by the RSS</li> <li>• Valuable in Green Belt terms</li> <li>• Attractive landscape associated with DH Lawrence</li> </ul>	<ul style="list-style-type: none"> <li>• SSSI close by at Linby Quarries</li> <li>• Concerns on how it will affect Annesley Hall, Newstead Abbey and Papplewick Hall</li> </ul>
A2 – Papplewick Lane	<ul style="list-style-type: none"> <li>• Development would support the regeneration of Hucknall</li> <li>• Access to jobs, services and public transport</li> </ul>	<ul style="list-style-type: none"> <li>• Too far from the City Centre</li> <li>• With A1 &amp; A6 the scale does not reflect “lesser scale” envisaged by the RSS</li> <li>• Valuable in Green Belt terms</li> </ul>	<ul style="list-style-type: none"> <li>• Concerns on how it will affect Annesley Hall, Newstead Abbey and Papplewick Hall</li> </ul>
A4 – Rolls-Royce	<ul style="list-style-type: none"> <li>• Less sensitive in Green Belt terms</li> <li>• Good current or potential transport links</li> </ul>	No comments received	No comments received
A6 – Whyburn House	No comments received	<ul style="list-style-type: none"> <li>• Attractive landscape associated with DH Lawrence</li> </ul>	<ul style="list-style-type: none"> <li>• Concerns on how it will affect Annesley Hall, Newstead Abbey and Papplewick Hall</li> </ul>
B1 – New Farm	<ul style="list-style-type: none"> <li>• Adjacent to the PUA</li> <li>• Parts of Arnold/Redhill in need of Housing</li> <li>• Access to public transport on the A60</li> <li>• Does not perform well in Green Belt terms</li> </ul>	<ul style="list-style-type: none"> <li>• Will increase traffic problems on A60 Mansfield Rd</li> <li>• Opposition based on documents submitted at time of GBC Replacement Local Plan Inquiry</li> </ul>	No comments received

E2 – Edwalton	No comments received	No comments received	<ul style="list-style-type: none"> <li>• SSSIs at Wilford Clay Pits and Wilwell Cuttings</li> </ul>
F1 – Clifton Pastures	<ul style="list-style-type: none"> <li>• Less sensitive in Green Belt terms</li> <li>• Good current or potential transport links</li> </ul>	<ul style="list-style-type: none"> <li>• Adverse impact on local landscape and wildlife</li> <li>• Lead to loss of Grade 2 agricultural land</li> <li>• Coalescence with Gotham, Kegworth, Keyworth</li> <li>• No certainty over funding for A453 or NET</li> <li>• Traffic impact</li> </ul>	<ul style="list-style-type: none"> <li>• A number of historic features including a Romano-British complex at Glebe Farm</li> <li>• SSSI at Attenborough Gravel Pits</li> </ul>
G2 – Between Stapleford and Toton	No comments received	No comments received	No comments received
G3 – Toton Sidings	<ul style="list-style-type: none"> <li>• Identified in SUE Study by Tribal</li> <li>• Accessible by Public Transport</li> </ul>	No comments received	No comments received
H2 – North of Stapleford	<ul style="list-style-type: none"> <li>• Performs well in sustainable transport, landscape, environmental constraints, Green Belt criteria and regeneration potential</li> </ul>	<ul style="list-style-type: none"> <li>• Important local green space</li> <li>• High green belt value</li> <li>• Not accessible to employment</li> </ul>	No comments received
J1 – West of Ilkeston	No comments received	<ul style="list-style-type: none"> <li>• Could lead to coalescence of Ilkeston and Kirk Hallam.</li> <li>• Would result in loss of Pewit municipal golf course</li> <li>• Important local green space</li> </ul>	<ul style="list-style-type: none"> <li>• Grade II* Listed Brick Kiln on Derby Road plus two listed buildings in Little Hallam</li> </ul>

J3 – Stanton Ironworks	<ul style="list-style-type: none"> <li>• A good brownfield site</li> <li>• Locational advantages in the west of Nottingham</li> </ul>	<ul style="list-style-type: none"> <li>• Western part sensitive in Green Belt terms</li> <li>• Link road via Stanton by Dale will be environmentally damaging</li> <li>• Northern part coalescence of Ilkeston and Kirk Hallam.</li> </ul>	<ul style="list-style-type: none"> <li>• Two Grade II* Listed Churches in Stanton by Dale</li> <li>• Historic areas at Dale Abbey and Hopwell</li> </ul>
<b><i>Comments on Sites assessed as Potentially Unsuitable Sustainable Urban Extensions</i></b>			
<b>Site</b>	<b>Support</b>	<b>Objections</b>	<b>Other Comments</b>
A3 – East of Hucknall	<ul style="list-style-type: none"> <li>• Could be served by extensions to the NET</li> </ul>	No comments received	No comments received
A5 – West of Westville	<ul style="list-style-type: none"> <li>• Access to M1 and Nottingham</li> </ul>	No comments received	No comments received
C1 – East of Lambley	<ul style="list-style-type: none"> <li>• New Gedling Access Road will form defensible boundary for Green Belt</li> </ul>	No comments received	No comments received
E1 – East of Gamston	<ul style="list-style-type: none"> <li>• Flat and near conurbation</li> <li>• Less constraints than F1 – Clifton Pastures</li> <li>• Less landscape impact than F1 – Clifton Pastures</li> <li>• Performs well in terms of landscape impact, agricultural land quality, regeneration benefits and visual impact</li> <li>• Transport issues can be overcome</li> </ul>	<ul style="list-style-type: none"> <li>• Issues of coalescence, impact on villages and conflicts with Nottingham Airport</li> <li>• Poor accessibility</li> </ul>	No comments received
G1 – South of Common Lane	No comments received	No comments received	No comments received

H1 – Nuthall	<ul style="list-style-type: none"> <li>• Could be served by extensions to the NET</li> <li>• Access to M1 and Nottingham</li> <li>• Less impact on Green Belt</li> </ul>	No comments received	No comments received
J2 – Cossall Road	<ul style="list-style-type: none"> <li>• Less impact on Green Belt</li> </ul>	No comments received	<ul style="list-style-type: none"> <li>• May impact on conservation areas in Cossall</li> </ul>

AG4 – How should future development be linked to existing and proposed supporting infrastructure?

In terms of other forms of development associated with housing, the main issue identified was access to employment. The majority of respondents see commuting to work as the main cause of congestion and the provision of sustainable employment sites close to new housing developments or accessible by public transport will help reduce the need to travel by private vehicle. The allocation of mixed-use sites with a balance of housing and employment was supported by a number of respondents. However a small number of respondents are opposed to the provision of employment in association with housing sites due to amenity issues.

Retail and community facilities (including schools and health facilities) are also identified as important to provide in association with new housing sites to ensure that the need for travel is reduced and to make the new housing areas sustainable and attractive places to live. Another issue identified is the need to provide renewable energy including combined heat and power plants.

The vast majority of respondents see access to public transport as vital to the sustainability of new housing areas. Reducing the need to travel, especially by private vehicle, is viewed to have a number of sustainability benefits. There is cautious support for an approach that directs housing growth to areas well served by existing public transport, in the short to medium term at least. This would also help mitigate some of the risks associated with the uncertainty of funding for transport infrastructure.

A number of respondents comment that the need to travel is unlikely to go away especially due to the range of services and employment opportunities in hubs such as the City Centre. Rather than try to provide all possible services on site, the need to commute should be built into plans from the start. A number of respondents also flagged up that alternatives to travel could be encouraged including more use of

‘working from home’.

AG5 – What role should rural towns and villages have in accommodating future development.

There is general agreement between the majority of respondents that growth in rural towns and villages should be of an appropriate scale and be encouraged where it will lead to either maintaining the role and function of the settlement or improve its sustainability. Some respondents suggest adopting a case-by-case approach to assessing the appropriate level of growth, as each settlement will differ in its characteristics and opportunities for growth. Members of the public and representative groups expressed a desire to see community led growth that serves local need.

The type of housing that is provided is identified as important with many respondents wishing to see more affordable family housing. Access to employment is also identified by a small number of respondents who want to see rural employment opportunities increased.

AG6 – How should long-term development needs (beyond 2026) be provided for in the Core Strategy?

The responses on whether to plan for the period after 2026 follow similar lines to the question of whether to plan for more housing than required to meet the Regional Spatial Strategy housing figures (Issue AG1). Developers are supportive of proposals to plan for beyond 2026 to ensure greater flexibility and certainty in the light of the Regional Spatial Strategy Partial Review, which may increase the housing figures for the period after 2021. Members of the public and representative groups are opposed to any proposals to plan for



the period beyond 2026. They argue that predicting housing numbers is inexact and that the pace of change is such that any plans made now will be superseded.

There is support, especially from developers, for an enhanced role for the Sub-Regional Centres in the long term. Hucknall is viewed as a more suitable location than Ilkeston due to being less environmentally constrained and having better access to Nottingham City Centre and the M1. A number of representative groups oppose development in Hucknall due to its distance from Nottingham City Centre and the amount of development it has already received. While a small number of respondents did support an enhanced role for Ilkeston, a number were of the view that the ability of Ilkeston to accommodate growth sustainably was questionable.

There is little or no support from respondents on the future development of new settlements (including eco-towns), instead the focus should be on current settlements. Developers and planning consultants are of the view that a new settlement will require extensive infrastructure funding to come forward and the current strategy of focusing new development on the Principal Urban Area would need to be changed prior to any decision to look at new settlements; this decision should only be taken through a review of the Regional Spatial Strategy or in a Planning Policy Statement. Members of the public and elected councillors are opposed to new settlements due to the environmental impact. There is cautious support from many respondents to the expansion of existing towns. Though in line with responses to Issue AG5, growth should be of an appropriate scale.

#### AG7 – Are there any other issues or options relating to accommodating growth in greater Nottingham?

A number of issues have been raised under this heading. Many of them are addressed in other locations, either within this chapter or in other chapters. The following are the key other issues raised here:

- Need to develop criteria for the allocation of sites for Gypsy & Travellers
- Coal Measures are present under much of Greater Nottingham
- The potential contribution of empty homes to reduce the need to release Green Belt land.

**Things to consider in the Preferred Option document:**

- Whether a Joint Core Strategy is:
  - a) More appropriate than an Aligned Core Strategy; and
  - b) Politically achievable without undue delays
- How to build in flexibility for the plan period and beyond while meeting the requirements of the Regional Spatial Strategy
- The need for an Empty Homes Strategy
- Which of the three growth scenarios is most appropriate
- The provision of or access to employment, retail and community facilities to reduce the need to travel
- Focussing new development on current public transport corridors
- Adopting a case-by-case approach for establishing the level of growth for rural settlements with strong involvement from members of the community.

Number of Comments	Number of Respondents
<b>2159</b>	<b>335</b>

**List of Respondents**

Aberdeen Property Investors, Aggregate Industries Plc, Alliance Planning, Andrew

Martin Associates, Antony Aspbury Associates, Aslockton Parish Council, Bank's Developments, Barratt East Midlands, Barton in Fabis Parish Council (Mr J Coles), Barton in Fabis Parish Council (Mr P Kaczmarczuk), Bellway Homes (East Midlands) (Pegasus Planning Group), Bingham Town Council (Mr G Davidson), Bingham Town Council (Ms L Holland), Bovis Homes Limited, Bowden Land Ltd, Bradmore Parish Council, British Waterways, Burton Joyce Parish Council, Campaign To Protect Rural England, CEMEX (Drivers Jonas), Cerda Planning (Messrs Langham Park Developments), City Estates (BNP Paribas Real Estate), Clowes Developments (Andrew Martin Associates), Coal Authority, Cotgrave Local History Society, Cotgrave Town Council, Council of Christians & Jews, CPRE Nottinghamshire, Cropwell Butler Parish Council, Deancoast, Derbyshire County Council (Forward Planning), Development Planning Partnership, Dunkirk & Lenton Partnership Forum, East Bridgford Parish Council, East Leake Parish Council, East Midlands Development Agency (WYG Planning and Design), East Midlands Development Agency, East Midlands Housing, East Midlands Housing Assoc. Ltd, East Midlands Regional Assembly (Mr S Bolton), East Midlands Regional Assembly (Mr A Pritchard), Edwalton Village Hall Committee, Elton Parish Council, English Heritage, Entec UK Ltd, Environment Agency, Erewash Borough Council (Mrs T Paul), Erewash Borough Council (Mr M Terry), Erewash Borough Council (Mr R Snow), Escritt Barrell Golding, Girls Day School Trust (Savills), GOEM, Gotham Parish Council, Greenwood Community Forest Partnership, Hallam Land Management, Harworth Estates (Colin Buchanan), Heaton Planning Ltd, Highways Agency (Mr O Walters), Highways Agency (Mr G Wise), Holme Pierrepont and Gamston Parish Council, Holmes Antill (Ms L Banks), Holmes Antill (Mr B Holmes), Home Builders Federation, Homes and Communities Agency (HCA), Hunter Page Planning, Istock Group Ltd, Inland Waterways Association, IPlan Solutions (Foulds Investments Ltd), Kinoulton Parish Council, Lady Bay Community Association, Langridge Homes (Geoffrey prince Associate Ltd), Linby Parish Council, Lodgeday Management Ltd (Signet Planning), Long Eaton and District 50+ Forum, Machan Consulting, Messrs Wild C/o Ian Baseley Associates, Miller Homes Ltd (Pegasus Planning Group LLP), Miller Homes Ltd, Mosaic Group, Natural England, New College Nottingham (Savills), Newton Nottingham llp, Notcuts Ltd, Nottingham City Council (Mr M Easter), Nottingham City Council (Environmental Services), Nottingham City Council (Parks and Open Spaces), Nottingham Express

Transit (NET), Nottingham Friends of the Earth, Nottingham Green Party, Nottingham Police, Nottingham University, Nottinghamshire County Council (Spatial Planning), Nottinghamshire County Council (Housing Strategy), Nottinghamshire Wildlife Trust, Notts County Council (Regeneration Committee), Nuthall Parish Council, Pedals, PZ Cussons, Radcliffe on Trent Golf Club Ltd (Andrew Martin Associates), Ramblers Association (Mr M Smith), Ramblers Association (P A Wagstaff), Roger Tym And Partners (on Behalf Of Somerfield Stores Ltd), Rushcliff Borough Council (Cllr B Cooper), Rushcliffe Borough Council (Planning Policy), Sainsbury's Supermarkets Limited (Indigo Planning Ltd), Saint-Gobain (DTZ), Somerfield Stores Ltd (Roger Tym and Partners), Stanton by Dale Parish Council, Tangent Properties (Mr N J Chamber), Tangent Properties (MR N S Chamber), Tarmac Ltd c/o First City Ltd, Taylor Wimpey Developments Ltd, Havenwood Construction LTD and Nottingham Forest Football Club (Graham Warren Ltd), Taylor Wimpey UK Limited (Barton Willmore), The Coal Authority, The Co-operative Group, The Crown Estate (Carter Jonas Llp), The Nottingham Energy Partnership, The Roxylight Group (David Lock Associates Ltd), Traveller Law Reform, Trent Valley Partnership, TW & D Hammond (Peasus Planning Group), W Westerman Ltd C/O DPDS Consulting, West Bridgford LAF Traffic and Transport Group, Wheeldon Brothers Ltd (Andrew Martin Associates), William Davis Ltd and Taylor Wimpey Developments Ltd (Capita Lovejoy), Wilson Bowden Developments Ltd, Woodborough Parish Council, Damola Bolade, Mr C Dabee, J Morrison, Mr & Mrs S.S. Adams, Adoda B Ene, W Akanni, J Allsopp, Mr G Ashton, Mr C R Bagshaw, Mr S Bannerman, Mr S Barlow, Mr C Barons, Ms V Bell, Miss J Bellamy, Mr G Bird, Cllr C Bird, Mr K Blakey, Mr D Bloomfield, Mr G Bowen, Ms N Bowen, A M Bowman, J Boyer, Mr S Bradley (Heaton Planning), Mrs C Bray, Mr T Bray, Mr S Broderick (P W Planning), Mr Brooksbank (Heaton Planning), Ms A Bryan, Mr & Mrs Bryant, Mr I Burrows, Mr P Burton (P W Planning), Cllr R Butler, Mrs M Cann, Mr T Carpenter, M Carswell, K Carswell, Mr S Chalmers, Ms J Chalmers, Ms C Cherrett, Mr D Cherrett, Ms C Chui, A L Clayton, Ms Betty Cliffe, Cllr C Bird, Ms M Coates, Ms J Cole, Mrs S Collins, Mr P Collins, Ms J Cooke, Mr C Corbett, Mrs S Corbett, Mr B Crawford, Mr M Cubbage, A Cunningham, Mrs P Curtis, Mr T Davidson, M Davies, S Davies, Mr M Davis, T Deighton, Mr T Dinmore, Mrs S Ebbins, Mr Eddleston, Mrs C Edis, Mrs Egerton (Heaton Planning), Mr A Ellwood, Eu AunTan, Miss R Evans, Ms E Fawcett, Mr & Mrs D Fazey, Mr &

Mrs K Fearn (Mrs Helen Walker), Mr J Fenn, Ms N Freeman, Ms S Fuller, Mrs L Garton, Mr D Gibson, Mrs M Gill, Mr V Green, Mr P J Greenbank, Mrs A M Gregory, Mr D Griffiths, W Grouberg, Ms S Hall, P.J. Hancock, Mr J Harrison, Mrs A Harrison, E Harrison, C Harrison, R Hawkins, Mr M Hemphrey, Mr F Heys, Mr P Hillier, R Holmes, Dr T Holt, Mr C Hopewell, Mrs M Hudson, Mrs P Hughes, Mr S Humphreys, N Hutchinson, Mr N James, Ms N James-Davis, Mr M Jeffs, Mr G Johnson, Cllr R Jones, Ms C Kabuga, R Keetley, Dr N Kelly, Mr A Kent, Mr M King, C Knight, Mr B Kufo, Mr J Langton, Mrs H W Lawson, Mr W D Lewin, Mrs P Lloyd, Mr G Lockwood, Mr J Loh, L Love, Cllrs M & S Lovely, Mr S Ludlam, Mr C Maber, Mr A MacInnes, Cllr M Males, Markus, Mr H Marshall ( P W Planning), Ms D Matewere, Dr G Matthew, M Mayfield, J Mayfield, Mr N Metcalf (Heaton Planning), Mr D Miller, Mr B Moore, Mr G Morgan, Mrs A Morgan, Ms S Morley, Ms S Morrison, J Morrison, Mr Narrainen, Ms G Neil, Mr D Nicholson-Cole, Miss K Nightingale, Y Nkhwazi, Mr R Osborn, L Owen, Mr M Paesler, Ms E Parry, Mr R Paxton, Mr G Pendenque, C Pierrepoint, Mr M Plampin, A Plowright, Mr Potter, G R Redford, Cllr. M.G. Rich, Mr C Roberts, Ms J Roberts, Mr J Ruben, Ms J Russell, Leah Ryan, Ms C Saville, Mr J Sears, Mr P Seaton, Mrs R Shaw, Mr D Shaw, L Sheppard, Mrs Sherwood, Miss T Shuker, Mr J Simpkin (PW Planning), Mrs J.M. Sleath, Mr T Sloan, Mrs S Smellie, Cllr J Smith, T Sofoluwe, Mr R Southey, Ms B Sparkes, B.G. Spilsbury, Ms H E Spreadbury, Mrs C Staves, Mr J Steedman, Mr J Stevens, Ms E Steward, Cllr J Stockwood, Mr M Storey, Ms E Storey, Ms J Swain, Miss H Swift, K Taylor, Mr T Taylor, M A Towers, Mr J Towler, Mrs D K Trease, Mrs J Turner, M Varley, Ms B Walker, Mr H Ward, J Watson, Mr M Webster (Mr R Yarwood), Mr T Weston, Ms G Weston, Ms H Weston, Ms L Whitt, Miss W I Whyte, D Wilkinson, Mrs S Wilkinson, Mr A Wilson, Ms C Wilson, Mr P Winstanley, E Wreford.

## The Nottingham – Derby Green Belt

The thrust of the general comments made about the issues in the Green Belt chapter was that this designation was a valuable principle. Several respondents claimed that the Green Belt would assist the continuation of the city's regeneration by effectively restraining growth at the outer edges of the conurbation.

### GB1.- How should the revision of the Green Belt be approached, in order to accommodate future growth needs?

There was general support for option GB1a, which promoted minimal change to the Green Belt now to accommodate growth in Greater Nottingham, followed by incremental changes if required in the future. Respondents made the point that safeguarded land, which would result from an approach suggested by option GB1b, catering for the needs beyond the Plan period, would not necessarily be needed and would be better being the subject of a decision at that time.

The opposing view stated, by those in favour of a more radical long-term revision of Green Belt, often involved a stance that it was against the nature of a strategic designation to allow frequent and incremental review of the boundary. One or two promoters of individual larger sites, e.g. Top Whigay Farm in Gedling, mentioned the preference for this approach in connection with the opportunity to release specific large site from the Green Belt.

There was no coherent support for additional areas of Green Belt to be designated, as invited in option GB1c.

### GB2 - what weight should be given to the Green Belt compared to open space within urban areas?

Many respondents felt this issue was not posed in a way for which it was easy to choose an option. They commented that they could not state a preference for either option as they serve different purposes and should be assessed on a case-by-case basis. Parks in urban areas, and to a lesser extent allotments, were singled out by respondents as particularly valuable for protection and that, generally, this protection should prevail, forcing Green Belt release on greenfield land where necessary. Others commented that it was not helpful to set one type of green space against another, in a hierarchy for protection.

Despite these comments about how the options were presented, there was a significant level of support for option GB2a, which stated that the Green Belt should be treated as so important that any urban open space should always be considered for development before Green Belt.

GB3 - Is the Green Belt designation always the most appropriate way to protect open land separating settlements?

The options for this issue posed the possibility of redesignating parts of the Green Belt separating settlements as Green Wedges. This was not generally favoured by respondents, apart from Natural England. Green Wedges were generally commented on as being unnecessary and less satisfactory than Green Belt, because of their non-statutory status. The comment was frequently made that Green Wedges would be acceptable as additional areas where necessary, with no change to existing Green Belt, but should not replace any areas of Green Belt.

GB4 – Does Green Belt policy restrict development too much in villages?

There was general support for Option GB4a, which proposed removing restrictions in the villages currently “washed over” by Green Belt. Some respondents said that they preferred to continue with present restrictions but taking an “exception to policy” approach when assessing infill on a case-by-case basis. Others said that restrictions should be relaxed if there is a clear majority view from local communities, i.e. this should not be a generalised policy. However, some respondents felt the lack of a consistent approach across the area was a major weakness. One or two examples were offered in comments suggesting that places like Gotham had been restricted from its necessary extension to meet local needs.

GB5 – Are there any other issues or options relating to the Nottingham-Derby Green Belt?

This question prompted the comment that the EIP Panel had made for the RSS, that the Green Belt around Nottingham was too extensive and needed to be reduced. Respondents did not want the Green Belt “jumped over” for new development, when more sustainable locations could be obtained nearer the city edge through Green Belt release. There was some criticism of the 2006 officers’ Green Belt Review document as it involved no consultation and the conclusions happened to suit the requirements of urban extension in the context of the Growth Point bid at that time. One or two commentators used this issue to raise individual points about local matters or about protecting or releasing particular sites. E.ON requested that Radcliffe-on-Soar Power Station should be recognised as a Major Developed Site in the Green Belt, because of its operational requirements.

**Things to consider in the Preferred Options document:**

- Approach to safeguarded land
- Whether to take a consistent or individual approach to villages in the green belt
- Approach to green wedges in addition to green belt
- Relative protection of open space within urban areas against green belt sites

Number of Comments	Number of Respondents
<b>786</b>	<b>156</b>

**List of Respondents**

Mr & Mrs SS Adams , Liz Banks - Holmes Antill, Mark Banister - Homes and Communities Agency (HCA), Mr Steve Bolton - East Midlands Regional Assembly, Richard Bowden - Bowden Land Ltd, Mr Philip Bradley, Mr S Broderick, Kevin Brown - Nottingham Police, Mr P Burton, Nigel Chambers - Tangent Properties, D Clarke, Carol Collins - CPRE Nottinghamshire, C Dabee, Mrs Jackie Dawn - Burton Joyce Parish Council, Mike Downes - Antony Aspbury Associates Ltd, Mathew Easter - Nottingham City Council, Mr Andrew Ellwood, Helen Evans - Miller Homes Ltd, Mr Michael Fenton - Taylor Wimpey UK Limited, Keith Fenwick - Alliance Planning, F.J.D. Boot - Woodborough Parish Council, Mr Roger Foxal - Langridge Homes, Stephanie Fuller, Robert Galij - Barratt East Midlands, Caroline Geary - Colin Buchanan, Tom Gilbert-Wooldridge - English Heritage, Sally Gill- Nottinghamshire County Council, Mr Malcolm Hackett - Greenwood Community Forest Partnership, Barry Herrod - Bovis Homes, Caroline Hoare - Girls Day School Trust, Janet Hodsdon - Ilkeston and District 50+ Forum, Ben Holmes - Holmes Antill, Mrs Jane Johnson - Linby Parish Council, Gaynor Jones Jenkins - Nottinghamshire Wildlife Trust, Adrian Jones - East Midlands Development Agency, Andy Kitchen - Pegasus Planning Group,



Nick Law - Derbyshire Wildlife Trust, H W Lawson, Nigel Lee - Nottingham Friends of the Earth, James Lidgett - Environment Agency, Howard Marshall, Geoff Matthews, Anne Christie Morgan, Adam Murray - Harworth Estates, Elizabeth Newman - Natural England, Dr Julie O'Neill - Burton Joyce Residents Association, John Parry, Mr Potter, Geoffrey Prince - Geoffrey Prince Associates Ltd, Andrew Pritchard - East Midlands Regional Assembly, Mr Richard Reynolds -The Roxylight Group, Philip Rogers, David Shaw, T D Shuker, Mr J Simpkin, Ben Simpson - Drivers Jonas, Mick Smith – GOEM, Martin Smith - Ramblers Association, Roy Smith - Long Eaton and District 50+ Forum, Richard Snow - Erewash Borough Council, James Stevens - Home Builders Federation, Paul Stone - Signet Planning on behalf of Woodhouse Discretionary Trust, Helen Taylor - Parks and Open Spaces, Trevor Taylor, Steve Tough - Nottingham Express Transit (NET), M Varley, Andy Vaughan - Nottingham City Council, Mr M J Wait, Helen Wallis -Pegasus Planning Group LLP, Richard Walters - Hallam Land Management, Mr M Webster, Wheeldon Brothers Ltd, Peter Wigglesworth - PW Planning, Bob Woollard - Andrew Martin Associates, Roger Yarwood, Geoffrey Prince - Geoffrey Prince Associates Ltd, George Machin – Savills, Mr Owen Pike - David Lock Associates Ltd, Mr Stuart Field - Barton Willmore, Cllr Barrie Cooper - Rushcliffe Borough Council, Cllr Jean Smith - Rushcliffe Borough Council, Cllr John Stockwood - Parish Councillor, K Ackroyd - Bradmore Parish Council, J Allsopp, Mr Geoff Ashton - Stuart Bannerman, Mrs J Barlow - East Bridgford Parish Council, Cllr Richard Butler, Mr D Cadwallader - Edwalton Village Hall Committee, Mary Carswell - Thrumpton Parish Meeting, Kevin Carswell Caroline Chave - Andrew Martin Associates, Julian Coles - Barton in Fabis Parish Council, Mr B Crawford, Mrs P Curtis, George Davidson - Bingham Town Council, M Davies, Susan Davies, Mrs B Day - Cropwell Butler Parish Council, Mr T Dinmore, Mrs C Edis, Ruth Evans, Robert Galij -David Wilson Estates, Gilbert and Price - Savilles Ltd, PJ Hancock , Jonathon Harrison, Alison Harrions, Edna Harrison, Clifford Harrison, Roger Hawkins - Holme Pierrepont and Gamston Parish Council, Frank Heys, Lynn Holland - Bingham Town Council, R Holmes, Rod Jones, Paul Kaczmarczuk - Barton in Fabis Parish Council, Lucy Kay - Escritt Barrell Golding, Mr M King, Kinoulton Parish Council, Mr WD Lewin, Jamie Lewis - Hunter Page Planning, Colin Maber, Alistair MacInnes, Miss EM Mackie - Elton Parish Council, Cll MM Males, Richard Mallender - Nottingham Green Party, May Mayfield, Joy Mayfield, Eric McDonald - Notcuts Ltd, Nick Metcalf -Heaton Planning, Gary Morgan, Michael O'Connell - Entec UK Ltd, Louise O'Donoghue, Richard Osborn, L Owen, Martin

Paesler, Linda Phillips - Friends of Bridgford Park, Carol Pierrepoint, Angela Plowright, Ms J Raven - Gotham Parish Council, John Sears, Rae Shaw, Kevin Shaw - East Leake Parish Council, Jean Smith, Brenda Sparkes, BG Spilsbury, John Stockwood Parish Councillor, Mr S Thistlethwaite - Bank's Developments, MA Towers, Julie Turner, PA Wagstaff -Ramblers Association, Barbara Walker , J Walker - Rempstone Parish Council, Andrew Wilkie - Cotgrave Town Council, D Wilkinson, S Wilkinson, Peter Winstanley, Mr E Wood - Mosaic Group, William Davis Ltd and Taylor Wimpey Developments Ltd - Capita Lovejoy, Newton Nottingham llp, E.ON UK PLC, Bellway Homes (East Midlands) - Pegasus Planning Group, Deancoast,

## Regeneration

### Issue RG1 – How can the Core Strategy support regeneration Initiatives across Greater Nottingham

GOEM requested that Strategic Regeneration Frameworks be appropriately included in the Core Strategy as the key areas within which neighbourhood transformation will be undertaken.

Housebuilders and others suggested that specific mention should be made of former industrial / coal mining communities which have deprivation issues, eg Stanton, Bestwood and Cotgrave.

English Heritage commented that any regeneration strategy or policy within the Core Strategies needs to recognise the value of the historic environment, with conservation-led regeneration (such as the Lace Market in Nottingham) potentially adding significant value to the quality of places.

Some responses were specific to the Stanton Ironworks proposals (both for and against), including the point that regeneration areas such as Stanton will be able to deliver lower Section 106 benefits but the overall regeneration benefits should ensure that such areas are prioritized over Greenfield sites.

The Environment Agency expressed concern that piecemeal development coming forward in the designated Regeneration Zones may miss opportunities presented through looking holistically at the issue of flood risk and sustainable surface water management. Likewise, it may not be possible to provide the appropriate standard of flood protection in a piecemeal fashion given that the Waterside Regeneration Zone is not included within our Nottingham Left Bank Flood Alleviation Scheme and so the responsibility to provide appropriate levels of flood protection will rest with developers.

Several house builders stated that the Core Strategy could best support regeneration

initiatives by identifying as many deliverable sites as possible through the Strategic Housing Land Availability Assessment, and allow a steady release of green field and brownfield sites in areas of high demand alongside brownfield sites in regeneration areas. In this way, the more profitable developments can help to underwrite the more challenging regeneration schemes. Regeneration can also be assisted and hastened by reviewing the planning policy and regulatory environment (for example by reducing unnecessary s106 obligations or to one which recognises the greater risk to the developer associated with regeneration schemes). Joint Venture companies should be explored which provide proper incentives (higher profit margins) for private sector developers.

A number of responses emphasised that an important element in supporting regeneration is the retention of the existing Green Belt.

Specific reference was made of the need for regeneration at Stanton Ironworks, Toton Sidings, Watnall brickworks, and several sites on east of city, large plots near Meadows area and towards racecourse

With regards to the identification of other regeneration priorities, several parish councils commented that the City and brownfield land should be regeneration priorities. However, a number of developers identified specific locations outside of Nottingham City, and others focused on dealing with industrial legacy and regenerating the Sub Regional Centres. There was a specific reference to the small pockets of social need identified in para 2.2.21 requiring neighbourhood specific measures. Site specific references by district are listed as follows:-

Ashfield: Hucknall

Broxtowe: land off Bilborough Road, Broxtowe (site H2a)

Erewash: Ilkeston and Stanton Ironworks

Gedling: pockets of deprivation (eg Calverton / Gedling estates, and parts of Netherfield, Carlton town centre) and Gedling Colliery

Nottingham: Radford, parts of Bilborough and Bestwood, especially some local shopping precincts; Victoria Centre and environs; Nuthall; Clifton (as part of a sustainable urban extension); Lady Bay (as part of a new sporting and education focus)

Rushcliffe: Cotgrave; A46 corridor and rail routes for sites for regeneration including Langar Airfield; Ratcliffe on Soar power station; Bingham; West of Radcliffe on Trent / Holme Pierrepont Area; South of Clifton

Others commented from a topic point of view expressing the role conservation/heritage, open space, education and sport (eg the 2018 world cup) as key factors in regenerating areas.

#### Issue RG2 – How can major growth proposals benefit existing communities?

There was generally a positive response from developers to the issue of how major growth proposals can benefit existing communities. It was broadly agreed that this should be achieved through both the enhancement and expansion of existing facilities and the provision of new facilities within the development. However, reference was made to the need for account to be taken of viability issues.

There was a general recognition that every attempt should be made to first improve and enhance existing facilities and integrate new developments into existing communities; however, there will be instances where new provision will be required within new developments, to supplement that which already exists, or to provide for that which does not exist.

With regards to Sustainable Urban Extensions, it was emphasised that unless specific strategic infrastructure projects have been identified and funding earmarked, they will not deliver housing or economic growth requirements.

The response from British Waterways flagged up that the references to community facilities should include open space, and that waterways are a form of open space.

Issue RG3 - Are there any other issues or options relating to regeneration in Greater Nottingham?

Generally the comments made here reiterated the comments made elsewhere in this chapter.

The Coal Authority commented that mining legacy matters should be considered to ensure site allocations and other policies and programmes will not lead to future public safety hazards and positively address any problems arising from former mineral workings. The vast majority of Greater Nottingham is underlain by coal resources which are present at depth and/or close to the surface and which have been extensively worked in the past. The area covered by the Aligned Core Strategy therefore has the potential to be affected by the range of coal mining legacy issues. However, these issues are not currently recognised or addressed within the document.

One developer emphasised the potential economic benefits to Greater Nottingham if selected as a 2018 World Cup venue. Consequently, to ensure selection as a World Cup City, with a new Stadium and associated facilities must be a very top priority of the constituent local authorities, for the long term good of the City and its sub-region and certainly as an aid to overall regeneration of Greater Nottingham.

If the Core Strategy is to deliver on its Vision, then it is important that a pragmatic and practicable approach to scheme viability is followed.

British Waterways supported the recognition the document gives to the challenge of making the most of river and canal locations in the Waterside Regeneration Zone, particularly given the long term partnership between British Waterways and Nottingham

Regeneration Limited. In particular, there will be regeneration challenges associated with tackling the problems associated of industrial legacy, for instance at Cotgrave Colliery and Stanton Iron Works, which are also waterside sites.

Both Nottinghamshire and Derbyshire Wildlife Trust highlighted the potential conflict between the regeneration of brownfield sites, which has been identified as desirable in the Greater Nottingham urban area, and the impact that this can have on biodiversity in a local and national context.

Things to consider in the Preferred Options document:

- Inclusion of Strategic Regeneration Frameworks
- Recognition of the role of the historic environment
- Consider amending the nomenclature of Map 3.3 in respect of Stanton to refer to the site as the Stanton Regeneration Area
- The implications of piecemeal development coming forward in the designated Regeneration Zones in terms of implications for flood protection provision
- Allowing for a steady release of Greenfield and brownfield sites in areas of high demand alongside brownfield sites in regeneration areas (in order that the more profitable can help fund the more difficult sites)
- Consider the specific regeneration sites listed for each local authority area
- Improve and enhance existing facilities as a first priority, then provide new facilities as part of new developments
- Address issues raised by the legacy of former coal mining in the Greater Nottingham area

<b>Number of Comments</b>	<b>Number of Consultees</b>
<b>235</b>	<b>106</b>

## ***List of Respondents***

Ian Goldstraw (Derbyshire County Council), Mick Smith (GOEM), Susan Ebbins, M Webster, Tom Gilbert-Wooldridge (English Heritage), Keith Fenwick (Alliance Planning), Adrian Jones (emda), James Lidgett (Environment Agency), James Stevens, Carol Collins (CPRE Notts), Barry Herrod (Bovis Homes), Adam Murray (Harworth Estates), Richard Snow (Erewash Borough Council), Roy Smith (Long Eaton and District 50+ Forum), Robert Galij (Barratt East Midlands), Mark Bannister (HCA), Anna Watkiss (Tarmac Ltd), H Edwards (British Waterways), James Stevens, Wheeldon Brothers Ltd, Clowes Development, P Wilkinson (East Midlands Housing Association), Richard Walters (Hallam Land Management), Andrew Pritchard (EMRA), Jerome Baddley (The Nottingham Energy Partnership), Matthew Easter (Nottingham City Council), Rachael Bust (The Coal Authority), Nick Law (Derbyshire Wildlife Trust), Martin Smith (Ramblers Association), Gaynor Jones Jenkins (Notts Wildlife Trust), David Berry (The Coal Authority), Kevin Brown (Nottingham Police), David Shaw, M Varley, T.D. Shuker, Nigel Lee (Nottingham Friends of the Earth), David Gibson, Christopher Hull (Capital Shopping Centres), Ben Holmes (Holmes Antill), Robert Howard, David Ward (Wilson Bowden Development Ltd), Laurie Lane (PZ Cussons), Hilary Silvester (Nottingham Civic Trust), Liz Banks (Holmes Antill), Helen Taylor (Nottingham City Council), Roger Foxall (Langridge Homes), Jackie Dawn (Burton Joyce Parish Council), James Stevens (Home Builders Federation), Sally Gill (Notts County Council), Andrew Ellwood, F.J.D. Boot (Woodborough Parish Council), Richard Reynolds (The Roxylight Group), Helen Evans (Miller Homes Ltd), Emily Wentworth (The Co-operative Group), East Midlands Housing, Hammond, Steve Bolton (EMRA), James Stevens (Home Builders Federation), J Allsopp, Capita Lovejoy, Erica McDonald (Notcuts Ltd), D Gilhespy (emda), WYG Planning & Design, Newton Nottingham LLP, E.M. Mackie (Elton Parish Council), Richard Mallender (Nottingham Green Party), Roger Hawkins (Holme Pierrepont and Gamston Parish Council), David Cadwallader (Edwalton Village Hall Committee), J Barlow (East Bridgford Parish Council), George Davidson (Bingham Town Council), Barbara Walker, P Wilkinson (East Midlands Housing Association), Michael O'Connell (Entec UK Ltd), John Stockwood (Parish Councillor), South Nottingham College, E Wood (Mosaic Group), RPS, L Owen, Richard Butler, Kevin Shaw (East Leake Parish Council), Rod Jones,



Mary Carswell (Thrumpton Parish Council), J Raven (Gotham Parish Council), Stuart Bannerman, Kinoulton Parish Council, M King, Kevin Carswell, Deancoast, Ian Machan (Machan Consulting), B Day (Cropwell Butler Parish Council), Jamie Lewis (Hunter Page Planning), CPRE, Cllr M.G. Rich, D.J. Pearson, P Hughes, J.M Sleath, Mr P Jones, D J Pearson, Cllr C Bird, Nuthall Parish Council, Mr & Mrs J Bryant, Mr Colin Barson, Ms E Parry, Hallam Land Management, East Midlands Housing Assoc. Ltd, Ms B Brooke, Ms E Fawcett.

## Economy and Employment Land

### Introduction

A number of general comments were made on this subject with the majority of them having already been addressed under the following Issues and associated Options. However, one respondent wanted aspirational/family housing in order to support higher value added employment that has not been covered elsewhere.

Issue EE1 – How do we ensure sufficient new jobs are available for the planned growth in population and also tackle high levels of unemployment, including worklessness, in some parts of Greater Nottingham?

Several general comments questioned the rationale and assumptions behind this issue while other respondents specifically queried the validity of the Employment Land Study and its forecasts. One respondent also thought the options did not focus on how to tackle high levels of unemployment and deprivation. A majority of the general comments on this issue wanted sufficient employment land and premises to be made available for the planned growth in population. There was also substantial support for this to be achieved through the allocation of land with only one respondent advocating a flexible criterion-based policy approach.

A number of locations where new employment land could be provided were mentioned in the general comments including the City and the sub-regional centres of Hucknall and Ilkeston. Other locations were also suggested at Top Wighay Farm to the North of Hucknall and employment provision within SUE's to provide a balance to the regeneration of the City with one respondent wanting new employment sites to be located near to new residential development and existing employment sites to be protected. However, locational issues are dealt with elsewhere within this chapter.

There was more support for using the Employment land Study to plan for additional office space requirements to meet the projected job growth than not using the Study as this was seen as a sensible approach so we do not allocate too much employment land. However a good number of respondents question the validity of the Study including its

timeframe (until 2016, why not 2026?) and the upper and lower limits of further supply of office space needed are seen as too wide to make the study useable. Several respondents also mention that we should be planning for other employment uses not just offices including high quality manufacturing.

There is also a lot of support for planning for a higher level of additional employment than the Employment Land Study sets out. Respondents thought this would allow for more economic expansion and higher levels of growth but a number of consultees thought this would be wrong as we should not assume that more economic growth is automatically desirable for instance.

When asked about setting no targets for particular types of employment respondents were generally not in favour of this option as a number of consultees pointed out it would allow developer lead interests to guide development and would not be in the best interests of the community as a whole. Although a number of respondents thought this was the best option with one respondent citing the absence of any strategic guidance and the benefits of a flexible policy approach to allow employment land to come forward.

Overall, the options of planning for additional office space requirements to meet or exceed the projected job growth were seen as the more attractive options by respondents, in comparison to the option of setting no employment targets, with slightly more respondents being of the view that the Employment Land Study should be used to meet the undersupply of deliverable office space.

#### Issue EE2 – How do we consolidate and create a viable role for existing industries and businesses?

A number of respondents when making general comments on this issue were of the view that alternative uses should be found for employment land which is not needed. This was especially the case if employment sites were of poor quality and in locations that are not well suited to modern business needs.

Overwhelmingly respondents were against introducing a stringent policy approach in order to safeguard all forms of existing employment land and premises as a lot of existing sites were seen as being of poor quality and could be better utilised for other uses. Only one representation supported this policy if the Core Strategy defined employment as B1, B2, B8 and closely related sui generis uses.

Over half of the representations received on this issue were in favour (no representations were against) of an approach based on the Employment Land Study that protects sources of employment after assessing their viability. This option was seen as the most sensible and would allow for a degree of flexibility and the possibility of housing or mixed use development coming forward on low grade employment sites.

The majority of consultees would not want to allow business investment decisions to be the key driver in determining which land should remain in employment use with a number of people citing the option set out in the previous paragraph. A small number of respondents wished to let the market decide, although one respondent noted that other policy constraints such as Green Belt policy meant that this would not always be possible.

### Issue EE3 – How should we provide high quality and well-located employment generating development?

The Issues and Options Consultation has generated clear consensus and acceptance which confirms the importance of providing such high quality sites. They are perceived to be key to attract new businesses to the area which helps to boost the economy and reduce unsustainable levels of out-commuting.

Indeed, an overwhelming majority of representations were supportive of providing a

sufficient level of new commercially attractive employment sites (in terms of size, environmental quality and accessibility). There was also agreement regarding the necessity to ensure that such employment sites are accessed via sustainable modes of travel and do not place additional and undue stress on the transport network. Concern was expressed about deciding what exactly is a sufficient level of new sustainable employment sites but this issue is linked to Issue EE1 which debates overall employment requirements.

Due to the support for this option, there was consequently little appetite for an option that sought not to allocate land for employment uses. One respondent noted the difficulties that such an approach would cause for developers and investors in bringing forward employment land due to constraints such as Green Belt.

In terms of where quality employment spaces sites should be located, the role of proposed Sustainable Urban Extensions was highlighted as too were settlements which are in employment need. A review of green belt policy was also encouraged to help ensure a ready supply of sites.

Virtually all respondents supported the option of actively encouraging the development and diversification of the rural economy, citing how this approach would strengthen rural communities. Respondents also stated how this could be supplemented with the supply of affordable housing and improvements to green infrastructure which could encourage tourism. Despite this almost universal support, caveats were expressed seeking to ensure a careful balance is reached between the need to diversify and the need to maintain local character and requirements of Green Belt policy.

A general comment which was raised suggested that employment generating sui-generis uses should be included in the employment land use definition.

Issue EE4 – How can Nottingham City maximise its benefit to the economy of Greater Nottingham?

There was agreement on this issue with regard to ensuring that the city centre's enormous economic potential was adequately harnessed for the best of Greater Nottingham. However, the Issues and Options consultation revealed mixed responses as to how this would be best achieved.

A few respondents stated how that Nottingham city centre would benefit from an increased working population and should therefore be the key focus for new office development. As part of this, City regeneration sites such as Southside were highlighted being perceived to be well placed to deliver prestigious mixed use schemes. Furthermore, Nottingham's Core City status and the Employment Land Study were used to demonstrate the importance of the city centre as a regional office centre. It was stated how this approach would provide support for surrounding shops and cafes which would all help to encourage a thriving city centre.

However, there were many comments which qualified this entirely city-centric approach suggesting how an over-concentration of commercial development could saturate the market and ultimately lead to the Greater Nottingham under-performing economically. This led to suggestions for a more balanced approach which would allow for an appropriate level and range of new and accessible commercial sites to be provided across the whole of Greater Nottingham and not just concentrated within the city centre.

As part of this, respondents called for greater recognition of other locations across Greater Nottingham and how they could play a role in providing office floorspace. Indeed, the option of allowing a more dispersed pattern of office and commercial development around Greater Nottingham did receive some support, with people stating how securing localised employment was crucial in reducing unsustainable levels of commuting and regenerating the district centres. Furthermore, accessibility, flexibility and the proposed parking charge levy within Nottingham City were all cited as reasons querying the city centre as a preferred destination for occupiers and as such, this option could unfortunately push investment elsewhere to competing economic centres. The role of Sustainable Urban Extensions (SUE's) and well located industrial and scientific parks were also highlighted as being important for economic growth. In addition, the Issues and Options Consultation revealed the intrinsic link between this issue and Issue EE5 which discusses whether the town centres should accommodate future commercial development. As can be seen in the consultation summary for Issue EE5 (below), respondents supported the role of town centres and this gives further weight to a more dispersed pattern of commercial development.

To summarise, although opinion on this issue is seemingly split, there was a consensus that a working balance needs to be achieved which an approach developed that ensures a degree of focus on the City but allows an adequate degree of employment provision around the rest Greater Nottingham.

Issue EE5 – What role can the other town centres in Greater Nottingham play in supporting the local economy?

Generally there is substantial support for an increased role for other town centres within Greater Nottingham to help strengthen the local economy of the conurbation. However, the scale of new development that respondents think is necessary to achieve this varies considerably. There are no clear differences in opinion on this issue with broad support coming equally from individuals, elected members, parish councils and groups/organisations.

Very few comments were made suggesting that there was either no, or limited scope for town centres to accommodate further office-based development. Of those who believed that opportunities were limited however, the majority did not elaborate on why they felt this was the case. However, those representing developers did voice concerns that this approach failed to recognise the role in which SUEs and other out-of-centre areas could play in providing high-quality (Grade A) office space and warehousing facilities, pointing towards the success of historic employment schemes away from town centres as examples.

Many respondents representing a wide range of interests supported the provision of new employment-generating development within town centres over other locations (i.e. SUEs), with a particular focus on providing office-based development opportunities. Reasons given for locating in town centres ranged from helping support the vitality of shops and key local services, generally improving the status of centres as well as maximizing the sustainability benefits through promoting the use of public transport and encouraging walking/cycling to access new development(s).

A number of centres where respondents felt further growth was possible were highlighted, with both sub-regional centres at Hucknall and Ilkeston mentioned. In addition to this, a variety of other locations were suggested at Bulwell, Beeston, Bingham, Clifton, Long Eaton/Sawley, West Bridgford and East Leake. Several responses did not mention a specific location, but instead suggested that new employment-generating development be supported in the most sustainable town centres where current opportunities existed.

#### Issue EE6 – How does Greater Nottingham support its economy by ensuring conurbation benefits from its strategic location, labour pool and infrastructure?

There is overwhelming support from all backgrounds for the expansion of a knowledge-based economy utilising the role of the Universities and the Hospitals. The vast majority of responses did not elaborate on reasons for how this support could be translated into policy, but a detailed response highlighted a need for the Core Strategy to support the objectives of the Regional Economic Strategy (RES) for the East Midlands as this would help underpin Nottingham's status as a Science City. Improved education is also thought to be key, with investment needed across Greater Nottingham to enable future generations of its own residents to find employment in this sector, rather than relying upon inward migration of skilled workers coming to the Universities and Hospitals. Some concern was expressed about a lack of focus on quality education and science parks which were thought to be appropriate for the Stanton Urban Extension Site in Erewash.

A clear and even split is evident from those responding to the potential to develop the role that East Midlands Airport plays within the local economy. Those primarily involved in promoting and enhancing Greater Nottingham's economy at a District and Regional level are supportive of an expanded role as set out in the East Midlands Airport Masterplan outlining anticipated growth. Furthermore, a number of responses seem satisfied with an advanced role but only with caveats that there is control over the quantity and timing of flights to and from the airport and that there is no detrimental effect on the capacity of the local transport infrastructure serving the airport. Those representing developers consider that the future economic growth of East Midlands Airport could be aided by the development of SUE sites at Edwalton and Clifton Gateway and also potentially support a new development at Kingston-on-Soar just off the M1 near to Junction 24. On a related theme, a small number of responses called for better accessibility (public transport) from East Midlands Airport to a range of nearby urban areas to better connect the site to Greater Nottingham.

Comments attributed to local authorities, parish councils (mostly in Rushcliffe) and independent environmental groups in addition to a number of Parish Councils, mainly in the Rushcliffe area, are opposed to an enhanced economic role for East Midlands Airport. Many objecting to the option of developing the role that East Midlands Airport has in the local economy made reference to climate change and state that a possible conflict exists with the requirement for a reduction in CO2 emissions in line with Central Government policy, i.e. long-term environmental objectives were thought to outweigh the short-term economic benefits is a key consideration. Concerns are also made about the negative role East Midlands Airport's physical growth has had, and continues to have in altering the character of the surrounding countryside and villages, a view shared by a small number of individuals and Parish Councils close to the current site.

There is almost unanimous support for the provision of a Strategic Rail Freight Distribution Centre within Greater Nottingham, although only a limited number of responses to this option provided suitable locations where such a facility may be located. Those who did support a Distribution Centre thought that the location of such a facility needed careful consideration and selection to ensure that a site was not damaging to the environment and also widely accessible to its workforce. Many of the responses suggesting suitable sites raise the possibility of developing the Toton Sidings site in Broxtowe – this is the most mentioned location by some way. A lesser number of responses favoured the development of such a facility at, or near to, East Midlands Airport with links to the new Parkway station creating a multi-modal freight hub. Other areas which had infrequent mentions as potential locations were sites at Bennerley (Eastwood), Beeston, Cotgrave, Ilkeston, Colwick / Netherfield and Hucknall.

Nearly all responses supported maximizing opportunities for training initiatives to help re-skill the Greater Nottingham workforce. Those who commented in greater detail promoting re-skilling stated its importance to a Science City, the possibility of it encouraging more joined-up working across various sectors, opportunities for increasing the number of people in construction jobs with a proposed rise in construction activity and breaking the cycle of deprivation seen in 'run-down' areas.

However, a small number of responses object to the use of s106 agreements being used to assist with re-skilling the workforce through new development. These comments were made primarily by those representing the construction industry who expressed concerns about the viability of development sites if conditions be used financing initiatives against land values.



Issue EE7 – Are there any other issues or options relating to the economy and employment land in Greater Nottingham?

Given that this issue captures all other views which have in the respondents view not been addressed elsewhere in the chapter, there are a range of comments which are difficult to group and provide detailed assessment. Therefore, this will attempt to just briefly summarise comments which were made which should be considered when drafting Preferred Options.

- + Erewash should not be taken over by Greater Nottingham's needs.
- + Need to safeguard agricultural land from housing losses to ensure enough food can be produced for an ever-increasing population.
- + Employment land needs to be identified in and adjacent to Nottingham Principal Urban Area in accordance with the Regional Spatial Strategy.
- + People should be encouraged to work outside of the city centre should the Workplace Parking Levy be introduced.
- + The need for more manual skills should be widely promoted.
- + Encourage and allow existing retail outlets to develop to remain prosperous.
- + Needs to be greater focus on roles of market towns / rural service centres – these should be the focus for economic development away from the larger towns.
- + Greater Nottingham has poor rail connectivity to London and City Centre is poorly linked to the M1 motorway.
- + The issues and options do not discuss the role of Sustainable Urban Extensions and how they can assist with creation of employment opportunities.
- Too much focus on employment provision in the City.
- + Locate employment close to workers homes to reduce number of journeys
- + Ratcliffe Power Station is a key employer, but is heavily affected by green belt designation which constrains future refurbishment and development.
- + Cotgrave offers opportunities for employment growth.
- + Core Strategy needs to recognise that economic development is broader than just traditional employment generating uses. Should be more supportive to development which generates jobs but are not considered traditional uses.
- + Core Strategy should give protection for employment uses on well-located land where alternative higher land values are possible that will imbalance communities.
- + A more integrated public transport system needs can support the economy.
- + Need to look at the employment opportunities each SUE site can bring forward individually as 'one size fits all' approach will not work.
- + Important to consider and understand the link between housing growth and employment provision.
- + More family-sized and aspirational housing is needed if Nottingham wishes to remain a competitive location for business.
- + Enhanced internet/broadband connections are vital for home-working and the wider business community as well as the need to cater for the role tele-commuting will play.
- + Why need new sites when many other existing ones are under-utilized
- + Enable people to work closer to where their children are educated.

### **Things to consider in the Preferred Options:**

- Provide a sufficient amount of office space, and sustainable employment sites in general, across Greater Nottingham to 2016 to meet the projected rise in jobs using the NCRELS evidence.
- The creation of a criterion-based policy to safeguard valuable employment sites, but ensure a more rounded assessment to the strengths and weaknesses of particular sites.
- Provide support to ensure a thriving rural economy, but one which respects the character of rural areas.
- Ensuring a city centre focus when considering Greater Nottingham's employment needs, but balancing this against the need for strong localised economies around the rest of the conurbation.
- Support for emphasizing importance of skilled/science sector to Greater Nottingham and re-skilling workforce.
- Ensuring that an enhanced role for EMA within the conurbation's economy is sustainable and not achieved at the expense of long-term damage to the environment.
- Location of a Strategic Freight Distribution Centre – favoured at Toton, but a criterion-based policy may help to move this requirement away from the Housing Market Area.

<b>Number of Comments</b>	<b>Number of Consultees</b>
<b>853</b>	<b>112</b>

### **List of Respondents**

Ian Goldstraw (Derbyshire CC), Jamie Stevens (House Builders Federation), Ian Mitchell (Campaign for Better Transport – Derbyshire & Peak), Roger Hawkins, Ms J Raven (Gotham PC), Mrs J Barlow (East Bridgford PC), Mr E Wood (Mosaic Group), Mr Paul Kaczmarczuk (Barton-in-Fabis PC), Mr Roger Yarwood on behalf of Mr M

Webster, Colin Buchanan Ltd on behalf of Adam Murray (Harworth Estates), David Ward (Wilson Bowden Developments Ltd), New College Nottingham, Mick Smith (GoEM), Barrie Walford (Erewash BC), Keith Fenwick (Alliance Planning), Gordon Blackmore (Stanton-by-Dale PC), Richard Reynolds (Rushcliffe BC), FJD Boot, Graham Bird, Geoff Wise (Highways Agency), Paul Stone (Signet Planning) on behalf of Woodhouse Discretionary Trust, Geoffrey Prince Associates (on behalf of Langridge Homes), Jackie Dawn (Burton Joyce PC), Andrew Martin Associates (on behalf of Clowes Development), Richard Snow (Erewash BC), Sally Gill (Nottinghamshire CC), Richard Walters (Hallam Land Management), Kevin Shaw (East Leake PC), Michael O'Connell (Entec), Cllr John Stockwood, Richard Mallender (Nottingham Green Party), Cllr Rod Jones (Rushcliffe BC), Cllr Barrie Cooper (Rushcliffe BC), Lynn Holland (Bingham Town Council), Ms E.M. Mackie (Elton PC), Mary Carswell, Mike Downes (Anthony Aspbury Assoc), Kinoulton PC, Mr M King, P.A. Wagstaff (Ramblers Association), Mrs B Day (Cropwell Butler PC), Cllr M.M. Males, L. Owen, Mr Kevin Carswell, Ms Barbara Walker, Janet Hodsdon (Ilkeston Over-50's Forum), Robert Galij (Barratt East Midlands), Nigel Lee (Nottingham Friends of the Earth), Carol Collins (Nottinghamshire Branch of CPRE), Matthew Easter (Nottingham City Council), Mr Laurie Lane (CZ Cussons), Mr Jordan Kenistn (Peel Holdings), Ms Jan Stanley (Federation of Small Businesses), Nigel Chambers (Tangent Properties), Kevin Brown (Nottinghamshire Police Force), Paul Forshaw (BNP Paribas Real Estate) on behalf of D. Fixter (Nottingham City Estates), Langham Park Developments, Mr. P. Pamplin, Roy Smith (Long Eaton Over-50's Forum), Ms Erica McDonald (Notcuts Ltd), Newton Nottingham LLP, Jamie Lewis (Hunter Page Planning), Mr Stuart Bannerman, Mr B. Crawford, Cllr Richard Butler, George Davidson (Bingham Town Council), Liz Banks (Holmes Antill), J. Allsopp, Geoff Ashton, David Cadwallader (Edwalton Village Hall Committee), D.J. Pearson, Mrs J.M. Sleath, Cllr M.G. Rich, Alan Tomlinson, Anthony Thorniley, Andrew Pritchard (EMRA), Zoe Auckland (RPS Planning) on behalf of Costco Ltd, Steve Tough (Nottingham Express Transit), Mr Narrainen, Helen Greenhalgh (Aberdeen Property Investors), Helen Edwards (British Waterways), Claire Whittaker (DPP Planning), Nathaniel Litchfield & Partners on behalf of Steve McBurney (Commercial Estates Group), Elizabeth Newman (Natural England), Adrian Jones (EMDA), Paul Tame (National Farmers Union), Malcolm Hackett (Greenwood Community Forest Partnership), Tom Gilbert-Wooldridge (English Heritage), Christopher Hull (Capital Shopping Centres), Mr. Potter, Mr S. Thistlethwaite (Banks

Developments), Jerome Baddeley (Nottingham Energy Partnership), Barry Herrod (Bovis Homes), E:On UK, South Nottingham College, Steve Bolton (EMRA), Nuthall Parish Council, Ms Betty Cliffe, Mr Colin Barson, Mr Richard Turnbull, iPlan Solutions on behalf of Foulds Investments Ltd, Ms B Brooke, Cllrs M & S Lovely, N Hutchinson, Cllr C. Bird and Ms Emma Parry.

## The Role of Nottingham and its City and Town Centres

### Issue TC1 – How can the Core Strategy help strengthen Nottingham’s role as a Core City?

The view of the Government Office is that a number of issues could be brought together under one broad umbrella to provide a spatial option in the next consultation document. The town centre issues and options given seem somewhat limited in their scope without actually setting out the key issues regarding town centres. For example, the problems of addressing decline in some areas and Nottingham’s ranking as a retail centre. It was particularly noted that paragraph 3.5.11 confirms the new Broadmarsh Centre as vital to Nottingham’s retailing future and in maintaining its position. Reference was also made to Policy 22 of the Regional Plan which contains a framework to review Town Centre-based policies.

Respondents concerned with the historic environment noted that this section does recognise the importance of the historic environment to the tourism and cultural offer of Greater Nottingham, with a useful, if brief, summary of some of the key historic aspects. The historic environment has an important role to play in this aspect of Greater Nottingham, and should be protected and developed where appropriate.

A response from a food retailer concluded that the recommendation in the Retail Study, that food retailers should be encouraged to open new non-food only stores in the town centres rather than allowing more space for comparison goods in out of centre superstores should not be included within the policy in the Core Strategy. This is believed to be counter to the wide recognition that the inclusion of an element of comparison goods within foodstores is part of the overall retail offer and therefore part of the business model of the main foodstore operators.

Other suggestions for ways the Strategy can help are as follows;

- By highlighting the need for better regional connectivity by public

transport.

- Victoria Centre's upgrade and expansion can make a major contribution.
- Making it easier for shoppers to reach the centres by providing free parking especially for the elderly and those with young families. Also places for them to relax.
- More underground shopping facilities and a place for rest and talk above ground. Pleased by the way the Old Market Square is being used.
- By directing growth to the most appropriate areas.
- Preserving a balance of both in-town and out-of-town retail is essential (some retail is inappropriate in the town centre).
- Connect the Sherwood Visitors Centre more practically with Nottingham for visitors looking for 'Sherwood'.
- Science City is an attractive proposition. Will schools focus on technology and science?
- The Strategy can help if EE6 options are carried out.

One respondent stated that some people are happy to see Nottingham remain a medium-sized city (quality not quantity is what is required) and have no wish to see it designated as the 20th most "vibrant" city in Europe.

Issue TC2 – How can the Core Strategy help strengthen Greater Nottingham's role as a focus for sport, leisure, tourism and culture?

It was stated that distinctive destinations, a thriving cultural life and a sense of place are crucial to the economic success of the region as they help attract and retain skilled and talented investors, graduates and young people. They also add to quality of life.

It was felt that the Plan should recognise the importance of high quality education in strengthening Nottingham's role as a Core City. The role of education also overlaps

with other key aspects, including its links to commerce and the economy, to science and to culture, sport and leisure. South Nottingham College has links with all of these.

The close proximity of the City Ground, Meadow Lane, Trent Bridge, Lady Bay and Holme Pierrepont provide a great platform to enhance the image of the conurbation as a centre of professional excellence. This should be more strongly promoted by the Core Strategy.

The majority of responses agreed with the option of supporting the protection of and development of sporting, leisure, tourism and cultural facilities. Reasons for supporting this option varied, as follows:-

It is preferable from a historical environment perspective, to avoid artificial clustering of heritage areas and ignoring the fact that the historic environment is everywhere. It was also stressed that the historic environment is more than just tourism and culture; it has a strong environmental role in terms of shaping and defining places, acting as both an opportunity and constraint to development proposals.

Nottingham has played host to a number of major sporting events with varied success, e.g. the loss of the tennis tournament prior to Wimbledon, where as the some of the cricket events at Trent Bridge have been fairly successful. Most tourism in the area is associated with Sherwood Forest, but the influx of tourists needs to be carefully managed. Whilst theatre and concerts in Nottingham are also of a high standard, visitors are deterred by the City's reputation for crime.

There is currently little to offer visitors with the closure of quality attractions, given that the Costume Museum and the Lace Centre have been closed.

More respondents agreed than disagreed with the option of focusing development or strategic sport/leisure/tourism/cultural developments in particular areas of Greater Nottingham. Reasons for support included that it would enable a more focused approach in maximising the strength of Greater Nottingham in geographical and functional terms; offers the best opportunity to treat each proposal on its merits; could see development of leisure facilities incorporated into major new development areas

e.g. the Stanton Ironworks site; several activities could be grouped on large sites; Centres of Excellence are required; clustering such facilities generally increases opportunities in local employment within those sectors as they achieve a level where the area, and hence the city, becomes known for excellence in those sectors. However, these facilities should be close to the city centre therefore easily accessible by a range of public transport options, and on brownfield sites. We would oppose any relocation of Nottingham Forest football ground to a greenfield site; concentrate effort to achieve excellence.

Of those who did not agree with this option, reasons included; this being impossible given that the historic environment is everywhere; concerned that the opportunity to unlock the potential of the waterways network could be restricted if Option TC2b were to be the preferred option; cannot see the benefit of focusing on a particular area. Greater Nottingham is not a vast area compared with many cities and it should be possible to provide good information about and public transport to such facilities wherever they are; difficult to grasp the concept in practice; this will mean that areas miss out and there is no reason why all the areas cannot be equally covered. What is needed is good publicity with helpful information and good transport links.

Issue TC3 – What approach should the Core Strategy take to the City Centre’s position in retail terms, and towards defining a retail hierarchy for the rest of Greater Nottingham?

Measures to increase the attractiveness of Nottingham City Centre were supported because this could help reduce the demand to travel elsewhere to access alternative retail provision in out of town locations, close to the M1 for example, at Meadowhall in Sheffield. However, this support was subject to the right type of retaining being provided in the right locations. There was general agreement that the Core Strategy should seek to strengthen the Nottingham’s retail offer to help bolster its retail ranking and recognised position as a Major Regional Centre.



East Midlands Development Agency emphasised the role of the City as a major provider of professional, managerial and specialist technical jobs. In support of this, good public transport links to the City Centre will be essential.

The Government Office again highlighted Policy 22 of the Regional Plan which provides Regional Priorities for Town Centre and Retail Development. 3.2.16 for the Three Cities Sub-area confirms Nottingham as a nationally ranked shopping centre should be encouraged to develop its role. However, there is also potential for complementary growth in the surrounding Sub Regional Centres, in this case Hucknall and Ilkeston, to retain a higher proportion of local income and reduce pressure on strategic transport infrastructure.

A response from a food retailer considers that the retail hierarchy would benefit from the addition of a fourth tier of 'local service centres'. These would perform important roles in serving the local hinterland to which it is necessary to support the vitality and viability and afford policy protection from inappropriate development. The Issues & Options document does not, at present, accurately reflect the full settlement hierarchy of the local centres in Rushcliffe, either in the Greater Nottingham section or the Rushcliffe specific section. Neither does it pay sufficient attention to the requirements of PPS6 in terms of the five identified 'tests' of soundness. The Core Strategy should provide information on the amount of convenience and comparison floorspace which is likely to be required over the plan period.

The vast majority of respondents, who expressed a preference, agreed with the option of improving the quality and range of opportunities for retail in the city centre. This included the private sector, an environmental group, Parish Councils, elected Members and members of the public. Comments included; the main focus for retail development should be the Broadmarsh Centre;

Those who disagreed with this approach, stated that other areas could suffer if not part of a Strategy. An alternative suggestion was to reduce business rates for new businesses to encourage growth. Do we really need more retail sites? We should be concentrating on making sure everyone has access to what they need, rather than encouraging unnecessary shopping: concentrating on quality of provision not quantity

of goods sold. At the moment there are quite a lot of empty shops in the centre of Nottingham. Empty shops lessen the appeal of the city and surrounding town centres so every effort should be made to encourage full use of existing premises before providing more.

Comments from the retail sector stated that in order to facilitate the City Centre's retail position, priorities need to be correctly identified. Schemes and sites which are allocated but no longer viable to come forward, or are delayed, should not inhibit investment in schemes elsewhere in the City Centre. Also, the Strategy must improve quality and range of city centre shopping and are calling for more evidence to underpin the allocation of strategic sites and suggests a criteria-based approach.

The Government Office confirmed that the Three Cities Sub-area would support this option to improve the quality and range of opportunities for retail in the city centre. Whether this should include allocating strategic sites for retail is a matter for the Core Strategy to consider.

A Parish Council feels that Nottingham has a large amount of retail space and currently a lot of empty space, especially in the City Centre therefore it is unlikely that more is required. The retail industry is suffering in the current economic climate and people are changing their shopping habits with many more people shopping online. It is more important that people have access to what they need easily.

There was general agreement that the Core Strategy should adopt a hierarchy recommended within the retail studies for existing centres. It was felt that this was important to resist out of centre developments. However, it was suggested that the list should not be cast in stone. Local Centres should be recognised for the role they play in meeting the needs of local residents and those within their catchments.

A similar number of respondents agreed and disagreed with the option of considering enhanced roles for certain existing centres. Areas suggested as suitable for enhanced roles included – Stapleford, Bingham, Arnold, Beeston, Kimberley, Ilkeston, Carlton Square, West Bridgford, Victoria Retail Park, a new District Centre within GBC, Sandiacre (linked to the Station Road site), and local services centres in rural parts of

Greater Nottingham.

Some respondents suggested that town centre policies should be flexible enough to respond to changing economic circumstances and the fact that designated town centre networks and hierarchies will change over time. It was also suggested that Sandiacre should continue to be classed as a town centre rather than being downgraded to a district centre.

Other general comments and suggestions were as follows; there may be scope to introduce an additional centre, depending on circumstances; flexibility in this context may be required to achieve other objectives of the strategy; option should avoid having a negative impact on viability and viability of the city centre and Sub Regional Centres (Hucknall and Ilkeston); the County Council suggested there is the potential to develop a typology of centres; build on work done by market towns and highlight any local specialities.

With regards to how the Strategy can help to provide support for the less successful centres, suggestions put forward include free parking schemes; flexible business rate relief; improving public transport between centres; more single person homes in centres; a wider mix of uses in centres needs to be encouraged (e.g. at West Bridgford, Carlton Square and Netherfield); looser planning regulations; development grants; deliberate consolidation; active town centre management; improved access; masterplanning process e.g. Cotgrave; underground car parking; prevention of out-of-town supermarkets; keeping existing centres clean and tidy.

GOEM highlighted Policy 22 of the Regional Plan which states that where town centres are under-performing, action should be taken to promote investment through design led initiatives and the development and implementation of town centre strategies.

Issue TC4 – Are there any other issues or options relating to the role of Nottingham and its city and town centres

The various issues and options raised under this issue have been captured below:-

- Quicker public transport links between centres, both through and around the City Centre.
- Consider the potential for new retail/service centres within Sustainable Urban Extensions.
- Retail development can play an important part in regeneration, which is a key aim of the strategy.
- Pay more attention to individual shops and the convenience of citizens. Encourage independent retailers which give character to the city and to areas e.g. Bridlesmith Gate, Pelham St.
- Local shopping centres have their own character and this should be encouraged; the move by certain Borough Councils to charge for parking may have detrimental effects on these centres particularly if they are not easily accessible by public transport.
- The Core Strategy should recognise that there will be a need for new neighbourhood centres as part of proposed Sustainable Urban Extensions. These will need to be at a scale to complement, not compete, with the recognised shopping hierarchy and provide all the day to day shopping needs of their neighbourhoods.
- Alternatively, they may be a role for the Sustainable Urban Extensions to provide additional facilities, thereby widening the current retail base without undermining vitality and viability of existing centres e.g. Clifton.
- Closer co-operation between voluntary organisations.
- Policies 20 and Three Cities SRS4 of the RSS contain the criteria to consider in reviewing employment land allocations, and Policy 22 the Regional priorities for town centres. Policies 21 and 55 refer to strategic distribution and the Regional Freight Strategy, whilst Policy 56 sets out the Regional priorities for air transport.
- Any improvements to transport e.g. NET etc, should avoid damaging

countryside and green spaces. More use should be made of under utilised rail lines etc.

- Beneath the proposed hierarchy there is a role for Bingham in meeting the needs of the surrounding smaller rural villages.
- Ensure no more out of town shopping centres, other than food outlets.
- Too much emphasis on the bar culture.

**Things to consider in the Preferred Options:**

- The importance of the historic environment to the tourism and cultural offer of Greater Nottingham
- Upgrade and expansion of the Victoria Centre
- Preserving a balance of both in town and out of town retail
- Emphasising the role of cultural, arts, heritage, sporting and tourism assets in the economic success of the area.
- The protection of and development of sporting, leisure, tourism and cultural facilities.
- How best to improve attractiveness to tourists
- How best to address the existing concentration of elite sports venues - this approach of focusing sport/leisure/tourism/cultural developments should be continued
- Include measures to increase the attractiveness of the City Centre
- Use hierarchy of the Greater Nottingham Retail Study but add a 4<sup>th</sup> tier of local service centres
- Include information on the amount of convenience and comparison floorspace required over the plan period
- Address empty shops
- Consider suggestions as set out under IssueTC4

<b>Number of Comments</b>	<b>Number of Consultees</b>
<b>285</b>	<b>94</b>

## ***List of Respondents***

Peter Dowling (Indigo Planning), Owen Walters (Highways Agency), Jan Stanley (Federation of Small Businesses), Claire Whittiker (DPP), Kevin Brown (Nottingham Police), David Shaw, T D Shuker, Nigel Lee (Nottingham Friends of the Earth), Katherine Simmonds (John Lewis), David Gibson, Michael Fearn (Shell Pension Trust Ltd), Nick Grace (New College Nottingham), Christopher Hull (Capital Shopping Centres), Nigel Chambers (Tangent Properties), Tom Gilbert-Wooldridge (English Heritage), Tanya Cornish, Rachel M Jones (Council of Christians and Jews), Andrew Astin (Sainsbury), Ben Holmes (Holmes Antill), Gareth Morgan (Nathaniel Lichfield & Partners), Hilary Silvester (Nottingham Civic Trust), Liz Banks (Holmes Antill), Helen Taylor (Parks and Open Spaces), Rose Freeman (The Theatre Trust), Andrew Pritchard (EMRA), Mick Smith (GOEM), Richard Snow (Erewash Borough Council), Adrian Jones (emda), H Edwards (British Waterways), Robert Galij (Barratt East Midlands), Carol Collins (CPRE Notts), Steve Beard (Sports England East Midlands), Janet Hodsdon (Ilkeston and District 50+ Forum), Roy Smith (Long Eaton and District 50+ Forum), Geoff Wise (Highways Agency), Westfield Shoppingtowns Ltd, Steve McBurney (Commercial Estates Group), Sue Smales (Sainsbury's Supermarkets Ltd), Keith Fenwick (Alliance Planning), F.J.D. Boot (Woodborough Parish Council), Malcolm Hackett (Greenwood Community Forest Partnership), Jackie Dawn (Burton Joyce Parish Council), Andrew Ellwood, Sally Gill (Nottinghamshire County Council), Martin Smith (Ramblers Association) Steve Bolton (EMRA), Erica McDonald (Notcuts Ltd), Michael O'Connell (Entec UK Ltd), Rod Jones, David Cadwallader (Edwalton Village Hall Committee), J Barlow (East Bridgford Parish Council), M Males, L Owen, Barbara Walker, Derek Brewer (Notts County Cricket Club), Somerfields Stores Ltd, John Stockwood (Parish Councillor), South Nottingham College, Liz Banks (Holmes Antill), Richard Mallender (Nottingham Green Party), Barrie Cooper (Rushcliffe Borough Council), E.M. Mackie (Elton Parish Council), J Raven (Gotham Parish Council), Kinoulton Parish Council, Andrew Wilkie (Cotgrave Town Council), Richard Butler, P.A. Wagstaff (Ramblers Association), Kevin Shaw (East Leake Parish Council), Roger Hawkins (Holme Pierrepont & Gamston Parish Council), B Crawford, M King, B Day (Cropwell Butler Parish Council), Stuart Bannerman, A.L Clayton, J.M. Sleath, Mr Eddleston, P Hughes, D.J. Pearson, M Plampin, Cllr M.G. Rich, Nuthall Parish Council,

Ms B Brooke, Tangent Properties, Mr R Pierrepont, N Hutchinson, Mr R Turnbull, Ms E Fawcett, Mr C Barson, Ms B Cliffe, Mrs MP Gooding, Cllr C Bird, Mr & Mrs J Bryant, Roger Tym & Partners, Ms E Parry,

## Neighbourhoods and Place Shaping

### **Issue NP1 - To what extent should the Core Strategy attempt to influence**

### **housing type, mix and tenure in order to maintain a balanced housing market?**

Most, but not all of the development industry and their agents would rather let the market decide on what housing type and mix should be provided across the HMA, whilst others state that the Core Strategy could potentially have a guiding role but there will need to be flexibility built in, and therefore a general approach to seeking a suitable housing mix was supported. Comments have been made that the house-building industry understand the market better therefore they have better knowledge of the appropriate mix to promote on a site by site basis. Conversely, a comment was made that attempting to influence housing mix could actually lead to a degree of segregation if done the wrong way. Comments were also made that going to such a level of detail seems impossible to achieve in such a planning document, and that housing mix should be negotiated as part of the planning approval process, using housing needs assessments and market advice generally.

There was little support for a Greater Nottingham approach and a mixed response on looking at housing mix based upon submarkets. Comments have been made that new development only represents a small proportion of the housing stock and cannot single-handedly address all of the issues relating to the housing market overall. Others have noted that addressing housing mix at submarket level may assist in meeting the needs of all of the communities and extends choice. Questions have also been raised whether there is sufficient evidence to develop housing mix policies for each submarket.

Other comments have stated that the provision of room sizes consistent with family



living has been outlined as an important factor. The Lady Bay area has been cited as potential good example of how housing mix can create a good community. There has also been mention that family housing provision should be maximised within the City of Nottingham. Reference has also been made to using the emerging evidence contained within the dwelling-size research.

Finally, reference has been made to the fact that people that live on boats are recognised as a separate household group, and that their needs should be met in terms of moorings.

Issue NP2 - What approach should the Core Strategy take to preserving existing settlement forms where they are appropriate?

The view of the Government Office is that there should be design policies within the LDF that set out the quality of development that is expected in the area, and that development should be well integrated and complements neighbouring buildings in the local area. They also state that they are not sure whether whole areas warrant protection. English Heritage support the protection of existing development patterns where they can be demonstrated that it contributes towards local distinctiveness.

There were several comments stating that there is no need to protect patterns of development and that changes should occur organically. Furthermore there were views that density should be assessed on a case-by-case basis. There were concerns raised that this would be at odds with sustainable development principles and the need to develop land more effective and efficient. It was also the opinion that a character of an area can be maintained without restricting pressure for more intensified development through good design.

One comment stated that this should only happen in certain areas as increasing density can create a more sustainable neighbourhood, whilst maintaining lower density can may retain green infrastructure in gardens, maintain biodiversity and reduce flood risk

from run-off.

It was the view of a Parish Council and the CPRE that if a settlement form is worthy of protection, then it really should be designated as a Conservation Area. Another viewpoint was that intensification should be restricted where it would be

It was mentioned through one comment that the settlement form should be protected around Wollaton, Bramcote, Broxtowe and Bestwood.

#### Issue NP3 - What approach should be taken towards affordable housing provision?

There was general concern amongst the development industry that affordable housing targets should be developed in a way that does not undermine viability, and that a robust analysis of viability should be undertaken to support any targets. It was suggested that a comment methodology and model be used across Greater Nottingham to assess targets to ensure consistency and transparency. There was concern that the interim target of 30% in the Regional Plan was too high and further work was needed at a local level to come up with a more reasonable target. A comment suggested Rushcliffe's target should be 45% to meet future housing need. It was also suggested that the City target should be 20% to capture viable delivery in the best areas of the city, and that flexibility be built into the policy to enable negotiation in poorer performing submarkets. There was concerns that split targets for the city may distort the housing market..

On balance, the comments did not support a Greater Nottingham overall affordable housing target and did support the development of targets at District level and/or submarket level. The District target/submarket target approach also had the support of a number of parish and town councils. Some comments suggested that a degree of flexibility should be built into and affordable housing policies to ensure that cycles in the housing market are taken into account.

In terms of tenure split there were mixed views in setting targets in the Core Strategy. Parish Councils have generally supported indicating tenure split within an affordable housing policy. Some comments have stated that tenure split should be examined on a site-by-site basis. It was also suggested that tenure splits targets should not be set in a document which looks over a period of 15 years, and that a general statement regarding expectations should be in place instead. Other comments suggest that including tenure split in the Core Strategy would be helpful as there is a danger that housing for rent could be overlooked in favour of intermediate housing. It was also commented that targets for tenure split would assist housing associations and developers in assessing the viability of individual sites.

Finally, it was stated that affordable housing should be built to a high standard of energy efficiency, as those on lower incomes will suffer first when energy prices rise.

#### Issue NP4 - What approach should be taken to affordable housing provision in rural areas?

There is general agreement that provision should be made in rural areas to meet local need, however some comments stated that this should only be with the support of parishes. Most parishes that have responded generally support however they stress that provision should be kept as affordable in perpetuity and that we need to make sure that the design of affordable housing fits in with the overall environment. Parishes also stress the need to consult with local communities when providing rural affordable housing and there is the need to avoid creating ghettos. There was concern about only providing for affordable housing in rural areas in relation to the creation of mixed and balanced communities, and the need to provide market housing as well as affordable housing in rural areas.

The potential policy options discussed which appropriate mechanism should be used for the delivery of affordable housing in rural areas. The majority of

parishes supported the provision of a policy mechanism subject to the issues raised in the previous paragraph. There was a mixed response to allocating sites specifically for affordable housing. Whilst most parishes were a couple were not. One comment states that the core strategy should only allocate strategic sites. Some comments state where a local need has been identified then it may be better to allocate a site rather than relying on the lottery of a rural exception policy. The need for consultation with local communities was again raised.

It was also stated that the delivery of affordable housing where there is a need in larger rural communities could only be achieved through the delivery of market housing as well as rural exceptions policy does not apply in places that are over 3,000 in population.

Issue NP5 - How can the Core Strategy help to deliver high quality design in new developments and ensure that new homes are adaptable for all occupants throughout their lives?

General comments were made in relation to design. It was raised that there is a need to build in energy efficiency measures and high environmental standards in new housing stock. Again it was raised by the development issue that the issue of viability needs consideration when looking at policies on design. The Environment Agency stress the need to address building for life standards and climate change impacts.

Government Office For the East Midlands picked up the fact that the East Midlands rates the poorest for design quality when applying CABES building for Life assessments on a selection of developments.

English Heritage raise the point that Landscape Character assessments should be used to guide, inform and gain an understanding of a location to accommodate change, and to make positive proposals for conserving and

enhancing character.

Support was divided for the imposition of standards such as Code for Sustainable Homes through the Core strategy and building for life assessments. Most, but not all of the development industry stated that it was the role of building regulations to look at Code for Sustainable Homes and build quality and higher standards should not come through the Core Strategy. It was also raised that higher energy efficient measures and higher design quality may have an impact on development viability. One comment suggests that affordable housing already in the main achieves code level 3, therefore so should market housing. A member of the development industry supported in principle the use of building for life assessments across Greater Nottingham, but there would a need to make it clear what level of standard would be adopted, and how the standard would be applied and assessed consistently across Greater Nottingham.

One observation stated that the strategic planning process provides a competitive situation where there is an incentive for developers to commit to demonstrate a commitment to design quality and a high standard of masterplanning. Another observation stated that standard design solutions would create problems for national housebuilders and would not contribute to local distinctiveness, which would be best secured through site development briefs, masterplans, design guides and design codes. One view was that there was enough existing design guidance and best practice reports already available.

There was general support from other bodies to attempt to drive up design quality and improve energy efficiency, in particular from Parish and Town Councils. Some wanted the BREAM excellent standard to be adopted.

Views from the CPRE simply states that one persons idea of good design is another persons nightmare. They also state that the aim should be for good quality with variety and that new homes should reflect elements of traditional vernacular to retain cohesiveness and distinctiveness of different areas.

Concerns were raised that the provision of homes that are adaptable for all occupants for all of their lives may create 'some kind of standard for a mythical standard human being'.

In relation to setting out a Greater Nottingham approach for design, Government Office for the East Midlands raised the point of local distinctiveness and what should be left to a more local level. Other comments also raised concern relating to local distinctiveness. Others were more supportive as it could drive up design standards together as a group of authorities, as long as there was flexibility in the policy to allow for local distinctiveness.

Comments were also received relating to lifetime homes standards. There was a mixture of people supporting and not supporting. The development industry did not support a requirement for all new developments to meet lifetime homes standards. One comment stated that national policy does not require it until 2013. Concerns were raised that the imposition of standards would lead to excessive build costs. One observation stated that householders could adapt their homes to meet different requirements. The CPRE was also concerned that such an approach may lead to no variety or character. One comment stated that applying a standard across the board ensures a level playing field for developers, and that they may become more comfortable over time with applying the standards as a matter of course, rather than a costly add on.

There was generally more support for seeking that a proportion of homes should meet lifetime homes standards. There have been suggestions made that between 10% and 20% seems about right for viability reasons. Another comment stated that there should also be the provision of elderly persons bungalows for purchase or rent.

It was also stated that buildings should incorporate wildlife-friendly features in their design.

Issue NP6.- How can the Core Strategy plan for the provision of, and access to, local community facilities?

There were a number of general comments. One comment states that all of the options presented were worthy of consideration. One observation states that a criteria based policy should be developed in relation to the provision of community facilities that includes places of worship in order to provide a positive framework within which to assess such proposals. There was very strong support for protecting existing community facilities, in particular from parishes. One comment states that community facilities should also be enhanced. The Development industry suggests that some development may help support existing facilities where they are performing poorly.

There was general support for the provision of new facilities in accessible locations and in association with large new developments, in particular from parishes, however there was recognition by some that it may be better in certain circumstances to enhance existing facilities, and ensure that existing facilities do not suffer as a consequence of new development.

The vast majority of respondents also supported the provision of joint use facilities where possible, again including most Parish Council responses. It was stated in one comment that the provision of joint use facilities could result in cost savings and lessen environmental impact, although one observation stated that schools should have their own separate facilities.

It is stated that the growth of East Leake means that the health centre is inadequate.

Issue NP7.- How can the Core Strategy help to reduce health inequalities and crime in Greater Nottingham?

There were a few observations made on this issue. It was stated that well designed and integrated Green Infrastructure can promote a sense of community and help reduce crime. The provision of outdoor recreation space can also encourage healthy forms of transport such as walking and cycling. Some comments were made stating that it was the responsibility of other organisations such as the police or the NHS and that it was beyond the scope of the core strategy.

It was also considered important to design out crime and a policy should be developed to assist this. One comment stated that the sports, community activities and youth activities will be critical to reducing crime. Others stated that facilities for all age groups are essential.

Issue NP8 – Are there any other or options relating to neighbourhoods and place shaping in Greater Nottingham?

Comments were made generally about the issues and options contained within this chapter. The Homes and Communities Agency stated that there is a need for a rigorous and transparent way to assess site viability. It was stated by others that Core Strategies need to plan for all of the Community, including older people, people with disabilities, gypsies, travellers, travelling showpeople, BME groups and vulnerable groups.

A comment stressed the importance of adequate Public Transport. Another comment raised the issue developing a clear strategy in order to regenerate derelict and underused land in various areas.

Comments were also received stating that there should be proper planning of streets and layouts to avoid chaotic street plans of the 1970s and 1980s.

One comment received stresses that student accommodation should be provided on campuses to free up the general stock.

Concerns have been raised that the nature of the issues and options in this



chapter may mean that the Core Strategy is in danger of becoming too detailed in its nature.

**Things to consider in the Preferred Option document:**

- How to address housing type, mix and tenure (given the view that should be left to the market)
- Approach to design in it's broadest sense
- Approach to affordable housing based on viability – possible district and/or submarket level targets
- Consideration to be given to tenure split
- Affordable housing in rural areas
- Lifetime homes
- Provision of community facilities and joint use provision where appropriate

<b>Number of Comments</b>	<b>Number of Respondents</b>
<b>1004</b>	<b>115</b>

**List of Respondents**

Andy Vaughan, Nottingham City Council. Mr Geoff Ashton. Mr Jerome Baddley  
The Nottingham Energy Partnership. Mr Mark Banister, Homes and Communities  
Agency. Ms Liz Banks, Holmes Antill. Mr Stuart Bannerman. Mrs Barlow, East  
Bridgford Parish Council. Nancy Barnard, NCC Regeneration Committee. Mr Ian  
Barnett. Ben Holmes, Holmes Antill. Mr Keith Beswick, Safer Derbyshire. Mr  
Steve Bolton, East Midlands Regional Assembly. F.J.D. Boot, Woodborough Parish  
Council. Kevin Brown, Nottingham Police. Cllr Richard Butler. Mr David  
Cadwallader, Edwalton Village Hall Committee. Ms Mary Carswell, Thrumpton  
Parish Meeting. Mary Carswell. Kevin Carswell, Mr Nigel Chambers, Tangent  
Properties. Cllr. Mrs H. Chapman. A L Clayton, Chris Read, NCC. Mrs Carol  
Collins, CPRE (Rushcliffe Group). Mrs Carol Collins, CPRE Nottinghamshire. Cllr

Barrie Cooper, Rushcliffe Borough Council. Mr B Crawford. George Davidson, Bingham Town Council. Mrs Jackie Dawn, Burton Joyce Parish Council. Mrs B Day, Cropwell Butler Parish Council. Cropwell Butler Parish Council. Mr Mike Downes, Antony Aspbury Associates. Mr Gordon Dyne, Rushcliffe Nature Conservation Strategy Implementation Group. Mr Matthew Easter, Nottingham City Council. Ms H Edwards, British Waterways. Mr Andrew Ellwood. Miss Helen Evans, Miller Homes Ltd. Ms Helen Wallis, Pegasus Planning Group LLP for Ms Helen Evans, Miller Homes Ltd. Mr Stuart Field, Barton Willmore for Mr Michael Fenton, Taylor-Wimpey UK Limited. Mr Keith Fenwick, Alliance Planning. Mr Paul Forshaw, BNP Paribas Real Estate for Mr D Fixter, City Estates. Mr Geoffrey Prince, Geoffrey Prince Associates Ltd on behalf of Mr Roger Foxhall Langridge Homes. Mr Robert Galij Barratt East Midlands. Mr Robert Galij, David Wilson Estates. David Gibson. Mr Tom Gilbert-Wooldridge, English Heritage. Mrs Sally Gill, Nottinghamshire County Council. Nick Grace, Savills for New College Nottingham. Mr Malcolm Hackett, Greenwood Community Forest Partnership. Mr Andy Kitchen Pegasus Planning Group on behalf of Mr TW & D Hammond. Mr Shaun Harrison. Roger Hawkins, Holme Pierrepont and Gamston Parish Council. Helen Taylor, Parks and Open Spaces. Mr Barry Herrod, Bovis Homes. Hilary Silvester, Nottingham Civic Trust. Mr George Machin, Savills on behalf of Caroline Hoare, Girls Day School Trust. Ms Janet Hodsdon, Ilkeston and District 50+ Forum. Ms Lynn Holland, Bingham Town Council. Dr Tina Holt. Mr Robert Jays, William Davis Ltd. John Bodily, Trent Vineyard Church. John Dowson, Derbyshire & Notts Chamber of Commerce. Mr Adrian Jones, East Midlands Development Agency. Cllr Rod Jones, Rushcliffe Borough Council. Mr Paul Kaczmarczuk, Barton in Fabis Parish Council. Mr M King. Kinoulton Parish Council. Steph Knowles. Laurie Lane, PZ Cussons. Nigel Lee, Nottingham Friends of the Earth. Mr Jamie Lewis, Hunter Page Planning on behalf of Newton Nottingham llp. Mr James Lidgett, Environment Agency. Mr Ian Machan, Machan Consulting. Miss E M Mackie, Elton Parish Council. Cllr M M Males, Rushcliffe/East Leake Parish Council. Mrs Sue Mallender, Lady Bay Community Association. Mr Richard Mallender, Nottingham Green Party. Markus. Ms Erica McDonald, Notcuts Ltd. Mr Adam Murray, Harworth Estates. Miss Caroline Geary, Colin Buchanan. Ms Elizabeth Newman, Natural England. Nigel Chambers, Tangent Properties. Mr Michael O'Connell, Entec UK Ltd. Mrs Louise O'Donoghue. L Owen. Mrs Tessa

Paul, Erewash Borough Council. Mr Andrew Pritchard, East Midlands Regional Assembly. Ms J Raven, Gotham Parish Council. Mr Richard Reynolds, The Roxylight Group. Mr Owen Pike, David Lock Associates Ltd. Robert Howard. Sam Wilkinson, University of Nottingham Students Union. Mr Nick Sandford, The Woodland Trust. Mr Kevin Shaw, East Leake Parish Council. David Shaw. T D Shuker. Mr Mick Smith, GOEM. Mr Roy Smith, Long Eaton and District 50+ Forum. Mr Martin Smith, Ramblers Association. Mr Michael Snaith, Inland Waterways Association. Mr Richard Snow, Erewash Borough Council. Mr James Stevens, Home Builders Federation. Cllr John Stockwood, Parish Councillor. South Nottingham College. Westermans c/o Holmes Antill, P A Wagstaff, Ramblers Association. Mrs J Walker, Rempstone Parish Council. Barbara Walker. Mr Richard Walters, Hallam Land Management. Mrs Anna Watkiss on behalf of Tarmac Ltd c/o First City Ltd. J Watson. Mr Andrew Wilkie, Cotgrave Town Council. Ms Purnima Wilkinson, East Midlands Housing. Mr Peter Winstanley. Mr E Wood RPSon behalf of Mosaic Group. Pegasus Planning Group on behalf of Bellway Homes (East Midlands). Wheeldon Brothers Ltd. Mr Bob Woollard, Andrew Martin Associates. Deancoast. Cerda Planning (Messrs Langham Park Developments), Cllr C Bird, Cllrs M and S Lovely, Councillor M. G. Rich, D J Pearson, Mr & Mrs J Bryant, Mr Colin Barson, Mr Eddleston, Mr GD Yeoman, Mr M Plampin, Mr P Jones, Mrs J.M. Sleath, Mrs MP Gooding, Ms B Brooke, Ms Betty Cliffe, Ms E Fawcett, Ms E Parry, Ms Sam Marshall, N Hutchinson, Nuthall Parish Council, Tangent Properties

## Transport and Accessibility

### Issue TA1.- How should the accessibility of major new developments be approached?

There were a number of general comments raised regarding this issue, such as suggesting that there should be stronger links between the transport section and other topics within the Core Strategy, such as Growth, Neighbourhoods and Place Shaping, Economy and Employment and New Infrastructure. Linked to this point, it was suggested that transport Infrastructure should be designed and managed to enhance landscape character and biodiversity and reduce habitat fragmentation.

There was strong support for the option of locating major new development only within accessible corridor from all sectors, although it was noted that transport was only one factor to take into account. Some developers were less supportive of this option, the scale of growth required being considered to be so large as for this not to be a complete option on its own. It was also noted that due to costs, it may be necessary to prioritise between transport and other developer contributions.

There was similarly strong support for the option of locating major new development only in association with the provision of major new public transport infrastructure and services and highway capacity improvements. However, some respondents commented that the provision of new highway infrastructure should be a last resort. It was noted that the two options were not mutually exclusive.

### Issue TA2.- What should be the balance between different modes of transport, together with demand management?

Overall, there was strong support for the option of focusing on the promotion and development of public transport (especially bus) facilities and priority, looking at the feasibility of developing further the NET tram network and rail links, and improving cycling and walking links. However, many Rushcliffe-based respondents noted that NET

was expensive and inflexible, and did not support its further development.

The option of introducing very intensive demand management to encourage the use of public transport was also well supported, although some respondents indicating without reasons that they did not agree with it.

The option of giving less priority to public transport, cycling and walking where this would have an adverse impact on road capacity for private cars was not well supported, and it was noted that it did not accord with government policy.

Issue TA3.-What should be the priorities for major transport infrastructure?

There was a mixed response to the option of focusing future investment in major transport schemes on public transport. Generally developers did not support this option, whilst public sector and voluntary groups did. It was noted that congestion has a cost to the economy, and this needs to be taken into account. The health benefits of options based around sustainable transport were noted, as was the need for closer integration of public transport.

There was very limited support to the option of focusing future investment on improving highway capacity and it was pointed out that this option would simply increase car use and congestion.

The option of prioritizing both public transport and highway capacity was heavily supported by developers, but less so by others.

The need for further river crossings was mentioned by some respondents.

Issue TA4.-Are there any other Issues and Options relating to transport and infrastructure in Greater Nottingham?

A range of issues were raised, including the need to take account of the built heritage when considering transport matters, the significance of waterborne freight opportunities, making the most of underutilized railway lines, and encouraging use of low emission vehicles. It was emphasized that the rural dimension needs to be covered, where public transport is both expensive and infrequent. Reference was made to environmental conditions that can make alternatives unattractive, eg poorly maintained and designed underpasses.

**Things to consider in the Preferred Options:**

- Rural transport issues

Number of Comments	Number of Consultees
552	122

**List of Respondents**

A L Clayton, Alliance Planning, CPRE (Rushcliffe Group), Geoffrey Prince Associates Ltd (Langridge Homes), Kevin Carswell, Ramblers Association, Antony Aspbury Associates, Aslockton Parish Council, B Crawford, Banks Developments, Barbara Walker, Barratt East Midlands, Barton in Fabis Parish Council, BNP Paribas Real Estate

(City Estates), Bradmore Parish Council, Breaston Parish Council, British Waterways, Burton Joyce Parish Council, Burton Joyce Parish Council, Burton Joyce Residents Association, Campaign for Better Transport (Derbyshire & Peak), Capital Shopping Centres, Cerda Planning (Messrs Langham Park Developments), Cllr C Bird, Cllr M S Lovely, Cllr M. G. Rich, Council of Christians and Jews, CPRE Nottinghamshire, D J Pearson, David Gibson, David Shaw, David Wilson Estates, Derbyshire County Council (Forward Planning), Derbyshire Wildlife Trust, DPP, East Bridgford Parish Council, East Leake Parish Council, East Midlands Development Agency, East Midlands Regional Assembly, Edwalton Village Hall Committee, Elton Parish Council, English Heritage, Entec UK Ltd, Erewash Borough Council, Federation of Small Businesses, G H Sharlot, Gary Morgan, Geoff Ashton, GOEM, Gotham Parish Council, Grantham Canal Partnership, Hallam Land Management, Highways Agency, Holmes Antill, Howard Ward, Hunter Page Planning, Ilkeston and District 50+ Forum, Ilkeston Chamber of Trade/Charter Consultancy, Indigo Planning Ltd, Inland Waterways Association, James Towler, Jean Smith, John Lewis, John Stockwood, Kevin Carswell, Kinoulton Parish Council, L Owen, Lady Bay Community Association, Long Eaton and District 50+ Forum, M King, M M Males, Miller Homes Ltd, Mosaic Group, Mr & Mrs J Bryant, Mr Colin Barson, Mr Andrew Ellwood, Mr Eddleston, Mr Graham Bird, Mr M Plampin, Mr Richard Fife, Mr R Turnbull, Mrs J.M. Sleath, Mrs MP Gooding, Mrs P Hughes, Mrs Susan Collins, Mrs Susan Ebbins, Ms B Brooke, Ms Betty Cliffe, Ms E Fawcett, Ms E Parry, Ms Joanna Cooke, N Hutchinson, Nathaniel Lichfield & Partners, Natural England, Newton Nottingham llp, Notcuts ltd, Nottingham City Council, Nottingham Civic Trust, Nottingham Express Transit (NET), Nottingham Friends of the Earth, Nottingham Green Party, Nottingham Police, Nottinghamshire County Council, Nuthall Parish Council, P Carter, Parks and Open Spaces, Pedals, Ramblers Association, Richard Butler, Rod Jones, RPS (Mosaic Group), Rushcliffe Borough Council, Sainsbury, Tangent Properties, The Nottingham Energy Partnership, Thrumpton Parish Meeting, David Lock Associates Ltd (The Roxylight Group), The Theatres Trust, Tina Holt, Pegasus Planning Group (TW & D Hamond), West Bridgford LAF Traffic and Transport Group, Woodborough Parish Council.

## New Infrastructure to Support Growth

### Issue NI 1 – Where can existing infrastructure support growth in Greater Nottingham?

The majority of comments were made in relation to transport. The Highways Agency responded that the capacity and operation of the strategic network may be improved to cope with anticipated levels of stress. They also suggested that the current study into the A52 would provide further guidance on capacity requirements in the area.

NET stated that very few locations in Greater Nottingham could support new growth without significant investment in public transport infrastructure and services. For example, tram capacity would need to be increased if certain SUE sites were developed. They also said that locations which have the potential for significant improvements in public transport provision should be given priority. A number of comments supported the view that new development should be located in areas with good existing public transport or areas with the potential to develop public transport.

In terms of identifying locations where infrastructure could support growth a number of different locations were suggested through individual responses but none of these had any further/wider support.

Suggestions:

**EBC:** Stanton; Pewit; Beech Lane, West Hallam.

**GBC:** Growth to be based on public transport corridors (Nottm → Hucknall, Nottm → Leapool Island and Calverton, Nottm → Bingham/Cotgrave, Nottm → WB and Clifton, Nottm → Ilkseton, Nottm → Beeston); Disused mineral railway line between Gedling and Netherfield; 4th Trent Crossing could support development in Rushcliffe.

**RBC:** Bingham; East Leake; Kingston (East Midlands Parkway); Cotgrave, Radcliffe on Trent; Edwalton; Field Farm, Stapleford; Land west of Low Wood Road, Nuthall; Land north west of Hucknall; Breaston.

**NCC:** Robin Hood line, Wilkinson Street (proximity of tram terminal)

**BBC:** Stanton, Chilwell/Stapleford, Nottingham City, Nuthall Island north.



The following infrastructure deficits were also identified.

**EBC:** Stanton; Erewash Canal needs upgrading to support increased leisure use arising from growth.

**GBC:** Redhill.

**RBC:** East Leake (health, sewerage, schools etc), A453, Bingham (A52 MMS measures need implementing), A52 (East), East/North of Nottingham, Rushcliffe generally).

**NCC:** Urgent need for public investment in broadband to facilitate economic prosperity.

**BBC:** Trowell; Stapleford Lane, Toton; Nuthall; Strelley; Moregreen; Greasby; Brinsley; SUE sites G2 and G3.

The development of an Infrastructure Capacity Study in dialogue with service providers was identified as being of critical importance in identifying infrastructure deficits.

The Nottingham Energy Partnership suggested that areas within reach of the City District Heating System should be prioritised for housing growth. They also suggested that an increased number of larger scale renewable energy developments were required to support housing growth.

Issue NI2 - How should developers contribute to infrastructure which their developments need to go ahead?

There was only limited support for the adoption of Community Infrastructure Levy with a number of respondents highlighting that it was a difficult issue to comment on, and perhaps premature, due to the current uncertainty surrounding how it will actually operate.

Developers were also concerned about it being an extra tax on development and its potential impact on scheme viability. Continuing to use Planning Obligations in the same way as at present was most popular option amongst developers and also members of the public. The hybrid approach of continuing to use Planning Obligations but with greater ability for financial contributions to be pooled across Greater Nottingham was supported by the Homes and Communities Agency, Government Office for the East Midlands and Nottinghamshire County Council. There was concern that pooling across Greater Nottingham could lead to Local Authorities with large developments not having access to sufficient infrastructure

funds.

The Environment Agency stated that the finance raised through either approach should contribute to ensuring infrastructure is adapted to meet the demands of climate change. In more general terms a number of developers were concerned about how the chosen approach would impact on scheme viability.

Natural England stated that Green Infrastructure should be equal in profile to other infrastructure planning.

Issue NI3 - Are there any other issues or options relating to new infrastructure to support growth in Greater Nottingham?

The importance of addressing viability was again raised as was the problem of the current uncertainty surrounding the Community Infrastructure Levy. The issue of whether the Core Strategy could look at how to fix infrastructure deficits which have resulted from previous growth was also raised. In relation to the Community Infrastructure Levy it was asked whether it could be used to address climate change i.e. through district heating schemes/Energy Saving Companies. It was also suggested that the Core Strategy needed to look at the role of Growth Point Funding and the delivery of key committed infrastructure projects. It was also suggested that public transport funding would be better spent on buses than on the NET.

**Things to consider in the Preferred Option document:**

- Community Infrastructure Levy
- Link between infrastructure and growth
- Infrastructure capacity study
- Viability issues

Number of Comments	Number of Respondents
241	111

**List of Respondents**

Accelerate Nottingham, Alliance Planning, Antony Aspbury Associates, Bank's Developments, Barratt East Midlands, Bellway Homes (East Midlands), Bingham Town Council, Bovis Homes, British Waterways, Burton Joyce Parish Council, Cerda Planning (Messrs Langham Park Developments), Clowes Developments, Community Concern, CPRE, CPRE (Rushcliffe Group), CPRE Nottinghamshire, Cropwell Butler Parish Council, David Wilson Estates, Derbyshire County Council (Forward Planning), Derbyshire Wildlife Trust, E.ON UK PLC, East Bridgford Parish Council, East Leake Parish Council, East Midlands Development Agency, East Midlands Housing, East Midlands Housing Assoc. Ltd, East Midlands Regional Assembly, Elton Parish Council, Entec UK Ltd, Environment Agency, Erewash Borough Council, GOEM, Gotham Parish Council, Grantham Canal Partnership, Greenwood Community Forest Partnership, Hallam Land Management, Harworth Estates, Highways Agency (Mr O Walters), Highways Agency (Mr G Wise), Holme Pierrepoint and Gamston Parish Council, Holmes Antill(Ms L Banks), Holmes Antill(Mr B Holmes), Home Builders Federation, Homes and Communities Agency, Hunter Page Planning, IPlan Solutions (Foulds Investments Ltd), Kinoulton Parish Council, Langridge Homes, Long Eaton and District 50+ Forum, Miller Homes Ltd, Mosaic Group, Natural England, Newton Nottingham llp, Notcuts Ltd, Nottingham City Council (Mr M Easter), Nottingham City Council (C Read), Nottingham City Council(Mr A Vaughan, Nottingham Energy Partnership, Nottingham Express Transit (NET), Nottingham Green Party, Nottinghamshire County Council (S Gill), Nuthall Parish Council, Cllr J Stockwood, Parks and Open Spaces (Ms H Taylor), Pedals, Peel Holdings, PZ Cussons, Sainsbury's Supermarkets Limited, Shell Pension Trust Ltd, Taylor Wimpey UK Limited, The Roxylight Group, Thrumpton Parish Meeting,

Wheeldon Brothers Ltd, Woodborough Parish Council, Mr G Ashton, Mr S  
Bannerman, Mr C Barson, Cllr C Bird, Ms B Brooke, Mr & Mrs J Bryant, Cllr R  
Butler, Mr K Carswell, Mrs M Carsell, Ms B Cliffe, Mr B Crawford, Mrs S Ebbins,  
Mr Eddlestone, Mr A Ellwood, Mr D Griffiths, Ms L Holland, N Hutchinson, Cllr R  
Jones, Mr M King, S Knowles, Cllr M M Males, Mrs A Morgan, L Owen, Ms E  
Parry, D J Pearson, Mr Potter, Ms J Raven, Cllr M G Rich, Mr D Shaw, Mrs R Shaw,  
Cllr J Smith, Mr J Steedman, Mr R Turnbull, M Varley, P A Wagstaff, B Walker, Mr  
A Wilkie.

## Green Infrastructure and Landscape Character

A number of general comments relating to the content of the Green Infrastructure chapter were raised. The Government Office for the East Midlands was of the view that the Green Infrastructure chapter contained a potentially confusing set of options. Some of the options, such as option GI 2c (use of criteria based policy approach to encourage protection and enhancement of biodiversity in all developments where appropriate), did not present true options as it was not consistent with Policy 29 the East Midlands Regional Plan.

Derbyshire County Council stated that long-term management should be a key issue regarding existing and new Green Infrastructure provision. New Green Infrastructure within part of new development must evolve with the landscape, rather than impacting upon it.

The National Farmers Union states there should be a mention of farming in a paragraph on landscape as they are inextricably intertwined. Nottinghamshire Wildlife Trust disagreed that urban gardens are a key feature for biodiversity.

GI1 – Green Infrastructure needs to be protected and enhanced. In doing so, what is the most appropriate way to provide open spaces to meet the recreational, amenity and environmental needs of local people? What should the priorities be?

There was general agreement that new development should provide or improve access to green infrastructure. Derbyshire and Nottinghamshire Wildlife Trusts stated that new developments should always be required to provide enhanced green networks. Three environmental organisations (Natural England, Greenwood Community Forest and The Woodland Trust) suggested the adoption of Natural England's Accessible Natural Greenspace Standards (ANGSt) and The Woodland Trust's Access to Woodland standard to assess deficits in existing green infrastructure.

A definition of Green Infrastructure should include historic sites and cultural features, not just natural and ecological assets. Policy 27 of the East Midlands Regional Plan (2009) refers to the historic environment.

Most respondents agreed that new developments should provide for enhanced green

networks (option GI1a). With regards to the identification of needs and deficiencies in option space through assessment (option GI1b), it was highlighted that access into countryside and public open space is limited around Nottingham City. This is particularly evident in Edwalton, Clifton, Nuthall and north Hucknall.

Derbyshire Wildlife Trust suggested use of landscape scale initiatives such as the Wildlife Trust Living Landscape initiative. British Waterways suggested that the upgrading of towpaths would be required to support growth in user numbers associated with any developments adjacent to the waterways, and that account should be taken of the Erewash Canal Access Strategy and Development Plan.

There were mixed views in relation to both options GI1c and GI1d. The former asked if there should be equal priority in both urban and rural areas (a view agreed with by Natural England). The latter asked if all open spaces should be protected or just those with recognised value to the community. Miller homes referred to Planning Policy Guidance Note 17: Planning for open space, sport and recreation where it states that existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the open space or the buildings and land to be surplus to requirements.

English Heritage stated that registered historic parks and gardens, listed buildings, schedule monuments and conservation areas contain important areas of open space that would need protecting.

Rushcliffe Nature Conservation Strategy Implementation Group stated that Rushcliffe has low levels of biodiversity and existing sites are very fragmented and often isolated and the Core Strategy should seek ways and means to address this.

Pedals supported the use of green infrastructure networks as walking and cycling corridors.

Issue GI 2 – How should biodiversity in Greater Nottingham be protected and enhanced?

Nottinghamshire County Council said there should be a clear hierarchy of sites and framework for biodiversity protection. Some respondents felt that the approach should not just be about protection but increasing biodiversity.

English Heritage and The Campaign to Protect Rural England stated that identification of specific sites carries the danger that important but undesignated features may be neglected. One respondent stated that the chapter should mention the Natural Environment and Rural Communities Act (2006) which provides for a duty of consideration for biodiversity covering all local authority actions.

Natural England referred to regulation 37 of The Conservation (Natural Habitats, &c.) Regulations 1994 which require policies to encourage the management of features of the landscape which are of major importance for wild flora and fauna. Such features are those which, by virtue of their linear and continuous structure (such as rivers with their banks or the traditional systems of marking field boundaries) or their function as stepping stones (such as ponds or small woods), are essential for the migration, dispersal and genetic exchange of wild species.

One respondent stated that importance species take years to establish and if they are constantly disturbed there is no chance of them spreading or the increase in biodiversity.

One respondent felt that reference to private gardens in urban areas should be removed because there are far more threatened and declining habitats than this.

Issue GI 3 – How should access to the countryside in Greater Nottingham be

improved to benefit local residents and visitors?

Most respondents considered that a strategic approach should be taken to promote and provide access to the countryside from urban areas. There were mixed views regarding a focus on specific sites or areas. The Campaign to Protect Rural England stated that not all countryside is equally suitable for access by large numbers of people. Areas of particular sensitivity due to wildlife value or by virtue of its tranquilly need protection from access by large numbers of people.

The Government Office for the East Midlands stated that linking urban areas to countryside could be improved by making use of existing corridors such as rivers, canals and the national cycle network.

Issue GI 4 – Are there any other issues or options relating to Green Infrastructure and landscape in Greater Nottingham?

A number of respondents suggested other areas that should be included in the Core Strategy, as follows: heritage/built environment; Landscape Character Assessment; public transport to locations; raised awareness of the importance of the environment in the local community; improved play facilities; community gardens; impact of new development on the surrounding environment; substantial tree planting in conjunction with new development; historic environment; local distinctiveness and landscape character; embed 6Cs Green Infrastructure Strategy; quality of tranquilly; access management and maintenance; promoting use of green roofs to encourage biodiversity; the East Derbyshire Greenway Strategy (1998) (which is currently being revised), the Derbyshire Rights of Way Improvement Plan (2006), Planning Policy Statement: Planning and Climate Change – Supplement to Planning Policy Statement 1, Policies 1, 26, 27, 28, 29, 31, 39 and 40 of the East Midlands Regional Plan (2009), landscape quality and reduction in carbon dioxide emissions.



**Things to consider in the Preferred Option document:**

- Consider whether should be equal priority to Green Infrastructure in both the urban and rural areas
- Identifying a clear hierarchy of sites and framework for biodiversity protection
- Addressing biodiversity needs across the board not just designated areas
- Setting out a strategic approach to promoting and providing access to the countryside from urban areas (possibly focussing on specific sites or areas)
- Take account of the 6Cs Green Infrastructure Strategy

<b>Number of Comments</b>	<b>Number of Respondents</b>
<b>645</b>	<b>120</b>

**List of Respondents**

Alliance Planning, Antony Aspbury Associates Ltd, Barratt East Midlands, Barton in Fabis Parish Council, Bingham Town Council, British Waterways, Burton Joyce Parish Council, Burton Joyce Residents Association, Campaign To Protect Rural England, Cerda Planning (Messrs Langham Park Developments), Cotgrave Town Council, Campaign To Protect Rural England (Rushcliffe Group), Cropwell Butler Parish Council, David Wilson Estates, Deancoast, Derbyshire County Council (Forward Planning), Derbyshire Wildlife Trust, East Bridgford Parish Council, East Leake Parish Council, East Midlands Development Agency, East Midlands Regional Assembly (Mr A Jones), East Midlands Regional Assembly (Mr A Pritchard),

Edwalton Village Hall Committee, Elton Parish Council, English Heritage, Entec UK Ltd, Environment Agency, Erewash Borough Council (Mr R Snow), Friends of Bridgford Park, GOEM, Gotham Parish Council, Grantham Canal Partnership, Greenwood Community Forest Partnership, Hallam Land Management, Holme Pierrepont and Gamston Parish Council, Holmes Antill (Ms L Banks), Holmes Antill (Mr B Holmes), Hunter Page Planning, Inland Waterways Association, Kinoulton Parish Council, Langridge Homes (Geoffrey Prince Associates Ltd), Long Eaton and District 50+ Forum, Miller Homes Ltd, Mosaic Group, National Farmers Union (FAO Paul Tame), Natural England, Newton Nottingham llp, Notcuts Ltd, Nottingham City Council (Mr M Easter), Nottingham Express Transit (NET), Nottingham Friends of the Earth, Nottingham Green Party, Nottingham Police, Nottinghamshire County Council (Ms Sally Gill), Nottinghamshire Wildlife Trust, Nuthall Parish Council, Cllr J Stockwood, Nottingham City Council (Parks and Open Spaces), Pedals, Ramblers Association (Mr M Smith), Ramblers Association (P A Wagstaff), Rushcliffe Borough Council (Cllr B Cooper), Rushcliffe Nature Conservation Strategy Implementation Group, New College Nottingham (Savills), Tarmac Ltd c/o First City Ltd, The Co-operative Group, The Grantham Canal Partnership, The Roxylight Group (David Lock Associates Ltd), The Woodland Trust, Thrumpton Parish Meeting, Woodborough Parish Council, Mr S Bannerman, Mr Colin Barson, Cllr C Bird, Mr G Bird, Mr P Bradley, Ms B Brooke, Mr & Mrs J Bryant, Cllr R Butler, Mr K Carswell, Ms M Carswell, D Clarke, A L Clayton, Ms Betty Cliffe, Mr B Crawford, Mr R Dixon, Ms U Dove, Mrs S Ebbins, Mr Eddleston, Mr A Ellwood, Mr D Gibson, Mrs MP Gooding, Mr D Griffiths, Dr T Holt, Mr R Howard, N Hutchinson, Cllr R Jones, Mr M King, S Knowles, Cllrs M & S Lovely, Cllr M M Males, Mrs A Morgan, Mr G Morgan, Mr Narrainen, Mr Outhwaite, L Owen, Ms E Parry, D J Pearson, Cllr M. G. Rich, Mr David Shaw, Miss T D Shuker, Mrs J.M. Sleath, Mr J Steedman, Mr T Taylor, James Towler, M Varley, Ms B Walker, Mr M Webster (Mr R Yarwood), Mr P Winstanley, Mrs R M Yousouf.

## Climate Change

Issue CC1 - To what extent should the Core Strategy take account of the need to reduce carbon dioxide (CO<sub>2</sub>) emissions in new developments and what approach should be taken towards reducing energy use, reducing emissions and promoting the development of renewable energy?

There was strong support for tackling climate change through the Core Strategy, but concerns, especially from developers, that achieving carbon neutrality in new developments will be very expensive and in any event does not account for additional emissions created by new travel patterns. There was very little support for relying solely on national standards, as the planning system is one way in which we can fight climate change. However, many developers considered that building regulations should be adhered to, and that planning should not seek to replace other legislative requirements.

Some respondents felt that CO<sub>2</sub> emissions could be dealt with in other ways than purely energy use, and these should be taken into account. The impact of renewable energy on the natural environment was mentioned as a concern.

It was pointed out that PPS1 supplement, Planning and Climate Change, expects Development Plan Documents to include policies which promote and encourage a proportion of the energy supply of new development to be secured from decentralised and renewable or low carbon sources. It was also pointed out that the evidence base should be revisited to ensure targets are as high as can be feasibly achieved.

The appropriateness of the technologies was also raised, with it being pointed out that thermal energy (eg solar heating) is cheaper and easier to achieve than power generation, and targets should not be at the expense of energy efficiency/saving.

It was pointed out that the Code for Sustainable homes goes far beyond energy issues, encompassing other sustainable criteria.

There was recognition that large scale developments can take advantage of economies of

scale and overall design which should make incorporation of energy efficiency easier than might be the case in a smaller development. However, developers point to the other costs associated with development, such as providing other infrastructure, which could limit opportunities. Viability would also impact on housing delivery.

A further point was made that due to the long lead in times for large development, by the time they delivered the bulk of housing, they would have to comply with the national zero carbon limit in any event, so the approach was not necessary. Also, the need for a level playing field across Greater Nottingham was also mentioned.

Issue CC2 - What approach should be taken towards ensuring that new developments do not increase the risk of flooding?

There was a mixed response to this issue, with many consultees preferring no development in flood plains under any circumstances, whilst some noted that allowing development in Zones 2 and 3 on previously developed land where it is shown to be adequately defended or the sequential test can be justified. It was noted that recognition of the need to bring brownfield sites back into productive use was needed.

The need for PPS 25 compliance was mentioned by several consultees, as was the need to allow water related uses such as marinas.

The impact of poorly designed adaption and mitigation on heritage assets was mentioned.

Several respondents requested that all major developments should include SuDs. Surface water flooding was mentioned as an issue that should not be ignored.

Issue CC3 - Are there any other issues or options relating to climate change in Greater

## Nottingham?

A variety of suggestions emerged, such as using porous surfacing, providing charging points for electric cars, and promoting public transport. Many of these also relate to other issues within the Core Strategy.

The economic opportunities offered by climate change were emphasized, however some developers considered that viability issues have not been considered adequately.

Opportunities for flood management to be linked to improved Green Infrastructure/biodiversity was raised. The need to adequately defend existing properties was mentioned.

Water quality issues, including aquifers underlying Greater Nottingham, Source Protection Zones, etc will need to be addressed adequately through the Core Strategy.

The contribution of sustainable transport to climate change was raised, as was the opportunity to apply higher CO2 standards in close proximity to energy sources, such as the District Heating Network.

## **Things to consider in the Preferred Options:**

- Approach to reduction of carbon emissions (Greater Nottingham approach, scope of issues addressed, timing in relation to national requirements)
- Energy supply of new development
- Approach to flood risk zones 2 and 3
- Surface water flooding/SUDS
- Economic opportunities offered by climate change vs viability issues
- Water quality
- Links with sustainable transport.

Number of Comments	Number of Consultees
398	116

**List of Respondents**

Ms Clare Selwood, A L Clayton, Alliance Planning, Antony Aspbury Associates Barratt East Midlands, Bingham Town Council, British Waterways, Brooksbank (Heaton Planning), Burton Joyce Parish Council, Burton Joyce Residents Association, BWEA, Campaign To Protect Rural England, Caroline Coteman, Cerda Planning (Messrs Langham Park Developments), City Estates (BNP Paribas Real Estate), Cllr Barbara Walker, Cllr C Bird, Cllr David Nicholson-Cole, Cllr M King, Cllr M M Males, Cllrs M S Lovely, Cotgrave Town Council, Councillor M. G. Rich, CPRE (Rushcliffe Group), CPRE Nottinghamshire, Cropwell Butler Parish Council, D Clarke, D J Pearson, David Shaw, David Wilson Estates, Derbyshire County Council (Forward Planning), Derbyshire Wildlife Trust, Dr Gary Morgan, Dr Richard Butler, Dr Roger Paulson, E.ON UK PLC, East Bridgford Parish Council, East Leake Parish Council, East Midlands Development Agency, East Midlands Housing, East Midlands Housing Association, East Midlands Regional Assembly, Elton Parish Council  
English Heritage, Entec UK Ltd, Environment Agency, Erewash Borough Council, GOEM, Gotham Parish Council, Greenwood Community Forest Partnership  
Hallam Land Management Limited, Holme Pierrepont and Gamston Parish Council, Holmes Antill, Homes and Communities Agency, Hunter Page Planning, Ilkeston and District 50+ Forum, IPlan Solutions (Foulds Investments Ltd), James Towler, Kinoulton Parish Council, Langridge Homes (Geoffrey Prince Associates Ltd), Markus, Mosaic Group, Mr & Mrs J Bryant, Mr Andrew Ellwood, Mr B Crawford, Mr C Pendleton, Mr Colin Barson, Mr David J Griffiths, Mr Eddleston, Mr Gary Morgan, Mr Graham Bird, Mr Martha Cann, Mr P Jones, Mr Richard Fife, Mr Rod Jones, Mr Rose Holtham, Mr Stuart Bannerman, Mrs G Yeoman, Mrs J.M. Sleath, Mrs Tina Holt, Ms B Brooke, Ms Betty Cliffe, Ms E Fawcett, Ms Joanna Cooke, Ms L Delles, N Hutchinson, National Farmers Union (FAO Paul Tame), Natural England, NCC Regeneration Committee,

Newton Nottingham Iip, Nottingham City Council, Nottingham Express Transit (NET), Nottingham Friends of the Earth, Nottingham Green Party, Nottingham Police, Nottinghamshire County Council, Nottinghamshire County Cricket Club, Nottinghamshire Wildlife Trust, Nuthall Parish Council, Pedals, Peel Holdings, PZ Cussons, Ramblers Association, Rushcliffe Borough Council, Rushcliffe Nature Conservation Strategy Implementation Group, South Nottingham College, Taylor Wimpey UK Limited(Barton Willmore), the co-operative group, The Nottingham Energy Partnership, The Roxylight Group (David Lock Associates Ltd), The Woodland Trust, University of Nottingham Students Union, West Bridgford LAF Traffic and Transport Group, William Davis Ltd, Woodborough Parish Council

## Sustainability Appraisal Scoping Report

Given the particular nature of this component of the Issues and Options document, the format of this section differs in that it identifies the organization making each comment and also provides the authorities' response to each comment.

### **Government Office for the East Midlands (Mick Smith)**

Government response emphasized advice in PPS12 and the requirements of S19(5) of the Planning and Compulsory Purchase Act 2004 as to the scope and purpose of sustainability appraisal.

#### **The Authorities' Response:**

The Authorities propose to undertake an appraisal which is proportionate to the Core Strategy. They recognize it as a key part of the evidence base and an integral part of the Plan making process. It will inform the evaluation of alternatives options and be subject to independent verification.

### **Natural England (Elizabeth Newman)**

In Section 3 – Relevant Plans and Programs – NE suggest a reference is made to “*Environmental Quality in Spatial Planning: Incorporating the natural, built and historic environment and rural issues in plans and strategies*” and “*Countryside in and around Towns: A vision for connecting towns and country in the pursuit of sustainable development CA 207*)”.

In Section 4 – Baseline Data – NE believes that the information provided for each authority should be expanded to include lists of natural assets covering SSSIs, Nature Conservation Designations, Landscape Character Units and Outdoor recreation/Open Space assets such as the Greenwood Community Forest.



In Section 6 – Developing the SA Framework – NE wishes to see “geological conservation” and “Green Infrastructure” added to Table 5 Objective 6 and “Landscape Issues” added under Objective 7 with an indicator which monitors changes in the character and quality of Landscape Character Units.

**The Authorities’ Responses:**

The Authorities agree to add the requested references in Section 3.

The Authorities agree to expand Baseline Data entries to include the environmental information requested, where it is of strategic significance.

The Authorities agree to add the requested references to Objectives 6 and 7

**Environment Agency (James Lidgett)**

In Section 3 under “Biodiversity” the creation of new habitats should be added in accordance with PPS9. These should be included as an indicator In Section 6, table 5, point 6 for consistency.

Flooding is a key sustainability issue so it should feature within the sustainability framework under objective 8.

In Section 3 under “Flooding” the following script should be added to reflect PPS25: *Preference shall be given to locating development in Flood Zone one for developments in flood risk areas”.*

Also reference should be made to The River Trent Catchment Flood Management Plan (CFMP)

Sustainability objective 8 should incorporate flood risk among the decision making criteria.

In Section 5 under “Flooding” mention should be made of the sequential test. A cross reference to the Flood Risk Hierarchy set out in the PPS25 Practice Guide would serve to emphasise that mitigation is the last stage when dealing with flood risk issues.

**The Authorities' Responses:**

The Authorities agree to add the suggested requested reference and text in Section 3.

The Authorities agree to amend Objective 8 along the lines suggested by the Environment Agency.

The Authorities agree to add the requested references in Section 5

**English Heritage (Tom Gilbert-Woodbridge/Ann Plackett)**

Landscape theme should more accurately be referred to as “Landscape (and historic environment) theme”, to ensure that historic parks and archeological elements are covered.

The key issue relating to the conserving and enhancing of the character within each of the constituent authorities should also be broadened to ensure protection and enhancement of the wider historic environment.

References should be included to the Heritage White Paper, the Regional Environmental Statement, and the corporate plans/strategies of the Environment Agency and Natural England. The European Landscape Convention’s definition of “landscape” is well reflected in the UK’s national programme of Historic Landscape Characterisation and this too should be referenced. The revised PPS15 will need examination in future literature reviews.

Baseline data should be expanded to include an inventory of conservation areas, scheduled ancient monuments, historic parks and gardens and listed buildings. Additionally attempts should be made to define and characterize historic environment at a local level. Appendix 2 could usefully include information about the different grades of historic buildings, parks and gardens.

Special attention should be drawn to entries on the current Heritage at Risk register, these include: Margidunum Roman Station and Shelford Manor (both Rushcliffe), Dale Abbey

(Erewash), Bennerley Viaduct, Beauvale Priory and a summerhouse at the Yew's in Nuthall (Broxtowe), Bestwood Colliery, the Cannon Fort at Newstead Park and Newstead Abbey and 2 "at risk" conservation areas (Gedling). Nottingham city has 12 of its 29 conservation areas on the current Heritage at Risk register.

The report should make clear the distinction between natural and historic conservation features and indicate that both may be found in urban or rural locations.

Consideration should be given to refashioning SA Objectives 3, 6 and 7 by relocating the natural environment element from Objective 7 to Objective 6 (Biodiversity). and relocating the cultural and built elements from Objective 7 to Objective 3 with an expanded description "to preserve, enhance and promote".

More refinement is required in relation to the relevant indicators identified in Table 5.

In Table 7 for Objectives 3 and 7, equal weight should be afforded to social themes of public engagement and enjoyment of historic features and places.

In Table 8 Objective 7 is not automatically incompatible with objectives 1 and 14; The relationship is better characterized as "uncertain".

**The Authorities' Responses:**

The Authorities agree to add the suggested wording in relation to Landscape theme, list the appropriate additional reference documents and to reflect the broader references to the "historic environment".

Where it is of strategic significance, the Authorities will give consideration to expanding the baseline data as suggested, subject to practicalities and logistics.

The authorities agree to cover the , valuable points raised in connection with the Heritage at Risk Register.

The authorities will ensure that the distinction between natural and historic conservation is acknowledged and clarify that they can both be found in urban or rural settings.

The Authorities will amend Objective 3 to read, “To protect enhance and promote the rich diversity of the natural, cultural and built environment and archeological assets and landscape character of Greater Nottingham, including its heritage and setting.”

The Authorities will amend Objective 6 to read, “To increase biodiversity levels and protect enhance and promote green infrastructure across Greater Nottingham.”

The indicators identified in Table 5 will be reviewed and amended accordingly. Additional indicators will be identified where feasible.

Tables 7 and 8 will be amended in the ways suggested.

## GLOSSARY

### Appendix A: List of Abbreviations

**Affordable Housing** - Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should: Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices. Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

**Allocation** - Land identified as appropriate for a specific land use.

**Annual Monitoring Report (AMR)** - Part of the Local Development Framework. A report submitted to the government by local planning authorities or regional planning bodies assessing progress with and the effectiveness of a Local Development Framework.

**Behavioural Change** - See Demand Management.

**Biodiversity** - The range of life forms which constitute the living world, from microscopic organisms to the largest tree or animal, and the habitat and ecosystem in which they live.

**BREEAM (Building Research Establishment Environmental Assessment Method)** – An Environmental Assessment Method used to assess the environmental performance of both new and existing buildings. It is regarded by the UK’s construction and property sectors as the measure of best practice in environmental design and management.

**Brownfield Land** - A general term used to describe land which has been previously developed or built upon. (See previously Developed Land).

**Building Schools for the Future (BSF)** - National school buildings investment programme. The aim is to rebuild or renew nearly every secondary school in England. Implemented by the education authorities; Derbyshire County Council, Nottingham City Council and Nottinghamshire County Council.

**Census of Population** - A survey of the entire population of the United Kingdom, undertaken on a ten-yearly basis.

**Civic Space** - A subset of open space consisting of urban squares, markets and other paved or hard landscaped areas with a civic function.

**Community Infrastructure Levy (CIL)** - A standard financial payment by developers to councils towards the cost of local and sub-regional infrastructure to support development (including transport, social and environmental infrastructure, schools and parks). The ability to implement a CIL is not due until April 2010. Use of a CIL would substantially replace the use of S106 agreements (see definition below).

**Comparison Goods** - Non-food retail items including clothing, footwear, household goods, furniture and electrical goods, which purchasers compare on the basis of price.

**Conservation Area** - An area designated by Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, regarded as being an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.

**Convenience Goods** - Retail goods bought for consumption on a regular basis (eg food, drink, newspapers etc).

**Core City** - Nottingham is one of eight Core Cities, defined by Government as the key regional Cities, driving the economic growth of their regions.

**Core Strategy** - The key Development Plan Document, setting out the long term spatial vision for the area, the spatial objectives and strategic policies to deliver that vision. As such, it implements the spatial aspects of the Sustainable Community Strategy.

**Countryside** - The rural parts of Greater Nottingham lying outside the Principal Urban Area of Nottingham, the Sub Regional Centres of Hucknall and Ilkeston, and other larger settlements. Countryside is sometimes taken to exclude land designated as Green Belt.

**Demand Management** - Encouraging people to travel less and use sustainable means of travel where possible when they do need to make journeys, sometimes known as 'Smarter Choices'. Uses techniques for influencing people's travel behaviour towards more sustainable options such as encouraging school, workplace and individualised or personal travel planning. Also aims to improve public transport and marketing services such as travel awareness campaigns, setting up websites for car share schemes, supporting car clubs and encouraging teleworking.

**Density** - The intensity of development in a given area. Usually measured as net dwelling density, calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.

**Department for Communities and Local Government (CLG)** - The Government Department responsible for planning and local government.

**Development Plan** - An authority's development plan consists of the relevant Regional Spatial Strategy and the Development Plan Documents contained within its Local Development Framework.

**Development Plan Document (DPD)** - A Spatial planning document which is part of the Local Development Framework, subject to extensive consultation and independent examination.

**East Midlands Regional Plan** - See Regional Spatial Strategy.

**Eco Town** - The Eco-towns programme is a Government initiative to develop a number of new settlements in England. Eco-towns will be new towns of between 5 to 20,000 homes. Intended to achieve exemplary sustainability/environmental standards, in particular through the use of the latest low and zero carbon technologies.

**Employment-Generating Development** - New development which will create additional job opportunities.

**Environmental Assets** - Physical features and conditions of notable value occurring within the District.

**Greater Nottingham** - Area covered by the aligned Core Strategies. Includes the whole council areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe, together with the Hucknall part of Ashfield. The partnership also includes both Derbyshire and Nottinghamshire County Councils.

**Green Belt** - An area of land around a City having five distinct purposes:

1. to check the unrestricted sprawl of large built up areas;
2. to prevent neighbouring towns from merging into one another;
3. to assist in safeguarding the countryside from encroachment;
4. to preserve the setting and special character of historic towns; and
5. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

As set out in PPG2 'Green Belts', ODPM, January 1995.

**Green Infrastructure** - The network of protected sites, green spaces and linkages which provide for multi-functional uses relating to ecological services, quality of life and economic value.

**Green Space** - A subset of open space, consisting of any vegetated land or structure, water or geological feature within urban areas.

**Green Wedge** - Green wedges comprise the open areas around and between parts of settlements, which maintain the distinction between the countryside and built up areas, prevent the coalescence (merging) of adjacent places and can also provide recreational opportunities.

**Growth Point** - See New Growth Point.

**Hearings** - Sessions open to the public to discuss aspects of the Soundness of the Core Strategies. Organised by the Planning Inspectorate as part of their independent examination of the Core Strategies.

**Hectare (Ha/ha)** - An area 10,000 sq. metres or 2.471 acres.

**Housing and Planning Delivery Grant** - Annual grant paid by government to councils, based on their performance against housing and planning criteria.

**Intermediate Affordable Housing** - Housing at prices and rents above those of social rent, but below market price or rents. These can include shared equity products (eg HomeBuy), other low cost homes for sale and intermediate rent.

**Issues and Options** - An informal early stage of Core Strategy preparation, aimed at engaging the public and stakeholders in formulating the main issues that the Core Strategy should address, and the options available to deal with those issues.

**Joint Planning Advisory Board** - Board made up of planning and transport lead councillors from all the Greater Nottingham local authorities, established to oversee the preparation of the aligned Core Strategies and the implementation of the New Growth Point.

**Key Diagram** - Diagrammatic interpretation of the spatial strategy as set out in the Core Strategy showing areas of development opportunity and restraint, and key pressures and linkages in the surrounding area.

**Knowledge Economy** - Classification of a particular individual industry, if 25% of its workforce is qualified to graduate standard. Often used as a term for an economy dominated by these business types, with generally higher-skill levels and higher wages than found in lower-technology sectors.

**Labour Pool** - Economically active part of the general population potentially available for jobs.

**Local Improvement Finance Trust (LIFT)** - LIFT is a NHS vehicle for improving and developing frontline primary and community care facilities. It is allowing Primary Care Trusts to invest in new premises in new locations, with the aim of providing patients with modern integrated health services in high quality, fit for purpose primary care premises. May also be integrated with other service providers, such as council services.

**Listed Buildings** - A building of special architectural or historic interest. Listed buildings are graded I, II\* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). English Heritage is responsible for designating buildings for listing in England.

**Local Development Document (LDD)** - A Document that forms part of the Local Development Framework and can be either a Development Plan Document or a Supplementary Planning Document. LDDs collectively deliver the spatial planning strategy for the local planning authority's area.

**Local Development Scheme** - Sets out the programme for preparing Development Plan Documents.



**Local Area Agreements (LAA)** - Agreement setting out the priorities for a local area agreed between central government and a local area (the local authority and Local Strategic Partnership) and other key partners at the local level.

**Local Development Framework (LDF)** - A portfolio of Local Development Documents which set out the spatial strategy for the development of the local authority area.

**Local Development Scheme (LDS)** - A document setting out the timescales for the production of the Development Plan Documents.

**Local Nature Reserve (LNR)** - Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged. Established by a Local Authority under the powers of the National Parks and Access to the Countryside Act 1949.

**Local Plan** - Part of the previous development plan system, some policies of which are saved until superseded by Local Development Frameworks. Comprises a Written Statement and a Proposals Map. The Written Statement includes the Authority's detailed policies and proposals for the development and use of land together with reasoned justification for these proposals.

**Local Strategic Partnership** - An overall partnership of people that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people's quality of life.

**Local Transport Plan (LTP)** - 5 year strategy prepared by Derbyshire County Council covering Erewash, and Nottingham City and Nottinghamshire County Councils jointly, covering the rest of Greater Nottingham. Sets out the development of local, integrated transport, supported by a programme of transport improvements. Used to bid for Government funding towards transport improvements.

**Mature Landscape Areas** - Areas identified by Nottinghamshire County Council as being of landscape importance on the basis that they represent those areas least affected by intensive arable production, mineral extraction, commercial forestry, housing, industry, roads etc. (Do not exist in Derbyshire).

**New Growth Point** - An agreement between councils and the Government whereby the Government agrees to provide funding for new infrastructure to deliver an agreed amount of new homes. The amount of new homes to be delivered is established through the Regional Spatial Strategy. Greater Nottingham is part of the Three Cities Growth Point, which also includes Derby/Derbyshire and Leicester/Leicestershire.

**Nottingham Express Transit (NET)** - The light rail (tram) system for Greater Nottingham.

**Open Space** - Any unbuilt land within the boundary of a village, town or city which provides, or has the potential to provide, environmental, social and/or economic benefits to communities, whether direct or indirect.

**Planning and Compulsory Purchase Act 2004** - Government legislation which sets out the changes to the planning system.

**Planning Inspectorate** - Independent agency which examines Core Strategies (and other Development Plan Documents) to ensure they are Sound. Also decides planning appeals for individual planning applications.

**Planning Policy Guidance/Statement (PPG/PPS)** - Published by the Department for Communities and Local Government to provide concise and practical guidance. These are produced for a variety of specific topics and can be found at [www.communities.gov.uk](http://www.communities.gov.uk).

**Preferred Option** - Informal stage of Core Strategy preparation, where the councils consult on what they consider to be the preferred option to address the issues flowing from the Issues and Options.

**Previously Developed Land (PDL)** - Land which has is or was occupied by a permanent structure, including the cartilage of the development land (often described as Brownfield Land).

**Principal Urban Area (PUA)** - The contiguous built up area of Nottingham. Includes West Bridgford, Clifton, Beeston, Stapleford, Long Eaton, Bulwell, Arnold and Carlton.

**Proposed Submission Draft** - First full draft of the aligned Core Strategies, prepared for formal representations to be made. Also known as Publication Draft.

**Regeneration Zones** - Areas defined in the Nottingham Local Plan (2005), characterised by an under use of land, generally poor environment, and poor linkages. They are proposed as a focus for regeneration through a mix of improvement and redevelopment.

**Regional Funding Allocation** - Allocation of resources to regions for transport, economic development and housing.

**Regional Plan, Regional Spatial Strategy (RSS)** - Strategic planning guidance for the Region that Development Plan Documents have to be in general conformity with. The East Midlands Regional Plan (RSS) was issued in March 2009, and is undergoing a Partial Review.

**Regional Transport Strategy (RTS)** - Part of the RSS. Aims to integrate land-use planning and transport planning to steer new development into more sustainable locations, reduce the need to travel and enable journeys to be made by more sustainable modes of transport.

**Renewable Energy** - The term 'renewable energy' covers those resources which occur and recur naturally in the environment. Such resources include heat from the earth or sun, power from the wind and from water and energy from plant material and from the recycling of domestic, industrial or agricultural waste, and from recovering energy from domestic, industrial or agricultural waste.

**Robin Hood Line** - The passenger railway line developed to connect Nottingham, Hucknall, Kirkby-in-Ashfield, Mansfield and Worksop.

**Rural Area** - Those parts of greater Nottingham identified as Green Belt or Countryside. For the purposes of affordable housing provision, rural areas include small rural settlements. These are defined as villages/parishes with a population of 3,000 or less and are specifically designated under Section 17 of the Housing Act 1996.

**Safeguarded Land (White Land)** - Land outside of Main Urban Areas and Named Settlements specifically excluded from Green Belt but safeguarded from development.

**Science City** - A designation given by Government aimed at promoting Nottingham as a centre of scientific innovation and promoting the knowledge economy.

**Section 106 agreement (s106)** - Section 106 (s106) of the Town and Country Planning Act 1990 allows a Local Planning Authority to enter into a legally binding agreement or planning obligation with a landowner in association with the grant of planning permission. This agreement is a way of addressing matters that are necessary to make a development acceptable in planning terms and are used to support the provision of services and infrastructure, such as highways, recreational facilities, education, health and affordable housing. Use of s106 agreements would be substantially replaced by the use of a Community Infrastructure Levy, if implemented (see definition above).

**Service Sector** - Sector of the economy made up of financial services, real estate and public administration that are normally office-based.

**Scheduled Ancient Monument** - Nationally important monuments usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

**Site of Importance for Nature Conservation (SINC)** - A non statutory designation used to identify high quality wildlife sites in the County. They include semi-natural habitats such as ancient woodland and flower-rich grassland.

**Site of Special Scientific Interest (SSSI)** - The designation under Section 28 of the Wildlife and Countryside Act, 1981, of an area of land of special interest by reason of its flora, fauna, geological or physiological features.

**Small and Medium Enterprises (SMEs)** - Businesses and companies who employ a maximum of 50 employees (Small) and 250 employees (Medium).

**Smarter Choices** - See Demand Management.

**Soundness (tests)** - Criteria which each Core Strategy must meet if it is to be found sound by the Planning Inspectorate. Only Core Strategies which pass the test of soundness can be adopted.

**Social Rented Housing** - Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.

**Spatial Objectives** - Principles by which the Spatial Vision will be delivered.

**Spatial Planning** - Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

**Spatial Vision** - A brief description of how the area will be changed at the end of a plan period.

**Statement of Community Involvement (SCI)** - A document which informs how a council will involve the community on all major planning applications and in the preparation of documents making up the Local Development Framework.

**Strategic Housing Land Availability Assessment (SHLAA)** – Document with the role of identifying sites with potential for housing, assessing their housing potential and assessing when they are likely to be developed.

**Strategic Flood Risk Assessments (SFRAs)** - Assessment used to refine information on areas that may flood, taking into account all sources of flooding and the impacts of climate change. Used to determine the variations in flood risk from all sources of flooding across and from their area. SFRAs should form the basis for preparing appropriate policies for flood risk management.

**Submission Draft** - Final draft of the aligned Core Strategies, submitted to the Secretary of State for Communities and Local Government, subject to independent examination by the Planning Inspectorate, which includes public Hearings and a binding Inspectors report.

**Sub Regional Centres** - Towns which are large enough to contain a critical mass of services and employment, which for Greater Nottingham the Regional Spatial Strategy defines as Hucknall and Ilkeston.

**Supplementary Planning Document (SPD)** - A document providing supplementary information in respect of the policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.

**Sustainability Appraisal (SA)** - Examines the social, environmental and economic effects of strategies and policies in a Local Development Document from the outset of its preparation.

**Sustainable Communities** - Places in which people want to live, now and in the future. They embody the principles of sustainable development at the local level. This means they improve quality of life for all whilst safeguarding the environment for future generations. (Source DCLG)

**Sustainable Community Strategy (SCS)** - A joint plan agreed by the Local Strategic Partnerships covering a local authority area. Coordinates the actions of local public, private, voluntary and community sectors with the aim of enhancing the economic, social and environmental wellbeing.

**Sustainable Development** - A guiding principle for all activities in their relationship with the environment. One of the most popular definitions is that “sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs”. (Source: DCLG)

**Sustainable Urban Extension** - An extension to the built up area of a town or city, built in line with sustainable development principles, aimed at creating a mixed and balanced community, integrating the extension with the existing urban fabric, including the provision of necessary infrastructure such as public transport, parks and open spaces etc, whilst also providing for the needs of the new community in terms of jobs and social infrastructure such as education.

**White Land** - See safeguarded land.

**Waste Local Plan** - Prepared jointly by the County and City Councils acting as the authorities responsible for waste related issues including disposal, treatment, transfer and recycling within the County.

**Work Place Parking Levy** - A council levy on parking spaces at places of work aimed at raising resources to fund more sustainable transport and behavioural change measures, notably the Nottingham Express Transit (tram). If implemented, would apply only in Nottingham City Council area.

**Worklessness** - Refers to people who are unemployed or economically inactive, and who are in receipt of working age benefits. (Social Exclusion Unit, 2004).

**Working-age Population** - The population of Greater Nottingham aged between 16-64 for men and 16-59 for women.

## **Appendix 6 Option for Consultation - report of consultation**

# **Option for Consultation Report of Responses March 2011**

(Partially updated November 2011  
to refer to the Housing Provision  
Position Paper and Climate  
Change Consultation)





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## 1 Introduction

**1.1** The councils of Ashfield, Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe are working with Derbyshire and Nottinghamshire County Councils to prepare a new aligned and consistent planning strategy for Greater Nottingham. Greater Nottingham consists of the administrative areas of all the local authorities, except for Ashfield, where only the Hucknall part is included. Ashfield are therefore preparing a single Core Strategy for the whole of their area, but working closely with the other greater Nottingham Councils to ensure consistency.

**1.2** The Aligned Core Strategies will be the key strategic planning documents for Greater Nottingham and will perform the following functions:-

- Define a spatial vision for Greater Nottingham to 2028;
- Set out a number of spatial objectives to achieve the vision;
- Set out a spatial development strategy to meet these objectives;
- Set out strategic policies to guide and control the overall scale, type and location of new development (including identifying any particularly large or important sites) and infrastructure investment; and
- Indicate the numbers of new homes to be built over the plan period.

**1.3** The Aligned Core Strategies Option for Consultation document was published in February 2010 for an eight-week period of consultation.

**1.4** All comments received during this consultation period have been carefully considered by the councils. The comments have been used to prepare the next draft of the Aligned Core Strategies, known as a Publication Draft. Whilst all views are taken into account it is not possible to meet everyone's wishes and aspirations. Difficult choices have to be made to arrive at a strategy which meets all the needs of the area.

**1.5** The remainder of the document takes each chapter or policy of the Core Strategies Options for Consultation document in turn and sets out an overview of the responses received to the consultation exercise. The overview is intended to draw out the key issues raised (rather than addressing technicalities and matters of detail) in order to be taken forward, and discussed, through the rest of the Aligned Core Strategies drafting process. There were a few occasions where the consultation responses were factually incorrect or unsupported by available evidence and as such little weight could be given to them in policy wording development. However, many others will be taken into account in the preparation of the Publication Draft document. The key points arising from the consultation exercise that have been taken into account are summarised at the end of each chapter.

**1.6** The Councils have endeavoured to reflect the responses made, but reference should be made to the original representations for the full details. The following overview of consultation responses by chapter does not seek to offer individual responses to the comments raised. The names of organisations and individuals who made comments on that section of the Option for Consultation are listed at the end of each chapter.

**1.7** This document summarises only those comments made formally through the consultation process. However, it should be emphasised that there were a large number of other methods by which comments were gathered by the Greater Nottingham councils. These included workshops with business representatives, school children, consultation bodies and stake holders; displays at community events etc. In addition, two of the councils (Ashfield and Gedling) have previously consulted on Issues and Options for their areas and comments made to these earlier consultations will also be taken into account when drafting the next stage.

**1.8** The Coalition Government has announced its intention to make a number of changes to the Planning System to introduce a more 'localist' approach through the Localism Bill with greater control over planning matters at a local and neighbourhood level. These changes will include the removal of the East Midlands Regional Plan from the Development Plan. The Publication Draft of the Aligned Core Strategies reflect those changes.

## 2 General Comments, Vision and Objectives

### General Comments

**2.0.1** There was general support for aligning the process of Core Strategies preparation across a meaningful area as this allows for joined up thinking. However, there were also a number of comments in support of a formal Joint Core Strategy. The concept of 'Greater Nottingham' was not supported by some, especially in Erewash and Derbyshire who fear a loss of local identity and a 'take over' by Nottingham. A number of respondents also felt that the document failed to provide the confidence that there is sufficient and significant political support and agreement on the Aligned Core Strategies process. Additionally, a number of respondents questioned the lack of contingency scenarios if one of more of the authorities decided not to implement its part of the Aligned Core Strategies.

**2.0.2** There were a number of objections to the content of the document, especially the housing numbers and potential impact on transport infrastructure (notably the A46, A52 and A453). Respondents were of the opinion that the housing numbers were too high, failed to take account of the economic circumstances and were not supported by data on population growth. Other respondents referenced the need to ensure good quality agricultural land, maintain the character of villages and protect the principle role of the Green Belt in stopping coalescence. There was also opposition to the distribution of development from those who felt that there should be more of an even spread across towns and villages, from those opposed to the Workplace Parking Levy and from those who felt that affordable housing could lead to higher crime rates and lower house prices.

**2.0.3** In Erewash there was support for the regeneration of Stanton provided the character of surrounding villages was protected. There was also support for substantive additional housing growth at Long Eaton as it benefits from a strong infrastructure base.

**2.0.4** There were a number of comments regarding the style of the document and the process used to this point. There was a view that the document used too much jargon and too many acronyms and the use of 'plain English' was supported. There was also a view that there has been insufficient public consultation and that the process is too long meaning only those with a specific interest will see it through and the process should be speeded up.

**2.0.5** A number of respondents identified gaps or omissions in the document. These included:

- The lack of identified funding for proposals
- The lack of reference to Mineral Safeguarding Areas as required by Mineral Policy Statement 1
- The lack of policies related to Hazardous Installations, pipelines on other similar facilities
- Adequate reflection of PPS5 :Planning for the Historic Environment and the accompanying practice guide
- Consideration of the 'what ifs' in case the strategy is undeliverable for any reason

- The lack of a Monitoring Framework using appropriate targets and indicators to provide timely trigger mechanisms
- Lack of reference to Grantham being a designated Growth Point

**2.0.6** There were a number of comments intended to help guide the Local Authorities through the process. The focus of the document should be on 'place shaping and delivery' and the Vision should 'tell the story'. The Core Strategies should set the agenda and be clear about where tough decisions need to be taken especially about whether identified sites are allocations or not. The grouping of draft policies under headings is useful but the policies should be more focused on place and locally distinctive. The evidence base does not need to be complex or over detailed and should be clearly signposted throughout the document. The locally distinctive sections should be more consistently and clearly presented and it would be beneficial to identify the differing circumstances of Erewash that have resulted in the inclusions of a vision here but not for the other districts.

## Key Diagram/Maps

**2.0.7** There was general support for the key diagram although there were a number of comments. Respondents were split over the Green Belt issue with a number believing that it was drawn too tightly around the urban areas and others who stated that housing should not be promoted on Green Belt land. Both Whyburn Farm and Top Wighay Farm should be included on the map as Sustainable Urban Extensions with the employment land at Top Wighay Farm being shown. Green Infrastructure including strategic corridors, all sites important for nature conservation and the British Waterways network should also be shown.

## Vision and Objectives

### Vision

**2.0.8** There was general support for the Vision with a number of comments on its content. However Government Office for the East Midlands (GOEM) felt that the Vision was too site specific when compared to the Objectives which were not locally distinct enough.

**2.0.9** Green Infrastructure and heritage were identified by some respondents as being areas where the Vision could be improved. The view was that more emphasis could be given to Green Infrastructure connections in both the vision and sections on local distinctiveness. Equally, the contribution to local distinctiveness made by heritage was seen to be underplayed in the document and the Vision could be more aspirational in respect of the historic environment.

**2.0.10** The intention to address climate change was welcomed although it was felt that there was a need to recognise wider issues such as the need to reduce carbon emissions by reducing travel demand and effecting a modal shift. The role of smaller developments and the existing building stock in contributing to carbon neutrality should also be emphasised more.

**2.0.11** The economy was seen as an important issue by many with some respondents seeing job creation as an overwhelming factor for the Vision which should give equal emphasis to employment and housing. While the references to the 'knowledge economy' and the Science City objectives were seen as appropriate by some, the economic health of the area will continue to be based on a wider spectrum of businesses. The role of the City Centre was highlighted by a number of respondents who sought to ensure that its regional role and the contribution Broadmarsh and Victoria Centres play are clearly identified in the Vision. However, a number also raised the tensions between growth in the suburbs and lack of investment in the City and the need to support and enhance rural economies.

**2.0.12** Transport was also an issue which was raised by respondents. There was support for the emphasis placed on public transport, including bus, rail and tram and the need to integrate such provision with new developments. However, the role rail could play, especially the scope for new stations, was felt to be underplayed and the provision of public transport in rural areas was seen to be an issue.

**2.0.13** Again the release of Green Belt land for housing was objected to by some while others felt that certain sites, such as Whyburn Farm, should have been included in the Vision as sustainable urban extensions. While the aim of regeneration was supported by a number of respondents there was also a view that the role of Hucknall and Ilkeston as sub-regional centres has not been sufficiently followed through.

## Objectives

**2.0.14** Despite strong support for many of the objectives there was a view that they should clearly bring out what is locally distinctive about Greater Nottingham. A number of respondents wanted to place more emphasis on certain topics including sport, Green Infrastructure, water resources, community safety and health. A number of suggestions were received from consultees as to how these elements of the objectives could be enhanced.

**2.0.15** In relation to the economy it was suggested that the objective should be widened to take account of the complementary nature of the area around the conurbation. The objective on town centres was not seen to be effective as there is a need to significantly enhance city centre shopping. There was also support for communities achieving high design and environmental standards, although one respondent felt that rebalancing the housing mix was political correctness gone too far.

## Officer Response

**2.0.16** Many comments here have been addressed through other changes to policies listed elsewhere in this report.

**2.0.17** Strategic Green Infrastructure is now included on the Key Diagram. The Vision and Objectives have been recast to shorten the vision and make the objectives more spatially specific especially the housing objective, with more consistency and coherence introduced in the 'Local Distinctiveness' sections.

Number of Comments	Number of Consultees
406	99

## **List of Respondents**

Alliance Planning, Andrew Martin Associates, Barratt Strategic/Westerman Homes Ltd, British Waterways, Capital Shopping Centres, CEMEX, Crown Estate, David Wilson Estates, Deancoast, Derbyshire and Peak District Transport 2000/2001/2002/2003, Derbyshire County Council, Derbyshire County, Primary Care Trust (PCT), Derbyshire Gypsy Liaison Group, Derbyshire Wildlife Trust, Derwent Living, Dr Richard Hyde, E Franks, East Midlands Development Agency, Elton Parish Council, English Heritage, Environment Agency, Government Office for the East Midlands, Green Squeeze, Health and Safety Executive, Holmes Antill, House Builders Federation (HBF), Hunter Page Planning, JS Bloor (Services Ltd), Kinoulton Parish Council Langridge Homes, Lower Bath Street Area Residents and Business Association, Mr Allan Kerr, Mr and Mrs Pratt, Mr Anthony Morris, Mr Charles Etchells, Mr David Alexander, Mr G Joseph, Mr Graham Kirby, Mr Grant Withers, Mr J and Mrs S Summers, Mr Jeremy Fenn, Mr Justin Mclarney, Mr Malcolm Varley, Mr Martin Truman, Mr Neil Trickey, Mr Nigel Perkins, Mr Paul Green, Mr Philip Champ, Mr Ray Barker, Mr Shyam Brahmhatt, Mr Tony Fisher, Mr. Richard Jefferson, Mr. T.C.Lindsay Simpson, Mrs Whitt, Mrs Ann Brereton, Mrs Christina Morgan, Mrs Deirdre Westwood, Mrs Fay Sexton, Mrs Gillian Chesney-Green, Mrs Joan Bennett, Mrs Kimberly B Cooper, Mrs Louise O'Donoghue, Mrs Marion Bryce, Mrs Shirley Dooley, Mrs Susan Ebbins, Ms Emma Parry, Ms Jill Pearson, Ms Karen Hodgson, Ms Lorraine Koban, Ms Pat Ancliffe, Ms. Peach, Nathaniel Lichfield and Partners, Natural England, NHS Nottingham City, Nottingham Action Group on HMOs, Nottingham City Council, Nottingham City Homes, Nottingham Trent University, Nottinghamshire County Council, Nottinghamshire County PCT, Nottinghamshire Police, Notts Wildlife Trust, Oakhill Group Ltd, Professor Neville Davies, Professor Robert, Radcliffe-on-Trent Golf Club, Rushcliffe CPRE, Sport England, Taylor Wimpey UK Limited, The Co-operative Group, The National Trust, The Theatres Trust, Tillbridge Developments LLP, Turley Associates, UoN Students Union, Victoria TRA, Wheeldon Brothers Ltd, Whitehead (Con) Ltd C/O IPlan Solutions, Wilson Bowden Development Ltd

## 3 Delivery Strategy

### 3.1 Climate Change

**3.1.1** There was strong support for climate change as a principle that underlies the whole document, with mitigation and adaptation both acknowledged as important principles.

**3.1.2** There was also generally strong support for policy aims from individuals and public sector organisations, such as Natural England although some respondents considered that the role of the natural environment in mitigating and adapting to climate change should be mentioned and the possible negative effects of climate change mitigation and adaptation on the character and appearance of the built and historic environment. Similar points were also raised by others who felt that there needed to be reference to the role of the natural environment in helping to alleviate the impacts of climate change and also the role of spatial planning in facilitating the adaptation of the natural environment to climate change.

**3.1.3** The Government Office for the East Midlands (GOEM) recommend that the policy should provide clear justification to demonstrate both why the Greater Nottingham area needs to be different from national policy and that it is affordable in delivery (commercial viability) terms. GOEM also note that Supplementary Planning Guidance (SPG) should not be prepared with the aim of avoiding the need for examination of policy, and therefore reference to them for sites of around 500 homes is inappropriate. The table of CO<sub>2</sub> reduction targets should be part of the policy.

**3.1.4** Comments from the development industry objected to the fact that policy goes beyond government targets on climate change, without any justification for the approach. There were concerns from a number of developers and the Home Builders Federation (HBF) about the negative affect on the viability of development, that the evidence base covers this only in a very generic sense, and relies on some questionable assumptions, e.g. continuing house price rises. The timetable to zero carbon has been negotiated between the house building industry and government and there is no justification for variance from this.

**3.1.5** The development industry also commented on other additional burdens on development, such as affordable housing and infrastructure costs, which are likely to worsen the viability position. The policy needs to recognise that there may be judgements between which elements can be viably delivered – e.g. affordable housing or climate change mitigation. There are additional concerns expressed over the policy not being clear as to what it was trying to achieve and how it should be interpreted and concern over possibly more stringent standards for larger developments of ‘around 500 dwellings or more’. In addition, targets should not be set beyond 2016 and the policy needs to accommodate ‘allowable solutions’.

**3.1.6** One commentator felt an understanding of the demand and supply potential for the use of renewable and low carbon energy should be the starting point of the policy. Opportunities are more appropriately considered at the site level rather than over the whole plan area. The policy should also clarify a number of terms, namely 'sustainable construction methods' and 'appropriate energy sourcing'.



**3.1.7** In relation to flooding there was broad support for the inclusion of provision for Sustainable Drainage in policy from environmental groups such as the Wildlife trusts and the Environment Agency but concern that flooding from sources other than watercourses needed wider recognition in the policy. GOEM commented that Section 3 on Flood Risk appears to repeat national policy and as such would not seem to be necessary while some developers felt that limiting development in flood zone 3 to 'urban' could limit opportunities in and around Greater Nottingham.

## **Officer Response**

**3.1.8** The Policy has been redrafted to reflect many of the comments made, including a clarification of the approach to low and zero carbon energy sources, explaining the 'Merton rule' rather than being an approach that goes beyond Building Regulation requirements. Accordingly, it is also made clear that the Merton rule may be waived if equivalent carbon savings are made through alternatives.

**3.1.9** Consistency has also been introduced between the methodology for working out low and zero carbon contributions to reducing carbon emissions from residential and non residential development, which should make the policy simpler to understand. The position in Erewash (Derbyshire) has also been clarified and simplified.

**3.1.10** The Policy also now makes it clear that any approach to enhanced construction standards (eg requirement for development to meet higher level of Code for Sustainable Homes) will be set out in future Development Plan Documents, to allow for an Examination.

**3.1.11** The flooding element of the policy has been amended to be locally distinctive, and now sets out factors to be taken into account when applying the PPS 25 Sequential test.

**3.1.12** As this policy has changed substantially, it was subject to a further round of consultation during the summer of 2011. The results of that consultation, and the further changes made to the policy, are set out in the Report of Consultation on the Housing Provision Position Paper and the draft Climate Change Policy.

<b>Number of Comments</b>	<b>Number of Consultees</b>
92	65

## **List of Respondents**

Alliance Planning, Andrew Martin Associates, Ashfield District Council, Barratt Strategic/Westerman Homes Ltd, Bartons Public Limited Company, British Waterways, Butler, Campaign for Better Transport, Capital Shopping Centres, Commercial Estates Group (CEG), CPRE Derbyshire Branch, Crown Estate, Dale Abbey Parish Council, David Wilson Estates, Deancoast, Derbyshire County Council - Forward Planning, Derbyshire County Primary Care Trust (PCT), Derbyshire Gypsy Liaison Group, Derbyshire Wildlife Trust, Dr Richard Hyde, DTZ Piedad Consulting, East Midlands Development Agency (EMDA), English Heritage, Environment Agency, Erewash Borough Council, Foster, Government Office for the East Midlands, Green Streets West Bridgford, Heaton Planning Ltd, Holmes Antill, House Builders Federation (HBF), Indigo Planning, Langridge Homes, Miller Homes Limited, Mr Allan Kerr,

Mr and Mrs Brian Spencer, Mr G Joseph, Mr Paul Green, Mr Peter Lane, Mrs Christina Morgan, Ms. Peach, National Farmers Union - East Midlands, Natural England, Nottingham Action Group on HMOs, Nottingham City Council, Nottingham City Homes Nottinghamshire County Council, Nottinghamshire County Teaching Primary Care Trust, Nottinghamshire Police, Oakhill Group Ltd, Peel Environmental Limited, Greenwood Community Forest Partnership, Ramblers Association, Ruddington Parish Council, Rushcliffe CPRE, Shire Consulting, Taylor Wimpey Developments Ltd, The Co-operative Group, The National Trust, The University of Nottingham, Tillbridge Developments LLP, Wheeldon Brothers Ltd, Whitehead (Con) Ltd C/O IPlan Solutions, William Davis Ltd, Wilson Bowden Development Ltd

## 3.2 The Spatial Strategy

**3.2.1** There were a range of comments regarding the overarching strategy set out in the policy. A number of respondents, including CPRE, commented that the time frame of the Aligned Core Strategies should be reduced to allow more flexibility in future housing provision. A time frame of 10 years was felt to be more appropriate. One of the key reasons for this was that the evidence base was seen to be flawed and based on outdated assumptions especially in relation to migration. Ashfield District Council also objected to the use of the SUE Study as the basis of the policy as it was not subject to public consultation and is now out of date.

**3.2.2** Many respondents felt that the total housing target was too high and should be reduced. Members of the public were especially critical and felt that the proposals were developer led to satisfy speculative demand rather than those in greatest need. The approach to rural areas was also seen to require amendment with the inclusion of a settlement hierarchy supported by a number of respondents including GOEM.

**3.2.3** The use of SUEs to help deliver the housing target was the subject of a number of comments. National Grid supported the strategy to concentrate all new development in and adjoining the existing settlements, but some developers also felt a strategy based on large urban extensions will be riskier in the current economic climate and would have high infrastructure requirements and long lead in times. Additionally, build out rates on large sites tend to be low, threatening delivery targets. An approach including a wider portfolio of sites was preferred.

**3.2.4** The lack of identified SUEs in Broxtowe was highlighted as an important issue. Many respondents, including both developers and members of the public, considered that the Aligned Core Strategies could not be found 'sound' if Broxtowe did not identify SUEs.

**3.2.5** Some developers also felt the requirement of PPS12 that Core Strategies be flexible and to show how contingencies will be dealt with, is not adequately addressed, especially if one or more large sites were delayed. One suggestion was to have higher provision levels to allow for this. The implementation of the Core Strategies should avoid being delayed or even prevented due to the late or non delivery of strategic transport infrastructure.

**3.2.6** A number of respondents made comments regarding the distribution of housing around the conurbation. The level of development identified for Rushcliffe was questioned as it was much higher than for other Districts. Additionally, Trowell Parish Council felt that having three possible locations for growth in their area was unfair. Developers were broadly supportive of the level of growth and sub-regional distribution but a number of respondents considered that there should be greater flexibility in the split between the PUA and the non-PUA.

**3.2.7** The impact of the policy on the Green Belt was also a source of comments especially from members of the public who highlighted the potential for settlements to coalesce along with the loss of productive agricultural land. Derbyshire Wildlife Trust were also concerned with coalescence between Derby and Nottingham and the loss of Green Infrastructure. One respondent identified that the existing tight Green Belt boundaries had led to the compact and sustainable nature of the city and that reviewing the boundaries would threaten this.

**3.2.8** There was support for the inclusion of a strategic Green Belt review from Derbyshire City Council, Derbyshire Gypsy Liaison Group, Nottinghamshire County Council and GOEM. The HBF also felt that the existing approach to the review was a piecemeal way of dealing with an important issue. Overall it was felt that the review should include:

- A clear decision on the status of 'white land'
- The whole Green Belt and not just the inner boundaries
- Small scale housing in villages
- A robust methodology to decide on redrawing the Green Belt having regard to landscape, visual unity/condition, biodiversity and cultural assets
- Accommodation of the remaining 8340 dwellings

**3.2.9** There was support for the inclusion in the Policy of Green Infrastructure however Natural England felt that there should be reference to the 6Cs Green Infrastructure Strategy and links back to the natural environment as mentioned in the vision. Notts Wildlife Trust consider that all sites should be subject to full ecological assessments, biodiversity mapping or Green Infrastructure opportunity mapping prior to being identified in the plan to ensure that issues can be dealt with appropriately.

**3.2.10** The British Horse Society note that the scale of growth will impact on the ability to keep horses and on the rights of way network. English Heritage also have concerns over the impact of some of the named sites and their impact on heritage assets. They also note that the named villages often have historic character which would need appropriate regard.

**3.2.11** In relation to the employment element of the policy a number of respondents, including Wilson Bowden, suggest that more clarity should be given to what 'significant' means. Town centres were also addressed by a number of respondents. There was seen to be a need for retail development to be more explicitly recognised as economic development. It was also identified that existing centres should be developed to support new development rather than providing new centres. There was also objection to the restriction placed on retail, leisure and cultural uses outside of established centres. The following were put forward as places that should be included in the policy:

- Broadmarsh and Victoria Centre
- Sandiacre
- The Tank Farm, Colwick Industrial Estate

Transport was a key issue raised by a number of different respondents. The HBF noted that major new transport infrastructure will be needed, however, the policy is unclear how, when and by whom it will be funded. Key infrastructure needs to be embedded in the Core Strategy, and not left to be dealt with later. GOEM also noted that some matters covered in the RSS, particularly with regard to Strategic Rail Freight facilities and improving access to the airport need to be covered in the Core Strategy.

A number of potential schemes were highlighted by respondents including:

- Use redundant rail lines as new public transport links (Gedling Colliery/Great Northern line/Cotgrave)

- Road improvements would be required, including to the A453, A606 and A523.
- Extensions to the NET to West Bridgford and Kimberley

**3.2.12** Support was expressed for the reference to new transport infrastructure, but note that provision should be made for trains to stop at intermediary stations between Nottingham, Newark and Lincoln rather than focusing on enhancing speed times between these locations.

**3.2.13** The Coal Board recommend the strategy takes account of surface and deep coal resources through avoiding sterilisation of resources and allowing for pre-extraction. The Aligned Core Strategies should also take account of the mining legacy present in many parts of the area.

**3.2.14** CPRE welcomes the decision not to further develop Top Wighay Farm beyond the area already allocated in the Gedling Local Plan, but give reasons to remove the allocation all together.

**3.2.15** There was a good level of agreement over the named key settlements in policy 2, albeit with provisos around the impact on Green Belt, especially in Erewash. In Rushcliffe, Crown Estates consider that Bingham should be identified as a rural growth hub and the main focus for rural growth. Other settlements in Rushcliffe not named in the Core Strategies, but which respondents felt appropriate for smaller scale growth include Aslockton, Gotham, East Bridgford, Orston and Tollerton

Comments on Sites Named in the Policy			
Site	Support	Objections	Other Comments
Severn Trent Boots Site (Broxtowe)	STW provide evidence from a Flood study to suggest that development is deliverable in this location and point out that further studies are underway. The site got 11 supporting comments.	The site got some objections.	English Heritage comments recorded for Nottingham City apply to the Broxtowe part of Boots/ Severn Trent as well.
Between Toton and Stapleford including Toton Sidings (Broxtowe)	Trowell Parish Plan Steering Group cite the site as the only one in Broxtowe with the potential for sustainable transport links.  Lafarge Aggregates point out the proximity of their business and the potential for recycling used railway ballast into materials suitable for construction products.  The Land and Development Practice believe that Toton Sidings is preferable primarily because it is entirely brownfield and will be accessible because of the commitment to NET.	Beeston and District Civic Society feel the substation and pylons running through the land will restrict development and the house types which can be accommodated.  Stapleford Town Council consider development will join Toton, Trowell and Stapleford with a lack of infrastructure planned for Stapleford.  This site got the most objections from the general public with the main concern being the loss of open space.	

Comments on Sites Named in the Policy			
	<p>The site has potential for tram connection and because it is flood zone 2 &amp; 3 potential for green leisure areas and enhancing biodiversity.</p> <p>This site got most support from the general public the main reason cited was the commitment of NET2.</p>		
North of Stapleford (Broxtowe)	<p>Westermans consider that development will not erode the Green Belt and they believe that this SUE meets all 3 of the 'general principles'.</p> <p>Beeston and District Civic Society state this as the preferable site.</p>	<p>Trowell Parish Council consider this should be left as a nature reserve.</p> <p>They also suggest that 3 of the proposed SUEs fall within Trowell which is disproportionate and they want to prevent coalescence. They also suggest that the recent flood alleviation scheme cannot cope with any more development.</p> <p>Stapleford Town Council consider growth without jobs and infrastructure would be unsustainable and there is a lack of provision.</p> <p>Trowell Women's Institute are concerned about flooding issues.</p> <p>The Land and Development Practice do not support the site because it will not contribute to the Previously Developed Land targets.</p> <p>Trowell Parish Plan Steering group have concerns that development will double the size of Trowell.</p>	
West of Woodhouse Way (Broxtowe)	<p>GVA Grimley state that this site is deliverable and development is in accordance with the principles of SUEs and development in the Nottingham PUA is more sustainable than in rural areas.</p> <p>The Woodhouse Trust emphasise the good accessibility and infrastructure of the site.</p>	<p>Gaintame Ltd state that their site at Nottingham Road Nuthall is preferable to this site because it is immediately deliverable.</p>	
West of Bilborough Road (Broxtowe)	<p>The Crown Estate point out that the site accords strongly with the general principles for the choice of housing sites in</p>	<p>Trowell Parish Council suggest that 3 of the proposed SUEs fall within Trowell which is unfairly disproportionate and they want to</p>	

Comments on Sites Named in the Policy			
	<p>Broxtowe. It is accessible, not sensitive in landscape terms, has minimal environmental constraints and performs well on Green Belt criteria.</p> <p>Savills state that development will not cause coalescence, is close to facilities and has good transport links and Green Infrastructure.</p>	<p>protect coalescence. They also suggest that the recent flood alleviation scheme cannot cope with any more development.</p> <p>Trowell Parish Plan Steering group have concerns that development will double the size of Trowell</p>	
West of Coventry Lane (Broxtowe)	Some very limited support.	<p>Trowell Parish Council suggest that 3 of the proposed SUEs fall within Trowell which is unfairly disproportionate and they want to protect coalescence. They also suggest that the recent flood alleviation scheme cannot cope with any more development.</p> <p>Trowell Parish Plan Steering group have concerns that development will double the size of Trowell.</p>	
Stanton Ironworks (Erewash)	<p>Sandiacre Parish Council supports Policy 2 especially the inclusion of a Sustainable Urban Extension at Stanton.</p> <p>Derbyshire County Council supports the approach of providing for 4,420 dwellings in or adjoining Ilkeston Sub-Regional Centre, including the sustainable urban extension at Stanton.</p> <p>Alliance Planning express support for the specific identification of Stanton as a Sustainable Urban Extension stating that the identification of strategic sites critical to a plans delivery is wholly consistent with guidance and advice within PPS12 (paras 4.6 and 4.7)</p>	<p>Alliance Planning state that the minimum number of homes to be provided as part of the Stanton SUE should be revised to 3,000 homes. They also query the use of the word 'significant' (in the absence of any definition) in relation to the amount of new employment to be provided.</p> <p>Many planning consultants/developers (e.g. Smith Stuart Reynolds, Andrew Martin Associates, Westermans Ltd) believe it is questionable that the Stanton SUE can realistically facilitate the number of homes proposed. As such, they believe other sites needs to be examined and looked favourably on e.g. other brownfield sites and sites adjoining sustainable settlements such as Borrowash. Indeed they believe that there are questions about whether the 'unresolved' remediation and infrastructure works required (contamination and highway improvements) can be economically overcome. As such, it is considered the development is unlikely to come forward in the near future.</p>	<p>The Coal Authority reported that it was likely that development at the Stanton SUE would extend over the surface coal resource. As such, it will be necessary to take into account any possible sterilisation impacts and assess the potential for the prior extraction of coal.</p>

Comments on Sites Named in the Policy			
		Derbyshire PCT have produced a long list of requirements for development in Erewash notably at Stanton to improve the design and quality of development	
Waterside Regeneration Zone (Nottingham)	<p>A resident supports persuading businesses in the Waterside to relocate to modern facilities, the area could be redeveloped as a mixed use development.</p> <p>Oakhill Group Ltd supports the provision of 3000 houses, as well as new employment development on the Eastcroft site.</p> <p>British Waterways - supports proposal for up to 3000 houses and new retail development, in the PUA, as a key element in the delivery of the spatial vision.</p>		<p>Deancoast highlight that the lack of progress on the redevelopment of the Waterside area, even at a time when the housing market was buoyant, indicates the difficulties with delivery of urban regeneration sites.</p> <p>Environment Agency states that the site is at high risk of flooding. Strategic sites must be tested against the Sequential Test, in the LDF process. The LPA must carefully consider whether this should be carried out to inform the CS or the LAPP DPD. Welcome requirement of strategic Green Infrastructure provision as mitigation.</p> <p>Whitehead (Con) Ltd believe 3000 houses is an optimistic figure.</p>
Gedling Colliery/Chase Farm (Gedling Borough)			Policy should also recognise employment opportunities at Gedling Colliery.
North of Papplewick (Gedling)	<p>Good connectivity with Hucknall (for jobs, services and infrastructure). Site would be within 1km of proposed tram extension. Opportunities to enhance Green Infrastructure. (1 respondent)</p> <p>Support for growth around Hucknall.</p>	<p>On grounds of increase in traffic, impact on local services and infrastructure (especially schools and doctors), impact on the environment/ biodiversity (especially at Moor Pond Wood and the River Leen), destruction of openness to many on the adjoining estate, leading to a town (Hucknall) joining up with a village (Linby)</p> <p>Site is in Hucknall not Gedling, so expense of infrastructure falls to Hucknall. Loss of community spirit, identify and cause disharmony.</p> <p>Uncertainty of housing market.</p> <p>Impact on Linby and Papplewick villages also and coalescence of the 2 villages. Site is on flood plain of River Leen and liable to flooding.</p>	<p>Concern expressed that capacity of site has increased from Local Plan.</p> <p>Should look at mid-term planning rather than long term in current financial climate.</p> <p>Current houses being built at Papplewick Lane are not affordable.</p> <p>Area around Papplewick Woods needs to remain as green fields.</p> <p>Plan unrealistic as recent developments unsold or empty.</p> <p>Better sites than Papplewick Lane</p>



Comments on Sites Named in the Policy			
		(27 respondents)	<p>are available at Newstead and Gedling Collieries, Mapperley Golf Course, New Farm Stockings Farm, other brownfield sites.</p> <p>Developer contributions need to be pooled for sites around Hucknall.</p> <p>May be opportunities for positive enhancement of site fringes.</p>
Top Wighay Farm (Gedling)	<p>Should allocate more houses at TWF on the grounds the site is a suitable SUE site with an adopted development brief. More suitable than land east of Gamston. (3 responses)</p> <p>Support for growth around Hucknall.</p>	<p>Site is in Hucknall not Gedling, so impacts are on Hucknall.</p> <p>Site is on flood plain of River Leen and liable to flooding. No extension to Line One of NET now, which means site is no longer sustainable. (6 responses)</p>	<p>Remainder of TWF site (white land) should be returned to Green Belt.</p> <p>If site does come forward, then developer contributions should only be spent in Linby, Papplewick or Hucknall (and not the remainder of Gedling borough).</p> <p>Support for decision not to allocate safeguarded land at TWF – should now be returned to Green Belt.</p>
Remainder of Boots Site (Nottingham City)	<p>A resident states that we should be utilising all Brownfield sites, such as Boots, before considering the development of any Green Belt land.</p> <p>STW states that development is deliverable.</p>		<p>English Heritage say redevelopment would need to be very sensitive to the setting of the Grade I listed buildings on site. This issue needs to be acknowledged in the Core Strategy. Associated transport infrastructure could harm the historic environment beyond the site.</p> <p>The Environment Agency states that the site at high risk of flooding. Strategic sites must be tested against the Sequential Test, in the LDF process. The LPA must carefully consider whether this should be carried out to inform the CS or the LAPP DPD. Welcome requirement of strategic Green Infrastructure provision as mitigation.</p>
Stanton Tip (Nottingham City)	Strawsons Holdings Ltd say the Core Strategies should read 'at least' 500 dwellings.		

Comments on Sites Named in the Policy			
<p>East of Gamston (Rushcliffe)</p>	<p>There was very limited support for the development beyond the site promoters.</p>	<p>There were very many objections to the proposed scheme:-</p> <p>Gamston has already has lots of new housing</p> <p>destruction of farm land within the Green Belt. Impact on two SINCS</p> <p>Susceptible to flooding, from the Trent in the north and from its tributaries.</p> <p>Allotments would be lost</p> <p>Housing targets cannot be met without going across the A52.</p> <p>Absence of an identifiable, defensible Green Belt boundary</p> <p>Loss or rerouting public footpaths/bridleways</p> <p>Bassingfield would be subsumed by development.</p> <p>Coalescence with Tollerton.</p> <p>TollertonAirport should remain.</p> <p>Highly visible</p> <p>Too close to the Water Sports Centre and West Bridgford</p> <p>Impact on Listed buildings in villages</p> <p>Absence of assessment of accessibility, landscape, and environment capacity and infrastructure capacity.</p> <p>Reliance on their private vehicles</p> <p>significant additional commuting</p> <p>cost of road improvements to A52</p> <p>resurrection of plan for a 4<sup>th</sup>Trent crossing</p> <p>the Tribal report considers the site unsuitable for development.</p> <p>The Grantham canal should be protected rather than further compromised.</p>	<p>Many comments over the characteristics of any new development to make it sustainable and a place which is attractive for residents.</p> <p>If the high land to the east of the airfield and Jubilee Wood, any land liable to flood and the oil pipeline is avoided, development would only be feasible if the airfield closed.</p> <p>A smaller number of houses should be allowed with a mix of dwellings similar to Gamston and Edwalton, largely privately owned with some affordable housing.</p> <p>The future of the airport will have impact on the location of development. CAA safety requirements will dictate what land could be developed.</p> <p>Whilst some respondents consider that the scheme should incorporate the airport, others consider the airport's removal would improve quality of life of residents – blighted by noise of flights currently</p> <p>Tollerton mobile home park should be protected</p>

Comments on Sites Named in the Policy			
<p>South of Clifton (Rushcliffe)</p>	<p>Opportunity to create a sustainable scheme benefiting the existing Clifton estate through regeneration by association, especially through job opportunities.</p> <p>Potential to deliver high quality employment that would assist Greater Nottingham in terms of economic investment and job creation.</p> <p>Location is ideal for commuting to Derby and Nottingham, the motorway and tram are also close to the site. It would link naturally to Clifton and have good links to the City. The approach to Nottingham from the south will be significantly enhanced, raising the image and profile of the conurbation to widespread future economic and environmental advantage. The Green Infrastructure proposed will enable greater access to the countryside.</p> <p>Development should take place to the east of the A453 and west of the railway line – the residents would then have pedestrian access to Ruddington Country Park and good access to Nottingham (particularly if the A453 is improved)</p>	<p>There were very many objections to the proposed scheme.</p> <p>Concerns were raised including:-</p> <ul style="list-style-type: none"> <li>● loss of Green Belt</li> <li>● loss of Grade 2 agricultural</li> <li>● urban sprawl.</li> <li>● impact on the landscape</li> <li>● affect the setting of Glebe Farm.</li> <li>● harm to wildlife including hare and mink.</li> <li>● Impact of light pollution</li> <li>● flood risk</li> <li>● the electricity pylons.</li> <li>● Clifton is already too big impact on local villages (loss of character, increase in traffic)</li> <li>● supermarket threatens village shops</li> <li>● industrial estate or retail park would take away existing local businesses.</li> <li>● negative impact on house prices</li> <li>● development could only go ahead if an infrastructure plan is in place.</li> <li>● even with improvements to A453, unable to cope with the traffic.</li> <li>● loss of or re-routing of public footpaths</li> </ul>	<p>4200 does not reflect capacity which could comprise 5500 dwellings.</p> <p>Many comments over the characteristics of any new development to make it sustainable and a place which is attractive for residents.</p> <p>One respondent suggests that there should be an A453 by pass to the south of Clifton linking to the A52 - housing could then be built between the bypass and the Clifton estate which would remove through traffic from Clifton and preserve a section of the Green Belt.</p> <p>Clifton is thought of as a separate community, in order to make new development sustainable there would need to be an attempt to create a larger Clifton which sees itself as a single place. It was also noted that there is a local authority boundary between the existing and proposed developments, proper integration should take place. However, another respondent considers the development should remain separate to Clifton and have its own identity.</p>

Comments on Key Settlements Named in the Policy			
Settlement	Support	Object	Other
Awsworth	Whitehead Ltd and Fould Construction put forward their site at Gin Close Way	Awsworth Parish Council believe Awsworth does not have the facilities/capacity to sustain further growth.	
Brinsley	Some support recorded.	North Broxtowe Preservation Society wish to preserve the Headstocks Heritage site.  SABHRE suggest that Brinsley does not have the infrastructure for new housing.	

Comments on Key Settlements Named in the Policy			
Eastwood	Engine Lane, Lower Beauvale has been put forward by McDyre as a sustainable location on brownfield land.	Some objections reported.	
Kimberley	Herbert & R Clay Trust promote their site at Church Hill, Kimberley as a potential site.  The land owners at Alma Hill feel their site is in accordance with the site selection criteria.	Some objections reported.	
Watnall	Trowell Parish Council query why Watnall has not been put forward for development.  Ken Mafham Associates put forward Watnall Brickworks.	Greasley Parish Council comment that Watnall was regarded as not suitable for development after an inquiry and feel there have been no changes since then.	
Breaston	Derbyshire County Council supports the approach of providing growth in these 'larger settlements'	CPRE (Derbyshire Branch) state that is important to recognise that Breaston, Draycott, Borrowwash and West Hallam all have their individual characteristics and centres and should not be joined. There is already little open space separating them and a danger of developing a huge conurbation from the East of Nottingham to the West of Derby. The importance of the Green Belt in avoiding the coalescence of existing settlements needs reinforcing. Also want to avoid the need to use greenfield land for development by only seeing greenfield development allowed if needed in the later stages of the plan.  Concerned about the statement "...homes...in or adjoining ...Breaston, Borrowwash, Draycott ..., in Erewash". Any development is likely to erode the Green Belt, the continuation of which is essential to prevent the coalescence; the residents of these villages frequently state that there has already been too much development in these locations.	
Borrowwash	See Derbyshire County Council comments for Breaston.  The identification of Borrowwash as one of the growth locations outside of the PUA is fully endorsed. Borrowwash is a	See CPRE comments attributed to Breaston (above).	

Comments on Key Settlements Named in the Policy			
	sustainable settlement and its proportionate growth accords fully with the Regional Spatial Strategy. Collyers Nursery and Garden centre on the eastern edge of the settlement, is both available and deliverable and the Green Belt could be amended to the more appropriate defensible boundary of the eastern hedgerow, which separates the built framework of Borrowwash from the open countryside.		
Draycott	The Derby and Sandiacre Canal Trust wishes to see the Canal fully reinstated throughout its length and has considered the possibility of a large housing allocation bordering Draycott (mainly) and Breaston being the catalyst for recreational and housing developments which might contribute in a positive way to housing needs and recreational opportunities in the area.	See CPRE comments attributed to Breaston (above)	
West Hallam	See Derbyshire County Council comments for Breaston.	See CPRE comments attributed to Breaston (above).  West Hallam Parish Council believes there is very little opportunity for any development in West Hallam and the existing Green Belt and Open Space provision should be protected.	
Bestwood Village	4 responses support the identification of this village. Would enable the renewal of the social infrastructure of the village. Potential for regeneration-led development.	1 response objects to the identification of this village.	Should be named as a Sub Regional Centre in parag 2.3.6 to reflect fact that village is part of HMA and PUA.  Need to avoid coalescence with Bulwell and Hucknall.
Calverton	3 responses support the identification of this village.  Support for conclusions of Sustainable Locations for Growth study.	The potential scale of development is out of proportion to the existing envelope and to what is proposed for other villages. Limited employment opportunities in village. High proportion of commuters to Nottingham.  1 response objects to the identification of this village.	Specific sites proposed for development to west of Flatts Lane, to south of Crookdole Lane, and at Hollinwood Lane.  Document contains factual inaccuracies in assessment of viability of Calverton to sustain new growth (Calverton Parish Council).

Comments on Key Settlements Named in the Policy			
Ravenshead	<p>Would provide more ecofriendly low-cost housing for younger people to afford which is desperately needed. Capacity in schools. Could develop land on Ravenshead side of Kighill without extending into surrounding countryside. Proximity to A60.</p> <p>5 responses support the identification of this village.</p> <p>Potential development of land between Cornwater and Kighill Lane.</p>	<p>On grounds of lack of shopping facilities, parking problems, loss of green field land, loss of character, lack of employment facilities, loss of Green Belt, increase in traffic on A60, loss of green space (vital for leisure and tourism and general health), pressure on existing amenities, has had sufficient development over past few years, proposed number of dwellings is too high (too high density) so little or no parking facilities, drainage problems, lack of need, associated increase in use of the car.</p> <p>13 responses object to the identification of this village.</p>	<p>Would like to see smaller properties made available to the elderly and starter homes for the young.</p> <p>Queried the 80/20 split for owned/rented affordable homes.</p> <p>Proportion of affordable housing unacceptable as contrary to special character of the village.</p> <p>Need provision for older people as identified in Ravenshead Housing Needs Study.</p> <p>Impact on development on nearby SSSI – consider instead land to south of Kighill Lane/east of A60.</p> <p>Consider building a new primary school</p> <p>Calverton more sustainable than Ravenshead due to larger shopping area.</p> <p>New building should be visually appealing and complimentary to the village.</p>
Bingham	<p>One respondent considered that Bingham should be identified as a rural growth hub and the main focus for rural growth within Rushcliffe.</p> <p>Houses should be focused on Bingham so strong transport links can be established.</p> <p>It is noted that Bingham is already on the rail network providing transport links. The respondent felt that the A52 should be expanded to provide serviceable road link into city centre</p> <p>One respondent noted that land on the outskirts of Bingham is suitable for new housing as there are less traffic problems there.</p>	<p>One respondent commented that they were happy Rushcliffe Borough Council are challenging the figures set as 3,500 houses seems too high to attach to Bingham - this would alter the town and ruin its character, the railway currently acts as a barrier to the town, this site will never become a part of the Bingham area.</p> <p>It was noted that part of the Parson's Hill area is floodplain, it is also productive farming land and should remain as such.</p>	<p>A comment was made that the former Local Plan allocated a large site between the A46 and Chapel Lane Bingham for a BusinessPark, the dualling of the A46 and proximity of A52 must make this an attractive employment location?</p> <p>Bingham needs infrastructure - schools (more, not bigger), police, car parking (not pay/display), one way system.</p>

Comments on Key Settlements Named in the Policy			
	<p>Land for development at 'North Bingham' should not be dismissed as an alternative option that has been rejected.</p> <p>Bingham Town Council note that they support the omission of large development sites near Bingham, this they consider would be inappropriate.</p>		
Cotgrave	<p>Some support was given for new houses, it was noted that the town is well served by range of services including primary school, health centre, leisure centre and local shops, employment opportunities and good public transport links.</p> <p>Cotgrave needs development led regeneration to enhance its physical environment and its social and economic performance. Colliery site should be developed for mixed use, including some employment, the value which it has developed for biodiversity and recreation should be recognised through the inclusion of open space.</p>	<p>One respondent noted that whilst none of the sites are particularly desirable for large scale development, none would have the devastating impact that would occur at Cotgrave, which is already over developed.</p>	
East Leake	<p>The village is a sustainable location with good public transport.</p> <p>It was noted that new residential growth would assist in maintaining the vitality and viability of rural settlements by supporting the existing shops and local facilities.</p> <p>Development in particular of the site promoted by Mr. Brooksbank could be accommodated without the settlement boundaries needing to be extended further into the open countryside.</p>	<p>East Leake has had too many houses over the last 10 years, with no infrastructure put in place to serve these properties. It was noted by one respondent that the Health Centre cannot cope with existing patient numbers, schools are struggling with numbers, there is no bank and more shops have been lost.</p>	
Keyworth	<p>Keyworth has a defined centre, with a range of services, it has local employment opportunities, good public transport links, and is well positioned within the Tollerton transport corridor. No constraints identified that would prevent development of the land in principle.</p> <p>Limited Green Belt expansion of the village is a realistic option for growth, significant distance between Keyworth and neighbouring villages would prevent coalescence.</p>	<p>Keyworth is already over developed and does not have growth potential beyond meeting local needs. There are concerns that development would result in an increase in traffic add to existing problems and demands on infrastructure and services.</p> <p>One consultee notes that allocation of sites could drastically impact on settlement's character as this would compromise the Green Belt.</p>	<p>The elderly population is well catered for in Keyworth. Wrights garage should become housing for the elderly.</p> <p>There is not a need for additional bungalows for older people.</p> <p>A respondent felt that self build properties should be encouraged.</p>

Comments on Key Settlements Named in the Policy			
	<p>Various site specific suggestions:</p> <ul style="list-style-type: none"> <li>Land at Bunny Lane would create linkages to Debdale Lane and Wysall Lane and relate better to the existing settlement boundary than would development to the east of the village.</li> <li>Expansion to the west preferable, it is closer to the village centre. Facilities within walking distance.</li> <li>Land at the south-east of Keyworth, off Willow Brook is available and deliverable, being in single ownership.</li> </ul> <p>Some development in Keyworth would make efficient use of existing services, and support new ones, it is noted that this is supported by the Village Plan.</p>	<p>It was noted that only land available for development is playing fields and allotments, neither are up for negotiation therefore Green Belt land will have to be lost.</p>	<p>Any development in Keyworth should retain the 'village' atmosphere and should have a sustainable means of getting to one of Keyworth's two centres.</p> <p>It was felt that Keyworth will need some development at some point – more mid range houses are needed, the village plan which suggests that people feel there should be more affordable housing for local young people in an area where house prices are high.</p>
Radcliffe on Trent	<p>Radcliffe on Trent should be considered a priority for development. Land to the east of Radcliffe on Trent is available and deliverable and does not require major infrastructure. It relates well to the existing urban area, and is accessible to the village centre. The village has good public transport and cycle links to the city centre.</p> <p>Settlement has a local centre, with a range of jobs and services, and school provision. A limited number – say 200 new dwellings if developed over the next 15 years would be acceptable.</p> <p>One respondent set out the advantages of land to the west of Radcliffe on Trent and north of Nottingham Road :</p> <p>Land at Grantham Road Radcliffe is identified as a location for an extension to the village.</p>	<p>Local facilities would not be able to cope, with the increased development destroying the soft approach to the village; it is felt that proposed access points will create traffic problems.</p> <p>One respondent identified that they would oppose development of the land north of Nottingham Road. The site is within the Green Belt and would change the character of the village, the land is within the flood plain area - the area and surrounding floods regularly. The greater part of the development sits under electricity pylons - this is not a healthy environment to live in.</p> <p>The local road network would be unable to cope. A respondent queries whether the developers budgeted to build another sewage works for Severn Trent.</p>	<p>One comment noted that there is a need for a more comprehensive building for medical services with a full size chemist attached, services such as dentistry, alternative therapies etc should be given opportunities to develop.</p> <p>Affordable housing and bungalows are a priority.</p> <p>A comment was made noting that a radical rethink of car parking facilities would be needed if population is to increase.</p>



Comments on Key Settlements Named in the Policy			
Ruddington	One respondent notes that Ruddington has a defined centre, containing a range of jobs and services, and school provision, good public transport links to the city centre. Land at the northern end of Ruddington to the west of Wilford Road is available and deliverable, being in single ownership. While the land is Green Belt, policy 2.5 endorses the need to review Green Belt boundaries to accommodate development of smaller settlements, inline with the requirements of the Regional Plan. The Green Belt could be amended to a highly defensible boundary. No constraints have been identified that would prevent development of the land in principle.	A respondent states that they would not support further large developments near Ruddington as the High Street is already a bottle neck.	

### 3.2.16 Respondents suggested the following alternative locations for major development:

- Whyburn Farm, north of Hucknall, Ashfield
- Low Wood Road and north of the B600 Nottingham Road at Nuthall, Broxtowe
- Site at Nottingham Road , Nuthall, Broxtowe
- New Farm Lane , Nuthall, Broxtowe
- Land at Engine Lane, Lower Beauvale, Eastwood, Broxtowe
- Church Hill, Kimberley, Broxtowe
- Watnall Brickworks, Broxtowe
- Alma Hill, Kimberley, Broxtowe
- Gin Close Way Awworth, Broxtowe
- Oakwell Brickworks, south of the A609, Erewash
- Land at Woodlands Farm, Erewash
- Willow Farm, Erewash
- Land at Stanley Lodge Farm, Stanley Common, Erewash
- Land bordering Draycott and Breaston could be catalyst to restore the Derby and Sandiacre Canal, Erewash
- Engine Lane, Lower Beauvale, Eastwood, Erewash

- Bunkerhill site
- Arnold, (supported by a further tram line) Gedling
- BrookfieldsGarden Centre, Gedling
- New Farm, Red Hill, (and also land off Lodge Farm Lane on the opposite side of Mansfield Road), Gedling
- Land at Willow Farm, adjoining the PUA, Gedling
- Westhouse Farm, BestwoodVillage, Gedling
- Land off Hollinwood Lane , Calverton, Gedling
- A60/Longdale Lane/Kighill Lane , Ravenshead, Gedling
- Mapperley Golf Course/Newstead Colliery (Gedling) instead of Papplewick Lane , Gedling
- An enlarged allocation at Top Wighay Farm, Gedling
- Burton Joyce should be named as a settlement for growth in Gedling.
- Quarry area of Holme Pierrepont, Rushcliffe
- Newton Airfield, Rushcliffe
- Holme Pierrepont, Rushcliffe
- Land to the north of Ruddington, Rushcliffe
- Edwalton Golf Course, Rushcliffe
- A new town on land to the east of Rushcliffe
- Cotgrave Golf Course, Rushcliffe
- Grantham Road, Radcliffe, Rushcliffe
- West of Wilford Road, Ruddington, Rushcliffe
- British Geological Survey, Keyworth, Rushcliffe
- Manor Farm, East Bridgford, Rushcliffe
- Bunny Lane, Keyworth, Rushcliffe
- Yew Tree Farm, Orston, Rushcliffe
- Cliff Hill Lane, Aslockton, Rushcliffe

- East of Radcliffe on Trent, Rushcliffe
- Nottingham Airfield, Tollerton, Rushcliffe
- Bingham, Rushcliffe

NB many of these sites are too small to be included as 'strategic sites' within a Core Strategy.

## Officer Response

**3.2.17** A number of changes have been made to reflect the Regional Strategy being abolished, resulting in some policy basis needing to be established with the Core Strategy.

**3.2.18** The policy now sets out both a spatial strategy for growth and the settlement hierarchy to accommodate that growth. A separate Green Belt policy is now also included.

**3.2.19** The total housing provision figures have been revisited, and have been subject to separate consultation in the Housing Provision Position Paper, for which a separate Report of Consultation has been prepared. The new policy reflects the fact that Rushcliffe Borough have decided to take a different approach to housing provision and prepare their own Core Strategy, whilst Broxtowe Erewash, Gedling and Nottingham City continue to consider the figures from the Option for Consultation, derived from the Regional Strategy, remain the most appropriate figures, albeit adjusted to allow a 15 year plan period, from adoption (ie 2011 to 2028).

**3.2.20** Due to deliverability issues in the current economic climate, Gedling Colliery/Chase Farm in Gedling and Stanton in Erewash are unlikely to be developed as early in the plan period as initially hoped. In these cases the relevant councils are proposing alternative locations (at Key Settlements in Gedling, and Ilkeston West and Land West of Quarry Hill Road in Erewash) to allow for the delivery of the housing figures proposed through the Aligned Core Strategies. Stanton remains a Strategic Site, but is not expected to deliver housing until later in the plan period, and has a reduced housing provision figure as a result. Gedling Colliery/Chase Farm is now identified for future housing development in the longer term potentially beyond the plan period, and therefore it has no specific housing provision figure associated with it. Nevertheless, every effort will be made to address deliverability issues with the aim of bringing forward development earlier in the plan period.

**3.2.21** From the range of sites proposed by Broxtowe Borough as potential Sustainable Urban Extensions, Field Farm has been selected as the most appropriate location.

**3.2.22** Where points are made to the Employment, Town Centre, Transport or Green Infrastructure policies, these are reflected in the summary sections of Policy 2.

Number of Comments	Number of Respondents
1,537	1,258

**List of Respondents**

A A H Cunningham, A C Toy, A Carter, A Chilton, A D Austin, A Dabell, A Freestone, A M Geary, A W Howick, AB & RFA Parker, AE Fox, AI Weatherall, Alison & Mark Pilnick & Beaven, Alliance Planning, Andrew Cope, Andrew Martin Associates, Angela Plowright, Anita Turnbull, Ann & Alastair Wilkes & Langton, Ashfield District Council, Awsworth Parish Council, B Hunn, B L Taylor, B Moverley, B Wray, B.G Spilsbury, Barbara Judd, Barbara Ross, Barbara Walker, Barratt Strategic/Westerman Homes Ltd, Barry Carr, Barton in Fabis Parish Council, Bartons Public Limited Company, BD Wisher, BE Wilcox, Bev Wynne, Bingham Town Council, Brenda Barker, British Horse Society, British Waterways, Brookfields Garden Centre, Bryson, Burton Joyce Residents Association, Butler, C Deakin, C Farrow, C Tailby, Campaign for Better Transport, Capital Shopping Centres, Caroline Coles, Caroline Staves, Caroline Trickett, CEMEX, Chris Hendy, Chris Swallow, Christine Smith, City Estates, Claire Worthington, Cliff Way, Clifton Wilford & Silverdale Forum, Cllr J. M. Fraser Royce, Cllr John Stockwood, Cllr Robert Parkinson, Commercial Estates Group (CEG), Confederation Of Passenger Transport UK, Conrad Oatey, Corylus, Councillor Linby Parish Council, Councillor Philip Waldram Smith, CPRE (Gedling), CPRE Derbyshire Branch, CPRE, Crown Estate, D A Page, D A Rosselli, D C Phillips, D File, D Smith, D Wilkinson, Daisy Bailey, Dale Abbey Parish Council, Dani and Ben , David and Rosemary Register, David N Ogden, David Shepherd, David Valencia, David Whitehall, David Wilson Estates, DB Power, Deancoast, Derby and Sandiacre Canal Trust, Derby City Council, Derbyshire County Council, Derbyshire County Primary Care Trust (PCT), Derbyshire Gypsy Liaison Group, Derbyshire Wildlife Trust, Derwent Living, DI Newton, Different Owners (4), Dorothy Matthews, Dr & Mrs J R Brown, Dr A Raouf, Dr C C Beardah, Dr Helen McVicar, Dr Jan Smrz, Dr Jennifer West-Jones, Dr Joan Hiller, Dr KA O'Hara-Dhand, Dr Kevin Pyke, Dr Walid Tizani, Dr, Penn, Dr, Waldron, DTZ Pieda Consulting, E Franks, E Peterson, EA Pattinson, East Midlands Development Agency, EJ Coles, Eleanor Vickers, Elizabeth Brackenbury, Elizabeth Fradd, Elton Parish Council, English Heritage, Environment Agency, Erewash Borough Council, F D Wisher, F M Scotney, Foster, Fran & Rod Tristram & Bailey, G & W Cursham, G B Pike, G Dennis, G Dyke, G Fletcher, G Fraser, G Lockwood, G Madgett, GA and GL Bourne and Brewster, Gaintame Ltd C/O Nattras Giles, Gary Callon, Glennis P Taylor, GN Cutts, Government Office East Midlands, Gotham Parish Council, Graham Harvey-Flewitt, Greasley Parish Council, Green Squeeze, Green Streets West Bridgford, Greenwood Community Forest Partnership, Hallam Land Management Limited, Harriet Kaczmarczuk, Hazel Dill, Heaton Planning (on Behalf Of LAL), Helen Ogden, Herbert Button & Partners, Hickling, Hilda G Clarke, Holme Pierrepont and Gamston Parish Council, Holmes Antill, House Builders Federation (HBF), Hucknall North Safer Neighbourhood Committee, Hunter Page Planning, Indigo Planning, isabella dobson, J Akroyd, J Barnes, J Chester, J Depian, J Evley, J P W & P A Wall, J Robinson, J Scotney, J Sullivan, J Thomas, J W Dring, J Watson, J.G Kerr, JA & DM Woodall, JA Sanders, Jack Burdett, JC Gale, JE Hogg, Jean Green, Jennifer Harbey, JK Browne, John Perivolovis, John Vanhegan, Joy Mayfield, JP Hopkinson, JS Bloor (Services Ltd), Julie Mortimer, Julie Napper, Junction 26 Investments Ltd C/o GVA Grimley, K L Spencer, K Raynor, K Winfield, Karen Burton, Kate Preston, Kearton, Ken Mafham Associates For Chantry 27, Keyworth Parish Council, Keyworth Village Design Statement, Kim Simpson, Kinoulton Parish Council, L Garton, L Hodson, L M Greenwood, L McCarthy, L Ward, Lady Bay Community Association, Langridge Homes, Lee , Leicestershire County Council, Lilian Neely, Lily , Lisa Sumner, Louise unk, Lynda Cooper, Lynn Stultz, M A Towers, M Bidmead, M Davies, M Edwards, M G Banbury, M Horseman, M J Anderson, M J Whittington, M

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Mr P Baxter, Mr P Chettle, Mr P F Parker, Mr P Veal, Mr paramjit somal, Mr pat norton, Mr Patrick Thomas Guerin, Mr Paul Aikens, Mr Paul Beck, Mr Paul Booth, Mr Paul Cooper, Mr paul cowland, Mr Paul Freeborough, Mr Paul Green, Mr Paul Smith, Mr Paul Ward, Mr Paul Watson, Mr Paul Worley, Mr Paul Wright, Mr PD Walker, Mr Peter Anderson, Mr Peter B Inskeed, Mr peter burnett, Mr Peter Lane, Mr Peter Smith, Mr Peter Wilson, Mr Peter Winstanley, Mr Peter Woodhead, Mr PF McGowan, Mr Phil Daniels, Mr phil roberts, Mr Philip Buckby, Mr Philip Hill, Mr philip hopewell, Mr Philip Matthews, Mr Philip Norris, Mr Phillip A Taylor, Mr PW Butler, Mr R Allright, Mr R Brougham, Mr R J Brooks, Mr R Priestley, Mr RA May, Mr Ralph Todd, Mr RH Pickerill, Mr Richard Anthony Spouge, Mr Richard Burrows, Mr Richard Dearden, Mr Richard Harris, Mr Richard McDonough, Mr Richard Woodhurst, Mr Richard Woodings, Mr RJ Wakefield, Mr Rob Kerr, Mr Robert Crosby, Mr Robert Dixon, Mr Robert Hardisty, Mr Robert Hogg, Mr Robert Lilley, Mr Robert Stanley, Mr Robert Webb, Mr Roger Baird, Mr Roger Hawkins, Mr Roger Holland, Mr Roger McMurray, Mr Ross Martin, Mr Roy Haines-Young, Mr Roy Smith, Mr Russ Hamer, Mr RW Green, Mr S Barnes, Mr S Broderick, Mr S Matthews, Mr S Wood, Mr Scott Bowes, Mr Shaun Hayfield, Mr Simon Davies, Mr Simon Hudson, Mr Simon Robinson, Mr SR Guy, Mr Stephen Barnes, Mr Stephen Hogg, Mr Stephen Humphreys, Mr Stephen P Hogg, Mr Stephen Rice, Mr Steven Holley, Mr Steven Johnson, Mr Steven Roberts, Mr Stewart Burrows, Mr Stewart, Davidson, Mr Stuart Holden, Mr T Garfield, Mr T Glover, Mr T Hall, Mr T R Kirkham, Mr Thomas Hall, Mr Thomas Parker, Mr Tim Dobson, Mr Tim Ireland, Mr Tim Potts, Mr Tim Shephard, Mr Toby Greany, Mr Tom Kay, Mr Tony Fisher, Mr Tony Teatum, Mr Trevor Marriott, Mr Trevor Pull, Mr Trevor Sparks, Mr Trevor Vennett-Smith, Mr W Mellors, Mr William Bacon, Mr William Gunn, Mr William Hodson, Mr William John Lewin, Mr, Gilbert, Mr, Harrison, Mr, Henson, Mr, Mrs and Miss JW, VM and MA Allen, Mr, Mrs, Miss & Miss D, J, D & J Fisher, Mr, Mrs, Mr & Miss A, E, C & R Allright, Mr, Trinder, Mr. Chris Kemp, Mr. James Lowe, Mr. T.C.Lindsay Simpson, Mrs & Dr Teresa & Geoff Matthews, Mrs A Ellis, Mrs A Hallam, Mrs A Harding, Mrs A Hartshorne, Mrs A J Baxter, Mrs A Toombs, Mrs A Wilcox, Mrs Adela Clarke, Mrs and Miss, Shaw and Strickland, Mrs Ann Brereton, Mrs Ann Thompson, Mrs Ann Tinklin, Mrs B Chester, Mrs B Cooke, Mrs B Downing, Mrs B M Hallam, Mrs B Newell, Mrs B Stevenson, Mrs B Tomlinson, Mrs B Venes, Mrs Barbara Sketchley, Mrs Beverley Severn, Mrs BI Bellamy, Mrs Brenda Collishaw, Mrs C Edis, Mrs C Greenhalgh, Mrs C North, Mrs C Vickers, Mrs Carina Neil, Mrs Carole Jervis, Mrs Cecily Atkins, Mrs Cheryl Thorley, Mrs Christina Morgan, Mrs Cynthia Woodhead, Mrs D Bassford, Mrs D Garfield, Mrs D Kent, Mrs D Mellor, Mrs Deborah Leatherbarrow, Mrs Denise Ireland, Mrs Diane Wright, Mrs E Jones, Mrs E Pirt, Mrs E Wood, Mrs EA Soar, Mrs Ellen Newton, Mrs F Hallam, Mrs G Robinson, Mrs Gillian Chesney-Green, Mrs Glenys Wyles, Mrs GS Hind, Mrs H Hopps, Mrs HA Holland, Mrs Hazel M Trobridge, Mrs Helen Lomas, Mrs Irene Briggs, Mrs J E Turner, Mrs J M Wilkinson, Mrs J Peckover, Mrs J Pratt, Mrs J R Cooper, Mrs J Smith, Mrs J Towers, Mrs J Williams, Mrs Jane Wallace, Mrs Jeanette Stinchcombe, Mrs Jennifer Marshall, Mrs JM Healy, Mrs Judith Raven, Mrs Julie Turner, Mrs K A Bexon, Mrs K Taylor, Mrs Karen W, Mrs Kathleen Pietrzak, Mrs L Dransfield, Mrs L J Taylor, Mrs LB School, Mrs Lesley Hughes, Mrs Lorraine Philip, Mrs M Archer, Mrs M Cunningham, Mrs M Heys, Mrs M Jones, Mrs M Mitchell, Mrs M Pipes, Mrs M S Luff, Mrs M Wood, Mrs M Woodhead, Mrs Margaret Ann Holland, Mrs Margaret Cooper, Mrs Margaret Kerr, Mrs Margaret Warsop, Mrs Mary Gell, Mrs Mary Whitehead, Mrs Maureen Hudson, Mrs Mavis Harrison, Mrs MF Harvey, Mrs MI Brereton, Mrs MJ Bird, Mrs MJ Forsyth, Mrs MJ Plumb, Mrs N E Blackmore, Mrs N Fitchett, Mrs Nicola Shaw, Mrs Nina Davies, Mrs O Thomas, Mrs P A Moore, Mrs P Anderson, Mrs P Curtis, Mrs P Dean, Mrs P Hartshorne, Mrs P Head-Rapson, Mrs P Jephson, Mrs P Martin, Mrs P Stace, Mrs PA Basford, Mrs Pahela

Gregory, Mrs Pamela Johnson, Mrs Patricia Craddock, Mrs Pauline Hand, Mrs Philippa Hand, Mrs PM Whitehead, Mrs Resil Jarrett, Mrs Rhiannon Babos, Mrs S Hall, Mrs S Hylands, Mrs S Plowright, Mrs S S heathcote, Mrs S Street, Mrs S Tompkins, Mrs Sarah Slack, Mrs SB Highley, Mrs SE Hudson, Mrs Sharon Hirst, Mrs Stephanie King, Mrs T Rainbow, Mrs Tina Bemrose, Mrs V Bates, Mrs Vendela Peterson, Mrs, Kirkham, Mrs, Metcalf, Mrs, Raynor, Mrs, Robinson, Mrs, Sherwood, Mrs Whitt, Mrs. Sandra Teece, Ms Alexandra Tuckwell, Ms Alison Bottomley, Ms Alison Chilton, Ms Amber Leggett, Ms and Mr, Newell and Sanderson, Ms Angela Cooper, Ms Angela Turner, Ms Ann G Austin, Ms Ann Pick, Ms Anna Ruffell, Ms Ashleigh Bond, Ms Belinda Asquith, Ms Bernadette Downe, Ms Brenda Lochhead, Ms Brenda Sparkes, Ms C Harrison, Ms Carla O'Brien, Ms Carol Pierrepont, Ms Carol Zodeh, Ms Carrie Chalmers, Ms Catherine Alderson, Ms Charlotte Caven-Atack, Ms Christine Potts, Ms Cinzia Allegrucci, Ms Clair Williams, Ms Claire Kay, Ms Claire Martindale, Ms Clare Thompson, Ms Debs Smith, Ms Delia Pickerill, Ms Denise Barraclough, Ms Diana James, Ms Diane Carnill, Ms Diane Townsend, Ms Donna Friend, Ms E J Garnett, Ms EILEEN Haselden, Ms Elaine Padden, Ms Elizabeth Evans, Ms Elizabeth Lister, Ms Elizabeth Whitehead, Ms Emma Kerr, Ms Emma Willis, Ms Eva File, Ms Fiona Royce, Ms Frances Church, Ms Gaynor Cottee, Ms Georgina Cursham, Ms Gwen Sharpe, Ms Gwendoline Hammond, Ms Hazel Salisbury, Ms Hazel Wright, Ms Heather Ingham, Ms Heather Watson, Ms Helen Chambers, Ms Helen Towers, Ms Hilary Whitby, Ms J Stone, Ms Jackie Hutton, Ms Janet Smith, Ms Janet West, Ms Jean Noblett, Ms Jean Raine, Ms Jean Wightman, Ms Jeanette Webb, Ms Jennifer Renold, Ms Jennifer Tranter, Ms Jinny Gray, Ms Joan Mayhew, Ms Joan Middleton, Ms Joanna Brookes, Ms Joanna Jevons, Ms Joanne Bellamy, Ms Joanne Harris, Ms Joy Stockton, Ms Joyce Oldfield, Ms Judith Arris, Ms Julia Bennett, Ms Julia Cudbard, Ms Julie Bruce, Ms Julie Hogg, Ms Julie Shepperd, Ms June Baird, Ms Karen Osborne, Ms Karis Bradford, Ms Kate Read, Ms Kathryn Penn, Ms kirsty nelson, Ms Kristine Mole, Ms Laura Blakeman, Ms lauraine baxendale, Ms Linda Bradford, Ms Linda Bramley, Ms linda eccles, Ms Lindsey Hill, Ms Lisa Brown, Ms louise davies, Ms Lynn Goulbourn, Ms LYNN PRIESTLEY, Ms Lynn Robinson, Ms Lynn Tyson, Ms Maggie Else, Ms Marion Penn, Ms Marion Shaw, Ms Mary Carswell, Ms Maureen Elliott, Ms Maureen Mitchell, Ms miranda seymour, Ms Naomi Strachan, Ms Nerys Neep, Ms Nicola Roberts, Ms Nicola Williams, Ms Pamela Cannell, Ms Pamela Duesbury, Ms Patricia Dines, Ms Paula Barnes, Ms Penelope Watson, Ms Penny Bunn, Ms Penny Bunn, Ms Pippa Hand, Ms Rachel Robinson, Ms Rae Shaw, Ms rebecca dobson, Ms Rosanne Shepperd, Ms Rosie Shaw, Ms Sally Overton, Ms Sarah Pople, Ms Sharon Sanchez, Ms Sharron Golding, Ms Sheila Kingdom, Ms Sheila Moir, Ms sheila Payne, Ms Shirley Gunn, Ms Shirley Hughes, Ms Shirley Spilsbury, Ms Sian Trafford, Ms sonia ostapjuk, Ms Stephanie Bone, Ms Sue Furness, Ms supriya akroyd, Ms Susan Couldry, Ms Susan Heath, Ms Susan Matthews, Ms Susan Pepper, Ms Theresa Shaw, Ms Tracy Taylor, Ms Valerie Kirkham, Ms Vandra Stewart, Ms Wendy Kerr, Muriel Marriott, N Holton, N McLoughlin, N P Cross, N.J. Lichburn, Nathaniel Lichfield and Partners, National Farmers Union - East Midlands, Natural England, Neil Trickey, Nicki Poppleton, Norma Molyneux-Smith, Nottingham Action Group on HMOs, Nottingham City Council, Nottingham Trent University, Nottinghamshire County Council, Nottinghamshire County Teaching Primary Care Trust, Nottinghamshire Police, Notts Wildlife Trust, O M Watkins, Oakhill Group Ltd, P Brooker, P Hobson-West, P Long, P mohandas, P Priestland, P Stockton, P Tally, P.A. McDonald, P.J. Hancock, Papplewick Parish Council, Pat and Geoffrey Clarke, Pat Taylor, Pat, Basil and Diane Whitham, Pauline Dainty, Peel Environmental Limited, Pegasus Planning Group, Peter Dion, Pickworth, PJ Thomas, Prof. Anthony Stace, Professor David Hunt, Professor Frank Ball, Professor J E Thomas, R & Anne Turton, R A Williamson, R Armitage, R Davies, R E B Robb, R Holmes,



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### 3.3 The Sustainable Urban Extensions

**3.3.1** The consultation responses to this policy are generally focused on specific SUE sites in the respective districts and for the main part residents raise the potential problems for their neighbourhood and disagree with building in the Green Belt. Members of the public questioned the need for housing and believe that existing housing should be utilised. Developers on the other hand put their sites forward as deliverable and spell out barriers to other sites. In this respect the policy responses are similar to those of Policy 2.

**3.3.2** The overarching aim of the policy to provide high level guidance for the delivery of sustainable housing sites was supported, as was the emphasis placed on climate change, transport and Green Infrastructure provision. The Environment Agency considers that higher levels of sustainability should be delivered by the SUEs if achievable in order to accelerate mitigation and adaption to climate change. The emphasis in the Policy should be establishing self-sustaining communities that support existing facilities not just 'commuter' towns. The Derbyshire branch of the Campaign to Protect Rural England (CPRE) highlight that the Sustainability Appraisal needs to consider the net effect on sustainability of developing the SUEs.

**3.3.3** However, a number of criticisms of the spatial strategy behind the identification of specific sites were raised by respondents. The logic of selecting development sites close to the City Centre in order to minimise environmental impact from traffic was seen to be flawed, comes at the expense of more distributed development and fails to take account of local need. Additionally, the connection between Erewash Borough and the Nottingham Core Housing Market Area (HMA) was questioned.

**3.3.4** The element of the policy dealing with renewable energy was the subject of a number of comments. The statement that there had been agreement that large scale developments should meet higher targets for CO<sub>2</sub> reduction was questioned by a developer who believed that this agreement was not universal. The same developer highlighted the potential for confusion or conflict between this Policy and Policy 1 (Climate Change) in relation to the requirements for sustainability. There were also calls for renewable energy to be made a requirement of the SUEs. The ability to recover energy from waste was an issue that one respondent felt could be highlighted in the policy.

**3.3.5** Green Infrastructure and heritage were also issues which attracted a number of comments. Derbyshire Wildlife Trust felt that the protection of important natural, cultural and historic assets should be the first objective of the development of sites. English Heritage were of the view that heritage should be separated out from Green Infrastructure. The potential confusion that could arise from the different terms used for local sites of biodiversity value should be addressed; Nottinghamshire uses the term Site of Importance for Nature Conservation (SINC) while Derbyshire uses the term Local Site and definitions for both should be included in the glossary. Natural England's ANGSt standards discussed in Policy 15 should be cross referenced to this policy. In addition, British Waterways consider that a Water Cycle Study should be undertaken for each of the identified SUEs.

**3.3.6** References were also made to the approach to local services. Respondents raised the need to address 'non-school learning' alongside discussion of education requirements and also the need to make specific references to library facilities. Sports England suggested

that local facilities should clearly emphasise sports facilities. Derbyshire County Primary Care Trust considered that provision of health care should be given the same prominence as education and fully considered as part of the planning process to avoid health inequalities and ensure that healthy lifestyles are reinforced by excellent community design.

**3.3.7** Although there was support from Leicestershire County Council amongst others for the policy approach of mixed housing and employment developments to reduce the need to travel, there were concerns raised by a Parish Council regarding the impact on local communities due to the increase in traffic. It was felt that a plan for connecting new development with the local area will be needed and that the list of methods to produce a modal shift away from the private car should not be seen as exhaustive. Transport assessments will be needed and the East Midlands Development Agency (EMDA) suggest that the use of Delivering a Sustainable Transport System (DaSTs) will require the commitment of a wider range of stakeholders than those identified. References to cycling and walking should be given more importance.

**3.3.8** The need to ensure delivery of the sites was identified by a number of respondents. The use of masterplans, area action plans, supplementary planning documents or site specific policies could be used to ensure that locally distinct issues were addressed although this would make this policy unnecessary in future versions of the Aligned Core Strategies. One developer identified that the use of these should not hinder the development of needed housing. It will be important that local community groups are fully involved in consultations. It was identified that Council Tax will not be able to provide for all the infrastructure required. The Community Infrastructure Levy should be taken forward along with contributions from Central Government.

**3.3.9** GOEM highlighted that strategic sites should be included in the Core Strategies and these should be clearly defined. In addition to the key diagram, the Core Strategies should show how the proposals map is to be updated once adopted. Reference to the Green Belt and specifically PPG2 could also be made in the policy along with the impact on mineral sterilisation.

## Officer Response

**3.3.10** It is agreed that this policy is not needed as the policy hook on all relevant matters are contained elsewhere in the Aligned Core Strategy (in particular Policy 2 Spatial Strategy), and the detail will be dealt with in subsequent policy documents.

Number of Comments	Number of Consultees
140	108

## List of Respondents

F D Wisher, Alliance Planning, Barratt Strategic, Westerman Homes Ltd, Barton in Fabis Parish Council, British Waterways, Campaign for Better Transport, Capital Shopping Centres, CEMEX, Confederation Of Passenger, Transport UK, CPRE Derbyshire Branch, Dale Abbey Parish Council, David Wilson Estates, Derbyshire County Council - Forward Planning

Derbyshire County Primary Care Trust (PCT), Derbyshire Gypsy Liaison Group, Derbyshire Wildlife Trust, Dr Sue Ball, East Midlands Development Agency (EMDA), Elton Parish Council, English Heritage, Environment Agency, Erewash Borough Council - Development Management, GOEM, Government Office East Midlands, Holmes Antill, J Barnes, Junction 26 Investments Ltd C/o GVA Grimley, Langridge Homes, Leicestershire County Council - Planning Policy, Miss H Robson, Miss Rachael Thorne, Montagu Evans, Mr & Mrs Bartram, Mr & Mrs D & A Howick, Mr & Mrs D & R Mills Deakin, Mr & Mrs F Taylor, Mr & Mrs Mark & Rachel Hill, Mr & Mrs R V Corney, Mr Allan Kerr, Mr and Mrs Watson, Mr and Mrs B and E Stevens, Mr, Anthony B Green, Mr Anthony Crean, Mr Clyde Hinton, Mr David Alexander, Mr ED Murphy, Mr Edward Stace, Mr G Joseph, Mr Gary Trickett, Mr Ian Hayward, Mr J Winder, Mr Jeremy Fenn, Mr John A Fletcher, Mr Martin Truman, Mr Melvyn Tisbury, Mr Michael J Shepperd, Mr Mick Ackroyd, Mr Nigel Perkins, Mr Paul Green, Mr Robert Hoare, Mr Stephen Walker, Mr Steven Roberts, Mr Tony Fisher, Mrs A Hallam, Mrs Christina Morgan, Mrs Fay Sexton, Mrs John Hooley, Mrs M Archer, Mrs Shirley Dooley, Ms Angela Cooper, Ms christine youldon, Ms Elaine Padden, Ms Emma Parry, Ms Julie Shepperd, Ms Lorraine Koban, Ms Nicola Roberts, Ms Patricia Dines, Ms Rosanne Shepperd, Ms Wendy Kerr, Ms. Peach, Natural England, Nottingham Action Group on HMOs, Nottingham City Council, Nottingham City Homes, Nottinghamshire Police, P.G. Ellison, Planning and Development, Nottinghamshire County Teaching Primary Care Trust, Ramblers Association, Risley Parish Council, Ruddington Parish Council, Rushcliffe CPRE, Sandiacre Parish Council, Savilles FAO Sam Stafford, Spatial Planning, Nottinghamshire County Council, Sport England, Stanton-by-Dale Parish Council, Taylor Wimpey Developments Ltd, The Coal Authority, The Co-operative Group, The Crown Estate Office (FAO Jon Beeson ENTEC), Theresa Holland, Thrumpton Parish Meeting, Tillbridge Developments LLP, Turley Associates, Victoria TRA, W Westerman Ltd C/O DPDS Consulting Wilson Bowden Development Ltd

### 3.4 Employment Provision and Economic Development

**3.4.1** Policy 4 received general support with many respondents encouraged by its intended objective to provide a sufficient amount of good quality job opportunities across Greater Nottingham. Nottingham City Council Estates expressed support for the central element of Policy 4 which enables poor quality sites to be released for other uses whilst allowing for a range of new sites to be provided which are attractive to the market.

**3.4.2** EMDA supported paragraph 3.4.10 that highlights the need to strengthen the city's role as an exemplar of international science and technology innovation and go on to emphasise the need for site specific Development Plan Documents (DPDs) to identify such sites. The University of Nottingham and Nottingham Trent University both 'fully' and 'strongly' support the recognition of the Universities' positive economic role and way the Policy will help to deliver the Science City Agenda. EMDA are encouraged by the promotion of training opportunities (at Policy 4(7)) to assist residents in accessing new jobs. Similarly, several Parish Councils, the National Farmers Union and the CPRE, were all 'particularly glad' at the inclusion of (7) to promote the rural economy and encourage rural diversification.

**3.4.3** Various concerns were expressed about aspects of Policy 4 which require re-consideration. One respondent stated that the target for office jobs should be regarded as an indicative minimum whilst also criticising the lack of provision for non-office based employment, thereby providing no incentives to potential developers. Similarly, Erewash Borough Council's Development Management section were concerned that the policy is specific to office jobs and not other forms of employment-generating development. Another respondent stated that more focus needed to be made on addressing manufacturing needs.

**3.4.4** Nottinghamshire Police expressed concern about the high level of focus on providing employment-generating development in the city centre (Eastside & Southside) and limited amounts in outlying areas. This would increase the number and length of journeys and threaten carbon reduction targets. A Parish Council shared this concern and proposed 'active encouragement of small medium sized business in other areas' alongside the city centre development.

**3.4.5** A comment regarding why 'significant' employment development was proposed as part of some SUE sites and not others was raised by a planning consultant. In addition to this, GOEM and Nottinghamshire County Council both raised concerns about the use of words such as 'significant', 'local' and 'lesser scale' when used to explain the provision of new employment development due to the potential for different interpretations.

**3.4.6** Sport England requested that Policy 4 needed to recognise the role that sports facilities can play in economic development.

**3.4.7** A number of general comments were made regarding the approach taken towards encouraging employment provision as part of developments at SUEs. Comments querying the suitability of Top Wighay Farm were made by the CPRE, Linby Parish Council and Ashfield District Council and these are better attributed to Policies 2 and 3. Support for locating new employment on SUES was made most notably by Leicestershire County Council, and a range

of comments including Derbyshire County Council also expressed support for locating employment on SUES to create opportunities for economic prosperity within surrounding communities and towns.

## Officer Response

**3.4.8** A series of amendments have been made to the policy which address consultation comments and also reflects changes in economic development at a local and national level.

**3.4.9** Office-based district job figures have been refreshed and converted into floorspace requirements. In doing this, most recent employment densities have been used to help incorporate best practice. The requirements are shown in tabular form in the justification and present a spatial distribution of office floorspace across the conurbation. This will inform a more robust approach towards planning for future office floorspace need which will occur through the production of subsequent Site Specific Development Plan Documents.

**3.4.10** The approach to industrial and warehousing land has also been refined, but due to the existing over provision of industrial warehousing employment land, it does not include new floorspace or hectare requirements, but instead emphasises the need to retain good quality sites while considering poor quality sites for release for other purposes.

**3.4.11** Direct reference to storage and distribution uses has been added to encourage and maximise development opportunities which have accessibility to Greater Nottingham's rail network. This responds to the findings of a study which concluded that there was no suitable location for a strategic rail distribution centre within Greater Nottingham. Without such a facility, consideration must be given to the development of smaller scale opportunities, particularly in locations which can benefit from rail accessibility. The additional wording now reflects this position.

**3.4.12** Reference to the proposed Enterprise Zone at Boots Campus has been included alongside other sites mentioned in the policy. This reflects its economic status following the 2011 Budget announcement which identified the creation of 21 Enterprise Zones where large-scale employment-generating development would be focused.

**3.4.13** Reference to the formation of Local Enterprise Partnerships (LEP) and their role has been made within the policy justification which also identifies the emerging priorities of the newly-established Derby-Derbyshire Nottingham-Nottinghamshire (D2N2) LEP.

Number of Comments	Number of Consultees
75	63

## List of Respondents

Alan Johnson - Chairman CPRE (Gedling), Alice De La Rue - Derbyshire Gypsy Liaison Group, Allan Kerr, Anthony Crean, Ashfield District Council (Planning Officer), Asif Mohammed - Nottingham City Council, Capital Shopping Centres, Carol Collins - Rushcliffe CPRE, Chris

Key - Indigo Planning, Christina Morgan, Crown Estate, D Fixter - City Estates, David Thornhill - Campaign for Better Transport, David Ward - Wilson Bowden Development Ltd, Dr Paul Greatrix - The University of Nottingham, Dr Richard Hyde, E M Mackie - Elton Parish Council,

Emily Benskin – Deancoast, Emma Orrock - Nottingham City Council, Emma Parry - CPRE Derbyshire Branch, Fay Sexton, G Joseph, Ged O'Donoghue - Nottingham Trent University, H.W. Lawson, Ian Dickinson - British Waterways, Ian Goldstraw - Derbyshire County Council (Forward Planning), J Raven - Gotham Parish Council, Jamie Lewis - Hunter Page Planning, Jane Johnson - Linby Parish Council, Keith Fenwick Alliance Planning, Keith Spencer - Dale Abbey Parish Council, Keith Wallace – CPRE Derbyshire ranch, Kevin Brown - Nottinghamshire Police, Liz Banks - Holmes Antill, Lorraine Koban, Marion Bryce, Martin Smith - Ramblers Association, Mary Carswell - Thrumpton Parish Meeting, Matt Anderson - Victoria TRA, Michael Smith - Senior Planning Officer Government Office for the East Midlands, Mike Downes - Barratt Strategic/Westerman Homes Ltd, Natalie Sellears - Nottingham City Council, Neil Oxby - Kinoulton Parish Council, Neil Trickey, Nottingham Action Group on HMOs, Oakhill Group Ltd, Patricia Dines, Paul Kaczmarczuk - Barton in Fabis Parish Council, Paul Tame - National Farmers Union - East Midlands, Peter McCormack - Derwent Living, Richard Hyde, Robert Galij - David Wilson Estates, Sally Gill - Spatial Planning Nottinghamshire County Council, Sally Handley - Nottinghamshire County Teaching Primary Care Trust, Samuel Stafford – Savills, Sarah McCartney - Leicestershire County Council (Planning Policy), Steve Beard - Sport England, Steve Harley - East Midlands Development Agency (EMDA), T F North - Tim North & Associates Limited, Tony Morkane Derbyshire County Primary Care Trust (PCT), Ursula Dove, Valerie Glew - Erewash Borough Council (Development Management), Whitehead (Con) Ltd C/O IPlan Solutions

### 3.5 Nottingham City Centre

**3.5.1** GOEM welcomes that Policy 5 appears to be locally distinctive, but suggests some aspirational elements be improved by addressing matters such as what new facilities will be required, or identifying the amount of additional floorspace.

**3.5.2** EMDA supports the intention to promote the vitality and viability of Nottingham City Centre. The City Centre is a key driver of regional economic performance and continual improvement is needed.

**3.5.3** Nottinghamshire County Council supports the emphasis on the role of the historic environment in Policy 5. Similarly, English Heritage supports the aspiration to improve access between key historic and cultural assets and reduce severance, as historic assets bring economic, social and cultural benefits and are important in their own right. A thorough understanding of key historic routes and urban form must inform major development proposals. Reference should be made to the relevant conservation area Character Appraisals, and the Urban Archaeological Database.

**3.5.4** Natural England supports making the city more attractive to pedestrians, cyclists and public transport users which will bring economic, environmental and social benefits. Section 7 should refer to attracting visitors to both built (City Centres) and to natural environments.

**3.5.5** Capital Shopping Centres (comments submitted by Nathaniel Lichfield & Partners) are concerned that the Policy lacks clarity in relation to retail capacity and the need for, and timing of, new development. Policy should be consistent with evidence which shows retail led development will be required at Broadmarsh and Victoria Centres to meet retail development needs in the first half of the plan period.

**3.5.6** Westfield Shopping towns supports the overall spatial strategy and approach. Broadmarsh Centre is a key redevelopment opportunity and a key 'gateway' site on the south side of the City Centre and should be retained as the only focus for major retail development in the Core Strategy.

**3.5.7** Marks & Spencer Plc supports Policy 5 overall, but suggests the references to a cumulative limit on retail floorspace be removed, as PPS4 only suggests that is needed if there would be an adverse impact on other centres.

**3.5.8** Nottingham City Homes supports the housing issues mentioned in this section (point 6, pg 70). These are important and should help to deliver a more stable and ultimately more sustainable 'city centre living' housing market. The Community Protection team at Nottingham City Council suggest the Policy should have regard to the importance of design to minimise crime, disorder and anti-social behaviour, and deal with the impact of large licensed premises in the city centre, particularly in or close to existing hot spots.

**3.5.9** Nottinghamshire Wildlife Trust suggests the policy should recognise the importance of Green and Open space and commit to protecting existing valued spaces, and creating or enhancing others. The potential for major shopping centre development to include green or brown roofs to provide biodiversity opportunities should be included as the City accommodates many species.



**3.5.10** Dale Abbey Parish Council is concerned that the policy fails to recognise that Erewash is in Derbyshire and many rural areas to the west (e.g. Dale Abbey, West Hallam, Breadsall, Little Eaton, Stanley and Stanley Common) may look to Derby rather than Nottingham as the key retail and leisure centre.

**3.5.11** Many responses agree that the City should be promoted as the Region's principal shopping, leisure and cultural destination. Many support the suggestion that there is no need to identify retail development opportunities at out of centre locations and policy and the wording regarding this should be strengthened and clarified.

**3.5.12** One response supports 'enhancement' of the City's offer as a better defence to external threats than protection. However, use of primary shopping frontages does not support wider city centre objectives and can keep acceptable activities out of key parts of the City Centre. Regulation of some 'evening economy' uses is already provided through licensing legislation and there is therefore a risk of duplication if planning policies also seek to do so.

**3.5.13** The Confederation of Passenger Transport welcomes the strategy to provide replacement City Centre bus stations and improve other bus interchange facilities, but would also welcome recognition of the role of Coach travel.

## Officer Response

**3.5.14** Overall, the comments received show a good degree of support for the emphasis given to Nottingham City Centre in the emerging policy as the focus for major development. The 'primary shopping frontages' approach is well established, and although the need for some flexibility is recognised within the City Centre, this is still widely supported to help maintain a focus for retail activity. It will, however, be kept under review in light of emerging national policy in relation to the use classes order and permitted development rights. The importance of sustainable design, and of the opportunities to improve open space provision and biodiversity are well recognised, but the policy is considered to provide sufficient strategic guidance. These issues will be taken forward in greater detail via separate development plan documents in due course by the City Council.

**3.5.15** Some responses do raise issues which have required clarification in the policy. In particular, in terms of ensuring the policy approach fully reflects PPS4.

Number of Comments	Number of Consultees
34	29

## List of Respondents

Ms Hayley Cross – NLP Ltd, Ms Alice De La Rue – Derbyshire Gypsy Liaison Group, Mr Ian Dickinson – British Waterways, Mr Mike Downes – Barratt Strategic, Ms Christina Dyer, Mr Michael Fearn, Mr Robert Galij – David Wilson Estates, Mr Tom Gilbert-Wooldridge - English Heritage, Mrs Sally Gill – Nottinghamshire County Council, Ms Valerie Glew, Sally Handley, Mr Steve Harley - EMDA, Ms Caroline Harrison - Natural England, Mr & Mrs G.C. Jackson,

Mrs Gaynor Jones Jenkins – Notts Wildlife Trust, Mr G Joseph, Mr. Chris Kemp, Dr Rick Keymer, Neil Oxby – Kinoulton Parish Council, Mr Dan Lucas – Nottingham City Homes, Mr Peter McCormack – Derwent Living, Ms Emma Orrock, Mr Michael Smith, Mr Michael Smith - GOEM, Mr Keith Spencer – Dale Abbey Parish Council, Mr David Ward – Wilson Bowden Development, Mr S Wood – Westfield Shoppingtowns, Capital Shopping Centres, Marks and Spencer Plc, Confederation Of Passenger Transport UK, Nottingham Action Group on HMOs.

### 3.6 The Role of Town and Local Centres

**3.6.1** The intention of the policy to protect vitality and viability was supported by respondents including EMDA, although the need for clearer definitions of 'vitality' and 'viability' was identified along with suggestions as how to define them. There was also general support for the identified hierarchy of centres, although the designation of a number of centres was questioned and the variation in the level and scale of services between centres was identified.

**3.6.2** There was disagreement over the designation of Sandiacre (Erewash Borough) between those who supported its identification as a Local Centre and those who felt it should be a Town Centre in order to deliver a hierarchy over the course of the plan period. Kimberley should also be upgraded to a Town Centre to reflect its importance and role within Broxtowe. Bestwood Village (Gedling Borough) was identified by a respondent who felt there was scope to identify a Local Centre there. Proposals to include a supermarket at Keyworth were opposed by a number of respondents from Rushcliffe Borough.

**3.6.3** There was support for the identification of under performing centres especially in relation to Cotgrave. A number of respondents including EMDA identified that the proposed development of Cotgrave and adjoining land may potentially play a major role in improving the Centre. However, one respondent opposed the identification of Cotgrave as under performing as it was not identified as such in the Retail Study.

**3.6.4** The proposals regarding new retail development of an appropriate scale as part of a number of Sustainable Urban Extensions and Regeneration areas was generally supported by respondents including EMDA and developers. However an issue was raised in relation to new retail at Gamston by a respondent who felt that links to existing retail provision should be made first.

**3.6.5** The role and function of centres was identified as a key issue. The importance of cultural activities was raised by both the The Theatres Trust and Nottingham City Council. The need for leisure and cultural activities of an appropriate scale and kind in smaller centres was seen to contribute to vital and vibrant town centres. The importance of library services should be highlighted as recent experiences in Birmingham, Manchester, Liverpool and Newcastle shows. The policy should also consider enhanced roles for local service centres in the rural parts of Greater Nottingham and should respond positively to the latent retail needs of Bingham and its catchment area.

**3.6.6** Nottingham City Homes noted the importance of centres to low income communities. A range of retail within accessible locations can help permit healthy living choices as well as access to other commercial services. Opportunities to use housing to maximise the chances of success of the centres should be taken.

**3.6.7** A number of developers felt that some of the wording used in the policy was unnecessarily restrictive and suggested alternative wording. One felt that there should be an acknowledgement that it is not appropriate for all retail uses to locate in centres due to congestion issues. There were also calls from those with interests in retail parks, including Victoria Retail Park (Gedling Borough) and Castle Meadow Retail Park (Nottingham City) to designate them as centres to recognise the roles they play and allow growth.

**3.6.8** PPS4 confirms that it is no longer necessary to demonstrate a need for new retail development in out-of-centre locations and therefore this reference should be deleted from the policy. Furthermore there is no recognition of the need to broaden and enhance consumer choice and increase competition within the Core Strategy, with PPS4 referring to the Government's objective to increase competition between retailers and enhance consumer choice.

**3.6.9** GOEM have identified a number of areas in the policy where further work is needed. These include:

- Combined or individual floor space figures to provide adequate strategic guidance;
- The status of Hucknall should be clarified due to a difference with Ashfield District Councils Options document
- The terms 'appropriate scale' and 'lesser scale' should be defined in terms of new major residential-led development

**3.6.10** In addition, respondents identified that the policy lacks reference to the existing or potential role of the historic built environment in local centres. Local distinctiveness is worth supporting which by no means relies solely on designated assets

## **Officer Response**

**3.6.11** Careful consideration has been given to consultation responses promoting the re-positioning of identified centres within the Policy's proposed retail hierarchy. In assessing the merits of each, councils were mindful of evidence produced from independent retail studies covering the Greater Nottingham area. These studies collectively proposed a recommended network and hierarchy of centres across the conurbation as a way of promoting a balanced and strategic approach to providing for future development needs. Proposals to alter the position of centres were extensively considered, but ultimately not accepted as changes to their role would risk unbalancing the hierarchy and potentially threaten the health of nearby centres. The inclusion of several areas as new centres were also promoted in response to the consultation. For similar reasons given to the re-positioning of centres, the inclusion of these areas (mainly established retail parks) is not supported as it isn't considered that these offer a balanced range of community facilities and services which city, district, local or neighbourhood centres are typically expected to provide for local residents.

**3.6.12** Centres previously identified within Rushcliffe and Hucknall (Ashfield) have now been removed from Policy 6. This is as a consequence of each Council preparing its own separate Core Strategy. However, retail policies in each document will still be based upon common evidence covering the Greater Nottingham area which promotes a conurbation-wide approach to planning for the needs of its town and local centres in a balanced manner.

**3.6.13** To aid understanding of key retail terms, definitions of 'vitality' and 'viability' have now been added to the glossary of the Aligned Core Strategies document.

**3.6.14** A number of respondents criticised the draft Policy's heavily restrictive approach towards new out-of-centre retail and leisure development. Upon review it was felt that this did not necessarily reflect the current position of national planning guidance. Therefore wording which establishes the councils stance on controlling retail development in out-of-centre locations has been amended to accord with current Government guidance. Additionally, a new element of this policy now gives councils the flexibility to define and set thresholds for the scale of main town centre development in edge-of and out-of-centre locations through subsequent Development Plan Documents. Councils will be expected to justify such an approach with robust evidence relating to their identified centres.

**3.6.15** In response to comments suggesting that Policy 6 fails to recognise the existing or potential role of the historic built environment in local centres, it is worth highlighting the amended content of Policy 10 of the Aligned Core Strategies. This acknowledges the importance of reinforcing valued local characteristics around Greater Nottingham (both inside and outside of local centres). The policy also identifies the role new development can play in helping to enhance local identity through improving the public realm includes the setting of heritage assets.

**3.6.16** The contribution made by culture within centres was also raised in responses to the consultation. Policy 6 currently acknowledges the importance of centres in helping to maintain their vitality and viability by promoting the widening of uses (whilst maintaining a mainly retail character) as a way of achieving greater diversity. Policy 13 of the Aligned Core Strategies supplements this approach and recognises that the protection of existing and the development of new cultural facilities is an vital factor in maintaining a good quality of life for Greater Nottingham's residents and visitors.

Number of Comments	Number of Consultees
60	55

## **List of Respondents**

Aldi Stores Ltd (2), Mr Martin Allen, Mrs Olda Allen, Mr Andrew Astin (Indigo Planning), Ms Liz Banks (Holmes Antill), Mrs Emily Benskin (Deancoast), Mr Kevin Brown (Nottinghamshire Police), Butler (Icon Business Centre), Capital Shopping Centres, Mrs Carol Collins (Rushcliffe CPRE), Crown Estate, Ms Alice De La Rue (Derbyshire Gypsy Liaison Group), Mr Ian Dickinson (British Waterways), Mr Mike Downes (Barratt Strategic), Ms Christine Dyer (Nottingham City Council), Mr Keith Fenwick (Alliance Planning), Mr D Fixter (City Estates), Foster (Icon Business Centre), Mr Rogers Foxall (Langridge Homes), Ms Rose Freeman (The Theatres Trust), Mr Robert Galij (David Wilson Estates), Ms D Gilhespy (EMDA), Mrs Sally Gill (Spatial Planning Nottinghamshire County Council), Ms Valerie Glew (Development Management Erewash Borough Council), Mr Ian Goldstraw (Spatial Planning Derbyshire County Council – 3), Mr Paul Green (2), Sally Handley (Nottinghamshire PCT), Mr Steve Harley (EMDA – 2), Dr Prue Hobson-West, HSBC, Mrs Catherine Haskew, Mr G Joseph, Chris Kemp, Mrs HW Lawson, Ms Lorraine Koban, Mr Sidney Leleux (Risley Parish Council), Miss KE Logan (Bartons Public limited Company), Mr Dan Lucas (Nottingham City Homes), Miss E Mackie (Elton Parish Council), Mr Steve McBurney (Commercial Estates Group), Mr

Peter McCormack (Derwent Living), Nottingham Action Group, Ms Emma Orrcock (Nottingham City Council), Mr J Potter (Ruddington Parish Council), Ms Natalie Sellears (Nottingham City Council), Mr Michael Smith (GOEM), Ms Hayley Sowter (Derwent Living), Mr Keith Spencer (Dale Abbey Parish Council), Mrs & Mrs Pat Stuar, The Co-operative Group, William Davis Ltd, Wm Morrison Supermarkets, Mr David Ward (Wilson Bowden Developments), Mrs Whitt, Ms Purnima Wilkinson (East Midlands Housing Association).

### 3.7 Regeneration

**3.7.1** Nottinghamshire County Council suggest that in part 1 of Policy 7 "leisure" should be replaced by "sports and leisure" to recognise the role of sport in regeneration.

**3.7.2** GOEM suggest that more detail is required, including principles for the type and amount of floorspace at regeneration zones, and that it should be made clear that boundary definitions for regeneration zones will remain as in the saved Local Plan.

**3.7.3** The Environment Agency welcomes the proposed policy which provides the opportunity to regenerate land potentially affected by contamination. Regeneration should be accompanied by searches and remediation in line with PPS23. EMDA supports the partnership approach to regeneration across the conurbation, with shared visions and aligned investment planning seen as essential to maximise the regeneration outputs and outcomes.

**3.7.4** The Coal Authority support regeneration of former industrial and mining sites, and are keen that the Policy helps ensure that masterplans or allocations reflect mining legacy issues in accordance with the advice set out in PPG14.

**3.7.5** Natural England are keen to see existing biodiversity on brownfield sites considered, and enhancements made through development by 'designing in' biodiversity interests from the outset. English Heritage welcome the Policy's reference to the importance of historic and cultural assets.

**3.7.6** Nottingham City Homes commented that regeneration is a vital component of the Aligned Core Strategies (ACS), and that the importance of Strategic Regeneration Framework (SRFs) and neighbourhood plans should be more explicitly noted. The ACS must prioritise regeneration to reduce potential for SUEs to undermine the market for housing in regeneration areas. In delivering economic conditions may extend likely delivery period for sites. The Culture and Community Services Department of Nottingham City Council support the policy overall but suggest the text should give more detail about what is considered to be appropriate regarding the cultural and community functions of the defined sites and the areas they serve.

**3.7.7** One developer suggests it is unlikely that the regeneration sites will deliver the required level of housing allocated (as relevant in Policy 2) within the timescales of the Core Strategies. The Rolls Royce site is seen as an unsustainable location for mixed-use regeneration, and should be replaced by Bestwood village as a regeneration priority. There was also concerns regarding the failure to identify additional or fallback sites for regeneration. A developer's representative suggests the Policy should reflect the potential for the Nottingham Forest City Ground, and Nottingham Airfield to come forward as a potential major regeneration sites.

**3.7.8** Another private sector interest suggests that while regeneration is a key objective, it must not be supported at all costs – a balanced approach to development is required to deliver the economic objectives. One response calls for additional guidance in the policy on how competing local interests across the conurbation will be managed.

**3.7.9** There was broad support from a number of respondents for the specific regeneration areas are supported, including the Regeneration Zones within Nottingham City Centre, Gedling Colliery, Stanton Ironworks and the mixed use regeneration at Cotgrave Colliery. Regeneration must be delivered in a comprehensive, coordinated and sustainable manner.

**3.7.10** There were a number of comments regarding Stanton Ironworks, with many such as the CPRE supportive of the principle of redevelopment, and keen to see a scale and type of development which reflects the site's transition between urban and rural areas. A critical issue identified by many is the relationship and links between the site and central Ilkeston, Sandiacre, and Nottingham, and ensuring that the regeneration directly and measurably benefits existing communities. Alliance Planning suggest that the Policy should be amended to remove the 'nil detriment' ('without prejudice') approach to Stanton in terms of the impact on current infrastructure. Phasing of delivery information should also be added.

**3.7.11** Others are opposed to development options for Stanton Works which would cross and damage fragile Green Belt surrounding the site, and threaten wildlife found there. Others feel the existing road infrastructure around the Stanton site requires significant improvement, and a new M1 junction should be provided if development is to proceed. Some responses object to the fundamental approach of the strategy for Stanton, feeling that local economic regeneration will not be delivered by one large housing development site, and that the site should remain in economic or industrial use. Others question the sustainability of the location of Stanton Works for development, and whether in such an isolated location it will meet local social and economic regeneration needs.

**3.7.12** Many responses support the redevelopment of the Cotgrave Colliery site for housing and other uses, including offices or small industrial units. Some respondents suggest that the site could accommodate more than 500 homes. In taking the site forward one response suggested a shuttle bus service to Cotgrave, cycle routes, and limited impact on the canal must be ensured. Extension to include the Hollygate Lane site was suggested, as was ensuring regeneration benefits the existing town.

**3.7.13** However, there was some concern about the scale of the proposals. Regeneration in Cotgrave would be better served by the redevelopment of the colliery site for employment and recreation, or as a transport interchange, rather than for large-scale housing development. Others object to the site being redeveloped, feeling that local building around smaller towns and would be more appropriate. Some responses question the justification for the site's redevelopment, including how it benefits the existing community. Numerous responses suggest that Cotgrave does not have the social structure to support regeneration of the colliery which might generate problems such as crime, traffic and pollution, and additional pressure on already constrained local schools, as well as creating pressure on the Green Belt for additional development. There were also concerns about the potential loss of wildlife on the site.

**3.7.14** One response identifies the significant employment development for Southside and Eastside Regeneration Zones, and welcomes the proposed provision of new retail, social, leisure and cultural development which will revitalise poor quality areas. Another identifies the benefits Southside will have on the Station 'Hub' scheme to encourage shift from road to rail. Also east-west transport benefits and new links via Waterside.



## Officer Response

**3.7.15** While there was a range of comments submitted, including a number of objections in relation to specific proposed regeneration sites, many of the responses also endorse the approach taken, and support the key regeneration sites or locations identified. However, a number of issues raised via the consultation have been clarified to better reflect progress or changes made since.

**3.7.16** However, some important issues and questions were raised, and more thought given to how to respond to them. In particular, the assumed phasing or timing of development at regeneration areas or sites has been revisited in taking the Core Strategies forward, both in the context of the work to revisit the Greater Nottingham housing allocations, but also to reflect the evidence gathered in preparing the Infrastructure Delivery Plan. This also enables a clearer definition of specific, allocated sites expected to be delivered in the short-term, as opposed to broad locations expected to see development in the longer-term. In terms of the calls for additional detail regarding the mix and types of land-uses at particular sites, the proposal is that this will be provided in future local Development Plan Documents produced at the local authority level.

Number of Comments	Number of Consultees
633	688

## List of Respondents

Mr Adrian Adkin, Mr Paul Aikens, Ms Supriya Akroyd, Ms Catherine Alderson, Mr Colin Aldworth, P & WSH Alexander, JA & K Allan & Threapleton, Mr Matt Anderson - Victoria TRA, M J Anderson, Mr Gary Arkless, JW Armstrong, UG Ashcroft, Miss S Askem, Ms Belinda Asquith, A Atkinson, Mr & Mrs CR & PJ Attewell, Mr William Bacon, D Bailey, Mr & Mrs Bailey, Mr Roger Baird, Mr M Baker - Rushcliffe Residents Association, Mr Graham Baldry, Mr J W Baldry, Mr Andrew Baldwin, Professor Frank Ball, M G Banbury, Ms Liz Banks - Holmes Antill, Steven Banks, Mr Michael Barker, Mr Ray Barker, Mrs PA Basford, Mrs V Bates, Miss P Bates, Mr Steve Beard - Sport England, D Bell, Mr EB Bell, Mr EB Bell, RH Bellamy, Mr & Mrs JP & CD Bennett, Ms Julia Bennett, Mr Michael Bennett, J Bennett, ER & S Bennett, Mrs Emily Benskin –Deancoast, Mr E Best, Mr Malcolm Bibby, Mrs J Biggins, Mr & Mrs PW & SJ Bilzon & Simnett, Natasha Blackburn, Mrs N E Blackmore, Mr Dan Bloomfield, Mr DB Boggild, Ms Ashleigh Bond, Mr Christopher Bostock, Stuart & James Botterill & Broughton, Mr Barry Bottomley, Ms Alison Bottomley, Mr & Mrs A Brace, Elizabeth Brackenbury, Mr Cavan Bradford, Ms Karis Bradford, Ms Linda Bradford, Marcia Bradshaw, BA Bramley, Mr Bryan Brears, Mrs Ann Brereton, Mrs MI Brereton, Luke Brindley, P Brooker, Ms Joanna Brookes, Mr Andrew Broughton, Ms Lisa Brown, Mr Kevin Brown - Nottinghamshire Police, Mr Nigel Brown, Mr & Mrs A Brown, Brown, JK Browne, Ms Julie Bruce, Bryan Brunt, Mr Philip Buckby, Mrs H R Bull, Ms Penny Bunn, Mr Philip Burghar, Mr Peter Burnett, Mr John Burton, Miss Rachael Bust - The Coal Authority, James & Patricia Bust, C Callison, Mr Andrew Cameron, Capital Shopping Centres, Ms Diane Carnill, Barry Carr, Ms Mary Carswell - Thrumpton Parish Meeting, A Carter, Miss S Carver, Ms Charlotte Caven-Atack, Mr MS Cawthorn, Mr Chris Charter, Ms Carrie Chalmers, Mr John Chalmers, JV Childs, A Chilton,

Mr Jonathan Chubb, Mr Geoffrey Chubb, Ms Frances Church, Mr AJ Clark, Miss NR Clarke, Mr K M Clifford, Brian Cohen, Shirley Cohen, Mr & Mrs Coleman, Josephine Collington, Mr John Collins, Mrs Carol Collins – Rushcliffe CPRE, N Conway, Mrs Elizabeth Cooper, Mr Paul Cooper, Ms Susan Couldry, Mr Paul Cowland, Michael & V Cragg, Mr Ian Craig, PJ Croclew, Susan Crooks, Mr Robert Crosby, P Croshaw, Crown Estate, Ms Julia Cudbard, A A H Cunningham, Mrs M Cunningham, Ms Georgina Cursham, GN Cutts, Mr B Dale, Christine Dale, Mr Phil Daniels, Mrs P Darras, Mr Stewart Davidson, R Davies, RP Davies, Ms Alice De La Rue - Derbyshire Gypsy Liaison Group, C Deakin, Mrs P Dean, Mr & Mrs L & R Demaine, J Denham, G Dennis, Mr Ian Dickinson - British Waterways, Trish Dickson, Mr Robert Dixon, Mr Tim Dobson, Mrs Shirley Dooley, Mr Mark Doughty, Mr Alan Douglas, Ms Bernadette Downe, Mr Mike Downes - Barratt Strategic/Westerman Homes Ltd, Mrs B Downing, A Downs, Mrs L Dransfield, MD Dugan, P Dugan, Ms Christina Dyer - Nottingham City Council, G Dymond, Mr K. Eaton, Ms Linda Eccles, Mr & Mrs P Eden, M Edwards, Mrs A Ellis - Cotgrave Town Council, Ms Elizabeth Evans, Miss Ruth Evans, J Evley, Mr Graham Ewing, Mr R S Exton, RE & M Fardell, Mr Chris Farrelly, Mr Keith Fenwick - Alliance Planning, Anne E Ferguson, Leanne Ferguson, Elaine Ferguson, Mr Alastair Ferraro, Mr J Firth, Mr D Fixter - City Estates, Mr & Mrs N P Fowler, AE Fox, Mr Rogers Foxall -Langridge Homes, G Fraser, A Freestone, Ms Donna Friend, Mr Keith Friend, Ben Frodsham - Turley Associates, Mr & Mrs Fryer, Ms Sue Furness, Mary Gadd, JC Gale, Mr Robert Galij - David Wilson Estates, Matt and Lisa Gapp, Colleen Gardener, L Garton, A M Geary, Mr Tom Gilbert-Wooldridge - English Heritage, Anne Gilbey, N Gilbey, Ms D Gilhespy - East Midlands Development Agency, Mrs Sally Gill - Nottinghamshire County Council, Mrs C E Gill, S S Gill, T Gillott, Ms Valerie Glew - Erewash Borough Council, Mr T Glover, Mr David Godson, Mr Adrian Goose, Mr Mike Gordon, Mr Paul Green, Mr Chris Green, Mr RW Green, Mr David Greenwood, Mr Ian Gregson, Mr David Griffiths, Ms Shirley Gunn, Mr Martin Gunn, Mr William Gunn, S Gunn, Mr Jonathan Gutteridge, Mr Roy Haines-Young, Eileen & Brian Hall, Mrs A Hallam, Mr & Mrs David Hallett, Mr John B Hallsworth, Mr Russ Hamer, Mr David Hammond, Ms Pippa Hand, William Handbury, Sally Handley -Nottinghamshire PCT, Mrs A Harding, Mr Robert Hardisty, Mr David Hardwick, Mr Steve Harley - East Midlands Development Agency, Mr and Mrs Harms, E Harpham, Mr Richard Harris, Ms Joanne Harris, Mr Jonathan Harrison, Mr Clifford Harrison, Ms Caroline Harrison - Natural England, J Harrison, Ms Eileen Haselden, D & J Haskell, Mr Anthony Hatfield, Mr John Hayes, RD & H Head, Mrs P Head-Rapson, Mrs JM Healy, M Heard, Ms Susan Heath, Mr K A Hemsell, M Henderson, Mrs M Heys, Mr Colin Hickinbottom, Mrs SB Highley, Mr DE Highley, Ms Lindsey Hill, Mr Philip Hill, Mr D Hind, J Hodges, D & N Hodgkinson, Mr Albert Hogg, Mr Stephen Hogg, Mark Hogg, R Hogg, Mr Stuart Holden, Mr Steven Holley, Unk Holmes, J F Holtham, Mr Philip Hopewell, JP Hopkinson, Mr Andrew Horrocks-Taylor, M Horseman, Mr & Mrs Howard, Mr Simon Hudson, B Hunn, Mr LG Hunn, Ms Jackie Hutton, Ms Heather Ingham, Ms Rachel Inman, Mr Mark James, Mr Lee James, Mrs Resil Jarrett, AH Jenkinson, Ms Joanna Jevons, Glen Jobson, Mr Steven Johnson, Mark G Johnson, Mr Nick Johnson, J Johnson, Mr G Joseph, Mr & Mrs GG Justice, Ms Claire Kay, Mr Tom Kay, Mr Declan Keegan, Joan Keelin, Mr CJ Kelby, Ms Adrienne Kelly - Nottingham City Council, J Kendal, M Kennedy, K, B & L Kennedy, J.G Kerr, Dr Rick Keymer - Natural England, Mr and Mrs Kidger, Mrs Stephanie King, PWE King, Anthony King, Mrs A King, Ms Sheila Kingdom, Mr Graham Kirby, Mr Gary Kirby, Mr Barry Kirke, Mr and Mrs Geoffrey Kirkland, Ms Lorraine Koban, Mrs Deborah Leatherbarrow, Mrs Deborah Leatherbarrow, Ms Amber Leggett, Mr Graham Leigh-Browne, Mr Jamie Lewis - Hunter Page Planning, Mrs JA Ley, B Lilley, Mr JT Lindsay, Mrs B Lindsay, Ms Elizabeth Lister, David Loach, Mrs A Logue-Worgan, Mr & Mrs DA & EA Lothian, Mr. James Lowe, Mr Dan

Lucas - Nottingham City Homes, Mr Gary Lund, Mr Colin Maber, Mr Ian Machan, A Mack, Miss E M Mackie - Elton Parish Council, G Madgett, R Mansfield, Mr John Mapperley, Mr & Mrs A & M Mark, Mr Kevin Markland, Mr Trevor Marriott, Muriel Marriott, Mrs Jennifer Marshall, Mr Noel Marshall, M Marson, Ms Claire Martindale, Mrs F Mason - Rushcliffe Conservative Association, Mr JW Mather, Ms Susan Matthews, Mr Steve McBurney - Commercial Estates Group (CEG), N McCann, J McCann, Mr Alistair McCulloch, Mr & Mrs McDonald, Mr Gerald McDonough, Mr Richard McDonough, Mr PF McGowan, Mr Ian McIntyre, Mr Justin Mclarney, CW & H McLean, Mr and Mrs Michael Mcloughlin, IM & C McMurdo, Mr Roger McMurray, Mr & Mrs P McNab, Mr & Mrs W & Diane McNair, Deborah Mears, Stephen Mears, MR Meese, DH Mehew, Miller Homes Limited, Mr Martin Miller, Mr & Mrs R Millhouse, Mr Nick Mills, M Millward, P Mohandas, Ms Kristine Mole, Mr James Morley, B Moverley, Miss Rebecca Muir, Mr John Murray, Dr David M G Myles, Mrs Mary AL Myles, Julie Napper, Mr & Mrs D B Nason, Lilian Neely, Mrs Carina Neil, Ms Kirsty Nelson, R News, Mr & Mrs JM & JM Nichol, Mr Nick Noble, Ms Jean Noblett, Mr Pat Norton, Nottingham Action Group on HMOs, Oakhill Group Ltd, Conrad Oatey, Ms Carla O'Brien, Mr & Mrs PN Ogle, Ms Emma Orrock - Nottingham City Council, Ms Karen Osborne, P Osborne, Ms Sonia Ostapjuk, G & B Panter, Mr Thomas Parker, Mr Jim Parkhouse, Ms Emma Parry, Ms Sheila Payne, Ms. Peach, Mrs C Peet, Dr Penn, Ms Kathryn Penn, Ms Marion Penn, Mr & Mrs Tony & Wendy Perkins, Mr Derek Perkins, Mr David M Perry, Miss EJ Philbin, Mr & Mrs A Philbin, D C Phillips, Mr John Pichota, JM Pickard, Ms Delia Pickerill, Mr RH Pickerill, Pickering, Pickworth, Ms Carol Pierrepoint, Denys J Piggott, E Plant, Mrs S Plowright, Anna Poole, Marion Potschin, Mr Tim Potts, Joyce Pownall, Mr Geoffrey Prett, Ms Lynn Priestley, Mr John Prince, J Pringle, CH & S Proom, Mr Trevor Pull, Tracey J Purdy, Mr J Pye, Mr & Mrs Rally, Mrs W Randall, Avril Rathbone, Ms J Raven - Gotham Parish Council, Mr Matthew Ray, Ms Chris Read - Nottingham City Council, Ms Kate Read, Mr Jeff Reddhaw, E Richards, J & S Richards & Spencer, Mr & Mrs PJ & LA Richardson, Mrs Julie Richmond, K Riddell, J Riddell, Mr Carl Riddle, Mr and Mrs Riley, Mr Ken Roberts, Mr Phil Roberts, Mr Simon Robinson, Ms Rachel Robinson, Mrs G Robinson, J Robinson, Mr & Mrs J Robinson, Gareth Robinson, MJ Robinson, Patricia J Rose, Barbara Ross, M Rourke, Ms Fiona Royce, Ms Hazel Salisbury, Mrs A Sanderson, Mr Mark Saunders, Mr Mark Saunders, RL Savage, D Schade, Mrs LB School, J Scotney, F M Scotney, Ms Natalie Sellears - Nottingham City Council, Mr & Mrs MS Sellwood, Mrs Fay Sexton, Ms Miranda Seymour, J Seymour, Ms Rosie Shaw, Ms Rae Shaw, Cllr Ian Shaw, DM Shearan, Mr Tim Shephard, Shepherd, JA Shepherd, David Shepherd, CS Sheppard, B Sheppersan, R & DE Simkins, David Simpson, Mr David Simpson, Rhona Sinclair, Mr Alex Skelton, Mrs E Slater, Mr Arthur Sleep, RM & V Smart, Mr Nick Smith, Mr & Mrs D Smith, Mr Martin Smith - Ramblers Association, Cllr Philip Waldram Smith, Mr Michael Smith - GOEM, Ms Janet Smith, Mr & Mrs E Smith, Christine Smith, Mr & Mrs Paul & Yvonne Smith, Mr Paul Smith, Julie M & J & Malcolm Smith, Mr & Mrs A & E Smith, Mr & Mrs Paul & Yvonne Smith, S Smith, SNW Smith, Mr. Michael Snaith - Inland Waterways Association, Brian & Sandra Soad, H M Soiris, Mr Paramjit Somal, J Southen, R Southern, Mr & Mrs D Southern, EJ Spencer, M Spencer, Mr Keith Spencer - Dale Abbey Parish Council, EJ Spencer, Prof. Anthony Stace, Mrs P Stace, R Staley, Mr Robert Stanley, Mr Kevin Sterry, Ms Vandra Stewart, Trish Stewart, JA Stockley, P Stockton, Lynn Stultz, Chris Swallow, P Tally, Ms Tracy Taylor, MB Taylor, Glennis P Taylor, Mr Phillip A Taylor, C Taylor, Mrs. Sandra Teece, J Thomas, Mr & Mrs Francis S Thomas, Pamela Thomas, Ms Clare Thompson, Tillbridge Developments LLP, Dr Walid Tizani, Mr Ralph Todd, Mrs A Toombs, HC Toombs, J Towle, Ms Jennifer Tranter, Mr Mary Trease, Neil Trickey, Ms Alexandra Tuckwell, Anita Turnbull, Ms Angela Turner, Mrs & Mrs V Turns, W Tustin, Ms Lynn Tyson, Mr Andrew Tyson,

Martin Unk, Mr Chris Upton, K Varney, Mrs EA Varney, E & D Varney, Mrs B Venes, Mrs Karen W, Mr David Waite, Mr John Walker, S Walker, Mr Keith Wallace - CPRE Derbyshire Branch, Mr Keith Wallace - CPRE Derbyshire Branch, Mary Walton, Mr David Ward - Wilson Bowden Development Ltd, MO Ward, Ann & R Warren, Mrs Margaret Warsop, J Watson, Ms Penelope Watson, Cliff Way, G & P Webster, MJ & P Webster, Mr PB Wells, Ms Janet West, Wheeldon Brothers Ltd, Mr & Mrs R & M Wheeldon, Sheila D Wheeler, KJ Wheeler, Ms Hilary Whitby, J White, Ms Elizabeth Whitehead, Mrs PM Whitehead, Mr Keith Whitehead, D & E Widdicks, Mr Colin Wightman, Ms Jean Wightman, BE Wilcox, William Davis Ltd and Taylor Wimpey Developments Ltd, Ms Clair Williams, Ms Nicola Williams, Mrs J Williams, Mr John Willis, S V Willis, Mr Peter Wilson, Mr Ian Wilson, Miss Naomi Wing - Environment Agency, J Winstanley, Mrs M Wood, Mr S Wood, Mrs MA Wood, Mr Peter Woodhead, Mrs M Woodhead, Mr Bob Woollard, Andrew Martin Associates, Mr Paul Worley, Claire Worthington, Mr Mark Worwood, Mrs Diane Wright, MJ Wright, Ms Hazel Wright, Mr Keith Wright, Mr Lee Wright, Bev Wynne, P F Young, The New Aspley Gardenholders Ltd., Tim, Lily, Lee.

## 3.8 Housing Size, Mix and Choice

### General Comments

**3.8.1** There have been some concerns raised that, apart from the first part of the policy that deals with Nottingham City Centre, the policy is vague and generic. There has been a mixed response in relation to the overall structure of the policy. A number of respondents, including developers, believe that the policy is too prescriptive and will not allow planners to make exceptions to the rules. Other respondents, including some developers and Derbyshire County Council, feel that the policy offers a degree of flexibility that will allow local circumstances to be taken into account.

**3.8.2** Certain parish councils have emphasised the need for affordable housing and a mixed housing stock. Other Parish Councils have stressed that they consider there is a need for a particular type of housing. In particular, Ravenshead Parish Council would prefer future provision to be for the elderly while Awsworth Parish Council would prefer to see larger family houses within the village. As a result of research carried out for its Village Plan, the Keyworth Village Plan group would wish to see intermediate housing or any housing product designed for young people to get onto the housing ladder.

**3.8.3** A number of respondents have objected to the requirement that a proportion of new homes to be built to the Lifetime Homes Standards as such a requirement is in advance of national targets without justification. One comment suggests that the adoption of such standards at the policy stage would not be flexible enough to adapt to changing markets throughout the plan period. The lack of precision in terms of which "recognised national guidelines" it intends to apply to ensure adequate internal living space has also been raised as an issue.

**3.8.4** There have been some points raised that with the move towards zero carbon by 2016 and the associated cost of this, the provision of affordable housing may become a trade-off to offset the increased costs.

**3.8.5** A number of respondents have commented that housing mix, overall densities and the provision of affordable housing within larger developments should come through Development Briefs. Some respondents also believe that applying a minimum density across the plan area is not appropriate as it does not take into account the different characteristics of particular communities.

### Mix

**3.8.6** Concerns have been raised that the emphasis on family housing within Nottingham City could potentially lead to decreasing densities which would result in greater pressure to release land within other Districts to achieve the overall housing targets and that such an approach may be inconsistent with PPS3. Conversely, other respondents have supported the focus on family housing as it may lead to a better balance in the housing supply.

**3.8.7** Some respondents have commented that high density, purpose-built student housing should be used to meet any additional student accommodation needs which arise from such a policy, and that an approach to student accommodation should be contained within the

policy. However, there is some concern that too many student flats have been provided already within Nottingham. It has also been stressed that whilst the main concentration of Houses in Multiple Occupation for students is within Nottingham City, there are also concentrations within Rushcliffe and Broxtowe.

**3.8.8** Furthermore, a comment has been made that is not physically or financially possible to maximise the number of students occupying purpose built accommodation, and that for many second and third year students, living in households as part of the wider community is part of the experience of university life. The respondent also believes that the positive impact students can have in many areas of the community, including very significant volunteering activity, should be acknowledged.

**3.8.9** The need for the policy to outline a strategy for existing housing stock and specifically small developments, conversions and houses in multiple occupation (HMOs) and their impact on the community and environment has been raised.

**3.8.10** There have been a number of site specific comments from site promoters that a particular site or Sustainable Urban Extension could provide an appropriate housing mix.

**3.8.11** The importance of viability in relation to both housing mix and the level of affordable housing was identified by a number of respondents as being important. One respondent felt that smaller developments should be excluded from the affordable housing requirement as it will render them unviable.

**3.8.12** Some responses have suggested that the provision of specialist housing for specific groups will help to free up family housing. However, concerns have been raised that the ambition that all new developments should lead to the creation of "mixed and balanced communities" implies a drive to create in future uniform settlements, all of the same character and that this element of the policy goes beyond paragraph 22 of PPS3.

**3.8.13** A number of comments have stated that the creation of new residential developments requires vision and imagination and should take account of what residents want to see.

## **Affordable Housing**

**3.8.14** There was some support for the detailed approach on Affordable Housing being established in separate DPD's for each authority. There was also support for the identification of variable affordable housing targets at a District level, given the variation in viability and differing levels of need and demand. However, there was also seen to be insufficient emphasis placed on "robust evidence of local need" for the setting of affordable housing targets and justification was required for the different approach for the threshold for affordable housing compared to Gedling Borough Council's Affordable Housing Supplementary Planning Document. One respondent wanted the issue of tenure split to have more open deliberation and the adoption of a flexible approach for this issue.

**3.8.15** One respondent suggests that there is no recognition of the fact that gypsy and traveller residential sites demand a different approach.

## Rural Exception Sites

**3.8.16** CPRE Derbyshire, CPRE Nottinghamshire, and a number of Parish Councils welcomed the flexibility in Section (3) of the Policy to allow rural exception sites in response to clear evidence of local need where these will stay affordable in perpetuity. CPRE Nottinghamshire would prefer a plan-led approach with sites allocated specifically for affordable housing rather than the lottery of exception sites. A comment has also been made that rural exception sites should be identified in consultation with local communities. However, The Keyworth Village Plan Group consider that a rural exception development could be appropriate for Keyworth but this is not possible under current legislation.

## Viability

**3.8.17** There has been a suggestion that the Greater Nottingham councils carry out a general assessment of the viability of a plan-wide affordable housing target.

**3.8.18** There have been concerns raised about using a toolkit at site level as toolkits struggle to deal with larger development sites with prolonged build-out periods. In addition, there was some disagreement from the development industry with the trend towards detailed site-by-site viability assessments because, they argue, this is chiefly a mechanism devised in order to capture the maximum amount of development value, something which is contrary to the purposes of land use planning and the approach within Circular 05/2005. Another concern states that the proportion, mix and threshold for affordable housing through cross subsidisation from other uses within the development and use of the site viability assessments to establish an appropriate level of provision is a form of taxation.

**3.8.19** There was also support for section 2 which states that affordable housing delivery is contingent upon an assessment by the council concerned of the cumulative impact of other policies on viability and recognition that this can be an obstacle to delivery and that bespoke financial modelling is likely to be necessary. However, the policy should be clear that the purpose of such assessments is to enable an understanding of how planning gain can best be used to achieve spatial planning objectives.

## Officer Response

**3.8.20** A number of adjustments have been made to the policy in response to calls to incorporate additional local issues when looking at housing mix. Reference to elderly accommodation in areas of under occupation has been included which may help to free up family houses in a number of areas.

**3.8.21** It is agreed that the reference to recognised national standards and lifetime homes should be removed. 'Lifetime Homes' is a concept that could be altered, removed or replaced during the Core Strategy's plan period. Therefore, it is better to refer to a general requirement to seek a proportion of homes capable of being adapted to suit the lifetime of the occupants.

**3.8.22** It is still considered appropriate for the housing mix on larger sites to be determined on a site by site basis through development briefs or other Local Development Documents. It is agreed that an area's character should be a determining factor when looking at appropriate mixes of housing, especially with the removal of minimum density targets and the removal

of garden land from the national definition of previously developed land. A broad description of potential household types is included in the supporting text. This is considered to be sufficient to support the housing mix policy. It would be too prescriptive and meaningless to include a more detailed profile of the household types required, especially as people's housing aspirations and what they will buy may not necessarily match their actual need.

**3.8.23** It is considered unnecessary to cross refer to the gypsy and traveller policy within the supporting text. A broad reference to viability assessments has been included within the supporting text to the policy, as suggested by a respondent.

Number of Comments	Number of Consultees
72	69

### **List of Respondents**

Butler; Capital Shopping Centres; Crown Estate; Foster; Keyworth Parish Council; Manor Chiltern Ltd; Miller Homes Limited; Nottingham Action Group on HMOs; The Co-operative Group; W Westerman Ltd C/O DPDS Consulting; Wheeldon Brothers Ltd; Mr Matt Anderson-Victoria TRA; Mrs Kate Asquith; Ms. S Ball; Awsworth Parish Council; Mrs Emily Benskin-Deancoast; Ms Mary Carswell-Thrumpton Parish Meeting; Mrs Carol Collins-Rushcliffe CPRE; Mr Nigel Cooke-One Nottingham; Ms Alice De La Rue-Derbyshire Gypsy Liaison Group; Mrs Shirley Dooley; Mr Mike Downes-Barratt Strategic/Westerman Homes Ltd; Mr Michael Fenton-Taylor Wimpey UK Limited; Mr Keith Fenwick-Alliance Planning; Mr Robert Galij-David Wilson Estates; Mrs Sally Gill-Service Manager Spatial Planning Nottinghamshire County Council; Ms Valerie Glew-Erewash Borough Council Development Management; Mr Ian Goldstraw-Derbyshire County Council-Forward Planning; Dr Paul Greatrix-The University of Nottingham; Sally Handley-Head of Strategic Planning and Development Nottinghamshire County Teaching Primary Care Trust; Mr Steve Harley-East Midlands Development Agency (EMDA); Ms Lynn Holland-Bingham Town Council; Mr Robert Jays-William Davis Ltd; Mr G Joseph; Mr. Chris Kemp; Chris Kemp-Keyworth Village Design Statement; Neil Oxby-Kinoulton Parish Council; Kinoulton Parish Council; Ms Lorraine Koban; Mr Peter Lane; Mrs H.W. Lawson; Mr Sidney Leleux-Risley Parish Council; Mr Jamie Lewis-Hunter Page Planning; Mr Joe Lonergan, Chairman-Ravenshead Parish Council; Mr Dan Lucas-Nottingham City Homes; Mr Peter Marson; Mr Peter McCormack-Derwent Living; Mr Tony Morkane-Derbyshire County Primary Care Trust (PCT); Mr Ged O'Donoghue-Nottingham Trent University; Ms Emma Orrock-Nottingham City Council; Ms Emma Parry; Ms Peach; Mr Nigel Perkins; Mr. J. Potter-Ruddington Parish Council; Mr and Mrs Pratt; Ms J Raven-Gotham Parish Council; Ms Chris Read-Nottingham City Council; Mrs Fay Sexton; Mr Michael Smith-GOEM Government Office East Midlands; Mr Keith Spencer-Dale Abbey Parish Council; Mr James Stevens-Home Builders Federation (HBF); Mr David Thornhill- Campaign for Better Transport; Mrs Jane Wallace; Mr Keith Wallace-CPRE Derbyshire Branch; Mr Richard Walters-Hallam Land Management Limited; Mr David Ward-Wilson Bowden Development Ltd; Mr Graham Warren-Taylor Wimpey Developments Ltd; Mr Max Whitehead-Strategic Planning Manager JS Bloor (Services Ltd); Mrs Whitt; Sam Wilkinson-UoN Students Union; Mr Bob Woollard-Andrew Martin Associates.



### 3.9 Gypsies, Travellers and Travelling Showpeople

**3.9.1** Nottinghamshire County Council's wishes to see pitch requirements by district set out in the policy and identification of which development plan documents will allocate suitable sites. It is also requested that the specific needs of Travelling Showpeople should be included in development plan documents. The County Council also expresses the view that the sentence in the policy beginning "In countryside areas outside of the Green Belt" is not clear in that it implies an exception to policy, but establishes policy-based criteria. The point is made that exceptions to policies should not be established within policies. In addition, the point is made that the text in this sentence "meet the definition of Gypsies and Travellers" is unnecessary.

**3.9.2** GOEM believes that the criteria in the policy should also apply to windfall sites as well as allocations. Additionally, it makes the point that if there is not time to allocate pitches in Site Allocations DPDs then there will need to be consideration of making required pitches a strategic allocation in the Core Strategies to ensure that they are achievable.

**3.9.3** A number of respondents have requested additions to the Policy. The Nottinghamshire County PCT asks for criterion (b) of the policy to include reference to primary and community health care facilities while English Heritage believes that the word "historical" needs to be added to "natural and built environment" to ensure that all elements of the historic environment are covered.

**3.9.4** Derbyshire Gypsy Liaison Group objects that the policy is too restrictive, by limiting sites to within main settlements or as part of sustainable urban extensions and the 'fall back' position of the criteria based element of the policy does not provide an acceptable solution. However, the Nottinghamshire Gypsy and Traveller Liaison Officer is supportive of the policy and the commitment to address pitch provision for Gypsies and Travellers in line with the need identified in the Nottinghamshire Gypsy and Traveller Accommodation Assessment.

**3.9.5** One respondent believes that there should be no allowance for business use on site as it would be very difficult to control such uses. An error has been identified with respect to reference to listed settlements in Policy 3 as Policy 3 does not list settlements. The respondent also asks that clarification is provided over the role of Sustainable Urban Extensions in the provision of permanent gypsy and traveller accommodation and how this has been provided thus far within Greater Nottingham.

#### Officer Response

**3.9.6** It is appropriate to include pitch requirements within the justification text but not in the policy itself, given that current identified requirements do not cover the whole plan period and, as new evidence is compiled, may well change of the plan period. That part of the policy that starts "In the countryside outside the Green Belt..." has been removed because it is potentially confusing. Furthermore, possible impacts on the countryside, whether in or outside the Green Belt, are adequately addressed elsewhere in the policy.

**3.9.7** There is merit in making more explicit that the policy applies to both site allocations and to speculative/windfall proposals. It is not, however, accepted that sites should be allocated through the Core Strategy, as individual site allocations are not strategic in nature

and are more appropriately dealt with in subsequent development plan documents. For criterion 'b' of the policy, apart from primary schools, it is considered unnecessary to specifically list any other facilities. Primary schools are mentioned as an exception because ensuring their proximity to sites is of utmost importance.

**3.9.8** Aside from making clear that the focus for provision is all settlements, it is not accepted that the policy is either overly restrictive or, conversely, not restrictive enough. Rather, it is considered it achieves an adequate balance between, on one hand, the needs of gypsies, travellers and showpeople and, on the other, the need to protect the countryside and achieve sustainable development. The policy has also been amended to better reflect emerging Government policy in relation identify space requirements.

Number of Comments	Number of Consultees
27	26

### **List of Respondents**

Barratt Strategic/Westerman Homes Ltd, Mr Keith Bentley, Capital Shopping Centres, Dale Abbey Parish Council, David Wilson Estates, Derbyshire County Primary Care Trust (PCT), Derbyshire Gypsy Liaison Group, Derwent Living, English Heritage, Environment Agency, Erewash Borough Council - Development Management, Mr Jeremy Fenn, Government Office for the East Midlands, Mr G Joseph, Ms Lorraine Koban, NAVO, Natural England, Nottingham Action Group on HMOs, Nottingham City Council, Nottinghamshire County Teaching Primary Care Trust, Nottinghamshire Police, One Nottingham, Ramblers Association, Spatial Planning - Nottinghamshire County Council, Wilson Bowden Development Ltd

### 3.10 Design, the Historic Environment and Enhancing Local Identity

**3.10.1** Overall, some respondents, including GOEM, state that the policy could be more locally distinctive and would need to be applied flexibly. The importance of a clear and explicit priority for design quality and place-making objectives in the Core Strategies which sets out the key principles was highlighted by CABE. The policy was supported by CPRE who considered that it would provide attractive communities with links to local historic and cultural background, avoiding mass produced designs. Supplementary Planning Documents were suggested as being a requirement in the implementation of the policy. It was also hoped that the “Manual for Streets” would not be applied rigidly in rural areas.

**3.10.2** One developer considered that the policy delved into too much detail but was also generalised and lost meaning. Detailed bullet points were considered repetitive or vague. Reference to current best practice guidance and standards without specifying what these standards are was not helpful. Concerns were expressed over the way Building for Life standards have been applied which are a voluntary scheme.

**3.10.3** It was questioned by the House Builders Federation whether the Core Strategies will require developments to meet a certain level of the Code for Sustainable Homes. This would be contrary to PPS1 as it would replicate the scope of other legislative requirements, including Building Regulations. It was viewed that Building for Life criteria are not fit for purpose for measuring design quality and recommends that the requirement for all developments of 10 or more homes to achieve a good rating should be deleted.

**3.10.4** The historic environment was identified by a number of respondents as important. There was support for a separate policy on the historic environment from a number of respondents including Nottinghamshire County Council and English Heritage. Derbyshire County Council stressed the importance of relating to both historic and contemporary assets and the need for high design quality and energy efficiency relating to climate change and place making. The emphasis on high quality design, designated and non-designated heritage assets and their settings and local distinctiveness was welcomed.

**3.10.5** It was noted by Nottinghamshire County Council that heritage led regeneration can enhance the quality of development and that not all heritage assets are visible. The National Trust also identified that the wider settings of heritage assets is a key consideration. The Coal Authority recommended an additional criterion, ensuring that development must have regard to its local context and impact on heritage assets in accordance with PPG14. However, one respondent noted that the objective of protecting historic buildings and townscapes may not always be compatible with the objectives of design to adapt to future climate change. The need to protect ancient farming methods and fields was seen by the Ramblers Association as important.

**3.10.6** Development of housing on garden land was also the subject of a number of responses. Nottingham City Council noted that over intensive garden development may damage biodiversity. However, another respondent felt that although garden development can make an important contribution to housing supply there should be restrictions in areas of special character or where there have been urban characterisation assessments. The importance of local character especially areas of character that may not have Conservation Area status yet have a strong sense of place and are worthy of support in terms of enhancing

local identity was highlighted by Nottingham City Homes. In addition one Parish Council considered that Village Design Statements should be included in the list of supplementary planning documentation. Another Parish supported the protection and expansion of conservation areas within villages.

**3.10.7** A number of issues were suggested as possible inclusions in the Policy. These included:

- Natural England suggested that reference be made to the Greater Nottingham Landscape Character Assessment (2009).
- The Environment Agency recommended that there should be an amendment to policy to address the matters of waste and recycling.
- Nottinghamshire Police recommended that Crime Prevention Through Environmental Design should be incorporated throughout the policy.
- A reference to green space and / or Green Infrastructure and its importance in design and local identity should be included.
- The role of public art should be acknowledged.
- The enhancement and protection of inland waterways and their settings through the inclusion of specific design criteria as suggested by British Waterways and the Inland Waterways Association

## Officer Response

**3.10.8** A separate policy has been included to address the historic environment and this will ensure that new development has regard to the historic character areas. A new sub-policy is added to Policy 10 addressing development within landscapes based on the application of landscape character assessments prepared as part of the evidence base. The importance of public art and open and civic spaces is acknowledged.

**3.10.9** Further work such as urban characterisation studies and conservation area appraisals have been identified as methods to provide the details needed to inform planning applications and give greater recognition of the character of areas. However, the need for Supplementary Planning Documents to implement this policy is a matter best determined by each authority individually.

**3.10.10** Matters relating to waste and recycling while important are too detailed for the Aligned Core Strategies and felt to be sufficiently covered by the application of best practice and appropriate standards. In relation to those standards, the Code for Sustainable Homes is a higher standard than the Building Regulations so does not replicate it. Given that the HBF is a partner of the Buildings for Life scheme it is felt that it is appropriate way to assess design quality. However, reference to specific standards are not made in the policy, to allow flexibility in which standards are appropriate to specific circumstances.

Number of Comments	Number of Consultees
57	50

### **List of Respondents**

Mr S Baker Derbyshire County Council; Mrs E Benskin – Dean coast; Mr K Brown – Police Headquarters; Ms S Burgess – CABE; Miss R Bust – Coal Authority; Butler – Icon Business Centre; Captial Shopping Centres; Mrs C Collins CPRE; Mr N Cooke – One Nottingham; Ms A De La Rue – Derbyshire Gypsy Liaison; Mr I Dickinson – British Waterways; Mr M Downes – Barratt Strategic; Mrs S Ebbins; Mr M Fearn – Shire Consulting; Mr J Fenn; Mr M Fenton Taylor Wimpey UK; Mr K Fenwick – Alliance Planning; Foster – Icon Business Centre; Mr R Galij – David Wilson Estates; Mr T Gilbert – Wooldridge – English Heritage; Mrs S Gill – Nottinghamshire County Council; Ms V Glew – Erewash Borough Council; Mr I Goldstraw – Derbyshire County Council; Ms S Handley; Ms C Harrison – Natural England; Mr E Hopkins – Nottinghamshire County Council; Mr A Hubbard – The National Trust; Mr G Joseph; Ms A Kelly - Nottingham City Council; C Kemp - Keyworth Village Design; Dr R Keymer – Natural England; Keyworth Parish Council; Ms L Koban; Nottingham Action Group; Mr D Lucas – Nottingham City Homes; Miss E M Mackie – Elton Parish Council; Mr P McCormack – 1Derwent Living; Ms E Orrock – Nottinghamshire County Council; Mr N Oxby – Kinoulton Parish Council; Mr J Potter – Ruddington; Mr M Smith Government Office; Mr M Smith Ramblers Association; Mr J Stevens; Mr K Wallace CPRE – Derbyshire Branch; Mr D Ward – Wilson Bowden Development; Mr G Warren – Taylor Wimpey Dev; Miss N Wing – Environment Agency; W Westerman Ltd.

### 3.11 Local Services and Healthy Lifestyles

**3.11.1** There was general support for the approach to the policy including the strategic element although the need for services to be viable in terms of numbers was raised as an issue as was the approach taken in rural areas.

**3.11.2** Natural England and Sport England wished to see the policy expanded to cover matters such as the natural environment and outdoors sports provision respectively.

**3.11.3** Derbyshire County PCT thought that it was important to consider the wider determinants of health beyond access to health facilities and supported the use of the 'Watch out for Health' checklist to assess the impact of planning proposals.

**3.11.4** Another respondent felt the policy should address community economic development through the consideration of establishing the development of a 'social enterprise zone'.

**3.11.5** As pointed out by the Home Builders Federation it will be important to follow the approach to planning conditions and obligations laid out in the regulations (Circular 11/95, Circular 05/05 and Community Infrastructure Levy regulations). One respondent highlighted that in certain cases it may be necessary to adopt a pragmatic approach to requirements for community infrastructure if the Local Authorities are looking to encourage development in certain locations.

**3.11.6** A number of respondents felt that the following areas should be clarified:

- The meaning of the sentence "Priority will be given to community facilities that provide the opportunity for healthy lifestyles and improve well-being throughout Greater Nottingham"
- The meaning of the sentence "Where community facilities (especially health and education) serve areas covered by more than one provider, agencies should work together to ensure service integration and efficient use of resources"
- Where new, extended or improved community facilities are considered necessary.

### Officer Response

**3.11.7** The provision of community facilities in rural areas is addressed in paragraph 3.11.2 of the justification and it is not thought that additional safeguards would be effective in protecting these facilities where they are well used and locally valued. In relation to the regulations any requirement for contributions from developers would obviously be in accordance with the law expressed in regulations at the time the decision is taken. The location of new facilities required will be explored in detail for strategic sites through the Core Strategies and for other sites through other development plan documents.

**3.11.8** Use of the 'Watch out for Health' Checklist was not thought to be necessary as many of the criteria are reflected in the Sustainability Appraisal carried out for the Aligned Core Strategy. It was also felt unnecessary to include optometrists and pharmacies in the list of community facilities in paragraph 3.11.18 as the list is not meant to be exhaustive.

**3.11.9** In relation to the inclusion of matters such as the natural environment, outdoors sports provision and social enterprise zones these are best dealt with in other policies. The Aligned Core Strategies are designed to be used as a whole and while there are clear links between many of the policies which are identified where necessary our approach has been to reduce the number of duplicated references to a minimum.

Number of Comments	Number of Consultees
46	39

### **List of Respondents**

Mr Steve Beard Sport England; Ms Helen Berry; Mr Nigel Cooke; Ms Alice De La Rue Derbyshire Gypsy Liaison Group; Mr Mike Downes; Barratt Strategic/Westerman Homes Ltd; Ms Christina Dyer Nottingham City Council; Mr Robert Galij David Wilson Estates; Mrs Sally Gill NCC; Ms Valerie Glew Erewash Borough Council; Mr Ian Goldstraw DCC; Mr Paul Green; Sally Handley Nottinghamshire County Teaching Primary Care Trust; Ms Caroline Harrison; Natural England Mr G Joseph; Ms Adrienne Kelly Nottingham City Council; Dr Rick Keymer Natural England; Neil Oxby Kinoulton Parish Council; Ms Lorraine Koban; Mr Joe Lonergan Ravenshead Parish Council; Mr Dan Lucas Nottingham City Homes; Mr Ian Machan; Mr Peter McCormack Derwent Living; Mrs Christina Morgan; Mr Tony Morkane Derbyshire County Primary Care Trust (PCT); Ms Emma Orrock Nottingham City Council; Ms. Peach ; Mr. J. Potter Ruddington Parish Council; Mr Michael Smith Government Office for the East Midlands; Mr Keith Spencer Dale Abbey Parish Council; Mr James Stevens House Builders Federation (HBF); Mr David Ward Wilson Bowden Development Ltd; Mr Bob Woollard Andrew Martin Associates; Nottingham Action Group on HMOs; Capital Shopping Centres; The Co-operative Group; Crown Estate; Confederation Of Passenger Transport UK; Sport England (SE); Sam Stafford Savilles.

### 3.12 Culture, Sport and Tourism

**3.12.1** The approach taken to sporting facilities means they are covered in a number of places in the plan, including under this policy and in relation to community facilities. Respondents felt that there should be greater clarity regarding developer contributions and whether new sporting facilities are required and include reference to culture, sport and tourism factors in new developments. The past cultural significance of those sites should be recognised when dealing with sites such as Stanton. References to Nottingham being a world class sporting city are supported although some respondents felt this could be expanded to cover Nottinghamshire County and refer to joint funding to support sports delivery.

**3.12.2** The proposals for new major sports venues to be located in the 'south east of the Principal Urban Area' resulted in a number of comments including that the policy should be specific over location and include greater clarity over the meaning over the area identified. There was concern that this may result in a Green Belt location which would require robust justification. While a number of respondents supported the proposals for a FIFA compliant football stadium as this would reinforce the unique cluster of elite sporting facilities others felt there was no justification for this in an unsustainable location such as Gamston and that new venues should be located away from areas that have plenty of them. Where new major sporting venues are provided a number of respondents felt that the following were important associated developments:

- Quality public houses in close proximity
- Integrated public transport including appropriate level and type of parking facilities

**3.12.3** The need for community facilities was also highlighted as an issue which needed greater references in the policy. Opportunities for the development of social enterprises and community businesses to grow should be explored alongside the joint or shared planning around the planning of parks, leisure and health facilities.

**3.12.4** Other issues raised by respondents included:

- The protection of existing facilities, especially theatres, unless it is demonstrated that the facility is no longer needed or a replacement provided.
- The creation of trails between different areas and buildings connected with historic events or figures such as DH Lawrence or Robin Hood
- Reference should be made to the Nottingham Physical Activity and Sports Strategy, Breathing Space and the PPG17 and Playing Pitch Audits.

### Officer Response

**3.12.5** The Policy now includes clarification that the reference to "in the Principal Urban Area" does not imply a Green Belt location, and that there are currently no major proposals planned, so the policy is principally intended to cover future eventualities.



Number of Comments	Number of Consultees
52	38

### **List of Respondents**

Andrew Martin Associates, Barratt Strategic/Westerman homes Ltd, British Waterways, Campaign for Better Transport, Capital Shopping Centres, Confederation Of Passenger transport UK, Dale Abbey Parish Council, David Wilson Estates, Derbyshire Gypsy Liaison Group, Derwent Living, Erewash Borough Council, Gotham Parish Council, Government Office for the East Midlands, GVA Grimley for Oxylane, Holme Pierrepont and Gamston Parish Council, Holmes Antill, Mr & Mrs G.C. Jackson, Mr David Alexander, Mr G Joseph, Mr Jeremy Fenn, Mr Martin Smith, Mr Melvyn Tisbury, Mr Neil Trickey, Mr Paul Green, Ms Emma Parry, Ms Lorraine Koban, Nottingham Action Group, Nottingham City Council, Nottinghamshire County Council, Nottinghamshire County Teaching Primary Care Trust, One Nottingham, Ramblers Association, Ruddington Parish Council, Rushcliffe CPRE, Sport England, The Theatres Trust, The University of Nottingham, Wilson Bowden Development Ltd

### 3.13 Managing Travel Demand

**3.13.1** The encouragement of area wide travel demand management which aims to reduce travel by private car and incentivise public transport, walking and cycling is broadly supported among the consultation responses. The identified hierarchy is also generally supported.

#### Public Transport

**3.13.2** The development of the NET was supported by Nottingham City Homes as it will help to allow low income households to access employment and services. The quality of public transport has been improved by areas served by the NET and this will be replicated in areas served in the future. However other respondents raised concerns that development of the NET would be to the detriment of small local bus routes and that the NET is not a flexible option as communities grow.

**3.13.3** To encourage the use of public transport investment needs to be made to make the services more attractive, particularly main interchanges. Investment in rail and bus priority schemes were identified as potential options.

**3.13.4** Many landowners and stakeholders support the policy for creating accessible development through supporting public transport and road building and feel that the most accessible locations should come forward first.

**3.13.5** Parking policies are generally believed to be effective to ease conditions for public transport operation and protect the viability of town centres (the recent changes in PPG13 may however be an issue).

#### Infrastructure

**3.13.6** House builders generally agree that the need to place new development in locations accessible to sustainable modes should be highlighted in the policy but particularly in locations which reduce the need to travel. House builders also felt that extending the original NET system to serve new areas in the Green Belt would be more effective than expanding the network to serve development in brownfield sites.

**3.13.7** Rushcliffe CPRE proposed that sustainable transport systems and investment should be in place before a site is developed and criticise the reference to sites which have the 'potential' to be well-served by transport links as this could be used to justify development at any site.

**3.13.8** Respondents also felt that the following should be clarified or given greater emphasis:

- The need to improve regional principal networks to accommodate further growth
- Greater reference to freight distribution
- Targeting congestions bottlenecks for road building investment

## Modal Shift/ Behavioural Change

**3.13.9** There was general support for the proposals to move away from reliance on private motor vehicles although reducing the need to travel and the stress on the strategic road network could be emphasised more clearly. However, the need for incentives to create behavioural change and safety measures for pedestrians and cyclists were both raised as issues. Sites where the delivery of a modal shift away from the car should be prioritised.

**3.13.10** Respondents felt that more could be made of the benefits of modal shifts such as healthy lifestyles and reducing CO<sub>2</sub> emissions. Rushcliffe CPRE also felt that more could be made of the economic benefits by comparing the cost of 'smarter choices' when compared to road building. British Waterways suggest that this policy should take into account that the cost of regenerating brown field sites is higher than green field sites.

**3.13.11** The situation in rural areas was highlighted as which needed to be addressed more specifically in the policy. Both Keyworth and Dale Abbey Parish Councils highlighted that alternatives to the car are not always possible in rural areas due to the lack of public transport and the remoteness of settlements.

**3.13.12** Important destinations which should be specifically addressed or focussed on include business and employment provision, including business parks and retail and leisure developments, especially links to the city centre and district centres.

## General comments

**3.13.13** Nottinghamshire County Council states that travel plans need to be enforceable so reference to securing them through conditions or planning obligations should be made in the policy. Reference to 'Green Travel Plans' should be removed from the policy and reference made just to 'Travel Plans'. Derbyshire County Council points out that the policy dates PPG13 as published in 2005, it was however published in March 2001.

**3.13.14** Many home owners do not want houses built near to their neighbourhood as it will cause further strain and congestion on the already over utilised transport systems. However, the Home Builders Federation does not agree that new developments will make considerable new demands on transport infrastructure as suggested in the policy. One house builder points out that this policy should be cross referenced with Policy 3 (point 7 in particular).

**3.13.15** The Campaign for Better Transport point out that number 4 in the hierarchy is in contrast to the objectives of the rest of the document – there should be no enhancements to deal with residual car demand.

**3.13.16** GOEM points out that the policy is generic and says little more than national policy and should be more locally distinctive. Both GOEM and Rushcliffe CPRE suggest that the 3 Cities DaSTS study (especially the priorities) should be used to help co-ordinate the policy.

**3.13.17** The Highways Agency believes its recently commissioned VISSIM model of the A52 corridor should be used to form the evidence base.

**3.13.18** Rushcliffe CPRE and British Waterways suggest that parking policies should be co-ordinated across the conurbation to achieve consistency so competition between sites is not judged on this basis.

### Officer Response

**3.13.19** Overall, the comments show a good degree of support for the emphasis given to sustainable transport. Although issues have been raised in terms of the effectiveness of the policy in reducing the need to travel, in promoting a clear sustainable transport hierarchy and in ensuring that where necessary public transport schemes are provided early in the build period of new development to ensure that they are fully used. Issues have also been raised with regard to whether the policy is locally distinctive and questions over whether travel plans are enforceable. The safety issue for cyclists and pedestrians has also been raised as one that requires further thought.

**3.13.20** The majority of the comments raised have been addressed in terms of amending the policy to make clearer the locally distinctive aspects of prioritising travel demand management at the top of the hierarchy due to specific capacity issues within the city centre with regard to kerb space for new services. The safety issues for cyclists and pedestrians have been given greater priority in the policy and extra emphasis can be given to steer new development into the locations already best served by sustainable transport choices. The hierarchy of the policy has been clarified to ensure that all sustainable transport solutions are fully investigated before road based solutions are used.

**3.13.21** It is the case that there will be circumstances where sustainable transport choices are not available for new development in rural areas and this is an issue that can be addressed in subsequent DPDs, in line with the principles of sustainable transport policy. The issue of sustainable freight has been considered in Policy 4 (Employment Provision and Economic Development) while the alignment of parking policies will be addressed in Development Plan Documents.

Number of Comments	Number of Consultees
74	46

### List of Respondents

Andrew Martin Associates, Awsworth Parish Council, British Waterways, Confederation Of Passenger Transport UK, CPRE Derbyshire Branch Derbyshire and Peak District Transport, Derbyshire Wildlife Trust, East Midlands Development Agency (EMDA), Erewash, Borough Council - Development Management, GOEM (Government Office for the East Midlands), Home Builders Federation (HBF), Junction 26 Investments Ltd C/o GVA Grimley, Keyworth Parish Council, Leicestershire County Council - Planning Policy, Miller Homes Limited, Miss Sarah McCartney, Mr and Mrs Brian Spencer, Mr Colin Allen, Mr David Thornhill, Mr Jeremy Fenn, Mr Keith Wallace, Mr Martin Smith, Mr Paul Green, Mr Peter McCormack, Mr Chris Kemp, Mrs Emily Benskin, Nottinghamshire County Council, Ms Emma Orrock, Ms Emma Parry, Ms Mary Carswell, Ms Valerie Glew (Erewash BC), Ms Peach, Natural England,

Nottingham City Homes, Nottinghamshire Police, One Nottingham, Radcliffe-on-Trent Golf Club, Risleigh Parish Council, Ruddington Parish Council, Sally Handley, Sandiacre Parish Council, Taylor Wimpey Developments Ltd, The Coal Authority, The Co-operative Group, Tillbridge Developments LLP, Highways Agency, Wheeldon Brothers Ltd

### 3.14 Transport Infrastructure Priorities

3.14.1 Overall, consultees objected to the policy as they did not believe that it was in line with the rest of the document and in particular conflicted with Policy 13.

#### Public Transport

3.14.2 One consultee suggested the inclusion in the policy of reference to bus priority schemes and the emphasis on enabling the NET network as this will enable people in deprived areas to access employment and services.

3.14.3 Other potential schemes suggested that could be included in the policy include the creation of a more frequent rail service and also fast and convenient access to and from airports improving casual and business links to Greater Nottingham. Nottinghamshire County Council also state that the A453 Widening should indicate the route from M1 to A52(T)Clifton to describe it more accurately.

3.14.4 A major refurbishment of Nottingham Midland Station will be required to attract HS2 to Greater Nottingham. However some respondents felt that this should not be put above extracting benefits from the existing transport system. The description of the proposals for 'Nottingham Midland Station Hub' could include capacity improvements to more accurately describe what is included.

3.14.5 Rushcliffe CPRE state that the 'Alternative Options' do not state why options giving a higher priority to public transport, walking and cycling were not considered and believe that this fails to comply with the LDF process.

#### Modal Shift/Behavioural Change

3.14.6 Many, including GOEM, criticise the policy for not including walking and cycling in the list for major transport improvements. It is suggested that 'Site specific smarter choice measures' could be included in the third list and this undermines the sequential list in policy 13.

#### Infrastructure

3.14.7 The funding for infrastructure proposals was raised by a number of respondents. Very few of the schemes have secured funding and are in varying stages of preparation with different degrees of certainty attached to them. There was consensus amongst the House Builders Federation, GOEM, and Nottinghamshire County Council that uncertainty over funding should be acknowledged and a contingency plan should be prepared to address the 'what if?' situation.

3.14.8 Many house builders suggest that the policy should make the source of funding clear, i.e. whether it is publicly funded or developer contributions via CIL or S106. Relying on one source of funding should be avoided and funding is likely to be scarce in the coming years. They also suggest greater flexibility and further contingency because of doubts about the delivery of the SUEs, and therefore they want more emphasis on settlement amendments and a more dispersed strategy.

**3.14.9** The Highways Agency state that the forthcoming 'infrastructure capacity study' and 'Delivery Plan' mentioned in policy 18 should outline the timescales within which transport infrastructure will be delivered and be linked to this policy. Another respondent believes that the policy should refer to the need for further transport modelling.

**3.14.10** A number of objections to the content of the policy were received. One respondent believes that highway improvements will encourage use of the private car which is not environmentally friendly while another states that the use of Green Belt for road building goes against sustainable principles set out by national government. Natural England state that an assessment of green corridors and the natural environment should be made and preserved as much as possible.

**3.14.11** Apart from the mention of the A453 proposal the policy does not address road access to Greater Nottingham which is becoming more isolated from the rest of the country meaning that the business community may chose other locations.

## General Comments

**3.14.12** The approach taken to the Local Transport Plan has been criticised by GOEM as it appears to elevate it to the status of a DPD. They also considered Core Strategies need to be coordinated with the LTP despite the differing timescales.

**3.14.13** GOEM suggests that the policy is vague and not locally distinctive. As drafted it could be viewed as not a policy but a list of potential schemes and the Campaign for Better Transport propose that the policy should be deleted on this basis. Other respondents also believes that the policy conflicts with the DaSTS rationale and does not serve to highlight the importance of transport which is important to justify housing numbers within the whole document.

**3.14.14** Additionally there should be cross references to other policies especially policies 2 and 3 while partnership building was seen as an important way for Government to ensure infrastructure improvements. The statement that new development should not threaten the 'integrity of the transport system as a whole' is unclear and should be clarified.

**3.14.15** The policy states that existing planned public transport and highway improvements included in the LTP and/or Regional Funding Allocations programmes are relatively certain however this is misleading due to the uncertainty in future funding levels. There should also be greater clarity over the status of schemes identified in the 'other schemes' list and there should be a clear statement as to whether these will be promoted.

**3.14.16** Respondents also identified that the policy should:

- Address commercial freight on the River Trent.
- Seek to minimise crime, disorder and anti-social behaviour in new transport systems.
- Deliver improvements to the heavy rail infrastructure.

## Officer Response

**3.14.17** The points regarding the need for the policy to properly reflect the sustainable transport priorities in Policy 13 with a clear priority of funding and timing for schemes are entirely valid, and these points have been addressed when taking the Aligned Core Strategies forward to submission.

**3.14.18** This has been done through closer links to funding priorities as expressed in the Infrastructure Delivery Plan in the context of vastly reduced central government investment in transport schemes. Flexibility has also been built into the Aligned Core Strategies to deal with the failure of any identified infrastructure scheme.

Number of Comments	Number of Consultees
70	52

## List of Respondents

Andrew Martin Associates, Butler, Confederation Of Passenger Transport UK, CPRE Derbyshire Branch, Derbyshire and Peak District Transport, Derbyshire Gypsy Liaison Group, Derbyshire Wildlife Trust, East Midlands Development Agency (EMDA), English Heritage, Environment Agency, Erewash Borough Council - Development Management, Foster, GOEM (Government Office for the East Midlands), Home Builders Federation (HBF), Inland Waterways Association, Leicestershire County Council - Planning Policy, Miller Homes Limited, Mr and Mrs Pratt, Mr Asif Mohammed, Mr Charles Etchells, Mr Gary Trickett, Mr Graham Ewing, Mr Graham Kirby, Mr Jeremy Fenn, Mr Mike Downes, Mr Nigel Perkins, Mr Paul Green, Mr Peter McCormack, Mr Stuart Allen, Mrs Penny Newton, Mrs Shirley Dooley, Ms Alice De La Rue, Ms Emma Orrock, Ms Emma Parry, Ms J Raven, Ms Karina Wells, Ms Patricia Dines, Ms Peach, Natural England, Nottingham City Homes, One Nottingham, Radcliffe-on-Trent Golf Club, Risley Parish Council, Ruddington Parish Council, Sally Handley, Spatial Planning Nottinghamshire County Council, The Co-operative Group, Turley Associates, Victoria TRA, Wheeldon Brothers Ltd



### 3.15 Green Infrastructure, Parks and Open Space

**3.15.1** While there was general support for the principles set out in this Policy a number of respondents including Natural England, Sports England and Nottinghamshire County Council felt that the policy could be strengthened. This would include the following:

- specifically mentioning formal space for sport;
- including reference to Greenwood Community Forest;
- addressing heritage and the historic landscape; and
- adopting a more positive sequential approach.

**3.15.2** Adopting a more positive sequential approach would ensure that the reasons for underuse or undervalued assets were addressed before its release for development was permitted. The protection of the Green Belt was seen as important by members of the public.

**3.15.3** The use of the terms 'primary and secondary' in 15(3) was opposed by many including Natural England and Nottinghamshire Wildlife Trust as it could be seen to only require two functions and indicates that one is more important than another. There was also opposition to the provisions of 15(2b) which allows the need for and benefit of a development to be weighed against the harm it may cause to a Green Infrastructure corridor or asset. It was also recommended that the following change be made to the list of functions in 15(3):

- Add 'enhancement of landscape character';
- Add 'opportunities for environmental public art; and
- Amend e) to read 'climate change adaptation'.

**3.15.4** The issue of access was raised by a number of respondents. Not all Green Infrastructure is equally as accessible due to the sensitive nature of certain sites especially those with biodiversity or scientific value as these could be damaged by the presence of large numbers of visitors. The map of Green Infrastructure corridors shown in the justification to the Policy was seen by a number of respondents including GOEM to be unclear and strategic corridors should be shown on the Key Diagram. It was also highlighted that the term 'major development' should be defined more clearly.

### Officer Response

**3.15.5** Amendments have been made to the list of Green Infrastructure uses to include sports provision, enhancement of landscape character and heritage. It was felt that to change 15(3e) to refer only to adaptation only would unduly restrict the application of the policy. Reference is made to Greenwood Community Forest in 15(2a) and paragraph 3.15.2. It was decided not to include 'environmental public art' in the list of Green Infrastructure uses as this is not a strategic issue. The list is not intended to be exhaustive and does not preclude the provision of environmental public art in appropriate locations.

**3.15.6** Reference to 'primary and secondary' uses has been replaced with the requirement that Green Infrastructure corridors and assets should look to make provision for more than one of the uses identified in the updated list in 15(3). The sensitivity of certain Green Infrastructure assets to public access is discussed in the justification while those assets with the highest level of protection are also addressed by Policy 16 (Biodiversity) or the policy

dealing with the Historic Environment. The Green Infrastructure map has been updated to include strategic Green Infrastructure corridors and the key diagram has been amended to include the strategic Green Infrastructure corridors.

**3.15.7** The provisions of paragraph 15(2b) that the benefits of a development proposal will be considered is an established principle of the planning system and its removal from Policy 15 will not alter this. However, the policy has been amended to clarify that alternative scheme designs should be considered first. Provision has also been made to ensure that steps are taken to explore the potential for underused or undervalued assets to be brought back into full use prior to alternative uses being permitted.

Number of Comments	Number of Consultees
110	63

### **List of Respondents**

Ms Pat Ancliffe; Ms. S Ball Awworth Parish Council; Ms Liz Bank Holmes Antill; Mr Steve Beard Sport England; Ms Mary Carswell Thrumpton Parish; Mrs Carol Collins Rushcliffe CPRE; Ms Alice De La Rue Derbyshire Gypsy Liaison Group; Mr Ian Dickinson British Waterways; Ms Patricia Dines; Mr Mike Downes Barratt Strategic/Westerman Homes Ltd; Mr Gordon Dyne Rushcliffe Nature Conservation Strategy Implementation Group; Mrs Susan Ebbins; Mr Jeremy Fenn; Mr Robert Galij David Wilson Estates; Mr Tom Gilbert-Wooldridge English Heritage; Mrs Sally Gill NCC; Ms Valerie Glew Erewash Borough Council; Mr Ian Goldstraw Derbyshire County Council; Sally Handley Nottinghamshire County Teaching Primary Care Trust; Mr Steve Harley East Midlands Development Agency; Jonathan Harper The Co-operative Group; Ms Caroline Harrison Natural England; Ms Karen Hodgson; Mr Edmund Hopkins Nottingham City Council; Mr Alan Hubbard The National Trust; Mrs Gaynor Jones Jenkins Notts Wildlife Trust; Mr G Joseph; Ms Adrienne Kelly Nottingham City Council; Chris Kemp Keyworth Village Design Statement; Dr Rick Keymer Natural England; Neil Oxby Kinoulton Parish Council; Ms Lorraine Koban; Mrs A Lane British Horse Society; Mr Nick Law Derbyshire Wildlife Trust; Mr Dan Lucas Nottingham City Homes; Miss E M Mackie Elton Parish Council; Mr Peter McCormack Derwent Living; Mrs Christina Morgan; Mrs Penny Newton; Ms Emma Orrock Nottingham City Council; Ms Emma Parry; Mr. J. Potter Ruddington Parish Council; Mr Nick Sandford The Woodland Trust; Mr Martin Smith Ramblers Association; Mr Michael Smith Government Office for the East Midlands; Mr. Michael Snaith Inland Waterways Association; Mr Keith Spencer Dale Abbey Parish Council; Mr James Stevens House Builders Federation; Mr Paul Tame National Farmers Union - East Midlands; Mr Gary Trickett; Mr Malcolm Varley; Mr Keith Wallace CPRE Derbyshire Branch; Mr David Ward Wilson Bowden Development Ltd; Mr Robert Westerman W Westerman Ltd; Miss Naomi Wing Environment Agency; Mr Bob Woollard Andrew Martin Associates; Mrs R M Yousouf; Nottingham Action Group on HMOs; Capital Shopping Centres; Keyworth Parish Council; Crown Estate; Sport England (SE); W Westerman Ltd C/O DPDS Consulting.

### 3.16 Biodiversity

**3.16.1** The aim of protecting and enhancing biodiversity was generally supported by respondents. As noted by Nottingham City Homes improved biodiversity and landscape features contribute to a better quality of life and sustainable communities. The relative weight to be given to biodiversity compared to other issues was identified by the Environment Agency as an issue to be clarified. Other respondents felt that greater weight should be given to biodiversity in development decisions in order to reduce the high rates of habitat loss identified in the East Midlands. Development which safeguards and boosts biodiversity should be supported if compliant with other policies.

**3.16.2** Both GOEM and Alliance Planning felt that the policy added little to and repeated much of PPS9. There was a need for local detail on the type and location of sites needing protection. Details would be needed on mechanisms to achieve this. The creation of new biodiversity features in new development should be promoted but not be a requirement and it should be made clear that habitat creation carries more weight than the enhancement of existing biodiversity. The balance between biodiversity protection and policies addressing housing need requires clarification. PPS9 does not require the need for new development to be demonstrated in non-designated wildlife sites or links. A house builder stressed that biodiversity improvements in new development should be in the context of national guidance e.g. on planning obligations and that linkages to policies 2,3 and 15 should be made clear.

**3.16.3** Nottinghamshire Wildlife Trust believed the policy justification did not convey the purpose of Biodiversity Action Plans in identifying rapidly declining priority habitats and species. Increased biodiversity in new development was essential in meeting Biodiversity Action Plan targets. Reference to the Broxtowe and Rushcliffe Nature Conservation Strategies was required. Some respondents noted the likely loss of biodiversity at Stanton Ironworks (Erewash) and Toton Sidings (Broxtowe).

**3.16.4** The approach to mitigation and the need for a sequential approach was raised by a number of respondents. Rushcliffe CPRE, Natural England and the Environment Agency recommended that mitigation and compensation measures should only be used where there is unavoidable harm, no alternatives are available and the sequential approach has been applied. Alternative scheme designs should be looked at before considering mitigation and compensation which will require criteria to allow assessment of the required levels. The policy needed more detail on how unavoidable harm would be assessed, what new biodiversity features should be required and at what stage of the planning process will non-designated sites be identified.

**3.16.5** However, others including The Woodland Trust and Nottinghamshire Wildlife Trust felt that allowing unavoidable harm and loss from necessary development went against the aims of the policy to increase biodiversity and that all designated sites should be protected including ancient wood land and ancient trees. However, Nottinghamshire County Council felt that the level of protection should be on the basis of the sites international, national or local designation.

**3.16.6** Mitigation should ensure that there is no net loss of biodiversity but that replacement is not sufficient compensation as the new features will rarely have the same biodiversity value of the original natural habitat. Support was also expressed for mitigation over compensation

by Nottinghamshire County Council. Some respondents felt that mitigation was an easy option for justifying development and that wildlife corridors and habitat-rich green spaces need to be provided for the mitigation policy to be effective.

**3.16.7** A number of respondents proposed additions to the policy. These included:

- The use of green roofs in new developments
- The use of hedgerows rather than fences
- Halting the trend to concrete over front gardens
- References to biodiversity being increased by habitat restoration.
- The inclusion of waterways as important for biodiversity and reference could be made in a similar way to Policy 15 Green Infrastructure.
- Greater protection for urban gardens which we seen by some respondents including Nottingham City Council and Derbyshire Wildlife Trust as a key feature for biodiversity
- References to Nottingham City Council's PPG17 Audit, Breathing Spaces and Ambitious for Wildlife documents
- Links to climate change and health priorities
- Sections could be added on both the value of wildlife corridors in species dispersal in response to climate change impacts, and also the need for the appropriate management of retained and created habitats.

## Officer Response

**3.16.8** A number of changes have been made to this policy to reflect the comments received. Key changes include the adoption of a clearer sequential approach, reference to management and maintenance and the inclusion of local examples of biodiversity. Urban gardens have been addressed by a paragraph dealing with non-designated sites.

**3.16.9** In relation to the weight to be given to biodiversity this is a decision to be taken on a case by case basis considering the status of the site and need for development as identified in the policy. It has been clarified that the potential for mitigation is not a consideration when looking at development proposals. Links to other policies including climate change have been included in the justification.

Number of Comments	Number of Consultees
67	50

## **List of Respondents**

Ms Pat Ancliffe; Mr Keith Bentley; Mrs Marion Bryce; Capital Shopping Centres;.Mrs Carol Collins Rushcliffe CPRE; Ms Alice De La Rue Derbyshire Gypsy Liaison Group; Mr Ian Dickinson British Waterways; Mrs Shirley Dooley; Mr Mike Downes Barratt Strategic/Westerman Homes Ltd; Mrs Susan Ebbins; Mr Jeremy Fenn; Mr Keith Fenwick Alliance Planning; Mr Robert Galij David Wilson Estates; Mrs Sally Gill Nottinghamshire County Council; Ms Valerie Glew Erewash Borough Council; Sally Handley Nottinghamshire County Teaching Primary Care Trust; Mr Jonathan Harper The Co-operative Group; Ms Caroline Harrison Natural England; Ms Caroline Harrison Natural England; Ms Karen Hodgson; Mr Edmund Hopkins Nottingham City Council; Dr Richard Hyde; Mrs Gaynor Jones Jenkins Notts Wildlife Trust; Mr G Joseph; Ms Adrienne Kelly Nottingham City Council, Dr Rick Keymer Natural England; Keyworth Parish Council Ms Lorraine Koban; Mr Nick Law Derbyshire Wildlife Trust; Mr Sidney Leleux Risley Parish Council; Mr Dan Lucas Nottingham City Homes; Miss E M Mackie Elton Parish Council; Mr Peter McCormack Derwent Living; Mrs Christina Morgan; Ms Emma Orrock Nottingham City Council; Ms Emma Parry; Ms Peach; Nottingham Action Group on HMOs Mr J. Potter Ruddington Parish Council; Ms J Raven Gotham Parish Council; Ms Chris Read Nottingham City Council; Mr Nick Sandford The Woodland Trust; Mrs Fay Sexton; Mr Martin Smith Ramblers Association; Mr Michael Smith Government Office for the East Midlands; Mr Keith Spencer Dale Abbey Parish Council; Mr Paul Tame National Farmers Union - East Midlands; Mr Gary Trickett; Mr Keith Wallace CPRE Derbyshire Branch; Mr David Ward Wilson Bowden Development Ltd; Miss Naomi Wing Environment Agency.

### 3.17 Landscape Character

**3.17.1** Natural England would like to see Policy 17 expanded to include the retention, protection and enhancement of the landscape. Policy wording should establish the principle of landscape character led consideration of development proposals, emphasise the need for landscape and visual assessment as part of planning applications, and require development to take forward the positive enhancement of landscapes, particularly where landscape character has been degraded. Nottingham City Homes would like to see the retention of existing landscape features where development is in greenfield areas.

**3.17.2** CPRE Derbyshire, English Heritage, The National Trust and Nottinghamshire County Council considered the policy is weak and should be reworded. Landscape character needs to be respected and reinforced when development takes place. Strong policy is needed to ensure that landscape character is not further eroded and is restored and enhanced. Nottinghamshire County Council stated that in all cases development proposals should demonstrate how they have approached landscape character, not just “where appropriate”. The National Trust noted that the words “where appropriate” should be omitted. Nottinghamshire County Council suggested alternative wording to amend the whole of Policy 17. Several respondents suggested alternative texts to amend parts of Policy 17. One respondent stated the policy should be reworded to spell out what protection will be given to Areas of Mature Landscape.

**3.17.3** Government Office for the East Midlands asked whether the policy was necessary as it appears to reflect the national policy and if so the ‘what, where, when, how and who’ questions need to be addressed to make the policy locally distinctive.

**3.17.4** Tillbridge Developments LLP referred to paragraph 2.3.11 (chapter 2) which highlighted that landscape character is now a key influence on new development. Clarification was considered necessary on this issue regarding the weight to be attached to landscape character in the Core Strategy.

**3.17.5** One respondent stated that planning decisions should not be informed by one source. There are other publications on landscape types and geological character in particular areas. Another respondent noted that other characteristics such as canals, natural areas, historical sites and rights of way need to be added to the list in paragraph 3.17.2.

**3.17.6** It was also raised by one respondent that Rushcliffe Nature Conservation Strategy (2010) and Historic Landscape Characterisation (HLC) studies should be included in the list under ‘3.17.7 Local Policies, Strategies and Evidence’.

**3.17.7** One respondent noted that planning should take into account the visual impact and the masking of views from the distance of ridgelines. It was viewed that the policy did not provide clarity over the role and impact of ridgelines in and around Arnold.

**3.17.8** One Parish Council considered that there was no evidence that Landscape Character Assessments had been used in the decisions on development sites. References have been made to the historic landscape of Clifton Pasture and Barton Moor which are in danger of destruction as they are threatened by a proposed Sustainable Urban Extension site.

**3.17.9** David Wilson Estates endorsed the policy but considered the approach needed to be cross referenced with policies 2 (The Spatial Strategy), 3 (The Sustainable Urban Extensions), 15 (Green Infrastructure, Parks and Open Space) and 16 (Biodiversity).

**3.17.10** Nottingham City Homes noted bringing older building and empty buildings back into use should be encouraged. The policy should assist and support this.

**3.17.11** It was raised by a Parish Council that garden space is not mentioned in the policy.

## Officer Response

**3.17.12** This policy has been removed and its constituent elements included in other policies namely Policy 10 (Design and Local Identity, Policy 15 (Green Infrastructure) and the new policy on the historic environment. However, in disaggregating the policy a number of the issues raised in the consultation have been addressed.

**3.17.13** Changes have been made to Policy 15 (Green Infrastructure) to ensure that landscape character is conserved, enhanced or restored in line with the recommendations in the various landscape character assessments covering the area. The policy also allows for the identification of locally valued landscapes which are worthy of additional protection. Policy 10 (Design and Local Identity) addresses how new development should be considered when locating within landscapes while landscapes features with a historic value are considered through the policy on the historic environment.

Number of Comments	Number of Consultees
53	44

## List of Respondents

Ms Mary Carswell Thrumpton Parish Meeting; Mrs Carol Collins Rushcliffe CPRE; Ms Alice De La Rue Derbyshire Gypsy Liaison Group; Mr Ian Dickinson British Waterways; Ms Patricia Dines; Mr Mike Downes Barratt Strategic/Westerman Homes Ltd; Mr Gordon Dyne Rushcliffe Nature Conservation Strategy Implementation Group; Mrs Susan Ebbins; Mr N Foster (Mr D Frudd); Mr Robert Galij David Wilson Estates; Mr Tom Gilbert-Wooldridge English Heritage; Mrs Sally Gill Nottinghamshire County Council; Ms Valerie Glew Erewash Borough Council; Mr Ian Goldstraw Derbyshire County Council; Sally Handley Nottinghamshire County Teaching Primary Care Trust; Ms Caroline Harrison Natural England; Mr Alan Hubbard The National Trust; Mr G Joseph; Mr Paul Kaczmarczuk Barton in Fabis Parish Council; Ms Adrienne Kelly Nottingham City Council; Mr Allan Kerr; Dr Rick Keymer Natural England; Ms Lorraine Koban; Mr Nick Law Derbyshire Wildlife Trust; Mr Dan Lucas Nottingham City Homes; Miss E M Mackie Elton Parish Council; Mr Peter McCormack Derwent Living; Mrs Christina Morgan; Ms Emma Orrock Nottingham City Council; Mr. J. Potter Ruddington Parish Council; Ms J Raven Gotham Parish Council; Ms Chris Read Nottingham City Council; Mr Martin Smith Ramblers Association; Mr Michael Smith Government Office for the East Midlands; Mr Keith Spencer Dale Abbey Parish Council; Mr Gary Trickett; Mr Stephen Walker; Mr Keith Wallace

CPRE Derbyshire Branch; Mr David Ward Wilson Bowden Development Ltd; Mr Peter Winstanley; Nottingham Action Group on HMOs; Capital Shopping Centres; Tillbridge Developments LLP; W Westerman Ltd C/O DPDS Consulting.



### 3.18 Infrastructure

**3.18.1** Most respondents identify that necessary new infrastructure is needed to support new growth. There are a number of comments that the policy lacks any detail as to where new infrastructure will be required and how it will be provided. GOEM were clear that for earlier years details have to be more specific, with the level of detail lessening the further ahead the plan is looking. A number of respondents make the point that an absence of detail, as to how infrastructure necessary to deliver much of the Plan's identified growth, raises doubts over the delivery of large urban extensions. It is suggested that there needs to be greater flexibility and further contingency in relation to growth, with an emphasis on the ability of other settlements to accommodate growth taking account of existing infrastructure. One respondent makes the point that more certainty is required over whether required infrastructure can be delivered before it is assumed that major new development proposals can be delivered (e.g. confirmation of funding for the A453 and the release of land south of Clifton for development).

**3.18.2** Alliance Planning highlights that the Infrastructure Delivery Plan is important to quantify the priorities for infrastructure, and where funding will arise from. They suggest given its importance it should come through a Development Plan Document route in order to be subject to independent scrutiny. GOEM also highlight the importance of a viability assessment to ensure infrastructure is delivered.

**3.18.3** Nottinghamshire County Council identifies that timely delivery of new infrastructure is critical. This will involve delivery partner authorities working together, including in the preparation of the Infrastructure Delivery Plan, and the appropriate mechanisms to collect monies from developers. Specifically, the County Council suggests, in part 3 of the policy, that "councils" be changed to "planning and transport authorities" to ensure that transport requirements are adequately addressed. It is also asked that there is clarification in paragraph 3.18.2 to ensure that there is no suggestion that the County will pick up any shortfall on transport infrastructure schemes.

**3.18.4** Ashfield District Council makes the point that, in relation to the identification in Policy 2 that 4,900 homes will be located in or adjacent to Hucknall, planning obligations or CIL contributions must be applied to secure the necessary infrastructure in Hucknall.

**3.18.5** Specific types of infrastructure were identified by some respondents as requiring references in the policy. English Nature wishes to see inclusion of Green Infrastructure in the policy, with it being clear that resources for the creation and management of Green Infrastructure will be sought as part of infrastructure contributions. One Nottingham comment that there is an insufficient mention of digital technology and infrastructure, particularly given its integral importance to the economic growth of the city. However, some respondents point out that developer contributions towards new infrastructure can only be sought from development where, in accordance with Government circulars, the need for the infrastructure is attributable to that development.

## Officer Response

**3.18.6** It is accepted that the policy lacked sufficient detail and is not locally distinctive enough in relation to required infrastructure to support the Core Strategy's growth proposals. The policy has been amended to make clear that infrastructure necessary to support new development across Rushcliffe is identified in the Infrastructure Delivery Plans (IDP). Moreover, an appendix is included in the Core Strategy to provide a detailed summary of the main elements identified in the IDP as required to deliver the spatial strategy.

**3.18.7** The policy's justification text has also been amended to make clear that the Council will work with other bodies to monitor the provision of services and infrastructure in relation to development growth and to identify any needs and shortfalls in those cases where new infrastructure may not be able to be provided through public finance.

Number of Comments	Number of Consultees
44	40

## List of Respondents

Alliance Planning, Andrew Martin Associates, Ashfield District Council, British Waterways, Butler, Capital Shopping Centres, David Wilson Estates, Derbyshire Gypsy Liaison Group, Derwent Living, East Midlands Development Agency, D.J. Ellison, Erewash Borough Council - Development Management, Mr J Fenn, Foster, Government Office for the East Midlands, Mr P Green, Mr G Joseph, Keyworth Parish Council, Ms L Koban, Miller Homes Limited, Natural England (Ms Harrison), Natural England, Natural England (Mr Keymer), Nottingham Action Group on HMOs, Nottingham City Council (Ms Kelly), Nottingham City Council (Ms Orrock), Nottingham City Council (Ms Read), Nottingham City Homes, Nottinghamshire County Council, Nottinghamshire County Teaching Primary Care Trust, One Nottingham, Ms Peach, Mr and Mrs Pratt, Shire Consulting, Ms J Stone, Taylor Wimpey Developments Ltd, Thrumpton Parish Meeting, Victoria TRA, Wheeldon Brothers Ltd, Wilson Bowden Development Ltd

### 3.19 Developer Contributions

**3.19.1** There is a reasonable level of support for the policy and a general acceptance that new development should be expected to meet the reasonable costs of new infrastructure required as a consequence of what is proposed. There is, however, criticism from a number of respondents in relation to the policy's specific wording.

**3.19.2** Several respondents flagged up that, following the Community Infrastructure Levy (CIL) Regulations being enacted in April 2010, all authorities must now consider whether to introduce a CIL as a mechanism for funding new infrastructure. Others go further, making clear that authorities should definitely or have no choice but to introduce CIL. CIL would enable contributions from developers to more broadly support infrastructure requirements.

**3.19.3** Nottinghamshire County Council identifies that the scaling back of the use of Section 106 Agreements will restrict the use of pooled developer contributions and so a clear strategy needs to be adopted in relation to this. They advocate that use is made of variable CIL rates for different identified zones, rather than a single rate across the entire area. Essentially, this is to ensure that those developments that most need to be supported by new infrastructure contribute most to its funding through CIL. It also asks that certain types of public sector and public service development attract a "nil rate" of CIL. The County Council also flags up the role that district councils will have to play in establishing CIL rates for minerals and waste related development.

**3.19.4** There is some criticism that the policy implies that planning obligations will need to contribute to wider Core Strategies objectives, but that this is unacceptable as funding should specifically relate to the impacts of development only. It is asked that it be made clear that developer contributions will only be sought where new development creates a need for new infrastructure.

**3.19.5** There is also some criticism that the policy sets out that details of planning contributions may come forward through Supplementary Plan Documents (SPD). It is argued that use of SPDs would avoid proper and independent scrutiny.

**3.19.6** One respondent asks that it be made clear that affordable housing schemes should not be expected to meet the costs of planning obligations. Paragraph 3.19.3 refers to the use of thresholds for developments to trigger a requirement for a contribution but there is no indication of how and when these will be determined.

**3.19.7** A number of respondents are critical of any approach to pool developer contributions, with questions raised about the legitimacy of doing so when legally contributions must be directly related to development. There is no justification for charging for the costs of monitoring planning obligation agreements, as Circular 05/2005 only refers to "preparing and completing the planning obligation agreement itself". Costs are covered by planning application fees.

**3.19.8** The following are asked by one or more respondents to be added to the list at para 3.19.2:

- public artwork
- public transport (including services, facilities, marketing and promotion)

- behavioural change measures (e.g. travel plans, marketing, promotion, etc)
- Green Infrastructure creation and management (including wildlife habitats, waterways and water related assets)
- historic environment, including enhancement of historic streets and buildings and improved access and interpretation of key features

**3.19.9** Others feel that the provision of some of the infrastructure listed in 3.19.2 would not meet the requirements of Circular 05/2009 and, as such, inclusion is not justified. For example, shopping facilities, ICT and training and employment of local people.

**3.19.10** At Para 3.19.2, while archaeology does indeed need to be protected and planning obligations are a useful tool to do this, it is listed as 'infrastructure and facilities' when it is neither.

**3.19.11** At Paragraph 3.19.5, Nottinghamshire County Council asks that reference is made to the need for travel plans to be enforceable. The following is suggested for the end of the para. – e.g. "...including the provision of travel plans as a condition and/or planning obligation (including penalty causes)."

**3.19.12** Ashfield District Council makes the point that, in relation to the identification in Policy 2 that 4,900 homes will be located in or adjacent to Hucknall, planning obligations or CIL contributions must be applied to secure the necessary infrastructure in Hucknall.

## Officer Response

**3.19.13** The provisions of the Community Infrastructure Levy (CIL) Regulations, published in 2010, mean that a Council realistically has limited choice but to introduce a CIL. As a consequence of the Regulations, if a CIL is not introduced by April 2014 then the scope of the Council to maximise benefits from developer contributions will be become more limited. Not least, the extent to which developer contributions can be pooled to jointly fund new infrastructure will be restricted if a CIL is not in place at the time.

**3.19.14** As with Policy 18, it is accepted that the policy lacked sufficient detail and is not locally distinctive enough in relation to required infrastructure to support the Core Strategy's growth proposals. The policy has been amended to make clear that infrastructure necessary to support new development across Rushcliffe is identified in the Infrastructure Delivery Plans (IDP). Moreover, an appendix has been included in the Core Strategy to provide a detailed summary of the main elements identified in the IDP as required to deliver the spatial strategy.

**3.19.15** The infrastructure list at paragraph 3.18.2 has been amended where appropriate to take account of some of the suggested additions. Otherwise, the list is not intended to be exhaustive and does not preclude the provision of other necessary new infrastructure requirements. It is not accepted that some of the infrastructure already listed in 3.18.2 would contravene the requirements of Circular 05/2009, and, therefore, the list has not been shortened as a consequence.

Number of Comments	Number of Consultees
63	54

### **List of respondents**

Alliance Planning, Andrew Martin Associates, Ashfield District Council, Awsworth Parish Council, Barker, Bartons Public Limited Company, British Waterways, Butler, Capital Shopping Centres, Confederation Of Passenger Transport UK, CPRE Derbyshire Branch, Dale Abbey Parish Council, David Wilson Estates, Derbyshire and Peak District Transport, Derbyshire County Council - Forward Planning, Derbyshire County Primary Care Trust, Derbyshire Gypsy Liaison Group, Derbyshire Wildlife Trust, Derwent Living, East Midlands Development Agency, East Midlands Housing Association, Ebbins, English Heritage, Erewash Borough Council - Development Management, Fenn, Foster, Government Office East Midlands, Gotham Parish Council, House Builders Federation, Hunter Page Planning, Joseph, Kemp, Miller Homes Limited, Morgan, Ms L Koban, Ms Peach, Nottingham Action Group on HMOs, Nottingham City Council (Ms A Kelly), Nottingham City Council (Ms C Dyer), Nottingham City Council (Ms E Orrock), Nottingham City Council (Ms C Read), Nottingham City Homes, Nottinghamshire County Council, Nottinghamshire County Teaching Primary Care Trust, One Nottingham, Senior Planning Officer Government Office for the East Midlands, Shire Consulting, Sport England, Taylor Wimpey UK Limited, Turley Associates, Victoria TRA, Wheeldon Brothers Ltd, William Davis Ltd, Wilson Bowden Development Ltd

**Appendix 7 Report of Summer  
2011 Housing Provision Position  
Paper and Climate Change Policy  
Consultation and Response to  
Comments**

**Greater Nottingham**  
**Aligned Core Strategies**

**HOUSING PROVISION POSITION PAPER**

**and**

**POLICY 1 'CLIMATE CHANGE'**

**REPORT OF CONSULTATION**

**DECEMBER 2011**





## 1. INTRODUCTION

The Core Strategy will be the key strategic planning document for Greater Nottingham and will perform the following functions:-

- Define a spatial vision for each council to 2028, within the context of an overall vision for Greater Nottingham;
- Set out a number of spatial objectives to achieve the vision;
- Set out a spatial development strategy to meet these objectives;
- Set out strategic policies to guide and control the overall scale, type and location of new development (including identifying any particularly large or important sites) and infrastructure investment; and
- Indicate the numbers of new homes to be built over the plan period.

The Housing Provision Position Paper (HPPP) was produced by Broxtowe, Erewash, Gedling, and Nottingham City Councils. It was published in July 2011 for an eight-week period of consultation<sup>1</sup> from 25th July to 19th September. The purpose of the HPPP was to present the findings of work commissioned by the partner Councils on the Government's 2008 based Household Projections, published in November 2011, and the view of the partner councils that the household provision figures used in the Aligned Core Strategies should continue to be based on those from the East Midlands Regional Plan (2009) and the analysis behind those figures, notwithstanding the impending abolition of that plan.

The Draft Policy 1 "Climate Change" was jointly published with Rushcliffe Borough Council for consultation at the same time. The reason for consulting specifically on a new draft of Policy 1 "Climate Change" was due to the large number of changes made to the policy as a result of comments made on the Aligned Core Strategy Option for Consultation, and focused especially on clarifying the 'Merton Rule' then proposed in the policy.

This report therefore supplements the Report of Consultation (March 2011) on the Greater Nottingham Aligned Core Strategies Option for Consultation, and should be read alongside it.

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<sup>1</sup> 10 weeks for Broxtowe Borough

All comments received during the consultation period have been carefully considered by the Councils. The comments have been taken into account in the publication version of the Aligned Core Strategies to deal with issues identified. Whilst all views are taken into account it is not possible to meet everyone's wishes and aspirations. Difficult choices will have to be made to arrive at a strategy which meets all the needs of the area.

The following takes each question of the HPPP and Climate Change consultation in turn and sets out an overview of the responses received to the consultation exercise. The overview is intended to draw out the key issues raised (rather than addressing technicalities and matters of detail) in order that they can be taken forward, and discussed, through the rest of the Core Strategy development process. There were a few occasions where the consultation responses were factually incorrect or unsupported by available evidence and as such little weight could be given to them in policy wording development. However, many others have been taken into account in the preparation of the final versions of the Aligned Core Strategies.

The Councils have used their best endeavours to reflect the responses made, but reference should be made to the original representations for the full details. The following overview of consultation responses does not specify comments made by individual respondents or seek to offer individual responses to the comments raised, although names of organisations and individuals who made comments are listed at the end of each question.

## HOUSING PROVISION POSITION PAPER

### QUESTION 1: Do you support the proposed approach to housing numbers?

<b>Number of Comments</b>	<b>Number of Consultees</b>
<b>859</b>	<b>859</b>

The vast majority of respondents say that the housing numbers are either too high or too low, but, despite this, a considerable number of people have supported the proposed approach. Some of these do however add that affordable housing should be given precedence and that Green Belt land should be avoided wherever possible.

Those saying that the figures are too high are mainly local residents. They give a variety of reasons in support of their view.

First, they do not think that the housing numbers reflect realistic employment prospects, taking account of the current economic situation. Allied to this, they consider that people would not be able to afford the housing, given problems with obtaining mortgages and the state of the housing market, leading to over-supply and developers “cherry-picking” the best greenfield sites.

Some people also question the need for new housing, as it is claimed that there are thousands of empty properties in the area which should be brought back into occupation first. In addition, a large number of properties are under-occupied. If these were better used, fewer new houses would be required.

The reliability of the population and household projections is also questioned, as they carry forward trends in international migration which are unlikely to continue and do not reflect the current economic situation. Some people also feel that housing should not be provided to accommodate continuing high levels of international migration, which should not be allowed to continue.

Other arguments are around the capacity of the area to accommodate the levels of new housing proposed. These relate to the need to build on Green Belt and high quality farmland, which should be strictly protected, traffic congestion and the lack of infrastructure, particularly schools and healthcare facilities.

Some respondents also feel that new housing figures should not be prepared until the Localism Act is in force, when they should be compiled from the bottom up, looking in more detail at local needs.

One respondent suggested that a shorter plan period of around 10 years should be used to deal with the current uncertainty in the economy and housing market.

Those saying that the figures are too low tend to be developers and land-owners. They say that there is insufficient evidence to support the balanced migration approach and that the Core Strategies will be found “unsound” because of this.

Some cite the draft National Planning Policy Framework (NPPF), published on 25<sup>th</sup> July 2011, as saying that housing figures should be based on objectively assessed needs, which it is claimed the Housing Provision Position Paper does not do. The latest official projections are the 2008-based Department for Communities and Local Government household projections, which should be used as the basis for higher figures. To assume a move from high levels of in-migration to migration being in balance in the short to medium term is unrealistic. Lower delivery in the past should not be used as a reason for not aiming higher in the future, as the failure of the planning authorities to bring forward sites and, in some cases, to keep Local Plans up-to-date, was a major reason for the past low rates of development.

It is also argued that delays in the preparation of the Aligned Core Strategies cannot be considered as a reason for not getting the rationale for housing provision correct. Work on the Partial Review of the Regional Plan and the Greater Nottingham Sustainable Locations for Growth study (February 2010) have shown that higher levels of development can and should be planned for. Also, the Strategic Housing Land Availability Assessments have shown that many sites are available for development.

Others argue that the housing figures do not accord with the Government’s priority for economic development in the Planning for Growth agenda, the role of Nottingham as the region’s capital and a Core City, and the economic aspirations for the city.

Some point out that NPPF specifically says that housing figures should be based upon the assessment of needs in Strategic Housing Market Assessments (SHMAs). The SHMA for Greater Nottingham is out-of-date and should be reviewed as part of the process of producing the Core Strategies.

The NPPF also says that there should be an additional allowance of at least 20% to ensure choice and competition. The Aligned Core Strategies figures should allow for this. In addition, the figures should take account of past unmet housing need, not just future household formation.

Some also say that it is not sound for the Aligned Core Strategies to be progressed on the basis of a housing requirement for the four participating authorities without any understanding about how the requirements of the housing market area as a whole will be met if Rushcliffe and Ashfield decide to plan for lower levels of housing. Coupled with this, are concerns about the effect on areas adjoining Greater Nottingham if lower housing numbers are planned for and this results in increased commuting.

Comments were also made that the HPPP does not acknowledge the projected rise in the elderly population of Greater Nottingham and the associated issues relating to future provision of adequate support and accommodation and that, given the possible delays in the Aligned Core Strategies process, the plan-period should be extended to 2031 to ensure that it covers at least a 15 year period from adoption.

## **Response**

The figures presented in the HPPP consultation are based on those in the East Midlands Regional Plan, rolled forward to 2028 to allow a 15 year plan period from adoption. They are in themselves extremely challenging to deliver, as has been shown by the need for the Aligned Core Strategies to allocate new sites to make up for those where deliverability has proved to be difficult. Nonetheless, the sites are considered to represent a balance between brownfield sites expected to deliver homes later in the plan period, and greenfield sites capable of early delivery.

The evidence commissioned by the councils and included in the HPPP is considered to support the continued use of the Regional Plan housing figures, and therefore a lower housing figure would be inappropriate in terms of the evidence available.

Equally, a higher figure, based solely on the Government's 2008 based household projections, as suggested by some respondents, is also considered inappropriate. As the HPPP itself states, even the figures currently proposed require an uplift over past delivery rates of 24%, so even with a supply of new sites, successfully implementing the Aligned Core Strategies level of housing provision relies on an early return to improved housing market conditions, and a pro-active partnership approach to implementation and regeneration on behalf of the Councils. Given past experience, achieving this delivery will be challenging, but is considered to be achievable over the lifetime of the Aligned Core Strategies.

Proposing even higher levels of provision is not considered to be tenable in terms of delivery, added to which the weight of public opinion expressed through consultation exercises, which came out forcefully in favour of lower growth figures, would be further strengthened if even higher provision levels were to be proposed. Higher levels of housing provision would also require further testing against infrastructure and environmental capacity meaning large parts of the evidence base would have to be revisited. This in turn would put back the implementation of the Aligned Core Strategies, and therefore put at risk its strategy and the early delivery of the housing already being planned for.

As a result, the councils continue to conclude that the housing provision figures in the Aligned Core Strategies should be based on those contained in the East Midlands Regional Plan. A Housing Background Paper will be prepared to assist the Examination and to set out in more detail the Councils' approach to housing provision.

## **HOUSING PROVISION POSITION PAPER**

### **QUESTION 2: Do you support the proposed approach to distributing housing?**

<b>Number of Comments</b>	<b>Number of Consultees</b>
<b>759</b>	<b>759</b>

Although many of respondents do not support the proposed approach to distributing housing in terms of the split between the various Councils (which was not part of the consultation) there is general support for urban concentration (though not urban sprawl or joining up urban areas) and support for flexibility for Councils to direct growth to more sustainable settlements away from the Nottingham built-up area, especially those that have regeneration need including West Hallam, Kimberley, Eastwood and east of Borrowash.

The vast majority of respondents were Broxtowe residents and organisations who feel the number of dwellings required in Broxtowe is too high. Many of the Broxtowe responses considered that the housing should be more equally distributed across the Borough with many against development at Toton.

There is general support for brownfield development with some respondents advocating a 'brownfield' first principle. There is also general support for greater protection of the Green Belt and greenfield sites.

Many state that the rigid targets for the proposed distribution of development between Principal Urban Areas (PUAs) and non-PUAs set out in the Regional Plan is too inflexible and therefore support the more flexible approach taken by the councils.

Several respondents state that the decisions should be made more locally.

Some state that the Gedling requirement was too low, whilst others state it is too high and that Mapperley Golf Course should not be allocated (this was the subject of a local consultation in Gedling Borough).

Some respondents state that more account should be taken of the Appraisal of Sustainable Urban Extensions Study, the Greater Nottingham Sustainable Locations for Growth and the Nottingham - Derby Green Belt Review, 2006, undertaken by Derbyshire and

Nottinghamshire County Councils in determining appropriate locations for housing development.

Several responses state that the distribution should be determined in the light of environmental capacity overlain by broader sustainability issues in particular the relationship between the location of jobs, housing, high capacity public transport routes and local services e.g. schools and leisure facilities.

A response states that there is a serious prospect that the Councils will not, in combination, plan for the housing levels they themselves have deemed necessary. On a related note, another respondent considered that the omission of Rushcliffe from the coordinated approach to housing provision in the Aligned Core Strategies is inadequate.

## **Response**

There is a significant level of support for a more flexible approach to the distribution of development within council areas than the prescriptive approach set out in the East Midlands Regional Plan. The Councils consider this approach is also supported by more recent evidence, and in the viability issues that have slowed the delivery of some key sites on which were assumed within the Regional Plan figures such as at Gedling Colliery/Chase Farm in Gedling. Accordingly, Policy 2 of the Aligned Core Strategies includes a less prescriptive approach, allowing for the development in the rural areas that reflects the availability of development land within each Council area, but maintains the overall policy thrust of urban concentration with regeneration.

## List of Respondents

3663, Aldergate Property Group, Awsworth Parish Council, Beeston & District Civic Society, Bramcote Surgery, Breaston Parish Council, Brinsley Parish Council, Broxtowe Borough Council (officer response), Broxtowe Conservatives, C/o Featherstones Land and Planning, c/o Greasley Parish Council, C/o Nick Baseley, Ian Baseley Associates, C/o Pegasus Planning, C/o Stephen Heathcote, Bakewell & Partners, Calverton Parish Council, Campaign to Protect Rural England (Nottinghamshire), Catesby Property Group, Cemex, Chatsworth Motors, City Council Nottingham, Council for the Protection of Rural England (CPRE) - Nottinghamshire Branch, Crawford & Co, Dales Fabrications Ltd, Deancoast, Derby Growth Point (Amber Valley BC, Derby City and South Derbys), Derbyshire County Council, Derbyshire County Council, "East Midlands Ambulance Service, East Midlands Ambulance Service", East Midlands Housing Association, Emery Planning Partnership, English Heritage (East Midlands), Environment Agency, Featherstones Land and Planning, Friends of Brinsley Headstocks, Friends of Toton Fields, Garage business, General Practice, George Spencer School, Giltbrook Care Home, Greasley Parish Council, Home Builders Federation, IAG UK, Insurance, J McCann & Co (Nottm) Ltd, Junction 26 Investments Ltd C/o GVA Grimley, Landridge Homes Ltd C/o Geoffrey Prince Associates Ltd, Langham Park Developments C/O Cerda Planning, Leicestershire Police, McCarthy and Stone Retirement Lifestyles Ltd, Messrs D S & J Robinson, Miller Homes, Miller Homes, Miller Homes C/O Pegasus Planning Group LLP, MOD, Mr D Frudd, Newson Gale, NHS, Nottingham City Airfield, Nottingham University Hospital Trust, Nottinghamshire County Council, Notts Fire & Rescue Service, Nuthall Parish Council, Ostomart Ltd, Pastures Community Church, Peter Brett Associates LLP, Peveril Securities C/O Signet Planning, Public Health, Primary Care Contracting and

Clinical Commissioning Group Acute Contracts, Public Response, Radcliffe on Trent Parish Council, Ravenshead Parish Council, Red Cross, Ridewise, Robinson No 3 Trust, SABRHE, Saint Gobain , Severn Trust C/o GVA Grimley, SLP, South Nottingham College, Sport England, St Modwen Developments Ltd, ,Stapleford Town Council, Taylor Wimpey UK Limited, Tesco, The Co-operative Group, The Nottingham Trent University, The Ramblers', The Theatres Trust, Trowell Moor South Landowner (C/o Savills), Trowell W I, UK Property Partnership, UK Property Partnership Ltd C/O Pegasus Planning Group, University of Nottingham, W Westerman Ltd, West Hallam Parish Council, Westerman Homes C/O Holmes Antill, Whyburn Group (C/o John Holmes), William Cook, Wilson Bowden Developments Ltd, Ms Pat Ancliff, Wheeldon Brothers, Mr Norman Packham, Mr and Mrs Peacock, Mr David Handm, Mrs Suzanne Sladen, Mrs Anita Lawton, Mr Andrew Birch, Mrs Sam Woolley, Mr David Butcher, Mr & Mrs Michael & Shirley Tarry, Mr David Cherrett, Mrs Cathy Cherrett, The Girls' Day School Trust, Mr Potter, Colin Raynor, Mr Terrence Hallam, Whyburn Group, Clifton Landowners, Nottingham City Airport Plc, W Westerman Ltd, Councillor R Jackson, Councillor E Kerry, Councillor L A Ball, Councillor M Handley, Councillor F Prince, Councillor M Brown, Councillor J M Owen, Mr M G Rich, Mrs J Collins, Mr Roger Wickins, Mr J Atkinson, Mr Colin Barson, J H Ellis, Mrs A E Hawsworth, Mrs Beryl Bickerstaffe, Mrs Sylvia Prince, Mrs R Barton, Mr K G Burt, Mrs J A Smith, Mrs D A Mulcahy, Ms Lynne Talbot, Mrs Christine Downes,,Mrs Eileen Hall, Mr P Gibbs, Mrs Pamela Smith, Mr William H Topps, Mrs B E Gill, Mr & Mrs D Fazey, Mr G Benner, Mr D Middleton, Dr P Robinson, Mrs R Dyer, Mrs P A McLennan, Mrs B.E. Jackson, Messrs J, D, J & I Wild C/o Ian Baseley Ass, A Hooton, R S Lodge, E J Roe, Mr R W Roe, Mr David Lawson Howley, Mr & Mrs Francis Noble, Mr R Medford, Mr S Robinson, Mr Brian Rowley, D J Pearson, Louise Hurst, Mrs Susan Collins, Mr R Pierrepont, A J Rampton, Mr Graham Avan Whileman, Councillor K.E. Rigby, Andrew Clark, Mrs S Burton, Mrs B Adams, Martyn Cabbage, D.J. Davies, J Davies, Mrs Gillian Elsom, Ms C Cherrett, Mr D Cherrett, Lyndon Sheppard, Ms Sara Hall, Mr C Roberts, Ms S Morley, Mr M Davis, Ms G Neil, Mr J Ruben, Mr David Greenhalgh, Mr M Plampin, Mr P Collins, Mr C Carter, Mr J Steedman, Mr G Lockwood, Mr Peter Wreford, Mrs Lisa Kinsey, Mr Martin Tuffs, Mr John Erswell, Miss Jean Carpenter, Mrs M Barry, Mrs Joyce Chisholm, Mrs Celia Redgate, Mr Laurence James-Davies, Mrs Gwynneth Weston, Mrs Elaine Johnson, Mrs K Davis, Dr M Whitaker, Mr Vincent Fowler, Miss M J Hopkinson, Mrs Christine Barson, Mr Malcolm Bowmar, Mrs Margaret Dolphin-Rowland, Mr James Dolphin-Rowland, Mr Mike Hunter, Mrs Sheila Tivey, Mr William John Campbell, Mr Neil Topliss, Mrs Elaine Annable, Mr Christopher Hall, Mr Nick Gensler, Mrs Jennifer Page, Mrs Meryl Topus, Mr David Woodhead, Mr Trevor Westbrook, Mrs Jacqueline Gibbs, Mrs Alison Mitchell, Mr David Gill, Mr Kenneth Scott, Mrs Denise Fogg, Mrs Lyn Harley, Mrs Audrey Da Bell, Mr John Da Bell, Mr Trevor Brown, Mr Paul Russell, Mr Brian Parkes, Mrs Sandy Storey, Mr Terence Haycock, Mr Neil Dodsworth, Mr Julian B.S Kinsey, Mrs Ann G Kinsey, Mrs Samantha Wagland, Miss Sylvia Coles, Mr Grant Grinham, Mrs Yvonne Mackie, Mrs Alison Anderson, Ms Jayne Baumber, Mr Andrew Butler, Ms Jennifer Chappel, Mr John Fielder, Mrs Janet Golds, Mr Barrie Gregory, Mrs Christine Harlin, Chris Harrison, Miss Victoria Haslam, Mrs Sally Holowka, Mrs Joy Hill Mr Matthew Popow, Mrs Barbara Bakewell, Mr Stephen Bakewell, Miss Holly Booth, Mr John Collins, Mrs Mavis Daykin, Mr Norman Lewis, Mrs Joan Roche, Mr Weston Vacciana, Mrs Jane Vacciana, Mrs Jayne Steed, Mrs Esther Storey, Mr Martin Turville, Mrs Catherine Wormald, Mr Phil Wormald, Mr Terence Batham, Mr Ernest Brooks, Mr David Kenneth Brough, Mr Ainslie Carruthers, Mrs Hiroko Clarke, Mr Alan Donovan, Mr David Gatehouse, Mrs Y Gibbons, Mr B Gibbons, Mrs Lynn Hoskins, Mr Miles Newbold, Mr Kenneth Porter, Ms Sue Robson, Miss Maria Weston, Miss Emma Wickins, Mrs Peggy Wickins, Miss Rachael Wright, Mr B Davis, Dr P Bansal, Mrs Julie Bryant, Councillor S Rowland, Mr P Simpson, Councillor D Grindell, Mr Dennis Brown, Miss Patrice Thompson, Miss Doyin Adesokan, Miss



Luisa Caceres, Mrs Brenda Jones, Mrs Margaret Pass, MR Bernard Pass, Mr John Pass, Mr Darren Fogg, Miss Kirsty Fogg, Miss Wendy Fantom, Miss Kirsten Taylor, Miss Sarah Downes, Miss Josie Downes, Mr & Mrs Nick & Hazel Treadway, Mrs Jane Mitchell, Mr Philip Larkin, Mrs Rosemary Larkin, Mrs Margaret Curtis, Professor John Peberdy, Mr Alan Hunt, Mr Nathan Wiles, Mrs Jennifer Wells, Mrs Dee Lambley, Mr Edwin Lambley, Mr Graham Littleton, Mr Brian Littleton, Mrs Maureen Littleton, Mrs June Maureen Newton, Mrs Christine Fielder, Mrs Elizabeth Burke, Miss Joyce Booth, Mrs Helen Bramley, Mrs Eileen Dexter, Mrs Helen Wright, Mrs Janet Copley, Mrs June Lee, Mr Alan Playford, Mrs Debbie Kings, Ms Tracey Lambert, mr Peter Ball, Mrs Hannah Roberts, Mr Gary Smeardon-White, Mrs Dee Roe, Mr David Berriff, Mr Neil Marshall, Mrs Andrea Simpson, Mr William Worton, Mr Glynn Smith, Mr Ian Edge, Mrs Lisa Morgan, Miss Carol Nutting, Mr Trevor Bowen, Mr Phillip Singer, Mrs Dawn Scott, Mr Scott Buxton, Mr Greg Gibson, Mrs Nicola Gibson, Mrs Tracey Higginbottom, Mrs Jill Griffin, Mr Andrew Captstick, Mrs Jenny Webb, Mr Paul Strickland, Mrs Joan Sanders, Mr David Frisby, Mr D Walker, Mr John Hooley, Dr Joanna Wells, Mr Roger Simpson, Mr John Berry, Mrs Karen Barker, Ms Bev Cameron, Mr Leslie Flowerdew Mr Michael Holloway, Mrs Cherril West, Mr Stephen Saunders, Mr Colin West, Mrs Lynda Blackburn, Mr Alex West, Miss Briony Huckerby, Mr George Neely, Mrs Sue Baldwin, Mr Anthony Blackburn, Mr Graeham Oldham, Mr Paul Wardle, Mrs Victoris Syson, Mr Garry Williscroft, Mrs Zoe Allen, Mrs Anna Douglas, Mr A Coombes, Miss Courtney Town, Mrs Patricia Marriott, Mrs Margaret Robinson, Mrs Rachel Bramley, Mr Alan Reed, Mr Neil Hutchinson, Mrs Debbie Farmer, Mrs Rebecca Browne, Mrs Jane Klymowskyj, Mr Marvin Hall, Mrs Lynn Hall, Mr Peter Klymowskyj, Mr John Cunningham, Miss Sarah Shaw, Mrs Moya Anthony, Ms Amanda Booth, Mr Marcus Booth, Mr Roger Brown, Mrs Carol Harrison, Joanne Wardle, Ms Michelle Teo, Miss Catherine Hall, Miss Alicia Spibey, Mrs Marilyn Nice, Mrs Gemma Thompson, Ms Jasmine Booth, Mr Johnny Cheung, Mr Gareth Williams, Mr Steven Brister, Mr David Wilson, Mrs Hilary Corbett, Miss Rebecca Spencer, Mrs Patrisha Town, Mrs Helen Spencer, Mrs Penny Higgins, Mrs Heidi Hunt, Mr Peter Wright, Mrs Michelle Ritchie, Miss Hannah Farmer, Mrs Karen Winson, Mrs Heather Wright, Mrs Janet Barton, Mrs Anita Thompson, Mrs Christine , McGrath, Mr Philip Gabriel, Mr Geoffrey Barker, Mrs Catherine, Miss Laura Gent, Mrs Jacqui Hall, Liam Gent, Mr Brian Gent, Mrs Helen Gent, Mr Alan Binder, Mr Anthony Groom, Mrs Kay Smith, Mr Neil Forrest, Mr Justin Tulip, Mrs Linda Marshall, Dr Frazer Pearce, Mrs Esther Horsley, Mr Ian Naylor, Miss Rachael Morris, Mr Scott Anderson, Miss Katie Anderson Mrs Marie Gildea, Mr Michael Gildea, Mr Ian Holland, Graham Wormald, Mrs Denise Ryder, Mr M Ryder, Janice Halford, Mr Ian Spibey, Mrs Joan Hickling, Mrs Sarah Gibson, Mrs Judith Newton, Mrs Susan Vale, Mr Matthew Cotton, Mr Zane Gibson, Mrs Erica Matthews, Mrs Kelly Harding, Mr Peter Vale, Mr Rodney Harding, Mr John Rice, Mrs Wendy Rice, Mr Robert Willmott, Mrs Samantha Perera, Mr John Westwood, Mrs Katharine Siimpson, Mr David Mclennan, Mrs Susan Rutland, Chris Sherwin, Mr Chris Cook, Mrs Yvette Cook, Mr Frederick Wright, Mr Kevin Hines, Mrs Priscina Mary Hallam, Mrs Gwendoline Ann O'Connor, Ms Suzanne Paradine, Mrs Sally Naylor, Mr Neil Bruce, Mr Mark Callaghan, Mrs Emily Dougan, Mr Shane Cooper, Mrs Janet Willins, Mr Robert Holden, Mr David Stone, Mrs Nicolette Tate, Mr Derek Whitham, Mrs Suzanne Whitham, Mr Cristoir Cooper, Mrs June Purdy, Mr Robin Hallam, Mr John Quigley, Mrs Lorraine, Mr Doug Gibbs, Mrs May Cliff, Mr Jamie Robertson, Mr David Harper, Ms Irene Tellmann, Mr Kenneth Phillips, Mrs Carol Gregory, Mr Andrew Palmer, Mr Philip Dann, Mrs Gill Stone, Mr Robert Bryant, Mr Ian MacKenzie, Mr Andrew Steed, Mr David Nash, Mr Michael Anson, Mr Sam Davies, Mrs Jackie Spencer, Mr P Wiles, Mr Leon Stevens, Mrs Janya Agbure, Mr & Mrs Paul & Michelle Fusco, Mrs Gemma Pettifor, Mr Ian Turner, Mrs Shirley Simms, Mrs Jill Savage, Mr David Savage, Mr Gordon Fotheringham, Mr Chris Burton, Mrs Pauline Wright, Mr Shane Quigley, Mr Roy Course, Ms Nora Harper, Mrs Jane Fletcher, Mrs Carol Davis, Mrs Linda Robson, Mrs Lynn Fletcher,

Mr John Fletcher, Mrs Rosalie Nash, Mrs Wendy Holmes, Mrs Jennifer Egglestone, Elaine White, Mr Roy Wright, Mrs Ann Elizabeth Crampton, Mrs Susan Coulton, Miss Sarah Coulton, Mr Gerard Clowes, Mr Steven Sims, Mrs Linda Robertson, Mrs Maureen Tomlinson, Miss Sarah Richardson, Mr James Cook, Mr Martyn Cook, Mr John Race, Miss Liz Gibson, Mrs Carol Holman, Mrs Emma Whileman, Ms Denise Wright, Mr Grant Badman, Mr Peter Champion, Mr Dennis Smalley, Mrs Christine, Mrs Betty Brooks, Mr William Granger, Mrs Karen Butt, Mrs Julie Spibey, Miss Georgina Spibey, Mrs Joyce Buxton, Mr & Mrs Terence & Sharon Hill, Mr Graham Worsley, Mr Brian Hughes, Mr Thomas Hopkinson, Mrs Rosemary Moore, Miss Lizzie Hurst, Mrs Irene Marshall, Mr Terence Buckley, Mr Kevin McKernan, Mr Paul Bailey, Mrs Jacqueline Donnison, Mr Andrew Donnison, Mrs Valerie Wakeling, Mr James Wakeling, Mr Dennis Waldron, Veronica Johnson, Mr & Mrs K.G & M.R , Mrs Doreen Charlton Mrs Phyllis Swift, Mr Brian Charlton, Miss Janet Ellis, Mrs Maureen Ellis, Mrs Joanne Watson, Mr Gregory Frogson, Mr James Millichip, Mrs Fiona Palmer, Mrs Lynne Tan, Mr William Nowley, Mr Malcolm Watson, Kamni Sood, Ms Carole Oldfield, Mr Mark Reveley, Mr Richard Deeley, Mrs Fiona Wooley-Garbett, Mrs Lynn Hall, Mrs Cheryl Herron, Mr Anthony Garbett, Mrs Vicky Reek, MR Pete Reek, Ms Tracey Jolley, Mrs Megan Cowell, Mr John Cowling, Mr Mark Bennett, Mrs Nicola Cooper, Mrs Sarah Bower, Mr Paul Randall, Mr Johnson Jones, Mr Moses Dang, Mrs Mary Holliss, Mr Martyn Scott, Mrs Maralyn Staniforth, Mrs Christine Clarke, Mr Michael Edmondson, Mr & Mrs Derek and Irene Watson, Mr David Leighton, Mr & Mrs Robert & Irene Smith, Mrs Mavis Wright, Mrs Yan Beviss, Mr Paul Matthews, Mr Graham March, Miss Sonya Fletcher, Mrs Joan Fletcher, Mr Terry Clark, Mrs Sarah Valentine, Mrs Josephine Champion, Miss Rita Nwosu, Mr Tim Dawson, Mrs Debbie Graham, Mr Tom Egglestone, Mr Andrew Graham, Mrs Maria Giles, Mrs Angela Smith, Mrs Beverley Rissell, Mr John Ledger, Mr Arron Enever , Miss Aisling Cooper, Mr and Mrs Bret and Susan Smith, Mr and Mrs Rebecca and Malcolm Barke, Mr and Mrs Kathryn and Vaughan Price, Mr Wayne Harvey, Mrs Joyce Daff, Mr Brian Enever, Mrs Ruth Metcalf, Mrs Tracey Frith, Mr Anthony Coates, Mr John Rhodes, Ms Noreen Sisson, Miss Elizabeth Sisson, Mr Gary Haslam, Mrs Glennys Coates, Mrs Janet Enever, Mrs Andrea Barker, Mrs Nicki Agalamanyi, Mr Brian Brown, David Southy, Mrs Konnie Lloyd, Mrs Ann Taylor, Mr Stephen Taylor, Miss Kerry Taylor, Mr Christopher Clarke, Mrs Lisa Harvey, Mrs Amanda Haslam, Mrs Christine Noonan, Miss Shani Bright, Mrs Janet Smith, Mrs Mary Hutsby, Mr Stanley Cooke, Mrs Jean Oxley, Mr Nigel Richard Williamson, Mrs Margaret Silveson, Mr Jean Freestone, Mr Trevor Higgins, Mr Gerald Griffin, Miss Norma Gregory, Mr Barrie Paling, Mrs Glenis Paling, Mrs Deborah Oldham, Mrs Melissa Rigley, Mrs Virginia Hart, Nigel Lowe, Mr Andrew Aylott, Mr Gary Cook, Miss Claire Walker, Mr Richard Camm, Mrs Michelle Wright, Mr David Smith, Mr Phil Seaton, Mr Darren Rigley, Mr Stanley Harding, Mr and Mrs B and M Colaluca, Mrs Frances Harding, Mr Andrew Pearce, Mrs Janet Hand, Mr Eugene McCarthy, Mrs Glennis Lewis, Miss Eloise Collins, Mrs Rosemary McCarthy, Miss Francesca Collins, Mr John Hutchinson, Mr Alan Longhurst, Mrs D Williams, Mrs Christine Longhurst, Mr John Lowe, Mrs Joanna Spray, Mr Gary Fantom, Dr Jitendra Patel, Mr Simon Jackson, Miss Karen Shepard, Mr James Harvey, Mrs Joanne C Ellison, Mr Shay Pearson, Mrs Jacqueline Pearson, Mr Andrew Berry, Mr Paul Cook, Mr Michael Layton, Mrs Clare Jarvis, Mrs Amy Hallam, Mrs Joan West, Mr David Hopkinson, Mrs Janet Hopkinson, Ms Josie Owen, Mr Ivan Ellicock, Mrs Gillian Ellicock, Mr Martin Ellicock, Mr Michael Dinsmore, Mr Andrew Gee, Mr Gareth Smith, Mr Brian Wilkinson, Mrs Pauline Dawkins, Mr Terence Dawkins, Mr Frank Tinklin, Mr Stephen Barnshaw, Mrs Margaret Collins, Mr Glynn Collins, Mr Colin Ward, Mrs Jacqueline Ward, Mr Andrew Marshall, Mr Brian Watson, Dr Adrian Bates, Mr Malcolm Vale, Mr Richard North, Miss Laura Vale, Mr Andrew Simpson, Mr & Mrs Phillip & Diane Jones, Mr & Mrs Gerald & Margaret Westrat, Mr James Pike, Mrs Susan Pike, Mr L I J Letford, Miss Audrey Josephs, Mr David Butler, Mr Allan Baxter, Mrs Marita Baxter, Mrs Carol Pine, Mrs Jane Maher, Mr John

Maher, Mr Sean Elliott-Maher, Mrs Sarah Lines, Mr Steven Lines, Mrs Zada Snape, Mrs Joan Simpson, Ms Ann Codner, Mr Mark Green, Ms Anna Green, Mr Connor Green, Ms Erin Green, Betty Godfrey, Mr Graham Godfrey, Mr Alfred Bicknell, Mrs P Barton, Mr John Airey, Mr Janek Kuculyma, Mr Maurice Buxton, Ms Linda Fisk, Mrs Vera Marie Brister, Mrs Joyce Whileman, Mr K Hourd, Mr Christopher Shaw, Mr Paul Woollam, Kathryn Harrison, Mr Donald Kenneth Brister, Mrs Sandra Swain, Mr Peter Davis, Mrs Joan Davis, Mrs Margaret Stannard, Dr Heather Stapel-Powell, Miss Kelly Brogan, Mr James Steed, Mr Ashley Dunn, Mr James Hodgkinson, Miss Gill Thomas, Mr John Malcolm Newton, Mrs Jacqueline Holmes, Mr Keith Mason, Miss Ruth Pavelin Mr Stephen Foster, Mr Edward Dexter, Mr James Ralph Moulton, Mr Urwin Robert Thackery, Mr Albert Purdy, Mr Russell Coupe, Miss Anna Frost, Mrs Caroline Borg, Mr Clayton Borg, Mr Dean Borg, Mrs Gill Woodhead, Mr Jeffery Gould, Mr Geoff Smith, Miss N Gadsby, Miss Alex Lodge, Mrs Julie Ralphs, Mr Lewis Anderson, Master Laurence Collins, Mr Andrew Baguley, Mr C Dacey, Mrs Marion Mitton, Mr Matthew Hill, Mrs P Dacey, Mr and Mrs John Whyley, Mrs Helen Suffield, Mrs Lindsay Groom, Mr Peter Knight, Mrs Barbara Wing, Mr Kevin Edwards, Mrs Louise Silvey, Mrs Anjali Pandit, Mr Simon Woodroffe, Mr Graham Taylor, Mrs Alexandra Barto-Smith, Miss Melissa Chelliah, Mr Craig Beech, Mrs Emma Ojapah, Mr Chris Birkin, Ms Sylvia Shafto, Mr Tom Lewis, Mrs Maureen Porter, Mr John Thorpe, Mr Stephen Butt, Mr John Gatehouse, Mrs Doreen Moulton, Mrs Vivien Gatehouse, Mrs Weiner Samuels, Mrs Pauline Lewis, Mrs Amanda Verran, Mr Neil Verran, Mrs Lynda Thorpe, Miss Rosalie Precious, Mr Roy Taylor, Mrs Eugenie Taylor, Miss Megan Plampin, Mrs Marcheta Plampin, Mr & Mrs G & M Williams, Miss Annabelle Adelman, Mrs Jackie Earnshaw, Mr Michael Passmore, Mrs Julia Caroline Passmore, Mr D Robinson, Mr Mark Beevers, Councillor Hazel Charlesworth

## **POLICY 1 CLIMATE CHANGE**

<b>Number of Comments</b>	<b>Number of Consultees</b>
<b>612</b>	<b>612</b>

While there was reasonable support for the revised climate change policy in principle, a number of respondents advocated changes to the policy's detail. A sizeable group of respondents did, however, object to the policy but without necessarily giving the reasons why the policy is inappropriate or inadequate. In most cases, this is from individuals who have done so alongside also objecting to site specific development proposals in Broxtowe.

Generally there has been support for the aims of the policy from public sector organisations, such as Natural England, and from environmental pressure groups, although some consider that the role of the natural environment in mitigating and adapting to climate change should be further emphasised in the policy. English Heritage still maintains that the policy does not adequately address the possible negative effects of climate change mitigation and adaptation on the character and appearance of the built and historic environment.

The Environment Agency and others welcome the emphasis placed in the policy on the efficient use of water, particularly given the potential threat to water resources arising from future climate change.

The development industry generally objects to the policy on the grounds that it is confused and does not reflect Government guidance relating to climate change mitigation and adaptation measures associated with new development. In particular, criticism comes from the Home Builders Federation who object to the policy on the basis that it is not in line with the national definition of zero carbon; that it appears to confuse the Government's stepped programme towards zero carbon homes from 2016 onwards with the Code for Sustainable Homes; that the way in which targets are expressed is extremely unclear; that it is contrary to Government guidance that requires controls under the planning, building control and other regulatory regimes to complement and not duplicate each other; that it proposes to exceed 2006 Building Regulations targets for carbon reduction without providing required evidence to demonstrate that targets are viable; and, finally, that there is no explanation of how targets for unregulated emissions can realistically be achieved and monitored.

A number of respondents advocate the adoption within the policy of a hierarchical approach to minimising carbon dioxide use, with the emphasis placed first on the need to reduce energy demand before then maximising the use of low or zero carbon energy systems.

One respondent emphasised the importance of farms in supporting renewable energy generation (solar, wind, biomass and anaerobic digestion) and asked for the policy to be strengthened in this respect. Similarly, other respondents felt that further emphasis needs to be given within the policy to the importance of decentralised renewable energy generation and the capacity of the plan area to accommodate such systems.

In relation to flooding, the Environment Agency has asked, in light of the Government's consultation on the draft National Planning Policy Framework, that the policy should be reviewed to ensure that it can stand on its own merits. The Agency's position is effectively that the policy should no longer refer directly to PPS25 given that the PPS is to be replaced by the NPPF. Moreover, as the NPPF may well not have the same degree of detail in respect of flood risk as is currently included in PPS25, then policy 1 will need to be able to adequately cope with this. There is criticism from another respondent that there is no justification even in exceptional circumstances to allow new development to take place in areas of identified flood risk.

## **Response**

Having considered the responses to the consultation, and the recent announcements from Government regarding the definition of zero carbon, in particular the fact that unregulated emissions are not included, the councils concluded that the policy should advocate the 'energy hierarchy' rather than a Merton Rule. The policy has been redrafted accordingly. The Merton rule may still be applicable in some situations (the City Council applies one for major development), however, a range of solutions are likely to be appropriate, and these may vary between council areas. Bearing this in mind, together with the rapidly changing policy around climate change, it is considered that more detailed implementation guidance in the form of Local Development Documents should be prepared by each Council.

So far as the comments of English Heritage are concerned, the draft NPPF is clear in this regard, stating that development of or affecting historic assets, which include measures to address climate change, will need sensitive treatment to ensure the impact will not cause material harm to the asset or its setting, unless this harm is outweighed by the proposal's wider social, economic and environmental benefits. These comments are included in the justification text.

The policy has also been redrafted to avoid explicit reference to PPS25. Reference remains in the justification text to national guidance, in order to avoid a long explanation of the 'exception test'.

## **List of Respondents**

A Coombes, A E Hawksworth, A Hooton, Ainslie Carruthers, Aisling Cooper, Alan Donovan, Alan Hunt, Alan Longhurst, Alan Playford, Alan Reed, Albert Purdy, Alex Lodge, Alex West, Alfred Bicknell, Alicia Spibey, Alison Anderson, Allan Baxter, Amanda Booth, Andrea Barker, Andrea Simpson, Andrew Berry, Andrew Butler, Andrew Captstick, Andrew Clark, Andrew Donnison, Andrew Gee, Andrew Marshall, Andrew Palmer, Andrew Pearce, Andrew Simpson, Andrew Steed, Angela Smith, Anita Thompson, Anjali Pandit, Ann Codner, Ann Elizabeth Crampton, Ann G Kinsey, Ann Taylor, Anna Douglas, Anna Frost, Anthony Blackburn, Anthony Coates, Anthony Garbett, Arron Enever, Ashley Dunn, Audrey Josephs, Awworth Parish Council, B and M Colaluca, B Arnold, B E Gill, B Gibbons, Barbara Wing, Barrie Gregory, Barrie Paling, Beeston & District Civic Society, Bernard Pass, Beryl Bickerstaffe, Betty Brooks, Bev Cameron, Bramcote Surgery, Brenda Jones, Bret and Susan Smith, Brian Brown, Brian Charlton, Brian Enever, Brian Hughes, Brian Littleton, Brian Parkes, Brian Rowley, Brian Watson, Brinsley Parish Council, Broxtowe Borough Council (officer response), C Cherrett, C Dacey, Carol Davis, Carol Gregory, Carol Harrison, Carol Holman, Carol Pine, Carole Oldfield, Caroline Borg, Catesby Property Group, Cathy Cherrett, Cherril West, Cheryl Herron, Chris Birkin, Chris Cook, Chris Harrison, Chris Sherwin, Christine Barson, Christine Downes, Christine Fielder, Christine Harlin, Christine Longhurst, Christine McGrath, Christopher Clarke, Christopher Hall, Christopher Shaw, City Council Nottingham, Claire Walker, Clayton Borg, Colin Barson, Colin West, Couch Perry & Wilkes LLP, Councillor D Grindell, Councillor F Prince, Councillor Hazel Charlesworth, Councillor J M Owen, Councillor K.E. Rigby, Councillor L A Ball, Councillor M Brown, Councillor M Handley, Councillor R Jackson, Councillor S Rowland, Courtney Town, Craig Beech, Crawford & Co, Cristoir Cooper, D Cherrett, D Fazey, D J Pearson, D Middleton, D Walker, D Williams, D.J. Davies, Dales Fabrications Ltd, Darren Rigley, David Berriff, David Cassidy, David Cherrett, David Gatehouse, David Hand, David Harper, David Hopkinson, David Leighton, David Mclennan, David Savage, David Smith, David Stone, David Wilson, David Woodhead, Dawn Scott, Dean Borg, Debbie Kings, Dee Lambley, Dee Roe, Denise Wright, Dennis Brown, Dennis Smalley, Dennis Waldron, Derbyshire County Council, Derek and Irene Watson, Derek Whitham, Donald Kenneth Brister, Doreen Charlton, Doreen Moulton, Doug Gibbs, Doyin Adesokan, Dr Frazer Pearce, Dr Jitendra Patel, Dr P Bansal, Dr P Robinson, Dr Tina Holt, E J Roe, E.ON Energy Solutions Ltd, East Midlands Ambulance Service, Edwin Lambley, Elaine Annable, Elizabeth Burke, Elizabeth Sisson, Emily Dougan, Emma Whileman, Emma Wickins, English Heritage, Environment Agency, Ernest Brooks, Eugene McCarthy, Eugenie Taylor, Fiona Wooley-Garbett, Frances Harding, Frank Tinklin, Frederick Wright, Friends of Brinsley Headstocks, Friends of Toton Fields, G & M Williams, G Lockwood, Gareth Smith, Gareth Williams, Garry Williscroft, Gary Fantom, Gary Smeardon-White, Gaynor Jones Jenkins, General Prattice, Geoff Smith, George Neely, George Spencer School, Georgina Spibey, Gerald & Margaret Westrat, Gerald Griffin, Gill Stone, Gill Thomas, Gillian Elsom, Glenis Paling, Glennys Coates, Glynn Collins, Glynn Smith, Graham Avan Whileman, Graham Littleton, Graham March, Graham Taylor, Graham Wormald, Graham Worsley, Grant Badman, Grant Grinham, Greasley Parish Council, Greasley Parish Council, Greg Gibson, Gregory Frogson, Gunnel Faulkner, Gwendoline Ann O'Connor, Hannah Roberts, Helen Bramley, Helen Spencer, Helen Suffield, Hilary Corbett, Hiroko Clarke, Holly Booth, Home Builders Federation, IAG UK, Ian Edge, Ian MacKenzie, Ian Naylor, Ian Spibey, Insurance, Irene Marshall, J A Smith, J Atkinson, J Davies, J H Ellis, Jackie Spencer, Jacqueline Donnison, Jacqueline Gibbs, Jacqueline Holmes, Jacqueline Pearson, Jacqui Hall, James Cook, James Dolphin-Rowland, James Harvey, James Hodgkinson, James Millichip, James Pike, James Steed, James Wakeling, Jamie

Robertson, Jane Klymowskyj, Jane Maher, Jane Vacciana, Janet Barton, Janet Copley, Janet Ellis, Janet Enever, Janet Golds, Janet Hopkinson, Janet Smith, Janet Willins, Janice Halford, Jasmine Booth, Jayne Baumber, Jayne Steed, Jean Carpenter, Jean Freestone, Jean Oxley, Jeffery Gould, Jennifer Chappel, Jennifer Page, Jennifer Wells, Jill Griffin, Jill Savage, Joan Fletcher, Joan Sanders, Joan Simpson, Joan West, Joanna Terry, Joanne Watson, John Airey, John Berry, John Collins, John Cowling, John Cunningham, John Da Bell, John Fielder, John Fletcher, John Gatehouse, John Hooley, John Ledger, John Maher, John Malcolm Newton, John Pass, John Quigley, John Race, John Rhodes, John Thorpe, John Westwood, Johnny Cheung, Johnson Jones, Josephine Champion, Josie Downes, Josie Owen, Joyce Booth, Joyce Buxton, Joyce Daff, Joyce Whileman, Judith Newton, Julia Caroline Passmore, Julian B.S Kinsey, Julie Bryant, Julie Spibey, June Purdy, K Hourd, Karen Barker, Karen Butt, Karen Shepard, Karen Winson, Katharine Siimpson, Kathryn and Vaughan Price, Katie Anderson, Kelly Brogan, Kenneth Phillips, Kenneth Porter, Kenneth Scott, Kerry Taylor, Kevin Edwards, Kevin Hines, Kevin McKernan, Kirsten Taylor, L I J Letford, Leicestershire Police, Leon Stevens, Lesley Dunn, Leslie Flowerdew, Lewis Anderson, Linda Fisk, Linda Marshall, Linda Robertson, Linda Robson, Lisa Harvey, Lisa Morgan, Lizzie Hurst, Lorraine, Louise Silvey, Luisa Caceres, Lynda Blackburn, Lyndon Sheppard, Lynn Fletcher, Lynn Hall, Lynn Hall, Lynn Hoskins, M Barry, M G Rich, M J Hopkinson, M Plampin, Malcolm Bowmar, Malcolm Watson, Maralyn Staniforth, Marcheta Plampin, Marcus Booth, Margaret Collins, Margaret Dolphin-Rowland, Margaret Pass, Margaret Robinson, Margaret Silveson, Margaret Stannard, Maria Weston, Marilyn Nice, Marita Baxter, Mark Bennett, Mark Callaghan, Mark Reveley, Martyn Cook, Martyn Cubbage, Martyn Scott, Marvin Hall, Mary Holliss, Mary Hutsby, Matthew Cotton, Matthew Hill, Maureen Ellis, Maureen Littleton, Maureen Porter, Maureen Tomlinson, Maurice Buxton, Mavis Daykin, Mavis Wright, May Cliff, McDonald, Megan Plampin, Melissa Chelliah, Melissa Rigley, Messrs D S & J Robinson, Michael Anson, Michael Dinsmore, Michael Edmondson, Michael Francis, Michael Holloway, Michael Passmore, Michelle Teo, Michelle Wright, Mike Hunter, Miles Newbold, Miller Homes, Moses Dang, Moya Anthony, Mr & Mrs K.G & M.R, Mr & Mrs and John Whyley, Mr & Mrs Francis Noble, Mr & Mrs G Peacock, Mr & Mrs Goring, Mr Allen, Mrs Catherine, Nathan Wiles, National Farmers Union, Natural England, Neil Bruce, Neil Forrest, Neil Hutchinson, Neil Marshall, Newson Gale, NHS, Nick Gensler, Nicola Cooper, Nicola Gibson, Nicolette Tate, Nigel Lowe, Noreen Sisson, Norma Gregory, Norman Lewis, Norman Packham, Nottingham City Council, Nottingham Friends of the Earth, Nottingham University Hospital Trust, Nottinghamshire County Council, Notts County Council, Notts Fire & Rescue Service, Ostomart Ltd, P A McLennan, P Dacey, P Gibbs, P Simpson, P Wiles, Pamela Smith, Pat Ancliff, Patrice Thompson, Patricia Marriott, Patrisha Town, Paul & Michelle Fusco, Paul Bailey, Paul Cook, Paul Matthews, Paul Randall, Paul Russell, Paul Strickland, Paul Wardle, Paul Woollam, Pauline Dawkins, Pauline Lewis, Pauline Wright, Pegasus Planning, Peggy Wickins, Penny Higgins, Pete Reek, Peter Ball, Peter Klymowskyj, Peter Knight, Phil Wormald, Philip Dann, Philip Gabriel, Philip Larkin, Phillip & Diane Jones, Phillip Singer, Priscina Mary Hallam, Public Response, R Barton, R Dyer, R Medford, R Pierrepont, R S Lodge, R W Roe, Rachael Cook, Rachael Copping, Rachael Morris, Rachael Wright, Rebecca and Malcolm Barke, Rebecca Spencer, Red Cross, Richard Deeley, Richard North, Rita Nwosu, Robert Bryant, Robert Holden, Robert Willmott, Robin Hallam, Robinson, Robinson No 3 Trust, Rodney Harding, Roger Brown, Roger Simpson, Roger Wickins, Rogers Foxall, Rosalie Nash, Rosalie Precious, Rosemary Larkin, Rosemary McCarthy, Rosemary Moore, Roy Taylor, Roy Wright, Russell Coupe, Ruth Metcalf, SABRHE, Sally Gill, Sally Holowka, Sally Naylor, Sam Davies, Samantha Perera, Sandra Swain, Sarah Bower, Sarah Coulton, Sarah Downes, Sarah Lines, Sarah Richardson, Sarah Shaw, Scott Anderson, Scott Buxton, Sean Elliott-Maher, Shane Cooper, Shane Quigley, Shani Bright, Shay Pearson, Sheila

Tivey, Shirley Simms, Simon Jackson, Simon Woodroffe, Sonya Fletcher, Sport England, St Modwen Developments Ltd, Stanley Cooke, Stanley Harding, Stephen Butt, Stephen Foster, Stephen Saunders, Stephen Taylor, Steven Brister, Steven Lines, Sue Baldwin, Sue Robson, Susan Coulton, Susan Pike, Susan Rutland, Suzanne Paradine, Suzanne Sladen, Suzanne Whitham, Sylvia Coles, Sylvia Prince, Sylvia Shafto, Terence & Sharon Hill, Terence Buckley, Terence Dawkins, Terence Haycock, Terry Clark, Tesco, The Ramblers', Thomas Hopkinson, Tim Dawson, Tom Lewis, Tracey Frith, Tracey Higginbottom, Tracey Jolley, Tracey Lambert, Trevor Bowen, Trevor Higgins, Trevor Westbrook, Trowell W I, UK Property Partnership, UK Property Partnership Ltd, University of Nottingham, Urwin Robert Thackery, Valerie Wakeling, Vera Marie Brister, Veronica Johnson, Vicky Reek, Victoris Syson, Vincent Fowler, Virginia Hart, Vivien Gatehouse, Wayne Harvey, Wayne Scholter, Wendy Fantom, Weston Vacciana, William Cook, William John Campbell, William Nowley, Wilson Bowden Developments Ltd, Y Gibbons, Yan Beviss, Yvette Cook, Yvonne Mackie, Zada Snape

### Appendix F – Comparison between the Statement of Community Involvement and the engagement process

Stage of production	Summary of what we promised to do in the SCI at various consultation stages and how we will provide feedback	How we did it and the methods used
<p>Issues and options stage Consultation June – July 2009</p>	<p>Send the Issues and options documents to appropriate statutory and non statutory consultees, local community, hard to reach groups and all those requesting notification.</p> <p>Documents will be placed on the City Council's website</p> <p>Documents will be placed in the Guildhall and Local Libraries</p> <p>Notification in appropriate papers</p>	<p>Letters were sent to all statutory consultees (see SCI) and non statutory consultees (see SCI) stating where the Issues and Options document would be available and how to obtain a copy. This list includes hard to reach groups such as ethnic minorities, disabled people, the elderly etc etc.</p> <p><u>Availability of Documents</u> Documents were made available on the City Council's website</p> <p>Hard copies of documents were made available at the following places:</p> <ul style="list-style-type: none"> <li>• The Guildhall, Nottingham;</li> <li>• Libraries within the City</li> <li>• City Council's Website</li> </ul> <p><u>Advertising and Press Releases</u></p>





	<p>Copies sent to appropriate statutory and non statutory consultees, local community and hard to reach groups, City Councillors and those requesting notification.</p> <p>Press notices will be placed in appropriate local papers.</p> <p><b><u>Events – Hold Public and stakeholder events</u></b></p>	<p>Letter to all consultees (Statutory &amp; Non- Statutory) local community, hard to reach groups, City Councillors together with a summary of the Option for Consultation document stating where full documentation could be obtained. All respondents to the previous Issues and Options Consultation were also notified by letter telling them about the availability of consultation documents.</p> <p>An advert was laced in the Evening Post and there was significant coverage during the period.</p> <p><b><u>Events</u></b></p> <ul style="list-style-type: none"> <li>• Stakeholder Breakfast Briefing – 23/2/10</li> <li>• Presentation and workshop event – 1/4/10</li> <li>• Staffed Exhibitions in the City Centre 17/2/10 and 24/2/10</li> <li>• Mary Potter Centre – 3/3/10</li> <li>• Clifton Cornerstone – 4/3/10</li> <li>• 9 Area Committees and City Centre Committee were sent a copy of the Issues and Options document along with a copy of the questionnaire and officers attended each committee 3/3/10-13/4/10</li> <li>• Lunchtime Learning Event – 11/2/10</li> <li>• One Nottingham Board – 26/3/10</li> <li>• Family Nottingham – 8/3/10</li> <li>• Safer Nottingham – 22/2/10</li> <li>• Neighbourhood Nottingham – 26/2/10</li> <li>• Hard to Reach Groups:</li> <li>• Officers attended a Youth Forum at Nottingham Racecourse 30/3/10</li> </ul>
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	<p>Use of E-mail alerts</p> <p><b><u>How we will provide feedback</u></b>  Summary of responses will be made available</p>	<ul style="list-style-type: none"> <li>• Officers attended Area 6 Your Choice, Your Voice event at Windmill School, Sneinton – 24/2/10</li> <li>• Planning Aid Workshop, Bluecoat School – 11/3/10</li> <li>• Communities Equality Forum – 11/3/10</li> <li>• Dunkirk &amp; Lenton Partnership Forum Dunkirk – 3/2/10</li> <li>• Dunkirk &amp; Lenton Partnership Forum Lenton – 8/3/10</li> <li>• Neighbourhood Mangers Meeting – 5/2/10</li> <li>• Meadows Draft Neighbourhood Plan Launch Event</li> <li>• Greater Nottingham Transport Partnership – 10/2/10</li> <li>• Housing Strategic Partnership – 2/3/10</li> <li>• City Wide Open Space Forum -2/3/10</li> <li>• Nottingham Action Group – 3/3/10</li> <li>• Planning &amp; Health seminar – 13/4/10</li> </ul> <p>Option for Consultation Report of responses March 2011 was published and placed on the Council’s website (reproduced as appendix D of this document).</p>
Proposed Submission Stage		

# **Appendix 8 Response of Consultation Report BBC Responses Summer 2011**

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During the summer of 2011 Broxtowe Borough Council went out to consultation on the identification of two strategic housing sites and the identification for 5 broad locations for growth. This consultation on specific sites in Broxtowe went alongside the consultation of the wider Greater Nottingham Group on the Housing Policy Provision Paper (HPPP1) and policy 1 of the draft core strategy on Climate Change (CC1) which are summarised in a separate report.

The Council received comments from 1224 respondents. Respondents were able to show their support or objection to each site by ticking a YES or NO box and were also given the opportunity to make specific comments on each site. The responses received greatly varied in their content ranging from some respondents simply ticking the boxes whilst others providing a number of pages of additional comments. A significantly large number of respondents stated that they strongly object to **any** development on Green Belt land, regardless of where it is located in the borough. A high proportion of these responses refer to recent Government publications and comments which highlight the need to protect Green Belt. Although the anti-development in Green Belt message was clear throughout the objections received, the following report of consultation aims to summarise the general comments which are specific for each site included in the consultation. The report puts the comments received into 3 categories (Statutory consultees/interest groups, residents and developers) and then splits each group into supporters or objectors.

**Total number of Comments**  
**received for each site.**

	<b>Number supporting</b>	<b>Number objecting</b>	<b>Total</b>
<b>Toton</b>	262	606	868
<b>Field Farm</b>	166	405	571
<b>Eastwood</b>	168	377	545
<b>Kimberley/Watnall</b>	160	367	527
<b>Awsorth</b>	162	360	522
<b>Brinsley</b>	143	470	613
<b>Nuthall</b>	155	352	507

## Postcodes of respondents to each site.

Postcode	Toton	Field Farm	Eastwood	Kimberley/ Watnall	Awsorth	Brinsley	Nuthall
No postcode given	34	13	10	10	6	9	11
Out of Nottinghamshire	18	7	8	10	14	7	7
NG1	12	4	4	4	3	3	3
NG2	5	1	0	0	0	0	0
NG3	15	2	2	1	1	3	1
NG4	8	3	3	4	3	1	3
NG5	18	3	3	2	2	2	2
NG6	6	0	0	0	0	2	0
NG7	13	5	4	4	5	5	5
NG8	15	4	3	2	2	2	3
NG9	534	364	297	291	287	279	280
NG10	6	4	2	2	3	2	3
NG11	6	1	1	1	1	1	1
NG12	12	0	0	0	0	0	0
NG13	4	1	1	1	1	1	1
NG16	162	156	206	193	194	295	185
NG18	0	0	0	0	0	1	0
NG21	0	1	1	2	0	0	0
Total	868	571	545	527	522	613	505



**1. Do you support the allocation of  
a strategic housing site west of  
Toton Lane in the Greater  
Nottingham Aligned Core  
Strategies?**

**2. Do you have any comments?**

Number supporting	Number objecting	Total
262	606	868

Significantly this site received the highest number of comments from the consultation and generally the volume of the content of the individual comments was also largest. In addition to the scheduled consultation events, during the consultation period the members of the Planning team visited a class in George Spencer School to obtain the feelings of the children. The details of this are included in the summary.

## **Statutory Consultees/Interest Groups**

Stapleford Parish Council has concerns for the capacity of George Spencer Academy and also the impact new development will have on the roads. They however see the potential for a possible boost for to the economy in Toton and overall prefer this site to the site described as 'North of Stapleford'.

The Council's Open Parks Manager notes that the early plans seem to be addressing the importance of the wildlife corridors and, if the development were to take place, continued working alongside the Council will ensure open space standards are met.

The Beeston District and Civic Society support this site as they believe it to be a natural extension to the existing Toton development and much of the site will be hidden from view. Development will also provide an opportunity to manage derelict areas on Toton Lane

The Environment Agency do not have any specific concerns regarding this site which falls into floodzone 1 however they stress that one small watercourse which runs through the site will require analysis. Also groundwater investigation and remediation will be required to overcome any contamination resulting from the sewage works and substation.

Nottinghamshire County Council highlight the necessity for taking up opportunities to enhance biodiversity on the site, and having regard for the Greater Nottingham Landscape Character Assessment and the GN Transport Model. In addition they state that additional education provision must be provided by the developer.

The CPRE object to the development of the site as they consider it forms part of a major green corridor which prevents coalescence. They also have concerns of flooding and the strain on infrastructure following the development.

Greasley Parish Council object to developing this green belt site and feel that local communities should be given more control as stated in the Localism Bill.

Broxtowe conservatives highlight how this Green Belt land is used by residents for recreational purposes and the increase in traffic of 800 new houses will bring will be detrimental to health and well-being.

## **Local Residents**

### **Supporters**

A number of responses were received which considered the site to be sustainable with good access to local shopping facilities and existing infrastructure and good access to jobs and other services with the planned tram terminal and the existing links to the motorway. The potential for bringing jobs and boosting the local economy was recognised and the benefits of development in the Principal Urban Area is highlighted as a positive as adequate infrastructure is already in place.

The site was considered by supporters as suitable to deliver a high proportion of affordable homes. One respondent regrets that the development hadn't been put forward previously as due to the lack of affordable housing with suitable transport links they were forced to vacate the locality.

Affordable transport links also came out as a positive attribute to the site and the positive impact this would have to relieve the traffic congestion in the city centre.

Also the potential for the possible extension of the tram and the treatment of Toton Sidings and the clean up of the electricity sub station were seen as opportunities which would be a result from the development of the site.

The potential to expand the educational facilities at George Spencer school was also noted by some respondents and the potentiality to improve pedestrian and cycle paths for students to safely get to school.

The general feeling from supporters was that if Green Belt boundaries needed to be altered to accommodate the housing needs of the area this site is the most suitable to remove from the Green Belt as existing barriers such as the railway line and the A52 will prevent coalescence and the topography of the site would to a large extent hide the development from view. Also many noted that the site was seen as favourable in the Tribal study.

## **Objectors**

Conversely a number of local residents object to the development as they feel Toton has had its fair share of new houses and the use of the remainder of green belt in the South of the Borough is fundamentally unsustainable.. Generally the objectors consider that the increase in population that 800 homes will create will not constitute sustainable development in Toton.

A repeated concern is the increase in traffic (particularly at Toton Lane and Bardill's roundabout), which the new houses could potentially bring coupled with the park and ride site for the tram will exacerbate congestion in an area already considered to be severely congested, Some residents question whether a suitable access to the site can be designed plus have concerns for the subsequent impact on traffic safety, especially for school pupils walking to and from school. Furthermore many residents doubt that the tram will be used by local people and will therefore not aid in reducing the traffic congestion.

The strain put on George Spencer School is another significant concern. This school is already oversubscribed and the fear is that the quality of the school may decrease if it is expanded. Also there is fear that the two school buildings would be marooned by the increased traffic.

The loss of recreational space and wildlife, flora and fauna is a great concern as the site is an area utilised by local residents for leisure pursuits. Particularly mentioned is the loss of valuable trees in the locality.

Also many have fears that the potential for flooding at Bessell Lane which has a history of floods, will be increased by the development as valuable flood plain will be taken up by houses which will increase run-off.

The fear of coalescence of Stapleford, Toton and Sandiacre and the loss of the unique village feel of Toton is an important issue amongst the residents.

The inadequacy of local facilities/services such as medical, leisure and shopping plus the abolishment of one of the main bus services was sited by some as a major constraint to development of this site.

Some local residents fear that development of the site will pave the way for development of the SINC site at Toton Sidings which is also undesirable.

Others mentioned the loss of valuable agricultural land, the threat of contamination from the sewage works and the safety issues associated with the electricity pylons which dissect the site.

A number of responses cited the Chilwell Meadows development in which many properties failed to sell and it was understood that a new school would accompany the development which has never been delivered.

It was considered by some that if the proposed HS2 were to come to Toton this would add to the problems.

Another concern was that the new development may become isolated because of its high density which is in contrast to the surrounding areas.

## **House Builders/Landowners**

### **Supporters**

The house builders promoting the site state that they wish to develop a very high quality scheme that delivers community benefits and creates a sense of place. The site is capable of accommodating circa 800 houses, employment units, a local centre, public open space and the necessary education facilities. They go on to suggest that the site west of Toton Lane site is highly sustainable and satisfies the advice contained within the draft National Planning Policy Framework. The NET extension will be operational as houses on the Toton site are delivered so will be available for the new occupiers.

The UK Property Partnership point to the report to cabinet in which the sustainability credentials were promoted and they have undertaken detailed technical reports which confirm there is no overriding physical, land ownership or other constraints to development of the site.

The landowner at Toton Sidings states that development of the site would allow this site to be developed and potentially accommodate 1400 extra houses and give the opportunity to address the contamination and visual issues associated with Toton Sidings.

### **Objectors**

Westermans consider that there is sensitivity in the issue of joining Toton with Stapleford and that the proposed 800 houses is too large.

Some landowners do not agree with the inclusion of the SUEs in the Core strategy and favour identifying smaller settlements.

Savills in principle object to the Council's proposed response to identifying two sites and instead they promote the site 'West of Coventry Lane' concluding that from the evidence presented in the Appraisal of SUEs study and their own knowledge of the site that there are no issues of coalescence with suitable landscape and topography, the inspector from the previous plan inquiry considered the site developable, the site is in walking distance of the town centre and public bus stop plus they consider that development will assist with the regeneration of deprived areas. Also there is significant developer interest in bringing this site forward and the site could represent a significant proportion housing need.

## **George Spencer Pupils**

On 29 September 2011 3 members of the planning team undertook a consultation event at George Spencer School with a top set yr 9 Geography group. During the 1 hour long session the children were given a short presentation proceeded by 2 activities as follows:

### **Activity 1**

For the first activity the pupils were given local plan maps of the borough and asked to identify areas which they think would be suitable for housing by placing post it notes with any comments onto the map.

### **Activity 2**

The second activity the children were asked in particular to consider the 2 sites which the Council were putting forward as SUEs. They were given other maps focussing in on these area and again asked to place post it notes with comments onto the maps, stating good and bad points and also consider what they might like to see in the area if development occurs. They were particularly asked to concentrate on the Toton site behind their school.

The session concluded with a brief question and answer opportunity.

### **Summary of Response**

The children were generally not adverse to the idea of development. Whilst some had reservations of developing the site behind their school large proportions were in favour of the potentiality of new facilities and new people coming to the area. Particularly of interest was the potential creation of new sports facilities/preserving and enhanced green spaces/creating more shopping facilities and more entertainment.

There were some concerns that the school itself would become overcrowded and it may prevent some of the existing population getting a space. However many agreed that if an expansion of the school were to happen as a result of the development this would alleviate this concern.

It was acknowledged that the tram would be a positive for the area and any housing development but there were some concerns over increased congestion and some thought that pedestrian safety was something that would need to be tackled.

Generally speaking the children seemed to prefer the idea of incorporating a mix of housing into a site and recognised that building apartments/blocks as well as family houses was important to use the land efficiently and allow for a healthy mix of people.

Many students thought that housing could be found to the North of the Borough as there is space to accommodate it and areas such as Nuthall, Kimberley and Eastwood would have the existing facilities to cater for it. However it seemed to be acknowledged that the existing infrastructure in the areas closer to Nottingham city and to the South of Broxtowe was more able to cope with an increased population and there didn't seem to be great concerns of coalescence.

## List of Respondents

Beeston and District Civic Society, Brinsley Parish Council, Campaign to Protect Rural England, Coal Authority, Catesby Property Group, Environment Agency, Fetherstones, Friends Of Brinsley Headstocks, Friends of Toton Fields, George Spencer School, Greasley Parish Council, Oxalis Planning, SABHRE, Sport England, STRAG., Severn Trust C/o GVA Grimley, Signet Planning Ltd, Stapleford Town Council, Trowell Moor South Landowner (C/o Savills), Mr, Jason, Ablett, Mr, HM, Acomb, Mrs, B, Adams, Miss, Annabelle, Adelman, Miss, Doyin, Adesokan, Dr, Chidozie, Adiele, Miss, Ene, Adoda, Mrs, Nicki, Agalamanyi, Mrs, Janya, Agbure, Mohorrette Dorcas, Agidani, Mrs, Zoe, Allen, Mr, Peter, Allison, Mrs, Jean, Allsebrook, Garage business, Miss, Shelley, Allsebrook, Chatsworth Motors, Mrs, Linda, Allsopp, Nottinghamshire County Council Mrs, Alison, Anderson, Mr, John, Anderson, Mrs, Marilyn, Anderson, Mr, Scott, Anderson, Miss, Katie, Anderson, Mr, Lewis, Anderson, Jane, Andrews, Mr, Remi, Anekwe, Mr, Michael, Anson, Mrs, Moya, Anthony, Kevin, Anthony, Mr, B, Arnold, Mr, J, Atkinson, Mr, Andrew, Aylott, Mr, Layo, Babagbemi, Mr, Grant, Badman, Mr, CR, Bagshaw, Mr, Andrew, Baguley, Mrs, Carole, Bailey, Miss, Wendy, Bailey, Mr, Paul, Bailey, Mr, Joseph, Bailey, Mr, Tim, Baker, Mrs, Barbara, Bakewell, Mr, Stephen, Bakewell, Ms, S, Ball, Awsworth Parish Council, Councillor, L A, Ball, Mr, Peter, Ball, Dr, P, Bansal, Mr and Mrs, Rebecca and Malcolm, Barke, Mrs, Karen, Barker, Mr, Geoffrey, Barker, Mrs, Andrea, Barker, Mr, S, Barlow, Mr, Stephen, Barnshaw, Mrs, M, Barry, Mr, Colin, Barson, Mrs, Christine, Barson, Mr, David, Barson, Mrs, R, Barton, Mrs, Janet, Barton, Mrs, P, Barton, Mrs, Alexandra, Barto-Smith, Mrs, Katheryne, Bates, Dr, Adrian, Bates, Mr, Terence, Batham, Ms, Jayne, Baumber, Mr, N S, Bayliss, Mr, Alan, Beale, Mr, Craig, Beech, Annie, Bell, Mr, G, Benner, Mr, Mark, Bennett, Mr, David, Berriff, Mr, John, Berry, Mr, Andrew, Berry, Mrs, Yan, Beviss, Ms, Susan, Bexon, Mrs, Beryl, Bickerstaffe, Mr, I P, Bickerstaffe, Mrs, Jennifer, Bickerstaffe, Mr, Alfred, Bicknell, Mr, Alan, Binder, Oliver & Jayne, Birch-von Richter, Mr, Neil, Bissett, Mrs, Lynda, Blackburn, Mr, Anthony, Blackburn, Mr, Daniel, Bloomfield, Landau Forte College Derby, Damola, Bolade, Mr, John (Roy), Booth, Miss, Holly, Booth, Miss, Joyce, Booth, Ms, Amanda, Booth, Mr, Marcus, Booth, Ms, Jasmine, Booth, Ms, PA, Booth, Mrs, Caroline, Borg, Mrs, N, Bowen, Mr, Guy, Bowen, Mr, Trevor, Bowen, Tom, Bowen, Mrs, Sarah, Bower, Mr, Malcolm, Bowmar, Mr, Christopher, Boyce, Mr, Mark, Bradshaw, Mrs, Helen, Bramley, Mrs, Rachel, Bramley, Ms, Carol, Bridgwater, Mr, Steven, Brister, Mrs, Vera Marie, Brister, Mr, Donald Kenneth, Brister, Miss, Kelly, Brogan, Mr, Ernest, Brooks, Mrs, Betty, Brooks, Mr, David Kenneth, Brough, Councillor, M, Brown, Mr, Trevor, Brown, Mr, Dennis, Brown, Mr, Roger, Brown, Miss, Sharon, Brown, Mr, Brian, Brown, Margaret, Brown, Mrs, Rebecca, Browne, Mrs, Julie, Bryant, Mr, Robert, Bryant, Mrs, Marion, Bryce, Mr,

Terence, Buckley, Mrs, Elizabeth, Burke, Mrs, Andrea, Burrows, Mr, K G, Burt, Mrs, S, Burton, Mr, M, Butler, Mrs, Kim, Butler, Mr, Andrew, Butler, Mrs, Karen, Butt, Mr, Stephen, Butt, Mrs, Valerie, Butterfield, Mr, Scott, Buxton, Miss, Tracey, Buxton, South Nottingham College Mrs, Joyce, Buxton, Mr, Maurice, Buxton, Miss, Luisa, Caceres, Mr, Mark, Callaghan, Ms, Bev, Cameron, Mr, Andrew, Captstick, Mr, Wilford, Carey, Mr, T, Carpenter, Miss, Jean, Carpenter, Mr, Paul A, Carruther, Public Response Mr, Ainslie, Carruthers, Mr, Peter, Champion, Mrs, Josephine, Champion, Ms, Jennifer, Chappel, Mrs, Doreen, Charlton, Mr, Brian, Charlton, Mr, G, Charlwood, Miss, Melissa, Chelliah, Ms, C, Cherrett, Mr, D, Cherrett, Mr, Johnny, Cheung, Ms, Clare, Chui, Garry, Chulan, Mr & Mrs, C & E, Chunum, Andrew, Clark, Mr, Terry, Clark, Mrs, Hiroko, Clarke, Ivor, Clarke, Mr, Christopher, Clarke, Jacqueling, Clay, Mrs, May, Cliff, Mrs, M, Coates, Mr, Anthony, Coates, Ms, Ann, Codner, Mr and Mrs, B and M, Colaluca, Mrs, Lyndsay, Coles, Mrs, J, Collins, Mrs, Susan, Collins, Mr, James, Collins, Mr, John, Collins, Mrs, J, Collins, Miss, Eloise, Collins, Miss, Francesca, Collins, Mrs, Margaret, Collins, Mr, Glynn, Collins, Master, Laurence, Collins, Mr, Gary, Cook, Mrs, Rachael, Cook, Mr, Paul, Cook, Mr & Mrs, Sylvia & Edward, Cooper, Mr, Shane, Cooper, Mr, Cristoir, Cooper, Mrs, Nicola, Cooper, Miss, Aisling, Cooper, Mr, John, Copley, Mrs, Janet, Copley, Mr, Andrew, Copsey, Mrs, Leah, Copsey, Mr, C, Corbett, Mrs, S, Corbett, Mr, Matthew, Cotton, Mrs, Susan, Coulton, Miss, Sarah, Coulton, Mr, Roy, Course, Mrs, Megan, Cowell, Mr, Ray, Cowell, Mr, John, Cowling, Mrs, Ann Elizabeth, Crampton, Tim, Crawford, Parks and Environment Manager, Broxtowe Borough Council Miss, Elizabeth, Cripwell, Mr, Benjamin, Cross, Martyn, Cabbage, Mr, John, Cunningham, Mrs, Margaret, Curtis, Mrs, Audrey, Da Bell, Mr, John, Da Bell, Mr, C, Dacey, Mrs, P, Dacey, Mr, Moses, Dang, Mrs, Gillian, Dann, NHS, Mr, Philip, Dann, Councillor, R, Darby, D.J., Davies, , J, Davies, Mr, Sam, Davies, Mr, Mike, Davies, Mr, M, Davis, Mrs, K, Davis, Mr, B, Davis, Mrs, Carol, Davis, Mr, Peter, Davis, Mrs, Joan, Davis, Mr, Brian, Davis, Mrs, Pauline, Dawkins, Mr, Terence, Dawkins, Mr, Tim, Dawson, Mr, Clive, Day, Mr, Andrew, Day, C/o Pegasus Planning, Mrs, Mavis, Daykin, Mr, Richard, Deeley, Elaine & Alan, Denning, Mr & Mrs, Andrew & Jackie, Dennison, Dr, Hanan, Derby, Dr, Hanan, Derby, Joseph, Dicken, Sarah, Dickin, Mr, Andrew, Dickin, Mr, Joe, Dickin, Mr, Michael, Dinsmore, Mr, Neil, Dodsworth, Mr, Graham, Doherty, Mrs, Margaret, Dolphin-Rowland, Mr, James, Dolphin-Rowland, Mrs, Jacqueline, Donnison, Mr, Andrew, Donnison, Mr, Alan, Donovan, Mrs, Janet, Donovan, City Council Nottingham, Mrs, Emily, Dougan, Mrs, Anna, Douglas, Mrs, Christine, Downes, Miss, Sarah, Downes, Miss, Josie, Downes, Mrs, Gillian, Dunford, Mr, John, Dunn, Newson Gale, Mrs, Lesley, Dunn, Mr, Ashley, Dunn, Mrs, R, Dyer, Dr, Paul, Dyer, Mrs, Jackie, Earnshaw, Mr, Ian, Edge, Mr, Michael, Edmondson, Ms, Sarah, Edwards, Mr, Kevin, Edwards, Mrs, Jennifer, Egglestone, Mr, Tom, Egglestone, Mrs, Christine, Elford, Mr, Ivan, Ellicock, Mrs, Gillian, Ellicock, Mr, Martin, Ellicock, Mr, Sean, Elliott-Maher, J H, Ellis, Miss, Janet, Ellis, Mrs, Maureen, Ellis, Dr, Richard, Ellis, Pastures Community Church, Mrs, Joanne C, Ellison, Mrs, Gillian, Elsom, Mr, Arron, Enever, Mrs, Jo, England, Mr, John, Erswell, Mr & Mrs, , Evans, C/o Nick Baseley, Ian Baseley Associates, Mr, Ayman, Fadil, Mrs, Jane, Fairhurst, Miss, Wendy, Fantom, Mr, Gary, Fantom, Mrs, Debbie, Farmer, Miss, Hannah, Farmer, Mr & Mrs, D, Fazey, Mrs, Elaine, Fearn, Crawford & Co, Mr, Christopher, Fearn, IAG UK, Mr, John, Fielder, Mrs, Christine, Fielder, Mrs, Maria, Fish, Nottingham University Hospital Trust, Ms, Linda, Fisk, Mr, Robert, Fletcher, Messrs Wild - C/o Ian Baseley Associates, Mrs, Eileen, Fletcher, Miss, Sonya, Fletcher, Mrs, Joan, Fletcher, Mrs, Lilian, Flewitt, Mr, Leslie, Flowerdew, Mrs, Denise, Fogg, Mr, Darren, Fogg, Miss, Kirsty, Fogg, Mr, Peter, Forrett, Mr, Stephen, Foster, Mr, Gordon, Fotheringham, Mr, Vincent, Fowler, , Lynne, Francis, Miss, Nicola, Freeman, Mr, Jean, Freestone, Mr, Frederick, Freestone, Mr, David, Frisby, Mr, Gregory, Frogson, Miss, Anna, Frost, Mr & Mrs, Paul & Michelle, Fusco, Mr, Philip, Gabriel, Miss, N, Gadsby, Mr, Anthony, Garbett, Mr, David, Gatehouse, Mr, John, Gatehouse, Mrs, Vivien, Gatehouse, Mr, Andrew, Gee, Mr, Nick, Gensler, Miss, Laura, Gent, Liam, Gent, Mr, Brian, Gent, Mrs, Helen, Gent, Mrs, Y, Gibbons, Mr, B, Gibbons, Mr, P, Gibbs, Mr, Doug, Gibbs, Mr, Greg, Gibson, Mrs, Nicola, Gibson, Mrs, Sarah, Gibson, Mr, Zane, Gibson, Miss, Liz, Gibson, Ms, Kathleen, Gilbert, Mrs, Marie, Gildea, Mr, Michael, Gildea, Mrs, Maria, Giles, Mrs, B E, Gill, Mrs, M, Gill, Betty, Godfrey, Mr, Graham, Godfrey, Mrs, Janet, Golds, Mr, Adrian, Goose, UK Property Partnership, Mr & Mrs, , Goring, Mr, Luke, Goss, Mr, Jeffery, Gould, Mrs, Jayne, Green, Mrs, Joanne, Green, Mrs, Sonia, Green, Dr, Richard, Green, Mr, Mark, Green, Ms, Anna, Green, Mr, Connor, Green, Ms, Erin, Green, Mr, David, Greenhalgh, Mrs, Carol, Gregory, Miss, Norma, Gregory, Anna, Gregory, Councillor, D, Grindell, Mr, Grant, Grinham, Mr, Anthony, Groom, Mrs, Lindsay, Groom, Mrs, Angela, Gutteridge, MOD, Mr,

Michael, Gutteridge, SMS Electronics, Janice, Halford, Mrs, Eileen, Hall, Ms, Sara, Hall, Mr, Christopher, Hall, Miss, Catherine, Hall, Mrs, Jacqui, Hall, Mr & Mrs, Chris & Jacqui, Hall, Mr, Robin, Hallam, Mrs, Janet, Hand, Councillor, M, Handley, Mrs, Kelly, Harding, Mr, Rodney, Harding, Mr, Stanley, Harding, Mrs, Frances, Harding, Mr, James, Hargreaves, Mrs, Lyn, Harley, Mrs, Christine, Harlin, Mrs, Celia, Harlow, Ms, Nora, Harper, Chris, Harrison, Mrs, Carol, Harrison, Kathryn, Harrison, Mrs, Virginia, Hart, Mrs, Lisa, Harvey, Mr, James, Harvey, Ms, Suzanne, Hawkins, Mrs, A E, Hawksworth, Mr, Terence, Haycock, Mrs, Cheryl, Herron, Mr, Chris, Hetherington, Mrs, Joan, Hickling, Mrs, Tracey, Higginbottom, Mrs, Penny, Higgins, Mr, Trevor, Higgins, Mr & Mrs, Terence & Sharon, Hill, Mr, Matthew, Hill, Mr, James, Hodgkinson, Mr, David, Hodgson, Mr, Robert, Holden, Mr, Ian, Holland, Mrs, Mary, Holliss, Mr, Michael, Holloway, Mrs, Carol, Holman, John, Holmes, Westerman Homes C/O Holmes Antill, Mrs, Wendy, Holmes, Mr, Craig, Holmes, Notts Fire & Rescue Service Mrs, Jacqueline, Holmes, Mrs, Sally, Holowka, Mr, John, Hooley, A, Hooton, Mrs, Esther, Horsley, Mrs, Lynn, Hoskins, Mr, K, Hourd, Mrs, Anne, How, Mr, David Lawson, Howley, David, Howson, Miss, Briony, Huckerby, Mr, Brian, Hughes, Mr, Christopher, Hull, Tesco, Mr, Alan, Hunt, Mrs, Heidi, Hunt, Miss, Sarah, Hunter, Mr, Mike, Hunter, Louise, Hurst, Miss, Lizzie, Hurst, Mr, Neil, Hutchinson, Mr, John, Hutchinson, Mrs, Mary, Hutsby, Mrs, Lesley, Ismay, Councillor, R, Jackson, Mrs, B.E., Jackson, , Mr, Simon, Jackson, Mr & Mrs, James, Mr, Laurence, James-Davies, Mrs, Naomi, James-Davis, Mrs, Clare, Jarvis, Mr, Martin, Jeffs, Mr & Mrs, Jepson, Mrs, Elaine, Johnson, Mr, Gordon, Johnson, Dr, Peter, Johnson, Beeston & District Civic Society, Ms, Tracey, Jolley, Sara, Jones, Langham Park Developments C/O Cerda Planning, Mrs, Brenda, Jones, Mr, Matthew, Jones, Mr, Johnson, Jones, Mr, Anthony, Jones, E.M.A.S. NHS Trust Mr & Mrs, Phillip & Diane, Jones, Miss, Audrey, Josephs, Mrs, Stephanie, Kay, Mr, Richard, Kay, Fenella, Kinghorn, Mrs, Debbie, Kings, Mrs, Lisa, Kinsey, Mr, Julian B.S, Kinsey, Mr, Michael, Kioko, Mr, Andy, Kitchen, UK Property Partnership Ltd C/O Pegasus Planning Group, Mrs, Jane, Klymowskyj, Mr, Peter, Klymowskyj, Mr, Peter, Knight, Mr, Peter, Kourpas, Mr, Janek, Kuculyma, Miss, Alkande, Kwayu, Amani, Kwayu, Mr, Philip, Larkin, Mrs, Rosemary, Larkin, Mr, Michael, Layton, Mrs, Lorna, Layton, Mr, John, Ledger, Mr, Andy, Lee, Mr, David, Leighton, Mrs, Christine, Liever, Insurance, Mr, L I J, Letford, Mr, Norman, Lewis, Mrs, Glennis, Lewis, Mr, Tom, Lewis, Mrs, Pauline, Lewis, Mrs, Sarah, Lines, Mr, Steven, Lines, Mr, Graham, Littleton, Mr, Brian, Littleton, Mrs, Maureen, Littleton, Mrs, Veronica, Lloyd-Roberts, Mr, G, Lockwood, R S, Lodge, Miss, Alex, Lodge, Mr, Jason, Loh, Mr, Alan, Longhurst, Mrs, Christine, Longhurst, Leone, Love, Mr & Mrs, M & S, Lovely, c/o Greasley Parish Council, Nigel, Lowe, Mr, John, Lowe, Mr, S, Ludlam, Mr, Ian, MacKenzie, Mrs, Yvonne, Mackie, Mrs, Jane, Maher, Mr, John, Maher, Mr, Jarateng, Makaliwa, Mr, Graham, March, Mrs, Patricia, Marriott, Mr, Neil, Marshall, Mrs, Linda, Marshall, Mrs, Irene, Marshall, Mr, Andrew, Marshall, Mr, Keith, Mason, Mrs, Nicola, Matthews, Mrs, Erica, Matthews, Mr, Paul, Matthews, Mr, Eugene, McCarthy, Mrs, Rosemary, McCarthy, Mrs, Helen, McCullen, RidewiseMiss, Carol, McCusker, Mrs, Christine, McGrath, Mr, Kevin, McKernan, Mrs, Anita, McKinney, General Praticce, Mrs, P A, McLennan, Mr, David, McLennan, Luke, Meadows, Mr, R, Medford, Mrs, Valerie, Medford, Mr, D, Middleton, Mr, D, Miller, Mrs, Joy, Miller, Mr, James, Millichip, Mrs, Alison, Mitchell, Mrs, Jane, Mitchell, Mrs, Marion, Mitton, Mr, Bradley, Moore, Mrs, Ceryllyn, Moore, Mrs, Rosemary, Moore, Mr & Mrs, K.G & M.R, Moore, Mrs, Lisa, Morgan, Ms, S, Morley, Mr, Roy, Morley, Miss, Rachael, Morris, J, Morrison, Mr, S, Morrison, Mr, John, Morton, Mrs, Sheila, Morton, Mr, James Ralph, Moulton, Mrs, Doreen, Moulton, Mrs, Jenny, Moxon, Mrs, D A, Mulcahy, Mrs, Rea, Mullarkey, Mrs, Rosalie, Nash, Mr, Ian, Naylor, Mrs, Sally, Naylor, Mr, George, Neely, Ms, G, Neil, Mr, Miles, Newbold, Mrs, June Maureen, Newton, Mrs, Judith, Newton, Mr, John Malcolm, Newton, Mrs, Marilyn, Nice, Mrs, Marion, Nightingale, Mr & Mrs, Francis, Noble, Mrs, Christine, Noonan, Ms, Lisa, Norris, Red CrossMr, William, Nowley, Miss, Carol, Nutting, Miss, Rita, Nwosu, Mrs, Emma, Ojapah, Ms, Carole, Oldfield, Mr, Graeham, Oldham, Mrs, Deborah, Oldham, Mr, Viv, Oliver, Mrs, Susan, Oliver, NHS, Councillor, J M, Owen, Miss, Lisa, Owen, East Midlands Ambulance Service, East midlands Ambulance Service Ms, Josie, Owen, Mr, Phillip, Oxley, Friends of Brinsley Headstocks Mrs, Jennifer, Page, Mr, Barrie, Paling, Mrs, Glenis, Paling, Mrs, Fiona, Palmer, Mrs, Anjali, Pandit, Ms, Suzanne, Paradine, Ms, Julie, Parker, Mr, Brian, Parkes, Mrs, Margaret, Pass, Mr, Bernard, Pass, Mr, John, Pass, Mr, Michael, Passmore, Mrs, Julia Caroline, Passmore, Dr, Jitendra, Patel, Miss, Ruth, Pavelin, Mrs, Susan, Pearce, Mr, Andrew, Pearce, Mr, Thomas, Pearce, D J, Pearson, Mrs, Sally, Pearson, Mr, Conrad, Pearson, Mr, Shay,



Pearson, Mrs, Jacqueline, Pearson, Mr & Mrs, I, Peberday, Professor, John, Peberdy, Mrs, Samantha, Perera, Mrs, Doreen, Perry, Mr, John, Perry, Mr, John, Pettifor, Mrs, Charlette, Pettifor, Mr, Kenneth, Phillips, Mr, R, Pierrepont, Mr, James, Pike, Mrs, Susan, Pike, Mr, M, Plampin, Miss, Megan, Plampin, Mrs, Marcheta, Plampin, Mr, Alan, Playford, Mr, Kenneth, Porter, Mrs, Maureen, Porter, Mr, Colin, Portman, Miss, Rosalie, Precious, Miss, Jean, Price, Mr and Mrs, Kathryn and Vaughan, Price, Mrs, Sylvia, Prince, Mrs, June, Purdy, Mr, Jaswiwder, Purewal, Giltbrook Care Home, Mr, John, Quigley, Mr, Shane, Quigley, Mr, John, Race, Mrs, Donna, Radforth, Mrs, Julie, Ralphs, A J, Rampton, Mrs, Elaine, Rampton, Mr, Paul, Randall, Miss, Mavis, Rawson, Notts County Council, Mrs, Celia, Redgate, R F, Redman, Mr, Alan, Reed, Mrs, Vicky, Reek, Mr, Pete, Reek, Mr, Bernard, Reilly, Mr, Mark, Reveley, Mr & Mrs, Julie & John, Rhodes, Mr, John, Rice, Mrs, Wendy, Rice, Mr, M G, Rich, Mrs, Iris, Richards, Councillor, K.E., Rigby, Dr, Sean, Rigby, University of Nottingham, Mrs, Melissa, Rigley, Mr, Darren, Rigley, Mrs, Michelle, Ritchie, Mrs, Tamzin, Ritchie, Mr, Stephen, Ritchie, 73rd Trust, Mr, C, Roberts, Mrs, J, Roberts, Mrs, Hannah, Roberts, Mr, Jamie, Robertson, Mrs, Linda, Robertson, Dr, P, Robinson, Mr, S, Robinson, Mrs, Margaret, Robinson, Ms, Sue, Robson, Mr & Mrs, , Roche, Mrs, Joan, Roche, E J, Roe, Mr, R W, Roe, Mrs, Dee, Roe, Councillor, S, Rowland, Mr, Brian, Rowley, Mr, J, Ruben, Dr, Jon, Ruben, Mr, Paul, Russell, Mrs, Susan, Rutland, Mrs, Denise, Ryder, Mr, M, Ryder, Mr, , Sahota, C/o Land and Development Practice, Mrs, Weiner, Samuels, Mrs, Joan, Sanders, Mrs, Yvonne, Sandry, Mr, Stephen, Saunders, Mrs, Jill, Savage, Mr, David, Savage, Mr, Kenneth, Scott, Mrs, Dawn, Scott, Mr, Martyn, Scott, Mr, Phil, Seaton, Mr, Paul, Senneck, Dales Fabrications Ltd, Ms, Sylvia, Shafto, Miss, Sarah, Shaw, Mr, Christopher, Shaw, Miss, Karen, Shepard, Lyndon, Sheppard, Chris, Sherwin, Mrs, Katharine, Siimpson, Mrs, Margaret, Silveson, Mrs, Louise, Silvey, Mrs, Shirley, Simms, Mr, P, Simpson, Mrs, Andrea, Simpson, Mr, Roger, Simpson, Mr, Andrew, Simpson, Mrs, Joan, Simpson, Mr, Phillip, Singer, Mr, Dennis, Smalley, Mrs, Lynda, Smalley, Bramcote Surgery, Mr, Gary, Smeardon-White, Mrs, S, Smellie, Mr, Chris, Smellie, Mrs, J A, Smith, Mrs, Pamela, Smith, Mr, Glynn, Smith, Mrs, Kay, Smith, Mrs, Lorraine, Smith, Mrs, Angela, Smith, Mrs, Janet, Smith, Mr, David, Smith, Mr, Gareth, Smith, Mr, Geoff, Smith, Mrs, Zada, Snape, Mr, Robin, Soanes, Charlene, Sodipo, Toyin, Sofoluwe, Kamni, Sood, Mr, Rajesh, Sood, Ostomart Ltd, Anna, Soubry, Broxtowe Conservatives, Mr, Clint, Southern-Warburton, Mr, R, Southey, Mr, David, Southey, David, Southy, Miss, Rebecca, Spencer, Mrs, Helen, Spencer, Mrs, Jackie, Spencer, Mr, Victor, Spencer, Miss, Alicia, Spibey, Mr, Ian, Spibey, Mrs, Julie, Spibey, Miss, Georgina, Spibey, Mrs, Joanna, Spray, William, Staniforth, Mrs, Maralyn, Staniforth, Mr, Alan, Stanley, Dr, Heather, Stapel-Powell, Mr, Russell, Statham, Mrs, Jayne, Steed, Mr, Andrew, Steed, Mr, James, Steed, Mr, J, Steedman, Mrs, Joyce, Steel, Mr, Robert, Steel, Mr, Leon, Stevens, Caraline, Stevenson, Ms, Esther, Stewart, NUH NHS Trust, Mr, Lewis, Stickley, Mrs, Claire, Stickley, Paul, Stone, Peveril Securities C/O Signet Planning, Mr, David, Stone, Mrs, Gill, Stone, Mr, M, Storey, Mr, David, Storey, Mrs, Sandy, Storey, Mrs, Esther, Storey, Mr & Mrs, C, Strawbridge, Mr, Paul, Strickland, Mrs, Helen, Suffield, Mrs, Sandra, Swain, Mrs, Phyllis, Swift, Mrs, Victoris, Syson, Ms, Lynne, Talbot, Mr, Eu Aun, Tan, Mrs, Nicolette, Tate, Miss, Kirsten, Taylor, Mrs, Ann, Taylor, Mr, Stephen, Taylor, Miss, Kerry, Taylor, Mr, Graham, Taylor, Mr, Roy, Taylor, Mrs, Eugenie, Taylor, Ms, Michelle, Teo, Mr, Urwin Robert, Thackery, Miss, Gill, Thomas, Mr, Gordon, Thomas, Miss, Patrice, Thompson, Mrs, Gemma, Thompson, Mrs, Anita, Thompson, Danny, Thompson, Mr, John, Thorpe, Mrs, Lynda, Thorpe, Mr, Frank, Tinklin, Mrs, Maureen, Tomlinson, Mr, William H, Topps, Mrs, Meryl, Topus, Mr, Andrew, Towers, Mrs, Megan, Towers, Mr, K, Town, Bramcote Conservation Society, Miss, Courtney, Town, Mrs, Patrisha, Town, Mr & Mrs, Nick & Hazel, Treadway, Mr, Mark, Trought, Terence, Trout, Mrs, Janet, Truman, Mr, Dean, Tuck, William Cook, Mr, Martin, Tuffs, Mrs, Andrea, Tuffs, Mr, Justin, Tulip, Mr, Ian, Turner, Dr, Nicola, Twell, NHS, Mr, Weston, Vacciana, Mrs, Jane, Vacciana, Mrs, Susan, Vale, Mr, Peter, Vale, Mr, Malcolm, Vale, Miss, Laura, Vale, Mrs, Sarah, Valentine, Mrs, Amanda, Verran, Mr, Neil, Verran, Mrs, D, Viitanen, C/o Featherstones Land and Planning, Mrs, Valerie, Wakeling, Mr, James, Wakeling, Mr, Dennis, Waldron, Mr & Mrs, , Walker, Mrs, Valerie, Walker, Mr, Graham, Walker, Mr, D, Walker, Miss, Claire, Walker, Mr, Michael, Walker, Mr, Colin, Ward, Mrs, Jacqueline, Ward, Mr, Paul, Wardle, Hollie, Wardle, Samuel, Wardle, Joanne, Wardle, Mrs, Joanne, Watson, Mr, Malcolm, Watson, Mr, Brian, Watson, Mrs, Jenny, Webb, Mrs, Jennifer, Wells, Dr, Joanna, Wells, Mrs, Cherril, West, Mr, Colin, West, Mr, Alex, West, Mrs, Joan, West, Mr, Trevor, Westbrook, Mr, G, Weston, Mr, T D, Weston, Mrs, Gwynneth, Weston, Miss, Maria, Weston, Mr & Mrs, Gerald & Margaret, Westrat, Mr, John, Westwood, Mr, Graham Avan, Whileman, Mrs, Emma,

Whileman, Mrs, Joyce, Whileman, Mr, Richard, Whileman, Leicestershire Police, Mrs, Valerie, White, Elaine, White, Mr, Derek, Whitham, Mrs, Suzanne, Whitham, Mrs, Ann, Whyard, Mr, Michael, Whyard, Mr and Mrs, John, Whyley, Miss, WI, Whyte, Mr, Roger, Wickins, Miss, Emma, Wickins, Mrs, Peggy, Wickins, Mr, Brian, Wightman, Mr, Nathan, Wiles, Mr, P, Wiles, Mr, Peter, Wilkinson, Mr, Gareth, Williams, Sharon, Williams, Mrs, D, Williams, Mr & Mrs, G & M, Williams, Mr, Nigel Richard, Williamson, Mrs, Janet, Willins, Mr, Garry, Williscroft, Mr, Robert, Willmott, Mrs, P A, Wilson , Trowell W I Mr, A, Wilson, Mr, David, Wilson, Mrs, Katherine, Wood, Mr, David, Woodhead, Mr, Simon, Woodroffe, Mrs, Catherine, Wormald, Mr, Phil, Wormald, Graham, Wormald, Mr, Graham, Worsley, Mr, William, Worton, Mr, Peter, Wreford, Mr, Mark, Wreford, Miss, Rachael, Wright, Mrs, Helen, Wright, Mrs, Linda, Wright, Nottingham City Council, Mr, Peter, Wright, Mrs, Heather, Wright, Mr, Roy, Wright, Ms, Denise, Wright, Mrs, Mavis, Wright, Mrs, Michelle, Wright, Mrs, Debbie, Wright, Tesco Miss, Laura, Wright, University of Derby, Mr & Mrs, Rod & Jean, Yarnell, Mrs, Catherine, Yates, Mr & Mrs, Heather, Young,

### **3. Do you support the allocation of a strategic housing site north of Ilkeston Road at Field Farm Stapleford in the Greater Nottingham Aligned Core Strategies?**

### **4. Do you have any comments?**

Number supporting	Number objecting	Total
166	405	571

The Field Farm site received significantly less total number of comments than the other proposed SUE site.

## **Statutory Consultees/Interest Groups**

Stapleford Parish Council accepts the inevitability of the development of the site but feel the numbers proposed are too high. They are of the opinion that if the site must be built on, it should not be developed beyond the brook. They have concerns for the loss of wildlife the development will cause and feel that a new primary school is likely to be needed to accommodate the increase in pupils.

The CPRE have concerns about developing this part of the Green Belt as they feel it will cause coalescence between Ilkeston, Trowell and Stapleford

and there is no defensible boundary to the West of the site. They also object to development as this is close to a SINC site with mature trees and development will result in the loss of agricultural land. Also they are of the opinion that the strain on local roads and infrastructure will be unsustainable.

Bramcote conservation society has concerns for the scenic quality of the area and the loss of good agricultural land which will arise as a result of development.

Trowell Parish Council object to any development of this site which includes land in both Trowell and Stapleford.

STRAG disagree with the recent SUE report and the inspector's decision in 1998 that the site presents no danger of settlements merging. They believe the site is unsustainable and is the perceived boundary between the settlements. They believe the site would be better utilised as an extension to the SINC.

Broxtowe Conservatives consider that development will result in the merging of Trowell with Stapleford and also cause traffic congestion and loss of wildlife of an area which has been left fallow for many years and attracted considerable species. They feel the Council has not been working effectively with the local community regarding this site.

The Beeston District and Civic Society consider the site unsuitable as it will be distant from services and within earshot of the M1 and the potential for coalescence and disruptions to views.

The Environment Agency have concerns regarding whether the allocation is sequentially appropriate. The site is in Flood Zone 3 and there is the potentiality of flooding from the Boundary Brook and there also may be the potentiality of ground contamination. A full risk investigation of the site will be required.

The Coal Authority state that as the area is located within the defined coalfield appropriate consideration to any sterilisations of the surface coal resource and the possibility of extraction should take place before development. In addition any safety issues such as land instability from mining would need to be investigated and mitigated.

Nottinghamshire County Council highlight the necessity for undertaking a full ecological investigation and taking up opportunities to enhance biodiversity, and having regard for the GN Landscape Character Assessment and the GN Transport Model. In addition they state that additional education provision must be provided by the developer.

## **Residents**

## **Supporters**

Some supporters of the site state that the area has good transport links and other amenities and has the advantage of having firm infrastructure in place being part of the principal urban area.

A number of residents state that they support development in this area primarily to prevent development at Toton but would prefer if the development went to other boroughs.

Some are of the view that the site already has good transport links in place with the potentiality to build a new train station which will give excellent access for employment and services. Also the site is in close proximity to schools and services.

Some supporters consider there is little threat of coalescence because distinct boundaries exist between Trowell and Stapleford.

## **Objectors**

A number of the residents feel that the area has had its fair share of development and further encroachment to the Green Belt will cause coalescence of Trowell, Ilkeston and Stapleford as this is the last defensible boundary and the use of the remaining bits of green belt in the South of the Borough is fundamentally unsustainable.

Another problem cited by many is the potential for increased traffic that new development could create. Many residents consider that the congestion at Bramcote roundabout and the surrounding roads, cannot handle the existing traffic load. Also many consider that there is the lack of a suitable access to the site.

The loss of agricultural and recreational land is considered a significant issue as the wildlife on the site is held in great regard and there is considered to be endangered species on the site (sky larks, bats and newts). The impact on the Hemlock Stone and the surrounding areas is also seen by many to be a major constraint.

Some fear that impeding the flow of water to the Boundary brook combined with the increase in the surface run off from new houses will significantly increase the chances of flooding of the area.

The lack of sufficient infrastructure such as medical, leisure shopping and schooling is felt by many to be a strong reason for objecting to development. Bramcote Hills School is generally not sufficient to deal with an increased population and the recent closure of the health centre in Stapleford means medical care is unlikely to be sufficient.

Some suggest that the revitalisation and re-use of vacant units in Stapleford Town Centre should be more of a priority.

Some respondents fear that once this site is developed it will pave the way for the developers to continue onto the surrounding areas.

The new buildings will look incongruous and be in conflict with the character of the existing settlements.

Many objectors feel that Broxtowe Borough Council should be working closer with Erewash Council and instead promoting the Stanton site which is in need of regeneration.

Some objectors feel that the identification of SUEs would be more suitable at other sites to the North of the Borough such as West of Coventry Lane, Bilborough Rd and Woodhouse Way.

## **Developers/Landowners**

### **Supporters**

Westermans (the developers currently promoting the site) consider that the 'planning history' on Field Farm confirms its suitability for development. It is physically well-contained, finite in its extent and accessible. It has good links to jobs services and facilities and a development of up to 450 dwellings would make a valuable contribution to Broxtowe's needs without a significantly adverse environmental impact.

The landowners of the McCann site depot and adjoining land feel there is the potential to provide for additional sustainable growth past the Field Farm boundaries, as well as the land west of the Crematorium. They consider that development within the Field Farm boundaries alone would leave the residual north eastern part of the area isolated with no prospect of contributing to operational agricultural land.

### **Objectors**

Langham Park Developments believe the site is well located within the Green Belt and that that coalescence has already occurred with other settlements in this location does not seem a sensible argument to justify further coalescence. Heavy funding would be required for additional infrastructure to make the site sustainable. Whilst the public transport proposal may come forward, investment in healthcare facilities, employment provision, open space, community provision and local shops would need to be made to improve the site's sustainability credentials. The site has been identified as within a landscape of reasonably high quality and potentially contaminated

which raises further concerns to be addressed in consideration of its allocation for residential development.

The land owner of 'Toton Sidings' objects to the provisional allocation of this site without any allocation of 'Toton Sidings'. The site is Greenfield and is of high agricultural value. Development would make no contribution to NET.

Savills in principle object to the Council's proposed response to identifying two sites and instead they promote the site 'West of Coventry Lane' concluding that from the evidence presented in the Appraisal of SUEs study and their own knowledge of the site that there are no issues of coalescence with suitable landscape and topography, the inspector from the previous plan inquiry considered the site developable, the site is in walking distance of the town centre and public bus stop plus they consider that development will assist with the regeneration of deprived areas. Also there is significant developer interest in bringing this site forward and the site could represent a significant proportion housing need.

## List of Respondents

Beeston and District Civic Society, Brinsley Parish Council, Campaign to Protect Rural England, Coal Authority, Catesby Property Group, Environment Agency, Fetherstones, Friends Of Brinsley Headstocks, Friends of Toton Fields, George Spencer School, Greasley Parish Council, Oxalis Planning, SABHRE, Sport England, STRAG., Severn Trust C/o GVA Grimley, Signet Planning Ltd, Stapleford Town Council, Trowell Moor South Landowner (C/o Savills), Mrs, B, Adams, Miss, Annabelle, Adelman, Miss, Doyin, Adesokan, Mrs, Nicki, Agalamanyi, Mrs, Zoe, Allen, Mrs, Jean, Allsebrook, Garage business, Miss, Shelley, Allsebrook, Chatsworth Motors, Mrs, Linda, Allsopp, Nottinghamshire County Council, Mrs, Alison, Anderson, Mr, Scott, Anderson, Miss, Katie, Anderson, Mr, Lewis, Anderson, Jane, Andrews, Mr, Michael, Anson, Mrs, Moya, Anthony, Mr, B, Arnold, Mr, J, Atkinson, Mr, Andrew, Aylott, Mr, Grant, Badman, Mr, CR, Bagshaw, Mr, Andrew, Baguley, Mrs, Susan, Bailey, Miss, Wendy, Bailey, Mr, Paul, Bailey, Mr, Joseph, Bailey, Mrs, Barbara, Bakewell, Mr, Stephen, Bakewell, Ms, S, Ball, Awwsworth Parish Council Councillor, L A, Ball, Mr, Peter, Ball, Dr, P, Bansal, Mr and Mrs, Rebecca and Malcolm, Barke, Mrs, Karen, Barker, Mr, Geoffrey, Barker, Mrs, Andrea, Barker, Mrs, M, Barry, Mr, Colin, Barson, Mrs, Christine, Barson, Mr, David, Barson, Mrs, R, Barton, Mrs, Janet, Barton, Mrs, P, Barton, Mrs, Alexandra, Barto-Smith, Mr, Terence, Batham, Ms, Jayne, Baumber, Mr, Alan, Beale, Mr, Craig, Beech, Mr, Mark, Bennett, Mr, David, Berriff, Mr, Andrew, Berry, Mrs, Yan, Beviss, Mrs, Beryl, Bickerstaffe, Mr, Alfred, Bicknell, Mrs, Lynda, Blackburn, Mr, Anthony, Blackburn, Miss, Holly, Booth, Miss, Joyce, Booth, Ms, Amanda, Booth, Mr, Marcus, Booth, Ms, Jasmine, Booth, Mrs, Caroline, Borg, Mr, Trevor, Bowen, Mrs, Sarah, Bower, Mr, Malcolm, Bowmar, Mr, Christopher, Boyce, Mrs, Helen, Bramley, Mrs, Rachel, Bramley, Ms, Carol, Bridgwater, Mr, Steven, Brister, Mrs, Vera Marie, Brister, Mr, Donald Kenneth, Brister, Miss, Kelly, Brogan, Councillor, M, Brown, Mr, Trevor, Brown, Mr, Dennis, Brown, Mr, Roger, Brown, Mr, Brian, Brown, Mrs, Julie, Bryant, Mr, Robert, Bryant, Mr, Terence, Buckley, Mrs, Elizabeth, Burke, Mr, K G, Burt, Mrs, S, Burton, Mr, Andrew, Butler, Mrs, Karen, Butt, Mr, Stephen, Butt, Mr, Scott, Buxton, Mrs, Joyce, Buxton, Miss, Luisa, Caceres, Mr, Mark, Callaghan, Ms, Bev, Cameron, Mr, Andrew, Captstick, Mr, Paul A, Carruther, Public Response, Mr, Peter, Champion, Mrs, Josephine, Champion, Ms, Jennifer, Chappel, Mrs, Doreen, Charlton, Miss, Melissa, Chelliah, Ms, C, Cherrett, Mr, D, Cherrett, Mr, Derek, Chester, Mr, Johnny, Cheung, Andrew, Clark, Mr, Terry, Clark, Mrs, Hiroko, Clarke, Mr, Christopher, Clarke, Jacqueling, Clay, Mr, Alan, Clayton, Mrs, May, Cliff, Mr, Anthony, Coates, Zoe, Cockcroft, Ms, Ann, Codner, Mr and Mrs, B and M, Colaluca, Mrs, J, Collins, Mr, John, Collins, Mrs, Margaret, Collins, Mr, Glynn, Collins, Mr, Gary, Cook, Mr, Paul, Cook, Mr, Shane, Cooper, Mr, Cristoir, Cooper, Mrs, Nicola, Cooper, Miss, Aisling, Cooper, Mrs, Janet, Copley, Mr, Matthew, Cotton, Mrs, Susan, Coulton, Miss, Sarah, Coulton, Mrs, Megan,

Cowell, Mrs, Ann Elizabeth, Crampton, Tim, Crawford, Parks and Environment Manager, Broxtowe Borough Council, Martyn, Cabbage, Mr, John, Cunningham, Mrs, Margaret, Curtis, Mr, Brent, Cutts, Mr, John, Da Bell, Mr, C, Dacey, Mrs, P, Dacey, Mr, Moses, Dang, Mrs, Gillian, Dann, NHS, Mr, Philip, Dann, D.J., Davies, J, Davies, Mr, Sam, Davies, Mr, M, Davis, Mrs, Carol, Davis, Mr, Peter, Davis, Mrs, Pauline, Dawkins, Mr, Terence, Dawkins, Mr, Tim, Dawson, Mrs, Mavis, Daykin, Mr & Mrs, R & J, Deaton, Mr, Richard, Deeley, Mrs, Eileen, Dexter, Mr, Edward, Dexter, Mrs, Margaret, Dolphin-Rowland, Mr, James, Dolphin-Rowland, Mrs, Jacqueline, Donnison, Mr, Andrew, Donnison, Mr, Alan, Donovan, Mrs, Janet, Donovan, City Council Nottingham, Mrs, Emily, Dougan, Mrs, Anna, Douglas, Mrs, Christine, Downes, Miss, Sarah, Downes, Miss, Josie, Downes, Mr, John, Dunn, Newson Gale, Mrs, Lesley, Dunn, Mr, Ashley, Dunn, Mrs, R, Dyer, Dr, Paul, Dyer, Mr, Ian, Edge, Mr, Kevin, Edwards, Mrs, Jennifer, Egglestone, Mr, Tom, Egglestone, Mr, Ivan, Ellicock, Mrs, Gillian, Ellicock, Mr, Martin, Ellicock, Mr, Sean, Elliott-Maher, J H, Ellis, Miss, Janet, Ellis, Mrs, Maureen, Ellis, Dr, Richard, Ellis, Pastures Community Church, Mrs, Joanne C, Ellison, Mrs, Gillian, Elsom, Mr, Arron, Enever, Mr & Mrs, , Evans, C/o Nick Baseley, Ian Baseley Associates, Miss, Wendy, Fantom, Mr, Gary, Fantom, Mr & Mrs, D, Fazey, Mrs, Elaine, Fearn, Crawford & Co Mr, Christopher, Fearn, IAG UK, Mr, John, Fielder, Mrs, Christine, Fielder, Mrs, Maria, Fish, Nottingham University Hospital Trust, Ms, Linda, Fisk, Mr, Robert, Fletcher, Messrs Wild - C/o Ian Baseley Associates, Miss, Sonya, Fletcher, Mrs, Joan, Fletcher, Mr, Leslie, Flowerdew, Mrs, Denise, Fogg, Mr, Darren, Fogg, Miss, Kirsty, Fogg, Mr, Stephen, Foster, Mr, Gordon, Fotheringham, Mr, Vincent, Fowler, Mr, Jean, Freestone, Mr, Frederick, Freestone, Mr, Gregory, Frogson, Miss, Anna, Frost, Mr & Mrs, Paul & Michelle, Fusco, Miss, N, Gadsby, Mr, David, Gatehouse, Mr, John, Gatehouse, Mrs, Vivien, Gatehouse, Mr, Andrew, Gee, Mr, Nick, Gensler, Mrs, Y, Gibbons, Mr, B, Gibbons, Mr, P, Gibbs, Mr, Greg, Gibson, Mrs, Nicola, Gibson, Mrs, Sarah, Gibson, Mr, Zane, Gibson, Mr, I, Gidley, Messrs D S & J Robinson, Betty, Godfrey, Mr, Graham, Godfrey, Mrs, Janet, Golds, Mr, Jeffery, Gould, Mrs, Sonia, Green, Mr, Mark, Green, Ms, Anna, Green, Mr, Connor, Green, Ms, Erin, Green, Mr, David, Greenhalgh, Mrs, Carol, Gregory, Miss, Norma, Gregory, Councillor, D, Grindell, Mr, Grant, Grinham, Amanda, Gunn, Mrs, Angela, Gutteridge, MOD, Janice, Halford, Mrs, Eileen, Hall, Mr, Christopher, Hall, Mrs, Jacqui, Hall, Mr, Robin, Hallam, Councillor, M, Handley, Mr, Stanley, Harding, Mrs, Frances, Harding, Mrs, Lyn, Harley, Mrs, Christine, Harlin, Ms, Nora, Harper, Mr & Mrs, Harper, Chris, Harrison, Mrs, Carol, Harrison, Kathryn, Harrison, Mrs, Virginia, Hart, Mrs, Lisa, Harvey, Mr, James, Harvey, Ms, Suzanne, Hawkins, Mrs, A E, Hawksworth, Mr, Terence, Haycock, Mrs, Cheryl, Herron, Mrs, Tracey, Higginbottom, Mrs, Penny, Higgins, Mr & Mrs, Terence & Sharon, Hill, Mr, Matthew, Hill, Mr, Robert, Holden, Mr, Ian, Holland, Mr, Michael, Holloway, Mrs, Carol, Holman, John, Holmes, Westerman Homes C/O Holmes Antill, Mrs, Wendy, Holmes, Mr, Craig, Holmes, Notts Fire & Rescue Service, Mrs, Jacqueline, Holmes, Sally, Holowka, Mr, John, Hooley, A, Hooton, Mrs, Esther, Horsley, Mrs, Lynn, Hoskins, Mr, K, Hourd, Mr, Brian, Hughes, Mr, Christopher, Hull, Tesco, Mr, Alan, Hunt, Miss, Sarah, Hunter, Mr, Mike, Hunter, Louise, Hurst, Miss, Lizzie, Hurst, Mr, Neil, Hutchinson, Mr, John, Hutchinson, Mrs, Mary, Hutsby, Councillor, R, Jackson, Mrs, B.E., Jackson, Mr, Neil, Jackson, Mr, Simon, Jackson, Mrs, Clare, Jarvis, Mr & Mrs Jepson, Mrs, Elaine, Johnson, Ms, Tracey, Jolley, Sara, Jones, Langham Park Developments C/O Cerda Planning, Mr & Mrs, P, Jones, Mr, Trevor, Jones, Mrs, Brenda, Jones, Mr, Matthew, Jones, Mr, Johnson, Jones, Mr & Mrs, Phillip & Diane, Jones, Mrs, Debbie, Kings, Mrs, Lisa, Kinsey, Mr, Julian B.S, Kinsey, Mrs, Jane, Klymowskyj, Mr, Peter, Klymowskyj, Mr, Peter, Knight, Mr, Janek, Kuculyma, Ms, Tracey, Lambert, Mr, Philip, Larkin, Mrs, Rosemary, Larkin, Mr, John, Ledger, Mrs, June, Lee, Mr, David, Leighton, Mrs, Christine, Leiver, Insurance, Mr, Norman, Lewis, Mr, Tom, Lewis, Mrs, Pauline, Lewis, Mrs, Sarah, Lines, Mr, Steven, Lines, Mr, Graham, Littleton, Mr, Brian, Littleton, Mrs, Maureen, Littleton, Mr, G, Lockwood, R S, Lodge, Miss, Alex, Lodge, Mr, Alan, Longhurst, Mrs, Christine, Longhurst, Mr & Mrs, M & S, Lovely, c/o Greasley Parish Council, Nigel, Lowe, Mrs, Tessa, Lunn, Mr, Ian, MacKenzie, Mrs, Yvonne, Mackie, Mr, Richard, MacRae, Mrs, Jane, Maher, Mr, John, Maher, Mr, Graham, March, Mrs, Patricia, Marriott, Ms, Teresa, Marsden, Mr, Neil, Marshall, Mrs, Linda, Marshall, Mr, Andrew, Marshall, Mr, Keith, Mason, Mrs, Erica, Matthews, Mr, Paul, Matthews, John, McCann, J McCann & Co (Nottm) Ltd, Mr, Eugene, McCarthy, Mrs, Rosemary, McCarthy, Mrs, Christine, McGrath, Mr, Kevin, McKernan, Mrs, Anita, McKinney, General Praticce, Mrs, P A, McLennan, Mr, David, McLennan, Mr, R, Medford, Mrs, Valerie, Medford, Mr, D, Middleton, Mr, James, Millichip, Mrs, Alison, Mitchell, Mrs, Jane, Mitchell, Mr & Mrs, K.G & M.R, Moore, Mrs, Lisa, Morgan, Miss, Rachael, Morris, Mr, John, Morton,

Mrs, Sheila, Morton, Mrs, Doreen, Moulton, Mrs, D A, Mulcahy, Mrs, Rosalie, Nash, Mr, Ian, Naylor, Mrs, Sally, Naylor, Mr, George, Neely, Mr, Miles, Newbold, Mrs, June Maureen, Newton, Mrs, Judith, Newton, Mr, John Malcolm, Newton, Mrs, Marilyn, Nice, Mrs, Christine, Noonan, Ms, Lisa, Norris, Red Cross, Mr, William, Nowley, Miss, Carol, Nutting, Mrs, Emma, Ojapah, Ms, Carole, Oldfield, Mr, Graeham, Oldham, Mrs, Deborah, Oldham, Mrs, Susan, Oliver, NHS, Councillor, J M, Owen, Miss, Lisa, Owen, East Midlands Ambulance Service East Midlands Ambulance Service, Ms, Josie, Owen, Mr, Phillip, Oxley, Friends of Brinsley Headstocks, Mrs, Jennifer, Page, Mr, Barrie, Paling, Mrs, Glenis, Paling, Mrs, Fiona, Palmer, Mrs, Anjali, Pandit, Ms, Suzanne, Paradine, Mr, Brian, Parkes, Mrs, Margaret, Pass, Mr, Bernard, Pass, Mr, John, Pass, Mr, Michael, Passmore, Dr, Jitendra, Patel, Mrs, Susan, Pearce, Mr, Andrew, Pearce, D J, Pearson, Mrs, Sally, Pearson, Mr, Conrad, Pearson, Mr, Shay, Pearson, Mrs, Jacqueline, Pearson, Mrs, Samantha, Perera, N & J, Phillips, Mr, Kenneth, Phillips, Mr, R, Pierrepoint, Mr, James, Pike, Mrs, Susan, Pike, Mr, M, Plampin, Miss, Megan, Plampin, Mrs, Marcheta, Plampin, Mr, Alan, Playford, Mr, Kenneth, Porter, Mrs, Maureen, Porter, Miss, Rosalie, Precious, Mr and Mrs, Kathryn and Vaughan, Price, Mr, Jaswiwder, Purewal, Giltbrook Care Home, Mr, John, Quigley, Mr, Shane, Quigley, Mr, John, Race, Mrs, Julie, Ralphs, Mr, Paul, Randall, Mr, Alan, Reed, Mrs, Vicky, Reek, Mr, Pete, Reek, Mr, Mark, Reveley, Mr, John, Rice, Mrs, Wendy, Rice, Mr, M G, Rich, Councillor, K.E., Rigby, Dr, Sean, Rigby, University of Nottingham, Mrs, Melissa, Rigley, Mr, Darren, Rigley, Mrs, Hannah, Roberts, Mr, Jamie, Robertson, Mrs, Linda, Robertson, Dr, P, Robinson, Mr, S, Robinson, Mrs, Margaret, Robinson, Ms, Sue, Robson, Mrs, Joan, Roche, E J, Roe, Mr, R W, Roe, Mrs, Dee, Roe, Councillor, S, Rowland, Mr, Brian, Rowley, Mr, Paul, Russell, Mrs, Susan, Rutland, Mr, , Sahota, C/o Land and Development Practice Mrs, Joan, Sanders, Mr, Stephen, Saunders, Mrs, Jill, Savage, Mr, David, Savage, Mr, Kenneth, Scott, Mrs, Dawn, Scott, Mr, Martyn, Scott, Mr, Paul, Senneck, Dales Fabrications Ltd, Mr, Michael, Sewell, Ms, Sylvia, Shafto, Miss, Sarah, Shaw, Mr, Christopher, Shaw, Miss, Karen, Shepard, Mr & Mrs, , Shepherd, Chris, Sherwin, Mrs, Katharine, Simpson, Mrs, Margaret, Silveson, Mrs, Louise, Silvey, Mrs, Shirley, Simms, Mr, P, Simpson, Mrs, Andrea, Simpson, Mr, Roger, Simpson, Mr, Andrew, Simpson, Mrs, Joan, Simpson, Mr, Phillip, Singer, Mr, Dennis, Smalley, Mrs, Lynda, Smalley, Bramcote Surgery, Mr, Gary, Smeardon-White, Mrs, J A, Smith, Mrs, Pamela, Smith, Mr, Glynn, Smith, Mrs, Lorraine, Smith, Mrs, Angela, Smith, Mrs, Janet, Smith, Mr, David, Smith, Mr, Gareth, Smith, Mr, Geoff, Smith, Kamni, Sood, Mr, Rajesh, Sood, Ostomart Ltd, Anna, Soubry, Broxtowe Conservatives, Miss, Rebecca, Spencer, Mrs, Helen, Spencer, Mrs, Jackie, Spencer, Miss, Alicia, Spibey, Mr, Ian, Spibey, William, Staniforth, Mrs, Maralyn, Staniforth, Mrs, Jayne, Steed, Mr, Andrew, Steed, Mr, James, Steed, Mr, J, Steedman, Mr, Leon, Stevens, Caraline, Stevenson, Mr, David, Stone, Mrs, Gill, Stone, Mr, Paul, Strickland, Mrs, Sandra, Swain, Mrs, Phyllis, Swift, Mrs, Victoris, Syson, Ms, Lynne, Talbot, Mrs, Nicolette, Tate, Miss, Kirsten, Taylor, Mrs, Ann, Taylor, Mr, Stephen, Taylor, Miss, Kerry, Taylor, Mr, Graham, Taylor, Mr, Roy, Taylor, Mrs, Eugenie, Taylor, Ms, Michelle, Teo, Mr, Urwin Robert, Thackery, Miss, Gill, Thomas, Miss, Patrice, Thompson, Mrs, Anita, Thompson, Mr, John, Thorpe, Mrs, Maureen, Tomlinson, Mr, William H, Topps, Mrs, Meryl, Topus, Mr, K, Town, Bramcote Conservation Society, Miss, Courtney, Town, Mrs, Patrisha, Town, Mr, Dean, Tuck, William Cook, Mr, Justin, Tulip, Mr, Ian, Turner, Mrs, Jane, Vacciana, Mrs, Susan, Vale, Mr, Peter, Vale, Mr, Malcolm, Vale, Miss, Laura, Vale, Mrs, D, Viitanen, C/o Featherstones Land and Planning, Mrs, Valerie, Wakeling, Mr, James, Wakeling, Mr, Dennis, Waldron, Mr, D, Walker, Miss, Claire, Walker, Mr, Colin, Ward, Kirsty, Wardle, Mrs, Christine, Wardle, Mr, Paul, Wardle, Joanne, Wardle, Mrs, Joanne, Watson, Mr, Malcolm, Watson, Mr, Brian, Watson, Mrs, Jennifer, Wells, Mrs, Cherril, West, Mr, Colin, West, Mr, Alex, West, Mrs, Joan, West, Mr, Trevor, Westbrook, Mr, G, Weston, Miss, Maria, Weston, Mr & Mrs, Gerald & Margaret, Westrat, Mr, Graham, Whileman, Whileman, Mrs, Emma, Whileman, Mrs, Joyce, Whileman, Mr, Richard, Whileman, Leicestershire Police Dr, M, Whitaker, Mr, A A, White, Elaine, White, Mr, Derek, Whitham, Mrs, Suzanne, Whitham, Mr, Roger, Wickins, Miss, Emma, Wickins, Mrs, Peggy, Wickins, Mr, Nathan, Wiles, Mr, P, Wiles, Mr, Brian, Wilkinson, Mr, Peter, Wilkinson, Mr, Gareth, Williams, Mrs, D, Williams, Mr & Mrs, G & M, Williams, Mrs, Janet, Willins, Mr, Garry, Williscroft, Mr, Robert, Willmott, Mrs, P A, Wilson, Trowell W I, Mr, David, Wilson, Mrs, Barbara, Wing, Mrs, Karen, Winson, Mr, David, Woodhead, Mrs, Catherine, Wormald, Mr, Phil, Wormald, Graham, Wormald, Mr, William, Worton, Mr, Mark, Wreford, Miss, Rachael, Wright, Mrs, Helen, Wright, Mrs, Linda, Wright, Nottingham City Council, Mr, Peter, Wright, Mr, Roy, Wright, Ms, Denise, Wright, Mrs, Mavis, Wright, Mrs, Michelle, Wright, Mr & Mrs, Rod & Jean, Yarnell, Mrs, Catherine, Yates,



**5. Do you support the identification of Eastwood including adjoining greenfield sites as an appropriate broad area for future housing growth?**

**6. Do you have any comments?**

Number supporting	Number objecting	Total
168	377	545

This identification of Eastwood as a broad allocation to growth attracted the second highest number of responses of the areas allocated for broad development.

**Statutory Consultees/Interest Groups**

Eastwood Town Council states that they are anxious to see development taken from the M1 corridor and instead positioned along the A610 corridor. They see that there is an urgent need to attract business opportunities and residential developments to Eastwood in order to encourage more people to live and work. They also consider that part of the Mushroom Farm site (currently allocated as employment land) could be used for housing.

Awsorth Parish Council state that there is too much traffic on the A610 at the IKEA island and this has insufficient capacity to deal with more traffic which would be created from housing development in Eastwood.

Greasley Parish Council considers that the distribution of housing around Eastwood and Kimberley and also Awsorth, Brinsley and Nuthall is too high. Further to this they feel that Greasley is usually attached to Eastwood and allocations would further diminish it's identity as a district and a rural parish.

The Environment Agency state that flooding is unlikely to be a major issue in Eastwood as most is in Flood Zone 1. Eastwood contains a small area of historic landfill close to the A610 which has potential for contamination and areas of surface watercourses to the North and West making these areas sensitive to development.

The Coal Authority state that as the area is located within the defined coalfield appropriate consideration to any sterilisations of the surface coal resource and the possibility of extraction should take place before development. In addition any safety issues such as land instability from mining would need to be investigated and mitigated.

Nottinghamshire County Council recommends that locations in Eastwood identified by the 'Sustainable Locations for Growth Study' may be suitable.

## **Residents**

### **Supporters**

Some supporters consider Eastwood to be an industrial area which can provide good job opportunities so is ideal for new housing.

Some supporters consider that Eastwood has more available sites than areas in the South of the Borough and is not so built up so there is more greenspace available for development whilst leaving some for recreational purposes.

One supporter feels that infrastructure support will become available as the new houses are built so this should not be a reason not to allocate sites in Eastwood.

Also it is considered that Eastwood has good transport links with its proximity to the M1.

Many feel that development around Eastwood will aid in regenerating the area which is still suffering from the historical decline of its local industries.

A number of residents support development in this area primarily as it takes pressure off other sites in the borough, however they would prefer that development went to other boroughs.

One resident questions whether there is a need in the area for more houses. They point out that allocated land within the Parish of Greasley has not been used from the previous plan and also development at Acorn Avenue in Giltbrook is still incomplete from its start in the early 1980s.

A number point out that there are a number of vacant employment/industrial units and a number of sites allocated for employment which would better be utilised for housing.

### **Objectors**

There is some concern that coalescence will occur between Eastwood, Kimberley, Awsworth, Brinsley and Greasley.

Some feel Eastwood is already significantly built up and development would lead to a loss of green space.

One objector feels that topography of the land North of Nethergreen would mean that development would be highly visible and other areas (East of Mansfield Road, Beauvale and Newthorpe) are open country of great scenic value.

One respondent points out that the area in Watnall was rejected by the previous local plan inspector and does not consider that the conditions leading to this decision have significantly changed.

## **Developers**

St Modwen Developments promote a site north of Engine Lane/Lower Beauvale and the Beauvale Brook for 40-60. The site is PDL, it is located beyond the greenbelt boundary, it is in a sustainable location and it would make an important contribution to the future growth of Eastwood plus development would open up Beauvale Brook for public open space.

Fetherstones support the broad locations of Eastwood/Kimberley/Watnall with an emphasis on sustainable locations, using infill and 'previously used' sites first.

## **List of Respondents**

Beeston and District Civic Society, Brinsley Parish Council, Campaign to Protect Rural England, Coal Authority, Catesby Property Group, Environment Agency, Fetherstones, Friends Of Brinsley Headstocks, Friends of Toton Fields, George Spencer School, Greasley Parish Council, Oxalis Planning, SABHRE, Sport England, STRAG,, Severn Trust C/o GVA Grimley, Signet Planning Ltd, Stapleford Town Council, Trowell Moor South Landowner (C/o Savills), Mrs, B, Adams, Miss, Annabelle, Adelman, Miss, Doyin, Adesokan, Mrs, Nicki, Agalamanyi, Mrs, Zoe, Allen, Mrs, Linda, Allsopp, Nottinghamshire County Council, Mrs, Alison, Anderson, Mr, Scott, Anderson, Miss, Katie, Anderson, Mr, Lewis, Anderson, Mrs, Elaine, Annable, Mr, Michael, Anson, Mrs, Moya, Anthony, Mr, J, Atkinson, Mr, Andrew, Aylott, Mr, Grant, Badman, Miss, Wendy, Bailey, Mr, Paul, Bailey, Mrs, Barbara, Bakewell, Mr, Stephen, Bakewell, Ms, S, Ball, Awworth Parish Council, Councillor, L A, Ball, Mr, Peter, Ball, Dr, P, Bansal, Mr and Mrs, Rebecca and Malcolm, Barke, Mrs, Karen, Barker, Mr, Geoffrey, Barker, Mrs, Andrea, Barker, Mr & Mrs, , Barker, Mrs, M, Barry, Mr, Colin, Barson, Mrs, Christine, Barson, Mrs, Janet, Barton, Mrs, Alexandra, Barto-Smith, Mr, Terence, Batham, Ms, Jayne, Baumber, Mr, Allan, Baxter, Mrs, Marita, Baxter, Mr, Alan, Beale, Mr, Craig, Beech, Mr, Mark, Bennett, Mr, David, Berriff, Mr, Andrew, Berry, Mrs, Yan, Beviss, Mrs, Beryl, Bickerstaffe, Mrs, Lynda, Blackburn, Mr, Anthony, Blackburn, Miss, Holly, Booth, Miss, Joyce, Booth, Ms, Amanda, Booth, Mr, Marcus, Booth, Ms, Jasmine, Booth, Mrs, Caroline, Borg, Mr, Trevor, Bowen, Mrs, Sarah, Bower, Mr, Malcolm, Bowmar, Mrs, Helen, Bramley, Mrs, Rachel, Bramley, Mr, Steven, Brister, Mrs, Vera Marie, Brister, Mr, Donald Kenneth, Brister, Miss, Kelly, Brogan, Mr, Ernest, Brooks, Mrs, Betty, Brooks, Councillor, M, Brown, Mr, Dennis, Brown, Mr, Roger, Brown, Mr, Brian, Brown, Mr, Neil, Bruce, Mrs, Julie, Bryant, Mr, Robert, Bryant, Mr, Terence, Buckley, Mrs, Elizabeth, Burke, Mr, Chris, Burton, Mr, Andrew, Butler, Mr, David, Butler, Mrs, Shirley, Butler, Mrs, Karen, Butt, Mr, Stephen, Butt, Mr, Scott, Buxton, Mrs, Joyce, Buxton, Miss, Luisa, Caceres, Mr, Mark, Callaghan, Ms, Bev, Cameron, Mr, Andrew, Captstick, Mr, Paul A, Carruther, Public Response, Mr, Peter, Champion, Mrs, Josephine, Champion, Ms, Jennifer, Chappel, Councillor, Hazel, Charlesworth, Mrs, Doreen, Charlton, Miss, Melissa, Chelliah, Ms, C, Cherrett, Mr, D,

Cherrett, Mr, Johnny, Cheung, Andrew, Clark, Mr, Terry, Clark, Mrs, Hiroko, Clarke, Mrs, Christine, Clarke, Mr, Christopher, Clarke, Mrs, May, Cliff, Mr, Anthony, Coates, Mrs, Glennys, Coates, Ms, Ann, Codner, Mr and Mrs, B and M, Colaluca, Miss, Sylvia, Coles, Mrs, J, Collins, Mr, John, Collins, Mrs, Margaret, Collins, Mr, Glynn, Collins, Mr, Gary, Cook, Mr, Paul, Cook, Mr, A, Coombes, Mr, Shane, Cooper, Mr, Cristoir, Cooper, Mrs, Nicola, Cooper, Miss, Aisling, Cooper, Mrs, Hilary, Corbett, Mr, Matthew, Cotton, Mrs, Susan, Coulton, Miss, Sarah, Coulton, Mrs, Megan, Cowell, Mrs, Ann Elizabeth, Crampton, Tim, Crawford, Parks and Environment Manager, Broxtowe Borough Council, Martyn, Cabbage, Mr, John, Cunningham, Mrs, Margaret, Curtis, Mrs, Audrey, Da Bell, Mr, John, Da Bell, Mr, C, Dacey, Mrs, P, Dacey, Mr, Moses, Dang, Mrs, Gillian, Dann, NHS, Mr, Philip, Dann, D.J., Davies, J, Davies, Mr, Sam, Davies, Mr, M, Davis, Mrs, Carol, Davis, Mrs, Pauline, Dawkins, Mr, Terence, Dawkins, Mr, Tim, Dawson, Mr, Richard, Deeley, Mrs, Margaret, Dolphin-Rowland, Mr, James, Dolphin-Rowland, Mrs, Jacqueline, Donnison, Mr, Andrew, Donnison, Mr, Alan, Donovan, Mrs, Janet, Donovan, City Council Nottingham, Mrs, Emily, Dougan, Mrs, Anna, Douglas, Mrs, Christine, Downes, Miss, Sarah, Downes, Miss, Josie, Downes, Mr, John, Dunn, Newson Gale, Mrs, Lesley, Dunn, Mr, Ashley, Dunn, Mrs, R, Dyer, Mr, Michael, Edmondson, Mr, Kevin, Edwards, Mrs, Jennifer, Egglestone, Mr, Tom, Egglestone, Mr, Ivan, Ellicock, Mrs, Gillian, Ellicock, Mr, Martin, Ellicock, Mr, Sean, Elliott-Maher, J H, Ellis, Miss, Janet, Ellis, Mrs, Maureen, Ellis, Dr, Richard, Ellis, Pastures Community Church, Mrs, Gillian, Elsom, Mr, Arron, Enever, Mr, Gary, Fantom, Mr & Mrs, D, Fazey, Mrs, Elaine, Fearn, Crawford & CoMr, Christopher, Fearn, IAG UK, Mr, John, Fielder, Mrs, Christine, Fielder, Mrs, Maria, Fish, Nottingham University Hospital TrustMs, Linda, Fisk, Mr, Robert, Fletcher, Messrs Wild - C/o Ian Baseley Associates, Mrs, Jane, Fletcher, Mrs, Lynn, Fletcher, Mr, John, Fletcher, Miss, Sonya, Fletcher, Mrs, Joan, Fletcher, Mr, Leslie, Flowerdew, Mrs, Denise, Fogg, Mr, Darren, Fogg, Miss, Kirsty, Fogg, Mr, Stephen, Foster, Mr, Gordon, Fotheringham, Mr, Vincent, Fowler, Mr, Jean, Freestone, Mr, Frederick, Freestone, Mr, Gregory, Frogson, Miss, Anna, Frost, Mr & Mrs, Paul & Michelle, Fusco, Miss, N, Gadsby, Mr, John, Gatehouse, Mrs, Vivien, Gatehouse, Mr, Andrew, Gee, Mr, Nick, Gensler, Mrs, Y, Gibbons, Mr, B, Gibbons, Mr, P, Gibbs, Mr, Greg, Gibson, Mrs, Nicola, Gibson, Betty, Godfrey, Mr, Graham, Godfrey, Mrs, Janet, Golds, Mr, Jeffery, Gould, Mrs, Debbie, Graham, Mr, Mark, Green, Ms, Anna, Green, Mr, Connor, Green, Ms, Erin, Green, Mr, David, Greenhalgh, Mr, Barrie, Gregory, Mrs, Carol, Gregory, Miss, Norma, Gregory, Councillor, D, Grindell, Mr, Grant, Grinham, Mrs, Angela, Gutteridge, MOD, Janice, Halford, Mrs, Eileen, Hall, Mr, Christopher, Hall, Mrs, Jacqui, Hall, Mrs, Amy, Hallam, Councillor, M, Handley, Mr, Stanley, Harding, Mrs, Frances, Harding, Mrs, Lyn, Harley, Mrs, Christine, Harlin, Mr, David, Harper, Ms, Nora, Harper, Chris, Harrison, Mrs, Carol, Harrison, Kathryn, Harrison, Mrs, Virginia, Hart, Mr, Wayne, Harvey, Mrs, Lisa, Harvey, Mr, James, Harvey, Mrs, A E, Hawksworth, Mr, Terence, Haycock, Mrs, Cheryl, Herron, Mrs, Tracey, Higginbottom, Mrs, Penny, Higgins, Mrs, Joy, Hill, Mr & Mrs, Terence & Sharon, Hill, Mr, Matthew, Hill, Mr, Robert, Holden, Mr, Ian, Holland, Mr, Michael, Holloway, Mrs, Carol, Holman, John, Holmes, Westerman Homes C/O Holmes Antill, Mrs, Wendy, Holmes, Mr, Craig, Holmes, Notts Fire & Rescue ServiceMrs, Jacqueline, Holmes, Mrs, Sally, Holowka, Mr, John, Hooley, A, Hooton, Miss, M J, Hopkinson, Mr, Thomas, Hopkinson, Mrs, Esther, Horsley, Mrs, Lynn, Hoskins, Mr, K, Hourd, Mr, Brian, Hughes, Mr, Christopher, Hull, Tesco, Miss, Sarah, Hunter, Mr, Mike, Hunter, Louise, Hurst, Miss, Lizzie, Hurst, Mr, Neil, Hutchinson, Mrs, Mary, Hutsby, Councillor, R, Jackson, Mrs, B.E., Jackson, Mr, Simon, Jackson, Mrs, Clare, Jarvis, Mrs, Elaine, Johnson, Veronica, Johnson, Ms, Tracey, Jolley, Mrs, Brenda, Jones, Mr, Johnson, Jones, Mr & Mrs, Phillip & Diane, Jones, Mrs, Debbie, Kings, Mrs, Lisa, Kinsey, Mr, Julian B.S, Kinsey, Mrs, Ann G, Kinsey, Mrs, Jane, Klymowskyj, Mr, Peter, Klymowskyj, Mr, Peter, Knight, Mr, Janek, Kuculyma, Mrs, Dee, Lambley, Mr, Edwin, Lambley, Mr, Philip, Larkin, Mrs, Rosemary, Larkin, Mr, John, Ledger, Mrs, June, Lee, Mr, David, Leighton, Mrs, Christine, Leiver, Insurance, Mrs, Elaine, Leivers, Mr, L I J, Letford, Mr, Norman, Lewis, Mr, Tom, Lewis, Mrs, Pauline, Lewis, Mrs, Sarah, Lines, Mr, Steven, Lines, Mr, Graham, Littleton, Mr, Brian, Littleton, Mrs, Maureen, Littleton, Mr, G, Lockwood, , R S, Lodge, Miss, Alex, Lodge, Mr, Alan, Longhurst, Mrs, Christine, Longhurst, Mr & Mrs, M & S, Lovely, c/o Greasley Parish Council ,Nigel, Lowe, Mr, Ian, MacKenzie, Mrs, Yvonne, Mackie, Mrs, Jane, Maher, Mr, John, Maher, Mr, Graham, March, Mrs, Patricia, Marriott, Mr, Neil, Marshall, Mrs, Linda, Marshall, Mrs, Irene, Marshall, Mr, Andrew, Marshall, Mr, Keith, Mason, Mrs, Erica, Matthews, Mr, Paul, Matthews, Mr, Eugene, McCarthy, Mrs, Rosemary, McCarthy, Mrs, Christine, McGrath, Mr, Kevin, McKernan, Mrs, Anita, McKinney, General Prattice, Mrs, P A, McLennan,

Mr, David, Mclennan, Mr, R, Medford, Mrs, Valerie, Medford, Mr, Mark, Melbourne, Mr, James, Millichip, Mrs, Jane, Mitchell, Mr & Mrs, K.G & M.R, Moore, Mrs, Lisa, Morgan, Miss, Rachael, Morris, Mrs, Wendy, Moss, Mrs, D A, Mulcahy, Mrs, Rosalie, Nash, Mr, Ian, Naylor, Mrs, Sally, Naylor, Mr, Miles, Newbold, Mrs, June Maureen, Newton, Mrs, Judith, Newton, Mr, John Malcolm, Newton, Mrs, Marilyn, Nice, Mrs, Christine, Noonan, Ms, Lisa, Norris, Red CrossMr, Richard, North, Mrs, Marjorie, North, Miss, Carol, Nutting, Mrs, Emma, Ojapah, Ms, Carole, Oldfield, Mr, Graeham, Oldham, Mrs, Deborah, Oldham, Mrs, Susan, Oliver, NHSCouncillor, J M, Owen, Miss, Lisa, Owen, East Midlands Ambulance Service East midlands Ambulance ServiceMs, Josie, Owen, Mr, Phillip, Oxley, Friends of Brinsley Headstocks, Mrs, Jennifer, Page, Mr, Barrie, Paling, Mrs, Glenis, Paling, Mrs, Anjali, Pandit, Ms, Suzanne, Paradine, Mr, Lewis, Parker, Mr, Brian, Parkes, Mrs, Margaret, Pass, Mr, Bernard, Pass, Mr, John, Pass, Mr, Michael, Passmore, Dr, Jitendra, Patel, Mrs, Susan, Pearce, Dr, Frazer, Pearce, Mr, Andrew, Pearce, , D J, Pearson, Mr, Shay, Pearson, Mrs, Jacqueline, Pearson, Mrs, Samantha, Perera, Mr, Kenneth, Phillips, Mr, R, Pierrepont, Mr, James, Pike, Mrs, Susan, Pike, Mr, M, Plampin, Miss, Megan, Plampin, Mrs, Marcheta, Plampin, Mr, Alan, Playford, Mr, Kenneth, Porter, Mrs, Maureen, Porter, Miss, Rosalie, Precious, Mrs, June, Purdy, Mr, Jaswiwder, Purewal, Giltbrook Care Home, Mr, John, Quigley, Mr, Shane, Quigley, Mr, John, Race, Mr, Paul, Randall, Mr, Alan, Reed, Mrs, Vicky, Reek, Mr, Pete, Reek, Mr, Mark, Reveley, Mr, M G, Rich, Councillor, K.E., Rigby, Dr, Sean, Rigby, University of Nottingham, Mrs, Melissa, Rigley, Mr, Darren, Rigley, Mrs, Hannah, Roberts, Mr, Jamie, Robertson, Mrs, Linda, Robertson, Mr, S, Robinson, Ms, Sue, Robson, Mrs, Linda, Robson, Mrs, Joan, Roche, E J, Roe, Mr, R W, Roe, Mrs, Dee, Roe, Councillor, S, Rowland, Mr, Brian, Rowley, Mr, Paul, Russell, Mrs, Susan, Rutland, Mrs, Joan, Sanders, Mr, Stephen, Saunders, Mrs, Jill, Savage, Mr, David, Savage, Mr, Kenneth, Scott, Mrs, Dawn, Scott, Mr, Martyn, Scott, Mr, Paul, Senneck, Dales Fabrications LtdMs, Sylvia, Shafto, Miss, Sarah, Shaw, Mr, Christopher, Shaw, Miss, Karen, Shepard, Chris, Sherwin, Mrs, Katharine, Siimpson, Mrs, Margaret, Silveson, Mrs, Louise, Silvey, Mrs, Shirley, Simms, Mr, P, Simpson, Mrs, Andrea, Simpson, Mr, Roger, Simpson, Mrs, Joan, Simpson, Mr, Steven, Sims, Mr, Phillip, Singer, Mr, Dennis, Smalley, Mrs, Lynda, Smalley, Bramcote Surgery, Mr, Gary, Smeardon-White, Mrs, J A, Smith, Mrs, Pamela, Smith, Mr, Glynn, Smith, Mrs, Lorraine, Smith, Mr & Mrs, Robert & Irene, Smith, Mrs, Angela, Smith, Mr and Mrs, Bret and Susan, Smith, Mrs, Janet, Smith, Mr, David, Smith, Mr, Gareth, Smith, Mr, Rajesh, Sood, Ostomart Ltd, Anna, Soubry, Broxtowe Conservatives, Miss, Rebecca, Spencer, Mrs, Helen, Spencer, Mrs, Jackie, Spencer, Miss, Alicia, Spibey, William, Staniforth, Mrs, Maralyn, Staniforth, Mrs, Jayne, Steed, Mr, Andrew, Steed, Mr, James, Steed, Mr, J, Steedman, Mr, Leon, Stevens, Mr, David, Stone, Mrs, Gill, Stone, Mr, Paul, Strickland, Mrs, Sandra, Swain, Mrs, Phyllis, Swift, Mrs, Victoris, Syson, Ms, Lynne, Talbot, Mrs, Nicolette, Tate, Miss, Kirsten, Taylor, Mrs, Ann, Taylor, Mr, Stephen, Taylor, Miss, Kerry, Taylor, Mr, Graham, Taylor, Mr, Roy, Taylor, Mrs, Eugenie, Taylor, Ms, Michelle, Teo, Mr, Urwin Robert, Thackery, Miss, Gill, Thomas, Miss, Patrice, Thompson, Mrs, Anita, Thompson, Mr, John, Thorpe, Mrs, Maureen, Tomlinson, Mr, Neil, Topliss, Mrs, Meryl, Topus, Miss, Courtney, Town, Mrs, Patrisha, Town, Mr, Dean, Tuck, William Cook, Mr, Justin, Tulip, Mr, Ian, Turner, Miss, Dorothy, Twells, Mrs, Jane, Vacciana, Mrs, Susan, Vale, Mr, Peter, Vale, Mr, Malcolm, Vale, Miss, Laura, Vale, Mrs, Sarah, Valentine, Mrs, D, Viitanen, C/o Featherstones Land and Planning, Mrs, Samantha, Wagland, Mrs, Valerie, Wakeling, Mr, James, Wakeling, Mr, Dennis, Waldron, Mr, D, Walker, Miss, Claire, Walker, Mr, Colin, Ward, Mrs, Jacqueline, Ward, Mr, Paul, Wardle, Joanne, Wardle, Mrs, Joanne, Watson, Mr, Malcolm, Watson, Mr & Mrs, Derek and Irene, Watson, Mr, Brian, Watson, Mrs, Jennifer, Wells, Mrs, Cherril, West, Mr, Colin, West, Mr, Alex, West, Mrs, Joan, West, Mr, Trevor, Westbrook, Miss, Maria, Weston, Mr, Graham Avan, Whileman, Mrs, Emma, Whileman, Mrs, Joyce, Whileman, Mr, Richard, Whileman, Leicestershire Police, Elaine, White, Mr, Derek, Whitham, Mrs, Suzanne, Whitham, Mr, Roger, Wickins, Miss, Emma, Wickins, Mrs, Peggy, Wickins, Mr, Nathan, Wiles, Mr, P, Wiles, Mr, Brian, Wilkinson, Mr, Peter, Wilkinson, Mr, Gareth, Williams, Mrs, D, Williams, Mr, Peter, Williams, Mr & Mrs, G & M, Williams, Mrs, Janet, Willins, Mr, Garry, Williscroft, Mr, Robert, Willmott, Mrs, P A, Wilson , Trowell W IMr, David, Wilson, Mrs, Barbara, Wing, Mrs, Karen, Winson, Mr, David, Woodhead, Mrs, Gill, Woodhead, Mr, Phil, Wormald, Graham, Wormald, Mr, William, Worton, Mr, Mark, Wreford, Miss, Rachael, Wright, Mrs, Helen, Wright, Mrs, Linda, Wright, Nottingham City Council, Mr, Peter, Wright, Mr, Frederick, Wright, Mr, Roy, Wright, Ms, Denise, Wright, Mrs, Mavis, Wright, Mrs, Michelle, Wright, Mrs, Catherine, Yates,

**7. Do you support the identification of Kimberley/ Watnall including adjoining greenfield sites as an appropriate broad area for future housing growth?**

**8. Do you have any comments?**

Number supporting	Number objecting	Total
160	367	527

This identification of Kimberley/Watnall as a broad allocation to growth attracted 527 comments.

**Statutory Consultees/Interest Groups**

Eastwood Town Council consider that any new development will create too much traffic on the A610 and IKEA island adversely impacting on travelling times for residents.

Kimberley Town Council are very concerned at the potential development proposed in Kimberley. They consider provision for housing in Kimberley has been exhausted. They also feel there has been insufficient consideration to the amount of traffic which would be generated.

Greasley Parish Council consider that parish of Greasley has seen much development over the last 15 - 20 years and feels the distribution of housing around Eastwood and Kimberley would provide too many additional buildings.

Broxtowe conservatives believe that the need for additional jobs in Kimberley far outweighs the need for new housing. The town's roads cannot handle any more traffic and they consider that what is proposed is would constitute unsustainable housing developments. They suggest the former Brewery site offers sustainable development for the town. This site has the potential to deliver housing plus business growth and therefore jobs and more community facilities. This will also promote the town's history and culture. There is also the potentiality for the tram system to be extended to include the former railway cuttings.

The Environment Agency state that flood risk is unlikely as much of Kimberley

and Watnall are in Floodzone 1. Some flood risk assessment may be necessary in some areas where surface water mapping identifies some issues.

The Coal Authority state that as the area is located within the defined coalfield appropriate consideration to any sterilisations of the surface coal resource and the possibility of extraction should take place before development. In addition any safety issues such as land instability from mining would need to be investigated and mitigated.

Nottinghamshire County Council recommends that locations in Kimberley/Watnall identified by the 'Sustainable Locations for Growth Study' may be suitable.

## **Residents**

### **Supporters**

Many supporters feel that there is ample land in this area for housing without resulting in an unacceptable loss of Greenfield land.

One supporter feels that infrastructure support will become available as the new houses are built so this should not be a reason not to allocate sites in Kimberley.

Some consider there are many employment opportunities in Kimberley.

Some residents who live in the Toton area think this site is preferable for development because there is more countryside available in this area and there are good transport links.

The opinion that Kimberley would benefit from regeneration runs through many of the supporting comments and that brownfield sites such as the old school, brewery, the ex-miners welfare and police station could be used to provide a considerable number of dwellings.

Development in Kimberley would lead to the development of defined smaller conurbations rather than making an already large conurbation even larger.

### **Objectors**

The potentially negative impact on congestion surrounding the A610 and M1 which is likely to occur due to development in Kimberley is a strong concern to many.

One objector considers that the agricultural land bordering both sides of the

B6009 Watnall-Hucknall Rd and any other agricultural land should be retained as such as we are already aware of food shortages for the population.

A number of respondents consider that the brownfield site at Watnall Brickworks should be considered before any Green Belt sites are developed.

Many consider that the infrastructure in this area is not sufficient at present and would struggle with the development of additional houses.

Some objectors point to the proposed development at Rolls Royce in Nottingham City district which will cause strain on infrastructure and consider that any proposed development in Kimberley and Watnall will exacerbate this.

As regards Watnall one resident feels that it is important for our country to maintain the heritage of this village. The developments set out in the Greasely map of potential sites would affect this irreversibly. Also if the Moorgreen Show site were used for housing it would be a significant loss to the local heritage.

There is the threat of coalescence of Watnall and Hucknall and Kimberley and Eastwood.

The land between Watnall and the M1 acts as a buffer from the traffic noise and pollution and therefore would be unsuitable for development.

## **Developers**

### **Supporters**

The credentials of the land owned by the Wild Trust in Kimberley are promoted. They point out that Kimberley was identified in The Urban Study Report as having potential for a medium level growth and any constraints are related primarily to the risks of coalescence however growth potential to North East side of Watnall and North East of Kimberley is suitable. Also Kimberley scores well in terms of transport, infrastructure and access to employment and a high level of housing capacity was identified in the SHLAA. An inspector undertook an examination of this site and adjoining land in terms of its appropriateness for housing and justifying its removal from the greenbelt. As it is now clear greenbelt boundaries will need to be reviewed then this site is in an advanced state in relation others having already been examined and deemed appropriate. Land to the South of Kimberley does continue to perform one of the recognised greenbelt criteria making the obvious direction for growth the Northern side. Also the site is directly adjacent to the existing urban boundary of one of the primary settlements which is identified to accommodate growth. Also there is already good communication infrastructure.

Westermans consider that Kimberley has better and closer accessibility to Greater Nottingham which gives it a locational advantage. However small scale infill sites should be used first.



Fetherstones consider that Development sites which relate well to the urban area and which are focused on some previous use, including agriculture, should be prioritised.

Gilt Hill farm is promoted as a potential site for a retirement village. As it is on the urban edge of Kimberley the landowners believe this site meets the requirements of such a village. The site has deteriorating buildings which detracts from the appearance of the area and re-development should be encouraged. Although not purely brownfield they feel the 'built' context of the site should be favoured over purely green field sites.

One agent considers land South of Kimberley offers, a sustainable opportunity for development within the borough as the A610 prevents any risk to future sprawl and contains Kimberley as a settlement with no risk of coalescence. They consider that Watnall and Kimberley should be viewed as individual areas for development as Watnall is not suitable due to lack of facilities, poor road and public transport links and risk of continued urban sprawl across the green belt and future coalescence with Moorgreen, Eastwood and Hucknall. This agent specifically promotes 'Land at 2 High Street' because of its positive sustainable attributes.

## List of Respondents

Awsorth Parish Council , Beeston and District Civic Society, Brinsley Parish Council, Campaign to Protect Rural England, Coal Authority, Catesby Property Group, Environment Agency, Fetherstones, Friends Of Brinsley Headstocks, Friends of Toton Fields, George Spencer School, Greasley Parish Council, Oxalis Planning, SABHRE, Sport England, STRAG., Severn Trust C/o GVA Grimley, Signet Planning Ltd, Stapleford Town Council, Trowell Moor South Landowner (C/o Savills), B, Adams, Annabelle, Adelman, Doyin, Adesokan, Linda, Allsopp, Nottinghamshire County Council, Alison, Anderson, Scott, Anderson, Katie, Anderson, Lewis, Anderson, Michael, Anson, Moya, Anthony, J, Atkinson, Andrew, Aylott, Wendy, Bailey, Paul, Bailey, Barbara, Bakewell, Stephen, Bakewell, S, Ball, , L A, Ball, Peter, Ball, P, Bansal, Rebecca and Malcolm, Barke, Karen, Barker, Geoffrey, Barker, Andrea, Barker, M, Barry, Colin, Barson, Christine, Barson, R, Barton, Janet, Barton, Alexandra, Barto-Smith, Terence, Batham, Jayne, Baumber, Craig, Beech, Mark, Bennett, David, Berriff, Andrew, Berry, Yan, Beviss, Beryl, Bickerstaffe, Lynda, Blackburn, Anthony, Blackburn, Holly, Booth, Joyce, Booth, Amanda, Booth, Marcus, Booth, Jasmine, Booth, Caroline, Borg, Trevor, Bowen, Sarah, Bower, Malcolm, Bowmar, Helen, Bramley, Rachel, Bramley, Steven, Brister, Vera Marie, Brister, Donald Kenneth, Brister, Kelly, Brogan, Ernest, Brooks, Betty, Brooks, M, Brown, Dennis, Brown, Roger, Brown, Brian, Brown, Julie, Bryant, Robert, Bryant, Terence, Buckley, Elizabeth, Burke, Chris, Burton, Christine, Butcher, Andrew, Butler, Karen, Butt, Stephen, Butt, Scott, Buxton, Joyce, Buxton, Luisa, Caceres, Mark, Callaghan, Bev, Cameron, Andrew, Captstick, Paul A, Carruther, Public Response Peter, Champion, Josephine, Champion, Jennifer, Chappel, Doreen, Charlton, C, Cherrett, D, Cherrett, Johnny, Cheung, Andrew, Clark, Terry, Clark, Hiroko, Clarke, Christine, Clarke, Christopher, Clarke, May, Cliff, Anthony, Coates, Glennys, Coates, Ann, Codner, B and M, Colaluca, Sylvia, Coles, J, Collins, P, Collins, John, Collins, Margaret, Collins, Glynn, Collins, Gary, Cook, A, Coombes, Shane, Cooper, Cristoir, Cooper, Nicola, Cooper, Aisling, Cooper, Hilary, Corbett, Matthew, Cotton, Susan, Coulton, Sarah, Coulton, Megan, Cowell, Ann Elizabeth, Crampton, Tim, Crawford, Parks and Environment Manager, Broxtowe Borough Council, Martyn, Cabbage, John, Cunningham, Margaret, Curtis, Audrey, Da Bell, John, Da Bell, C, Dacey, P, Dacey, Moses, Dang, Gillian, Dann, NHS, Philip, Dann, D.J., Davies, J, Davies, Sam, Davies, M, Davis, Carol, Davis, Pauline, Dawkins, Terence, Dawkins, Tim, Dawson, Mavis, Daykin, Richard, Deeley, Margaret, Dolphin-Rowland, James, Dolphin-Rowland, Jacqueline, Donnison, Andrew, Donnison, Alan, Donovan, Janet, Donovan, City Council Nottingham Emily, Dougan, Anna, Douglas, Christine, Downes, Sarah, Downes,

Josie, Downes, John, Doyle, Mary K, Doyle, John, Dunn, Newson Gale, Lesley, Dunn, Ashley, Dunn, R, Dyer, Michael, Edmondson, Kevin, Edwards, Jennifer, Egglestone, Tom, Egglestone, Ivan, Ellicock, Gillian, Ellicock, Martin, Ellicock, Sean, Elliott-Maher, J H, Ellis, Janet, Ellis, Maureen, Ellis, Richard, Ellis, Pastures Community Church, Gillian, Elsom, Arron, Enever, Evans, C/o Nick Baseley, Ian Baseley Associates, Gary, Fantom, D, Fazey, Elaine, Fearn, Crawford & Co, Christopher, Fearn, IAG UK, John, Fielder, Christine, Fielder, Maria, Fish, Nottingham University Hospital Trust, Linda, Fisk, Robert, Fletcher, Messrs Wild - C/o Ian Baseley Associates, Jane, Fletcher, Sonya, Fletcher, Joan, Fletcher, Leslie, Flowerdew, Denise, Fogg, Darren, Fogg, Kirsty, Fogg, Stephen, Foster, Gordon, Fotheringham, Vincent, Fowler, Laraine, Fowler, Jean, Freestone, Frederick, Freestone, Gregory, Frogson, Anna, Frost, Paul & Michelle, Fusco, N, Gadsby, Anthony, Garbett, David, Garrett, Vivien, Gatehouse, Andrew, Gee, Nick, Gensler, Y, Gibbons, B, Gibbons, P, Gibbs, Greg, Gibson, Nicola, Gibson, Betty, Godfrey, Graham, Godfrey, Jeffery, Gould, William, Granger, Richard, Green, Mark, Green, Anna, Green, Connor, Green, Erin, Green, Green, David, Greenhalgh, Barrie, Gregory, Carol, Gregory, Norma, Gregory, D, Grindell, Grant, Grinham, Angela, Gutteridge, MOD, Janice, Halford, Eileen, Hall, Christopher, Hall, Jacqui, Hall, Priscina Mary, Hallam, Robin, Hallam, Amy, Hallam, M, Handley, Stanley, Harding, Frances, Harding, Lyn, Harley, Christine, Harlin, David, Harper, Nora, Harper, Chris, Harrison, Carol, Harrison, Kathryn, Harrison, Virginia, Hart, Wayne, Harvey, Lisa, Harvey, James, Harvey, A E, Hawksworth, Terence, Haycock, Cheryl, Herron, Tracey, Higginbottom, Penny, Higgins, Terence & Sharon, Hill, Matthew, Hill, Sylvia, Hodgson, David, Hodgson, Robert, Holden, Ian, Holland, Michael, Holloway, Carol, Holman, John, Holmes, Westerman Homes C/O Holmes AntillWendy, Holmes, Craig, Holmes, Notts Fire & Rescue Service, Jacqueline, Holmes, John, Hooley, A, Hooton, M J, Hopkinson, Thomas, Hopkinson, David, Hopkinson, Esther, Horsley, Lynn, Hoskins, K, Hourd, Lucy, Hoyland, Brian, Hughes, Christopher, Hull, Tesco, Sarah, Hunter, Mike, Hunter, Louise, Hurst, Lizzie, Hurst, Neil, Hutchinson, Mary, Hutsby, R, Jackson, B.E., Jackson, Simon, Jackson, Clare, Jarvis, Tracey, Jolley, Sara, Jones, Langham Park Developments C/O Cerda Planning, Brenda, Jones, Johnson, Jones, Phillip & Diane, Jones, Debbie, Kings, Lisa, Kinsey, Julian B.S, Kinsey, Jane, Klymowskyj, Peter, Klymowskyj, Peter, Knight, Janek, Kuculyma, Philip, Larkin, Rosemary, Larkin, John, Ledger, June, Lee, David, Leighton, Christine, Leiver, Insurance, Norman, Lewis, Tom, Lewis, Pauline, Lewis, Sarah, Lines, Steven, Lines, Graham, Littleton, Brian, Littleton, Maureen, Littleton, G, Lockwood, R S, Lodge, Alex, Lodge, Alan, Longhurst, Christine, Longhurst, M & S, Lovely, c/o Greasley Parish Council Nigel, Lowe, Ian, MacKenzie, Yvonne, Mackie, Jane, Maher, John, Maher, Graham, March, Patricia, Marriott, Neil, Marshall, Linda, Marshall, Irene, Marshall, Andrew, Marshall, Keith, Mason, Erica, Matthews, Paul, Matthews, Eugene, McCarthy, Christine, McGrath, Kevin, McKernan, Anita, McKinney, General Praticce, P A, McLennan, David, Mclennan, R, Medford, Valerie, Medford, James, Millichip, K.G & M.R, Moore, Lisa, Morgan, Rachael, Morris, James Ralph, Moulton, D A, Mulcahy, Ian, Naylor, Sally, Naylor, Miles, Newbold, June Maureen, Newton, Judith, Newton, John Malcolm, Newton, Marilyn, Nice, Christine, Noonan, Lisa, Norris, Red Cross, Carol, Nutting, Carole, Oldfield, Graeham, Oldham, Deborah, Oldham, Susan, Oliver, NHS, J M, Owen, Lisa, Owen, East Midlands Ambulance Service, East midlands Ambulance Service, Josie, Owen, Phillip, Oxley, Friends of Brinsley Headstocks, Jennifer, Page, Barrie, Paling, Glenis, Paling, Fiona, Palmer, Anjali, Pandit, Suzanne, Paradine, Brian, Parkes, Margaret, Pass, Bernard, Pass, John, Pass, Michael, Passmore, Jitendra, Patel, Susan, Pearce, Frazer, Pearce, Andrew, Pearce, D J, Pearson, Shay, Pearson, Jacqueline, Pearson, Samantha, Perera, Martin, Perry, R, Pierrepont, James, Pike, Susan, Pike, M, Plampin, Megan, Plampin, Marcheta, Plampin, Alan, Playford, Kenneth, Porter, Maureen, Porter, Rosalie, Precious, Kathryn and Vaughan, Price, Jaswiwder, Purewal, Giltbrook Care Home John, Quigley, Shane, Quigley, John, Race, Paul, Randall, Alan, Reed, Vicky, Reek, Pete, Reek, Mark, Reveley, M G, Rich, K.E., Rigby, Sean, Rigby, University of Nottingham, Melissa, Rigley, Darren, Rigley, Hannah, Roberts, Jamie, Robertson, Linda, Robertson, S, Robinson, Sue, Robson, Linda, Robson, Joan, Roche, E J, Roe, R W, Roe, Dee, Roe, S, Rowland, Brian, Rowley, Paul, Russell, Susan, Rutland, Joan, Sanders, Stephen, Saunders, Jill, Savage, David, Savage, Kenneth, Scott, Dawn, Scott, Martyn, Scott, Paul, Senneck, Dales Fabrications Ltd, Sylvia, Shafto, Sarah, Shaw, Christopher, Shaw, Karen, Shepard, Chris, Sherwin, Katharine, Siimpson, Margaret, Silveson, Louise, Silvey, Shirley, Simms, P, Simpson, Andrea, Simpson, Roger, Simpson, Joan, Simpson, Phillip, Singer, Dennis, Smalley, Lynda, Smalley, Bramcote Surgery, Gary, Smeardon-White, J A, Smith, Pamela, Smith, Glynn, Smith, Lorraine, Smith, Angela, Smith,

Janet, Smith, David, Smith, Gareth, Smith, Geoff, Smith, Kamni, Sood, Rajesh, Sood,, Ostomart Ltd, Anna, Soubry, Broxtowe Conservatives, Rebecca, Spencer, Helen, Spencer, Jackie, Spencer, Alicia, Spibey, William, Staniforth, Maralyn, Staniforth, Margaret, Stannard, Jayne, Steed, Andrew, Steed, James, Steed, J, Steedman, Leon, Stevens, David, Stone, Gill, Stone, Paul, Strickland, Sandra, Swain, Phyllis, Swift, Victoris, Syson, Lynne, Talbot, Nicolette, Tate, Kirsten, Taylor, Ann, Taylor, Graham, Taylor, Roy, Taylor, Eugenie, Taylor, Michelle, Teo, Urwin Robert, Thackery, Gill, Thomas, Patrice, Thompson, Anita, Thompson, John, Thorpe, Maureen, Tomlinson, Meryl, Topus, Courtney, Town, Patrisha, Town, Dean, Tuck, William Cook, Justin, Tulip, Ian, Turner, Jane, Vacciana, Susan, Vale, Peter, Vale, Malcolm, Vale, Laura, Vale, Sarah, Valentine, D, Viitanen, C/o Featherstones Land and Planning, Samantha, Wagland, James, Wakeling, Dennis, Waldron, D, Walker, Claire, Walker, Colin, Ward, Jacqueline, Ward, Paul, Wardle, Joanne, Wardle, Joanne, Watson, Malcolm, Watson, Brian, Watson, Jennifer, Wells, Cherril, West, Colin, West, Alex, West, Joan, West, Trevor, Westbrook, Maria, Weston, Graham Avan, Whileman, Emma, Whileman, Joyce, Whileman, Richard, Whileman, Leicestershire Police, Elaine, White, Derek, Whitham, Suzanne, Whitham, J, Whitwham, Roger, Wickins, Emma, Wickins, Peggy, Wickins, Nathan, Wiles, P, Wiles, Brian, Wilkinson, Peter, Wilkinson, Gareth, Williams, D, Williams, G & M, Williams, Nigel Richard, Williamson, Janet, Willins, Garry, Williscroft, Robert, Willmott, P A, Wilson , Trowell W I, David, Wilson, Barbara, Wing, Karen, Winson, Gill, Woodhead, Valerie, Woodward, Fiona, Wooley-Garbett, Catherine, Wormald, Phil, Wormald, Graham, Wormald, William, Worton, Rachael, Wright, Helen, Wright, Linda, Wright, Nottingham City Council, Peter, Wright, Roy, Wright, Denise, Wright, Mavis, Wright, Michelle, Wright, Catherine, Yates,

**9. Do you support the identification of Awsworth including adjoining greenfield sites as an appropriate broad area for future housing growth?**

**10. Do you have any comments?**

Number supporting	Number objecting	Total
162	360	522

This identification of Awsworth as a broad allocation to growth attracted 522 comments. The details of this are included in the summary

**Statutory Consultees/Interest Groups**

Awsworth Parish Council point out that some of the sites identified in the SHLAA to the South of Awsworth are actually in Cossall. They have concerns that the 2 recreational sites which will serve any potential development are maintained by the Parish so development will place strain on the Parish

finances which will not be compensated for in revenue. They also suggest that a site to the East will have severe access problems. In addition the Council does not consider the existing public transport system is adequate to sustain further development.

The Environment Agency point out that as Gilt Brook flows through land to the North which is in Flood Zone 3 so a full Flood Risk Assessment would be required for any development in this area. Land to the East and South is in Flood Zone 1 so flood risk should not pose a major constraint.

The Coal Authority state that as the area is located within the defined coalfield appropriate consideration to any sterilisations of the surface coal resource and the possibility of extraction should take place before development. In addition any safety issues such as land instability from mining would need to be investigated and mitigated.

Nottinghamshire County Council recommends that areas identified in The 'Sustainable Locations for Growth Study' may be suitable for small scale 'rounding off' development in Awsworth.

## **Residents**

### **Supporters**

Some supporters consider this area is relatively less built up than other areas so could accommodate more housing developments whilst still leaving adequate greenfield land.

Some supporters feel that development of communities to the north and west of the city is greatly required, especially as residents will mainly need to work in the city due to lack of commercial opportunities in the towns and villages themselves. The proximity of Awsworth to Nottingham city and the good transport links to employment opportunities makes it an ideal location for housing development.

One resident suggests there may be a case for limited development between the existing settlement and Awsworth by-pass but only following and in-depth consultation with the local people directly affected.

### **Objectors**

One objector points out that dispersing growth among smaller settlements such as Awsworth will not create a sustainable pattern of development as they do not have the range and scale of local services and resources too sustain their communities fully and will generally require a significant proportion of population to travel to higher order centres contrary to National Planning Policy and a number of the respondents seem to echo this concern and they feel that Awsworth has had a relatively high amount of development in recent years already and it can support only limited growth

Some residents consider that Awsworth does not have a sufficient road network and more traffic onto the A610 would be detrimental to the area causing further congestion on the Nuthall island. A few objectors are of the opinion that Awsworth has already experienced significant impact from additional traffic due to the Giltbrook retail park and increased traffic created by new housing would exacerbate this problem.

There is some fear that development would increase the risk of urban sprawl and coalescence with surrounding towns and villages and one objector feels there is a vibrant community spirit which would be in danger should the village coalesce with the surrounding areas and become a suburb.

One objector states that The 'Tribal' report suggests the site Barlow Drive North and the by-pass is suitable but they consider this to have serious access issues. .

One objector considers that Awsworth has a diverse range of biodiversity and development would compromise this.

A few objectors suggests that the site at Newtons Lane is unsustainable as it will increase congestion and there is not sufficient infrastructure.

## **Developers**

The promoters of a site at Kimberley state that RSS does not suggest that no development should go to Awsworth but any development which is directed there them should reflect the fact that it is a lower order settlement. Kimberley and Eastwood as the primary settlements in the northern part of the district should form the greatest focus for additional development, particularly as this will affect the choice and alternatives between living in this type of settlement of the City and its fringes itself.

Westermans consider that infill and small scale developments, particularly on 'previously used' sites should be utilised.

Miller Homes promote the credentials of the site to the north of Newton Land and east of the Awsworth. They point out that The Greater Nottingham Sustainable Locations for Growth Study, concluded that Awsworth has medium suitability for growth. The assessment specifically refers to the potential for growth to the west of the settlement without impinging on the gap to Ilkeston therefore the land North of Newton Lane .provides a highly sustainable development opportunity capable of delivering housing over the next 5 years. The site is well related to the existing urban form and close to existing facilities in the village.

David Wilson and Bellway promote land at Barlow Drive North and point out that the previous Local Plan inspector recommended that the site be safeguarded for development. It is a self contained site with development on

3 sides and performs well on sustainability criteria.

## List of Respondents

Awsworth Parish Council , Beeston and District Civic Society, Brinsley Parish Council, Campaign to Protect Rural England, Coal Authority, Catesby Property Group, Environment Agency, Fetherstones, Friends Of Brinsley Headstocks, Friends of Toton Fields, George Spencer School, Greasley Parish Council, Oxalis Planning, SABHRE, Sport England, STRAG., Severn Trust C/o GVA Grimley, Signet Planning Ltd, Stapleford Town Council, Trowell Moor South Landowner (C/o Savills), Mrs, B, Adams, Miss, Annabelle, Adelman, Miss, Doyin, Adesokan, Mrs, Linda, Allsopp, Nottinghamshire County Council Mrs, Alison, Anderson, Mr, Scott, Anderson, Miss, Katie, Anderson, Mr, Lewis, Anderson, Mr, Michael, Anson, Mrs, Moya, Anthony, Mr, J, Atkinson, Mr, Andrew, Aylott, Mr, Paul, Bailey, Mrs, Barbara, Bakewell, Mr, Stephen, Bakewell, Mrs, Sue, Baldwin, Ms, S, Ball, Awsworth Parish Council, Councillor, L A, Ball, Mr, Peter, Ball, Dr, P, Bansal, Mr and Mrs, Rebecca and Malcolm, Barke, Mrs, Karen, Barker, Mr, Geoffrey, Barker, Mrs, Andrea, Barker, Mrs, M, Barry, Mr, Colin, Barson, Mrs, Christine, Barson, Mrs, R, Barton, Mrs, Janet, Barton, Mrs, Alexandra, Barto-Smith, Mr, Terence, Batham, Ms, Jayne, Baumber, Mr, Craig, Beech, Mr, Mark, Bennett, Mr, David, Berriff, Mr, Andrew, Berry, Mrs, Yan, Beviss, Mrs, Beryl, Bickerstaffe, Mrs, Lynda, Blackburn, Mr, Anthony, Blackburn, Miss, Blatherwick, Miss, Holly, Booth, Miss, Joyce, Booth, Ms, Amanda, Booth, Mr, Marcus, Booth, Ms, Jasmine, Booth, Mrs, Caroline, Borg, Mr, Trevor, Bowen, Mrs, Sarah, Bower, Mrs, Helen, Bramley, Mrs, Rachel, Bramley, Mr, Steven, Brister, Mrs, Vera Marie, Brister, Mr, Donald Kenneth, Brister, Miss, Kelly, Brogan, Mrs, Betty, Brooks, Councillor, M, Brown, Mr, Dennis, Brown, Mr, Roger, Brown, Mr, Brian, Brown, Mr, Neil, Bruce, Mrs, Julie, Bryant, Mr, Robert, Bryant, Mr, Terence, Buckley, Mrs, Elizabeth, Burke, Mr, Chris, Burton, Mr, Andrew, Butler, Mrs, Karen, Butt, Mr, Stephen, Butt, Mr, Scott, Buxton, Mrs, Joyce, Buxton, Miss, Luisa, Caceres, Mr, Mark, Callaghan, Ms, Bev, Cameron, Mr, Richard, Camm, Mr, William John, Campbell, Mr, Andrew, Captstick, Mr, Paul A, Carruther, Public Response Mrs, Josephine, Champion, Ms, Jennifer, Chappel, Mrs, Doreen, Charlton, Ms, C, Cherrett, Mr, D, Cherrett, Mr, Johnny, Cheung, Andrew, Clark, Mr, Terry, Clark, Mrs, Hiroko, Clarke, Mrs, Christine, Clarke, Mr, Christopher, Clarke, Mrs, May, Cliff, Mr, Anthony, Coates, Mrs, Glennys, Coates, Ms, Ann, Codner, Mr and Mrs, B and M, Colaluca, Miss, Sylvia, Coles, Mrs, J, Collins, Mr, P, Collins, Mr, John, Collins, Mrs, Margaret, Collins, Mr, Glynn, Collins, Mr, A, Coombes, Mr, Shane, Cooper, Mr, Cristoir, Cooper, Mrs, Nicola, Cooper, Miss, Aisling, Cooper, Mrs, Hilary, Corbett, Mr, Matthew, Cotton, Mrs, Susan, Coulton, Miss, Sarah, Coulton, Mrs, Megan, Cowell, Mrs, Ann Elizabeth, Crampton, Martyn, Cabbage, Mr, John, Cunningham, Mrs, Margaret, Curtis, Mrs, Audrey, Da Bell, Mr, John, Da Bell, Mr, C, Dacey, Mrs, P, Dacey, Mr, Moses, Dang, Mrs, Gillian, Dann, NHS, Mr, Philip, Dann, D.J., Davies, J, Davies, Mr, Sam, Davies, Mr, M, Davis, Mrs, Carol, Davis, Mrs, Pauline, Dawkins, Mr, Terence, Dawkins, Mrs, Helen, Dawkins, Miller Homes Mr, Tim, Dawson, Mr, Andrew, Day, C/o Pegasus Planning Mrs, Mavis, Daykin, Mr, Richard, Deeley, Mrs, Margaret, Dolphin-Rowland, Mr, James, Dolphin-Rowland, Mrs, Jacqueline, Donnison, Mr, Andrew, Donnison, Mr, Alan, Donovan, Mrs, Janet, Donovan, City Council Nottingham, Mrs, Emily, Dougan, Mrs, Anna, Douglas, Mrs, Christine, Downes, Miss, Sarah, Downes, Miss, Josie, Downes, Mrs, Michele, Duff, Mr, John, Dunn, Newson Gale Mrs, Lesley, Dunn, 3663 Mr, Ashley, Dunn, Mrs, R, Dyer, Mr, Michael, Edmondson, Mr, Kevin, Edwards, Mrs, Jennifer, Egglestone, Mr, Tom, Egglestone, Mr, J, Ellaby, C/o Stephen Heathcote, Bakewell & Partners, Mr, Ivan, Ellicock, Mrs, Gillian, Ellicock, Mr, Martin, Ellicock, Mr, Sean, Elliott-Maher, J H, Ellis, Miss, Janet, Ellis, Mrs, Maureen, Ellis, Dr, Richard, Ellis, Pastures Community Church, Mrs, Gillian, Elsom, Mr, Arron, Enever, Mr & Mrs, , Evans, C/o Nick Baseley, Ian Baseley Associates, Mr, Gary, Fantom, Mr & Mrs, D, Fazey, Mrs, Elaine, Fearn, Crawford & Co, Mr, Christopher, Fearn, IAG UK, Mr, John, Fielder, Mrs, Christine, Fielder, Mrs, Maria, Fish, Nottingham University Hospital Trust, Ms, Linda, Fisk, Mr, Robert, Fletcher, Messrs Wild - C/o Ian Baseley Associates, Miss, Sonya, Fletcher, Mrs, Joan, Fletcher, Mr, Leslie, Flowerdew, Mrs, Denise, Fogg, Mr, Darren, Fogg, Miss, Kirsty, Fogg, Mr, Neil, Forrest, Mr, Stephen, Foster, Mr, Gordon, Fotheringham, Mr, Vincent, Fowler, Mr, Jean, Freestone, Mr, Frederick, Freestone, Mr, Gregory, Frogson, Miss, Anna, Frost, Mr & Mrs, Paul & Michelle, Fusco, Miss, N, Gadsby, Mr, Anthony, Garbett, Mr, John, Gatehouse, Mrs, Vivien, Gatehouse, Mr, Andrew, Gee, Mr, Nick, Gensler, Mrs, Y, Gibbons, Mr, B, Gibbons, Mr, P, Gibbs, Mr, Greg, Gibson, Mrs, Nicola, Gibson, Mr, I, Gidley, Robinson No 3 Trust, Mr, I, Gidley, Messrs D S & J Robinson, Betty, Godfrey, Mr, Graham, Godfrey, Mr, Adrian, Goose,

UK Property Partnership, Mr, Jeffery, Gould, Mrs, Debbie, Graham, Mr, Mark, Green, Ms, Anna, Green, Mr, Connor, Green, Ms, Erin, Green, Mr, David, Greenhalgh, Mr, Barrie, Gregory, Mrs, Carol, Gregory, Miss, Norma, Gregory, Councillor, D, Grindell, Mr, Grant, Grinham, Mrs, Angela, Gutteridge, MOD, Janice, Halford, Mrs, Eileen, Hall, Mr, Christopher, Hall, Mrs, Jacqui, Hall, Mrs, Lynn, Hall, Councillor, M, Handley, Mr, Stanley, Harding, Mrs, Frances, Harding, Mrs, Julie, Hardy, Mrs, Lyn, Harley, Mrs, Christine, Harlin, Mr, David, Harper, Ms, Nora, Harper, Chris, Harrison, Mrs, Carol, Harrison, Kathryn, Harrison, Mrs, Virginia, Hart, Mr, Wayne, Harvey, Mrs, Lisa, Harvey, Mr, James, Harvey, Mrs, A E, Hawksworth, Mr, Terence, Haycock, Mrs, Cheryl, Herron, Mrs, Tracey, Higginbottom, Mrs, Penny, Higgins, Mr & Mrs, Terence & Sharon, Hill, Mr, Matthew, Hill, Mr, Kevin, Hines, Mr, Robert, Holden, Mr, Ian, Holland, Mr, Michael, Holloway, Mrs, Carol, Holman, John, Holmes, Westerman Homes C/O Holmes Antill, Mrs, Wendy, Holmes, Mr, Craig, Holmes, Notts Fire & Rescue Service, Mrs, Jacqueline, Holmes, Mr, John, Hooley, A, Hooton, Miss, M J, Hopkinson, Mrs, Esther, Horsley, Mrs, Lynn, Hoskins, Mr, K, Hourd, Mr, Brian, Hughes, Mr, Christopher, Hull, TescoMiss, Sarah, Hunter, Mr, Mike, Hunter, Louise, Hurst, Miss, Lizzie, Hurst, Mr, Neil, Hutchinson, Mrs, Mary, Hutsby, Councillor, R, Jackson, Mrs, B.E., Jackson, Mr, Simon, Jackson, Mrs, Clare, Jarvis, Veronica, Johnson, Ms, Tracey, Jolley, Mrs, Brenda, Jones, Mr, Johnson, Jones, Mr & Mrs, Phillip & Diane, Jones, Mrs, Debbie, Kings, Mrs, Lisa, Kinsey, Mr, Julian B.S, Kinsey, Mr, Andy, Kitchen, UK Property Partnership Ltd C/O Pegasus Planning Group, Mrs, Jane, Klymowskyj, Mr, Peter, Klymowskyj, Mr, Peter, Knight, Mr, Janek, Kuculyma, Mr, Philip, Larkin, Mrs, Rosemary, Larkin, Mr, John, Ledger, Mrs, June, Lee, Mr, David, Leighton, Mrs, Christine, Leiver, Insurance, Mr, Norman, Lewis, Mr, Tom, Lewis, Mrs, Sarah, Lines, Mr, Steven, Lines, Mr, Graham, Littleton, Mr, Brian, Littleton, Mrs, Maureen, Littleton, Mr, Adrian, Lloyd, Mr, G, Lockwood, R S, Lodge, Miss, Alex, Lodge, Mr, Alan, Longhurst, Mrs, Christine, Longhurst, Mr & Mrs, M & S, Lovely, c/o Greasley Parish Council, Nigel, Lowe, Mr, Ian, MacKenzie, Mrs, Yvonne, Mackie, Mrs, Jane, Maher, Mr, John, Maher, Mr, Graham, March, Mrs, Patricia, Marriott, Mr, Neil, Marshall, Mrs, Linda, Marshall, Mrs, Irene, Marshall, Mr, Andrew, Marshall, Mrs, Erica, Matthews, Mr, Paul, Matthews, John, McCann, J McCann & Co (Nottm) Ltd, Mrs, Christine, McGrath, Mr, Kevin, McKernan, Mrs, Anita, McKinney, General Prattice, Mrs, P A, McLennan, Mr, David, McLennan, Mr, R, Medford, Mrs, Valerie, Medford, Mr, James, Millichip, Mr & Mrs, K.G & M.R, Moore, Mrs, Lisa, Morgan, Miss, Rachael, Morris, Mrs, D A, Mulcahy, Mr, David, Nash, Mrs, Rosalie, Nash, Mr, Ian, Naylor, Mrs, Sally, Naylor, Mr, Miles, Newbold, Mrs, June Maureen, Newton, Mrs, Judith, Newton, Mr, John Malcolm, Newton, Mrs, Christine, Noonan, Ms, Lisa, Norris, Red Cross Miss, Carol, Nutting, Miss, Rita, Nwosu, Mrs, Gwendoline Ann, O'Connor, Ms, Carole, Oldfield, Mr, Graeham, Oldham, Mrs, Deborah, Oldham, Mrs, Susan, Oliver, NHCouncillor, J M, Owen, Miss, Lisa, Owen, East Midlands Ambulance Service, East midlands Ambulance Service, Ms, Josie, Owen, Mr, Phillip, Oxley, Friends of Brinsley Headstocks, Mrs, Jennifer, Page, Mr, Barrie, Paling, Mrs, Glenis, Paling, Mrs, Fiona, Palmer, Mrs, Anjali, Pandit, Ms, Suzanne, Paradine, Mr, Brian, Parkes, Mrs, Margaret, Pass, Mr, Bernard, Pass, Mr, John, Pass, Mr, Michael, Passmore, Dr, Jitendra, Patel, Mrs, Susan, Pearce, Dr, Frazer, Pearce, Mr, Andrew, Pearce, D J, Pearson, Mr, Shay, Pearson, Mrs, Jacqueline, Pearson, Mrs, Samantha, Perera, Mr, R, Pierrepont, Mr, James, Pike, Mrs, Susan, Pike, Mr, M, Plampin, Miss, Megan, Plampin, Mrs, Marcheta, Plampin, Mr, Alan, Playford, Mr, Kenneth, Porter, Mrs, Maureen, Porter, Miss, Rosalie, Precious, Mr and Mrs, Kathryn and Vaughan, Price, Mr, Jaswiwder, Purewal, Giltbrook Care Home Mr, John, Quigley, Mr, Shane, Quigley, Mr, John, Race, Mr, Paul, Randall, Mr, Alan, Reed, Mrs, Vicky, Reek, Mr, Pete, Reek, Mr, Mark, Reveley, Mr, M G, Rich, Councillor, K.E., Rigby, Dr, Sean, Rigby, University of Nottingham, Mrs, Melissa, Rigley, Mr, Darren, Rigley, Mrs, Hannah, Roberts, Mr, Jamie, Robertson, Mrs, Linda, Robertson, Mr, S, Robinson, Mr, Simon, Robinson, Mr, D, Robinson, Ms, Sue, Robson, Mrs, Linda, Robson, Mrs, Joan, Roche, E J, Roe, Mr, R W, Roe, Mrs, Dee, Roe, Councillor, S, Rowland, Mr, Brian, Rowley, Mr, Paul, Russell, Mrs, Susan, Rutland, Mrs, Joan, Sanders, Mr, Stephen, Saunders, Mrs, Jill, Savage, Mr, David, Savage, Mr, Kenneth, Scott, Mrs, Dawn, Scott, Mr, Martyn, Scott, Mr, Paul, Senneck, Dales Fabrications Ltd, Ms, Sylvia, Shafto, Miss, Sarah, Shaw, Mr, Christopher, Shaw, Miss, Karen, Shepard, Chris, Sherwin, Mrs, Katharine, Siimpson, Mrs, Louise, Silvey, Mrs, Shirley, Simms, Mr, P, Simpson, Mrs, Andrea, Simpson, Mr, Roger, Simpson, Mrs, Joan, Simpson, Mr, Steven, Sims, Mr, Phillip, Singer, Mr, Dennis, Smalley, Mrs, Lynda, Smalley, Bramcote Surgery, Mr, Gary, Smeardon-White, Mrs, J A, Smith, Mrs, Pamela, Smith, Mr, Glynn, Smith, Mrs, Lorraine, Smith, Mrs, Angela, Smith, Mrs, Janet, Smith, Mr, David, Smith, Mr, Geoff, Smith, Kamni, Sood, Mr, Rajesh, Sood,

Ostomart Ltd, Miss, Rebecca, Spencer, Mrs, Helen, Spencer, Mrs, Jackie, Spencer, Miss, Alicia, Spibey, William, Staniforth, Mrs, Maralyn, Staniforth, Mrs, Margaret, Stannard, Mrs, Jayne, Steed, Mr, Andrew, Steed, Mr, James, Steed, Mr, J, Steedman, Mr, Leon, Stevens, Mr, David, Stone, Mrs, Gill, Stone, Mr, Philip, Streets, Mr, Paul, Strickland, Mrs, Sandra, Swain, Mrs, Phyllis, Swift, Mrs, Victoris, Syson, Ms, Lynne, Talbot, Mrs, Nicolette, Tate, Miss, Kirsten, Taylor, Mr, Graham, Taylor, Mr, Roy, Taylor, Mrs, Eugenie, Taylor, Ms, Michelle, Teo, Mr, Urwin Robert, Thackery, Miss, Gill, Thomas, Miss, Patrice, Thompson, Mrs, Anita, Thompson, Mr, John, Thorpe, Alisa, Tipping, Mrs, Maureen, Tomlinson, Mrs, Meryl, Topus, Miss, Courtney, Town, Mrs, Patrisha, Town, Mr, Dean, Tuck, William Cook Mr, Justin, Tulip, Mr, Ian, Turner, Mrs, Jane, Vacciana, Mrs, Susan, Vale, Mr, Peter, Vale, Mr, Malcolm, Vale, Miss, Laura, Vale, Mrs, D, Viitanen, C/o Featherstones Land and Planning Mrs, Samantha, Wagland, Mrs, Valerie, Wakeling, Mr, James, Wakeling, Mr, Dennis, Waldron, Mr, D, Walker, Miss, Claire, Walker, Mr, Colin, Ward, Mrs, Jacqueline, Ward, Mr, Paul, Wardle, Joanne, Wardle, Mrs, Joanne, Watson, Mr, Malcolm, Watson, Mr, Brian, Watson, Mrs, Jennifer, Wells, Mrs, Cherril, West, Mr, Colin, West, Mr, Alex, West, Mrs, Joan, West, Mr, Trevor, Westbrook, Miss, Maria, Weston, Mr, Graham Avan, Whileman, Mrs, Emma, Whileman, Mrs, Joyce, Whileman, Mr, Richard, Whileman, Leicestershire Police, Elaine, White, Mr, Derek, Whitham, Mrs, Suzanne, Whitham, Mr, Roger, Wickins, Miss, Emma, Wickins, Mrs, Peggy, Wickins, Mr, Nathan, Wiles, Mr, P, Wiles, Mr, Brian, Wilkinson, Mr, Peter, Wilkinson, Mr, Gareth, Williams, Mrs, D, Williams, Mr & Mrs, G & M, Williams, Mrs, Janet, Willins, Mr, Garry, Williscroft, Mr, Robert, Willmott, Mrs, P A, Wilson, Trowell W I, Mr, David, Wilson, Mrs, Barbara, Wing, Mrs, Karen, Winson, Mrs, Gill, Woodhead, Mrs, Fiona, Wooley-Garbett, Mrs, Catherine, Wormald, Mr, Phil, Wormald, Graham, Wormald, Mr, William, Worton, Miss, Rachael, Wright, Mrs, Helen, Wright, Mrs, Linda, Wright, Nottingham City Council, Mr, Peter, Wright, Mr, Roy, Wright, Ms, Denise, Wright, Mrs, Mavis, Wright, Mrs, Michelle, Wright, Mrs, Catherine, Yates,

**11. Do you support the identification of Brinsley including adjoining greenfield sites as an appropriate broad area for future housing growth?**

**12. Do you have any comments?**

Number supporting	Number objecting	Total
143	470	613

This identification of Brinsley as a broad allocation for growth attracted the highest number of responses of all the proposed broad allocations and generally the volume of the content of individual responses was larger.



## **Statutory consultees/Interest Groups**

Brinsley Parish Council consider that no further green belt land should be made available for development in the parish as any housing allocation around Brinsley will not only cause issues of coalescence and loss of amenity and agricultural land, but will also be detrimental to the independence and rural identity of the village. In addition to this they consider that the transport infrastructure in the area is already at breaking point. Travel into Nottingham has increased significantly by the arrival of the retail park. They are therefore of the opinion that future housing in the area will further exacerbate the traffic problem.

SABRHE strongly object to development in Brinsley and they point out that Brinsley's open space has attributes which render it unsuitable for development. – It consists of mature landscape, ancient woodland and the Headstocks and SINC site. Also they consider location is not suitable for affordable housing and it is remote from amenities.

Friends of Brinsley Headstocks emphasise the importance of conserving the original Brinsley Colliery Headstocks, a key part of its mining heritage and also the SINC site.

The Environment Agency point out that much of the area lies in Flood Zone 1 so flood risk is unlikely to be a major constraint. The area running down the length of the railway to the West of Brinsley is the most sensitive receptor allowing the potential transmission of pollutants so a full investigation would be required if development were proposed.

The Coal Authority state that as the area is located within the defined coalfield appropriate consideration to any sterilisations of the surface coal resource and the possibility of extraction should take place before development. In addition any safety issues such as land instability from mining would need to be investigated and mitigated.

Nottinghamshire County Council recommends that areas identified in The 'Sustainable Locations for Growth Study' may be suitable for small scale 'rounding off' development in Brinsley.

## **Residents**

### **Support**

A few supporters feel that as Brinsley has a relatively small built up area there is more land available to accommodate housing than in the South of the borough. Plus it provides good transport links for Nottingham and the M1 junction 26 & 27. One supporter considers that junction 27 is currently

underutilised.

One supporter suggests that some development is needed to secure the future of Brinsley, however, development needs to be contained to allow Brinsley to develop but not result in communities merging. It should be designed to utilise and enhance the village heritage.

Another resident states that Brinsley is a insular village with an aging population, new opportunities are needed to keep current facilities going. Lack of family housing is already proving problematic.

Some support the building of affordable housing to retain younger people in Brinsley.

## **Object**

Almost all of the objectors to the site point out that Brinsley is the last remaining village in Broxtowe and they feel that it should remain as such, particularly as Nottinghamshire, as a whole has very few villages.

Many also point out that the tribal report is misleading about Brinsley as there is no mention of the Headstocks heritage site and the designated SINC site.

A large proportion of objectors feel the culture of Brinsley is worth preserving and its association with DH Lawrence provides a tourist attraction. New houses would have an adverse impact on this positive visitor draw.

Also a number point out that in the development of the 2004 housing plan Brinsley was considered in detail for possible housing development and the conclusion was that any such development was wholly inappropriate for a wide range of reasons all of which remain unchanged since then.

Many consider that development would take away valuable green space which is utilised for recreational purposes.

Development to the east of Church Lane would impact upon the Headstocks Heritage and Wildlife (SINC) site and development to the North and the west of the village would cause coalescence with Eastwood and Underwood.

Another point a high number of objectors raise is that they wholly disagree with the Tribal Report analysis that Brinsley is on a transport corridor. Traffic on the A608 is already heavily congested and would become worse were significant new houses built in the area. The recent development of the Sherwood Park industrial site has already increased traffic on this road.

Dispersing growth among smaller settlements such as Brinsley will not create a sustainable pattern of development as they do not have the range and scale of local services and resources too sustain their communities fully and will generally require a significant proportion of population to travel to higher order

centres contrary to National Planning Policy.

There is no direct bus service to Nottingham and the bus service to Derby is infrequent making Brinsley an unsustainable location.

Brinsley does not have a secondary school forcing 11-16 year olds to travel out of the village for their schooling.

Some point out that there are many houses for sale in Brinsley currently so they do not see that there is a need for more.

## **Developers**

### **Support**

The promoters of a site at Kimberley state that the evidence from the RSS suggests that any development directed to Brinsley should reflect the fact that it is a lower order settlement. Kimberley and Eastwood as the primary settlements in the northern part of the district should form the greatest focus for additional development.

### **Object**

Westermans consider that Brinsley is too small and too relatively remote to be considered as a broad location for strategic housing growth. Development in Brinsley should be restricted to infilling.

## **List of Respondents**

Awsworth Parish Council , Beeston and District Civic Society, Brinsley Parish Council, Campaign to Protect Rural England, Coal Authority, Catesby Property Group, Environment Agency, Fetherstones, Friends Of Brinsley Headstocks, Friends of Toton Fields, George Spencer School, Greasley Parish Council, Oxalis Planning, SABHRE, Sport England, STRAG,, Severn Trust C/o GVA Grimley, Signet Planning Ltd, Stapleford Town Council, Trowell Moor South Landowner (C/o Savills), Mrs, B, Adams, Mrs, Susan, Adelman, NHS, Miss, Annabelle, Adelman, Miss, Doyin, Adesokan, Mr, Neil, Adlington, Mr, John, Airey, Mrs, Linda, Allsopp, Nottinghamshire County Council, Ms, Carol, Alton, Mrs, Alison, Anderson, Mr, Scott, Anderson, Miss, Katie, Anderson, Mrs, Judith, Anderson, Mr, Lewis, Anderson, Mrs, Elaine, Annable, Mr, Michael, Anson, Mr, Stephen, Answer, Mrs, Moya, Anthony, Mr, John, Asher, Mr, J, Atkinson, Mr, Andrew, Aylott, Mr, Paul, Bailey, Mrs, Barbara, Bakewell, Mr, Stephen, Bakewell, Mrs, Sue, Baldwin, Ms, S, Ball, Awsworth Parish Council, Councillor, L A, Ball, Mr, Peter, Ball, Dr, P, Bansal, Mr and Mrs, Rebecca and Malcolm, Barke, Mrs, Karen, Barker, Mr, Geoffrey, Barker, Mrs, Andrea, Barker, Mr & Mrs, , Barker, Mrs, M, Barry, Mr, Colin, Barson, Mrs, Christine, Barson, Mrs, Janet, Barton, Mr, Terence, Batham, Ms, Jayne, Baumber, Mr, Allan, Baxter, Mrs, Marita, Baxter, Mr, Craig, Beech, Mr, Mark, Bennett, Mr, David, Berriff, Mr, Andrew, Berry, Mrs, Yan, Beviss, Mrs, Beryl, Bickerstaffe, Mrs, Janet, Birkin, Notts County Council, Mr, Chris, Birkin, Mrs, Lynda, Blackburn, Mr, Anthony, Blackburn, Miss, Holly, Booth, Miss, Joyce, Booth, Ms, Amanda, Booth, Mr, Marcus, Booth, Ms, Jasmine, Booth, Mr, Aaron, Borg, Mrs, Joanne, Borg, Mrs,

Caroline, Borg, Mr, Clayton, Borg, Mr, Dean, Borg, Mr, Trevor, Bowen, Mrs, Sarah, Bower, Mrs, Helen, Bramley, Mrs, Rachel, Bramley, Miss, Shani, Bright, Mr, Steven, Brister, Mrs, Vera Marie, Brister, Mr, Donald Kenneth, Brister, Miss, Kelly, Brogan, Councillor, M, Brown, Mr, Dennis, Brown, Mr, Roger, Brown, Mr, David, Brown, Mr, Brian, Brown, Mr, Neil, Bruce, Mrs, Julie, Bryant, Mr, Robert, Bryant, Mr, Terence, Buckley, Mrs, Elizabeth, Burke, Mr, Chris, Burton, Mrs, Helen, Burton, Mr, Andrew, Butler, Mr, David, Butler, Mrs, Shirley, Butler, Mrs, Karen, Butt, Mr, Stephen, Butt, Mr, Scott, Buxton, Mrs, Joyce, Buxton, Miss, Luisa, Caceres, Mr, Mark, Callaghan, Ms, Bev, Cameron, Mr, William John, Campbell, Mr, Andrew, Captstick, Mrs, Kay, Carlin, Mr, Paul A, Carruther, Mrs, Josephine, Champion, T, Chapman, Ms, Jennifer, Chappel, Mrs, Doreen, Charlton, Ms, C, Cherrett, Mr, D, Cherrett, Mr, Johnny, Cheung, Andrew, Clark, Mr, Terry, Clark, Mrs, Hiroko, Clarke, Mrs, Christine, Clarke, Mr, Christopher, Clarke, Mrs, May, Cliff, Mr, Gerard, Clowes, Mr, Anthony, Coates, Mrs, Glennys, Coates, Ms, Ann, Codner, Mr and Mrs, B and M, Colaluca, Miss, Sylvia, Coles, Mrs, J, Collins, Mr, P, Collins, Mr, John, Collins, Mrs, Margaret, Collins, Mr, Glynn, Collins, Mr, Chris, Cook, Mrs, Yvette, Cook, Mr, James, Cook, Mr, Martyn, Cook, Mr, Stanley, Cooke, Mr, A, Coombes, Mr, Shane, Cooper, Mr, Cristoir, Cooper, Mrs, Nicola, Cooper, Miss, Aisling, Cooper, Mrs, Hilary, Corbett, Mr, Matthew, Cotton, Mrs, Susan, Coulton, Miss, Sarah, Coulton, Mr, Russell, Coupe, Mrs, Megan, Cowell, Mrs, Ann Elizabeth, Crampton, Tim, Crawford, Parks and Environment Manager, Broxtowe Borough Council, Martyn, Cabbage, Mr, John, Cunningham, Mrs, Margaret, Curtis, Mrs, Audrey, Da Bell, Mr, John, Da Bell, Mr, C, Dacey, Mrs, P, Dacey, Mrs, Joyce, Daff, Mr, Moses, Dang, Mrs, Gillian, Dann, NHS, Mr, Philip, Dann, Mr, John James Farnsworth, Davey, Mrs, Janet Mary, Davey, D.J., Davies, J, Davies, Mr, Sam, Davies, Mr, M, Davis, Mrs, Carol, Davis, Nicola, Davis, Philip, Davis, Mrs, Pauline, Dawkins, Mr, Terence, Dawkins, Mr, Tim, Dawson, Mrs, Mavis, Daykin, Mr, Richard, Deeley, Mrs, Margaret, Dolphin-Rowland, Mr, James, Dolphin-Rowland, Mrs, Jacqueline, Donnison, Mr, Andrew, Donnison, Mr, Alan, Donovan, Mrs, Janet, Donovan, City Council Nottingham Mrs, Emily, Dougan, Mrs, Anna, Douglas, Mrs, Christine, Downes, Miss, Sarah, Downes, Miss, Josie, Downes, Mrs, Mary K, Doyle, Mr, John, Dunn, Newson Gale, Mrs, Lesley, Dunn, Mr, Ashley, Dunn, Mrs, R, Dyer, Mr, Michael, Edmondson, Mr, Kevin, Edwards, Mrs, Jennifer, Egglestone, Mr, Tom, Egglestone, Mr, Ivan, Ellicock, Mrs, Gillian, Ellicock, Mr, Martin, Ellicock, Mr, Sean, Elliott-Maher, J H, Ellis, Miss, Janet, Ellis, Mrs, Maureen, Ellis, Dr, Richard, Ellis, Pastures Community Church, Mrs, Gillian, Elsom, Mr, Arron, Enever, Mr, Brian, Enever, Mrs, Janet, Enever, Mr & Mrs, , Evans, C/o Nick Baseley, Ian Baseley Associates, Mr, Gary, Fantom, Mrs, Gunnel, Faulkner, Mr & Mrs, D, Fazey, Mrs, Elaine, Fearn, Crawford & Co, Mr, Christopher, Fearn, IAG UK, Mr, John, Fielder, Mrs, Christine, Fielder, Mrs, Maria, Fish, Nottingham University Hospital Trust, Ms, Linda, Fisk, Mr, Robert, Fletcher, Messrs Wild - C/o Ian Baseley Associates, Mrs, Jane, Fletcher, Mrs, Lynn, Fletcher, Mr, John, Fletcher, Miss, Sonya, Fletcher, Mrs, Joan, Fletcher, Mr, Leslie, Flowerdew, Mrs, Denise, Fogg, Mr, Darren, Fogg, Miss, Kirsty, Fogg, Mr, Stephen, Foster, Mr, Gordon, Fotheringham, Mr, Vincent, Fowler, Mr, Jean, Freestone, Mr, Frederick, Freestone, Mrs, Tracey, Frith, Mr, Gregory, Frogson, Miss, Anna, Frost, Mr & Mrs, Paul & Michelle, Fusco, Miss, N, Gadsby, Mr, Anthony, Garbett, Mr, John, Gatehouse, Mrs, Vivien, Gatehouse, Mr, Andrew, Gee, Mr, Nick, Gensler, Mrs, Y, Gibbons, Mr, B, Gibbons, Mr, P, Gibbs, Mrs, Jacqueline, Gibbs, Mr, Doug, Gibbs, Mr, Greg, Gibson, Mrs, Nicola, Gibson, Betty, Godfrey, Mr, Graham, Godfrey, Mr, Jeffery, Gould, Mrs, Debbie, Graham, Mr, Andrew, Graham, Mrs, Julie, Green, Mr, Mark, Green, Ms, Anna, Green, Mr, Connor, Green, Ms, Erin, Green, Mr, David, Greenhalgh, Mr, Barrie, Gregory, Mrs, Carol, Gregory, Miss, Norma, Gregory, Councillor, D, Grindell, Mr, Grant, Grinham, Mrs, Angela, Gutteridge, MO, Janice, Halford, Mrs, Eileen, Hall, Mr, Christopher, Hall, Mrs, Jacqui, Hall, Priscina Mary, Hallam, Mr, Robin, Hallam, Councillor, M, Handley, Mrs, Kate, Hanna, Mr, Stanley, Harding, Mrs, Frances, Harding, Mrs, Lyn, Harley, Mrs, Christine, Harlin, Mr, David, Harper, Ms, Nora, Harper, Chris, Harrison, Mrs, Carol, Harrison, Kathryn, Harrison, Mrs, Virginia, Hart, Mr, Wayne, Harvey, Mrs, Lisa, Harvey, Mr, James, Harvey, Mr, Gary, Haslam, Mrs, Amanda, Haslam, Mrs, A E, Hawksworth, Mr, Terence, Haycock, Mrs, June, Hemsley, Mrs, Cheryl, Herron, Mrs, Tracey, Higginbottom, Mrs, Penny, Higgins, Mrs, Joy, Hill, Mr & Mrs, Terence & Sharon, Hill, Mr, Matthew, Hill, Mrs, Sylvia, Hodgson, Mr, David, Hodgson, Mr, Robert, Holden, Mr, Ian, Holland, Mr, Michael, Holloway, Mrs, Carol, Holman, John, Holmes, Westerman Homes C/O Holmes Antill, Mrs, Wendy, Holmes, Mr, Craig, Holmes, Notts Fire & Rescue Service, Mrs, Jacqueline, Holmes, Mr, John, Hooley, A, Hooton, Mrs, Esther, Horsley, Carol, Horspool, Mrs, Lynn, Hoskins, Mr, K, Hourd, Mr, Brian, Hughes, Mr, Christopher, Hull, Tesco, Miss, Sarah, Hunter, Mr, Mike,

Hunter, Louise, Hurst, Miss, Lizzie, Hurst, Mr, Neil, Hutchinson, Mrs, Mary, Hutsby, Councillor, R, Jackson, Mrs, B.E., Jackson, Mr, Simon, Jackson, Mrs, Clare, Jarvis, Mr & Mrs, , Jepson, Veronica, Johnson, Ms, Tracey, Jolley, Mrs, Brenda, Jones, Mr, Johnson, Jones, Mr & Mrs, Phillip & Diane, Jones, Mrs, Debbie, Kings, Mrs, Lisa, Kinsey, Mr, Julian B.S, Kinsey, Mrs, Ann G, Kinsey, Mrs, Jane, Klymowskyj, Mr, Peter, Klymowskyj, Mr, Peter, Knight, Mr, Janek, Kuculyma, Ms, Eunice, Lakin, Mrs, Dee, Lambley, Mr, Edwin, Lambley, Mr, Philip, Larkin, Mrs, Rosemary, Larkin, Miss, Claire, Layton, NUSA, Mr, John, Ledger, Mr, David, Leighton, Mrs, Christine, Leiver, InsuranceMrs, Elaine, Leivers, Mr, L I J, Letford, Mr, Norman, Lewis, Mr, Tom, Lewis, Mrs, Pauline, Lewis, Mrs, Sarah, Lines, Mr, Steven, Lines, Mr, Graham, Littleton, Mr, Brian, Littleton, Mrs, Maureen, Littleton, Mr, G, Lockwood, R S, Lodge, Miss, Alex, Lodge, Mr, Alan, Longhurst, Mrs, Christine, Longhurst, Mr & Mrs, M & S, Lovely, c/o Greasley Parish Council, Nigel, Lowe, Mr, Frederick, Machin, Mr, Ian, MacKenzie, Mrs, Yvonne, Mackie, Mrs, Jane, Maher, Mr, John, Maher, Mr, Graham, March, Mrs, Patricia, Marriott, Mr, Neil, Marshall, Mrs, Linda, Marshall, Mrs, Irene, Marshall, Mr, Andrew, Marshall, Mrs, Erica, Matthews, Mr, Paul, Matthews, John, McCann, J McCann & Co (Nottm) Ltd, Mrs, Christine, McGrath, Mr, Kevin, McKernan, Mrs, Anita, McKinney, General Practice, Mrs, P A, McLennan, Mr, David, McLennan, Mr, R, Medford, Mrs, Valerie, Medford, Mr, Mark, Melbourne, Miss, Eve, Melbourne, Mrs, Carolyn, Melbourne, Mrs, Ruth, Metcalf, Mr, James, Millichip, Mr, Raymond, Mitchell, Mr & Mrs, K.G & M.R, Moore, Mrs, Lisa, Morgan, Miss, Rachael, Morris, Mrs, Wendy, Moss, Mrs, D A, Mulcahy, Mr, David, Nash, Mrs, Rosalie, Nash, Mr, Ian, Naylor, Mrs, Sally, Naylor, Mr, Miles, Newbold, Mrs, June Maureen, Newton, Mrs, Judith, Newton, Mr, John Malcolm, Newton, Mrs, Christine, Noonan, Ms, Lisa, Norris, Red Cross, Mr, Richard, North, Mrs, Marjorie, North, Miss, Carol, Nutting, Miss, Rita, Nwosu, Ms, Carole, Oldfield, Mr, Graeham, Oldham, Mrs, Deborah, Oldham, Mrs, Susan, Oliver, NHS, Councillor, J M, Owen, Miss, Lisa, Owen, East Midlands Ambulance Service, East midlands Ambulance Service, Ms, Josie, Owen, Mr, Phillip, Oxley, Friends of Brinsley Headstocks, Mrs, Jean, Oxley, Mrs, Jennifer, Page, Mr, Barrie, Paling, Mrs, Glenis, Paling, Mr, Andrew, Palmer, Mrs, Fiona, Palmer, Mrs, Anjali, Pandit, Ms, Suzanne, Paradine, Mr, Lewis, Parker, Mr, Sidney, Parker, Mrs, Jane, Parker, Miss, Emily, Parker, Mr, Andrew, Parker, Mrs, Norma, Parker, Mr, Brian, Parkes, Mrs, Margaret, Pass, Mr, Bernard, Pass, Mr, John, Pass, Mr, Michael, Passmore, Dr, Jitendra, Patel, Mrs, Susan, Pearce, Dr, Frazer, Pearce, Mr, Andrew, Pearce, D J, Pearson, Mr, Shay, Pearson, Mrs, Jacqueline, Pearson, Mrs, Samantha, Perera, Mr, Kenneth, Phillips, Mr, R, Pierrepoint, Mr, James, Pike, Mrs, Susan, Pike, Mrs, Carol, Pine, Mr, M, Plampin, Miss, Megan, Plampin, Mrs, Marcheta, Plampin, Mr, Alan, Playford, Mr, Kenneth, Porter, Mrs, Maureen, Porter, Mr, Michael, Potter, Mr, Arthur, Poxon, Miss, Rosalie, Precious, Mr and Mrs, Kathryn and Vaughan, Price, Mrs, June, Purdy, Mr, Albert, Purdy, Mr, Jaswiwder, Purewal, Giltbrook Care HomeMr, John, Quigley, Mr, Shane, Quigley, Mr, John, Race, Mr, Paul, Randall, Mr, Alan, Reed, Mrs, Vicky, Reek, Mr, Pete, Reek, Mr, Mark, Reveley, Mr, John, Rhodes, Mr, M G, Rich, Miss, Sarah, Richardson, Councillor, K.E., Rigby, Dr, Sean, Rigby, University of NottinghamMrs, Melissa, Rigley, Mr, Darren, Rigley, Mrs, Hannah, Roberts, Mr, Jamie, Robertson, Mrs, Linda, Robertson, Mr, S, Robinson, Ms, Sue, Robson, Mrs, Linda, Robson, Mrs, Joan, Roche, E J, Roe, Mr, R W, Roe, Mrs, Dee, Roe, Councillor, S, Rowland, Mr, Brian, Rowley, Mr, Peter, Rowley, Mr, Paul, Russell, Mrs, Susan, Rutland, Mrs, Joan, Sanders, Mr, Stephen, Saunders, Mrs, Jill, Savage, Mr, David, Savage, Mr, Kenneth, Scott, Mrs, Dawn, Scott, Mr, Martyn, Scott, Mr, Paul, Senneck, Dales, Fabrications Ltd, Ms, Sylvia, Shafto, Miss, Sarah, Shaw, Mr, Christopher, Shaw, Miss, Karen, Shepard, Chris, Sherwin, Mrs, Katharine, Siimpson, Mrs, Margaret, Silveson, Mrs, Louise, Silvey, Mrs, Shirley, Simms, Mr, P, Simpson, Mrs, Andrea, Simpson, Mr, Roger, Simpson, Mrs, Joan, Simpson, Mr, Steven, Sims, Mr, Phillip, Singer, Ms, Noreen, Sisson, Miss, Elizabeth, Sisson, Mr, Dennis, Smalley, Mrs, Lynda, Smalley, Bramcote Surgery. Mr, Gary, Smeardon-White, Mrs, J A, Smith, Mrs, Pamela, Smith, Mr, Glynn, Smith, Mrs, Lorraine, Smith, Mr & Mrs, Robert & Irene, Smith, Mrs, Angela, Smith, Mr and Mrs, Bret and Susan, Smith, Mrs, Janet, Smith, Mr, David, Smith, Mr, Geoff, Smith, , Kamni, Sood, Mr, Rajesh, Sood, Ostomart Ltd, Miss, Rebecca, Spencer, Mrs, Helen, Spencer, Mrs, Jackie, Spencer, Miss, Alicia, Spibey, William, Staniforth, Mrs, Maralyn, Staniforth, Mrs, Margaret, Stannard, Mrs, Jayne, Steed, Mr, Andrew, Steed, Mr, James, Steed, Mr, J, Steedman, Mr, Leon, Stevens, Mr, David, Stone, Mrs, Gill, Stone, Mr, Paul, Strickland, Mrs, Sandra, Swain, Mrs, Louise, Swann, Mrs, Elaine, Swann, Mrs, Phyllis, Swift, Mrs, Victoris, Syson, Ms, Lynne, Talbot, Mrs, Nicolette, Tate, Miss, Kirsten, Taylor, Mr, Graham, Taylor, Mr, Roy, Taylor, Mrs, Eugenie, Taylor, Ms, Irene, Tellmann, Ms, Michelle, Teo, Mrs, Joanna, Terry, Mr, Urwin

Robert, Thackery, Miss, Gill, Thomas, Miss, Patrice, Thompson, Mrs, Anita, Thompson, Mr, John, Thorpe, Mrs, Sheila, Tivey, Mr, Malcolm, Tivey, Mr, John, Tomlinson, Mrs, Maureen, Tomlinson, Mr, Neil, Topliss, Mrs, Meryl, Topus, Miss, Courtney, Town, Mrs, Patrisha, Town, Mr, Grant, Townroe, Mr, Dean, Tuck, William Cook, Mr, Justin, Tulip, Mr, Ian, Turner, Miss, Dorothy, Twells, Mrs, Jane, Vacciana, Mrs, Susan, Vale, Mr, Peter, Vale, Mr, Malcolm, Vale, Miss, Laura, Vale, Mrs, D, Viitanen, C/o Featherstones Land and Planning, Mrs, Samantha, Wagland, Mrs, Valerie, Wakeling, Mr, James, Wakeling, Mr, Dennis, Waldron, Mr, D, Walker, Miss, Claire, Walker, Mr, Colin, Ward, Mrs, Jacqueline, Ward, Mr, Paul, Wardle, Joanne, Wardle, Mrs, Joanne, Watson, Mr, Malcolm, Watson, Mr & Mrs, Derek and Irene, Watson, Mr, Brian, Watson, Ms, Alison, Weaver, Mrs, Jennifer, Wells, Mrs, Cherril, West, Mr, Colin, West, Mr, Alex, West, Mrs, Joan, West, Mr, Trevor, Westbrook, Miss, Maria, Weston, Mr, Graham Avan, Whileman, Mrs, Emma, Whileman, Mrs, Joyce, Whileman, Mr, Richard, Whileman, Leicestershire Police, Elaine, White, Mr, Derek, Whitham, Mrs, Suzanne, Whitham, Mr, Roger, Wickins, Miss, Emma, Wickins, Mrs, Peggy, Wickins, Mr, Nathan, Wiles, Mr, P, Wiles, Mr, Brian, Wilkinson, Mr, Peter, Wilkinson, Mr, Gareth, Williams, Mrs, D, Williams, Mr & Mrs, G & M, Williams, Mrs, Janet, Willins, Mr, Garry, Williscroft, Mr, Robert, Willmott, Mrs, P A, Wilson, Trowell W I, Mr, David, Wilson, Mrs, Barbara, Wing, Mrs, Karen, Winson, Mrs, Nicola, Witts, Mr, Lee, Witts, Mr and Mrs, Alan, Woodcock, Mr, David, Woodhead, Mrs, Gill, Woodhead, Mrs, Fiona, Wooley-Garbett, Mr, Paul, Woollam, Mrs, Catherine, Wormald, Mr, Phil, Wormald, Graham, Wormald, Mr, William, Worton, Miss, Rachael, Wright, Mrs, Helen, Wright, Mrs, Linda, Wright, Nottingham City Council, Mr, Peter, Wright, Mr, Frederick, Wright, Mrs, Pauline, Wright, Mr, Roy, Wright, Ms, Denise, Wright, Mrs, Mavis, Wright, Mrs, Michelle, Wright, Mrs, Catherine, Yates,

**13. Do you support the identification of Nuthall including adjoining greenfield sites as an appropriate broad area for future housing growth?**

**14. Do you have any comments?**

Number supporting	Number objecting	Total
155	352	507

The identification of Nuthall as a broad allocation for growth attracted 507 comments.

**Statutory Consultees/Interest Groups**

Awsorth Parish Council consider the traffic new development will create will cause further problems on the Nuthall island.

Nuthall Parish Council consider that there is an over allocation of industrial sites in proportion to housing sites in Nuthall. There are concerns of the extra traffic that development will create which will exacerbate the congestion associated with Giltbrook retail park. They are also concerned that access to open space would not be within acceptable distances for many residents if large scale development were to take place. They are of the opinion that the Nursing home and Kimberley Rd development constitute a high proportion of new development and there is little scope for more.

The Environment Agency point out that the area is in Flood Zone 1 so there is no significant flood hazard however land to the North contains some ordinary watercourses which may require some flood risk analysis. Full protection against pollution will need to be ensured if development takes place because of the fractured nature of the bedrock.

The Coal Authority state that as the area is located within the defined coalfield appropriate consideration to any sterilisations of the surface coal resource and the possibility of extraction should take place before development. In addition any safety issues such as land instability from mining would need to be investigated and mitigated.

Nottinghamshire County Council points out that there are important Green Belt Coalescence issues around Nuthall.

## **Residents**

### **Supporters**

Some supporters consider that Nuthall has land available to accommodate new development. New housing could make Nuthall a viable centre for provision of shopping and schools.

One supporter sees the potential for linking to existing development and facilities in Bulwell and considers the infrastructure and services serving Nuthall to be suitable. Existing public transport links to Nottingham are good and there is the potential for new development to be served by the tram network.

### **Objectors**

Many objectors state that the congestion at the M1 island is already severe and new housing will exacerbate this problem and also that Nuthall does not have the services and infrastructure to cater for new development.

Many consider that there are no suitable sites in Nuthall because of the noise pollution generated from the M1.

One respondent considers that dispersing growth among smaller settlements such as Nuthall will not create a sustainable pattern of development as they do not have the range and scale of local services and resources to sustain their communities fully and will generally require a significant proportion of population to travel to higher order centres contrary to National Planning Policy.

One resident considers the major development proposed at Rolls Royce, would also put more traffic into Nuthall so any further development at Nuthall would create wholly unsustainable patterns of traffic.

One resident has concerns over the lack of adequate access for a potential site at Nottingham Road.

A few residents refer to the 2008 inspector's report which concluded that development was not suitable in Nuthall and consider that the situation has not changed since then.

One resident sees the development of more housing as the city extending into Nuthall.

One objector feels housing at Bilborough road would not be suitable because of congestion, lack of public transport links and facilities.

A number of objectors value the agricultural land in and around Nuthall and feel strongly about avoiding development which would compromise this.

The destruction of wildlife is seen by some as a negative.

## **Developers/Landowners**

### **Supporters**

Landham Park Development consider that Nuthall is an excellent location for additional development and promote land to the east of Nuthall given its proximity to Nottingham and its associated facilities and services. Langham Park Developments have a site at Hemsill Hall Farm that they feel scores extremely well in terms of its sustainability credentials. The site extends to an area of approximately 5.87 hectares.

The promoters of a site at Kimberley state that the evidence from the RSS suggests that any development directed to Nuthall should reflect the fact that it is a lower order settlement. Kimberley and Eastwood as the primary settlements in the northern part of the district should form the greatest focus for additional development

Westermans consider that proximity to the City and its enhanced services, facilities and opportunities for employment justify Nuthall as an appropriate broad area for housing growth.



GVA Grimley actively promote their site 'land at Junction 26 of the M1' as an 'Oxylane Village' strategic sports hub in order to address health issues and green space provision, as it is close to new and existing housing.

GVA also promote Land at West of Woodhouse way for potential residential-led development for potentially 650-850 new homes and have provided a Masterplan of the site and promote the sustainability credentials.

Landridge Homes support Land at Spring Farm, Bilborough for a retirement home whilst land at Nuthall is not supported. The land at Nuthall is considered unsuitable for development because it would cause coalescence, the land is mainly grade 2 agricultural, the site adjoins the M1 so there are issues with noise impacts, the development will increase traffic loads on roundabouts around A610, the area poorly served by public transport and the site would create a standalone community.

## **List of Respondents**

Awsworth Parish Council, Beeston and District Civic Society, Brinsley Parish Council, Campaign to Protect Rural England, Coal Authority, Catesby Property Group, Environment Agency, Fetherstones, Friends Of Brinsley Headstocks, Friends of Toton Fields, George Spencer School, Greasley Parish Council, Oxalis Planning, SABHRE, Sport England, STRAG,, Severn Trust C/o GVA Grimley, Signet Planning Ltd, Stapleford Town Council, Trowell Moor South Landowner (C/o Savills), Mrs, B, Adams, Miss, Annabelle, Adelman, Miss, Doyin, Adesokan, Mrs, Linda, Allsopp, Nottinghamshire County Council, Mrs, Alison, Anderson, Mr, Scott, Anderson, Miss, Katie, Anderson, Mr, Lewis, Anderson, Mr, Michael, Anson, Mrs, Moya, Anthony, Mr, J, Atkinson, Mr, Andrew, Aylott, Mrs, Susan, Bailey, Mr, Paul, Bailey, Mrs, Barbara, Bakewell, Mr, Stephen, Bakewell, Ms, S, Ball, Awsworth Parish Council Councillor, L A, Ball, Mr, Peter, Ball, Dr, P, Bansal, Mr and Mrs, Rebecca and Malcolm, Barke, Mrs, Karen, Barker, Mr, Geoffrey, Barker, Mrs, Andrea, Barker, Mrs, M, Barry, Mr, Colin, Barson, Mrs, Christine, Barson, Mrs, R, Barton, Mrs, Janet, Barton, Mr, Terence, Batham, Ms, Jayne, Baumber, Mr, Craig, Beech, Mr, Mark, Bennett, Mr, David, Berriff, Mr, Andrew, Berry, Mrs, Yan, Beviss, Mrs, Beryl, Bickerstaffe, Mrs, Lynda, Blackburn, Mr, Anthony, Blackburn, Miss, Holly, Booth, Miss, Joyce, Booth, Ms, Amanda, Booth, Mr, Marcus, Booth, Ms, Jasmine, Booth, Mrs, Caroline, Borg, Mr, Trevor, Bowen, Mrs, Sarah, Bower, Mrs, Helen, Bramley, Mrs, Rachel, Bramley, Mr, Steven, Brister, Mrs, Vera Marie, Brister, Mr, Donald Kenneth, Brister, Miss, Kelly, Brogan, Mr, P, Brook, Mr, Ernest, Brooks, Mrs, Betty, Brooks, Councillor, M, Brown, Mr, Dennis, Brown, Mr, Roger, Brown, Mr, Brian, Brown, Mr, Neil, Bruce, Mrs, Julie, Bryant, Mr, Robert, Bryant, Mr, Terence, Buckley, Mrs, Elizabeth, Burke, Mr, Andrew, Butler, Mrs, Karen, Butt, Mr, Stephen, Butt, Mr, Scott, Buxton, Mrs, Joyce, Buxton, Miss, Luisa, Caceres, Mr, Mark, Callaghan, Ms, Bev, Cameron, Mr, William John, Campbell, Mr, Andrew, Captstick, Mr, Paul A, Carruther, Public Response Mrs, Josephine, Champion, Ms, Jennifer, Chappel, Mrs, Doreen, Charlton, Ms, C, Cherrett, Mr, D, Cherrett, Mr, Johnny, Cheung, Mrs, Joyce, Chisholm, Andrew, Clark, Mr, Terry, Clark, Mrs, Hiroko, Clarke, Mrs, Christine, Clarke, Mr, Christopher, Clarke, Jacqueling, Clay, Mrs, May, Cliff, Mr, Anthony, Coates, Mrs, Glennys, Coates, Ms, Ann, Codner, Mr and Mrs, B and M, Colaluca, Mrs, J, Collins, Mr, P, Collins, Mr, John, Collins, Mrs, Margaret, Collins, Mr, Glynn, Collins, Mr, A, Coombes, Mr, Shane, Cooper, Mr, Cristoir, Cooper, Mrs, Nicola, Cooper, Miss, Aisling, Cooper, Mrs, Hilary, Corbett, Mr, Matthew, Cotton, Mrs, Susan, Coulton, Miss, Sarah, Coulton, Mrs, Megan, Cowell, Mrs, Ann Elizabeth, Crampton, Tim, Crawford, Parks and Environment Manager, Broxtowe Borough Council, Martyn, Cabbage, Mr, John, Cunningham, Mrs, Margaret, Curtis, Mrs, Audrey, Da Bell, Mr, John, Da Bell, Mr, C, Dacey, Mrs, P, Dacey, Mr, Moses, Dang, Mrs, Gillian, Dann, NHS, Mr, Philip, Dann, D.J., Davies, J, Davies, Mr, Sam, Davies, Mr, M, Davis, Mrs, Carol, Davis, Mrs, Pauline, Dawkins, Mr, Terence, Dawkins, Mr, Tim, Dawson, Mrs, Mavis, Daykin, Mr, Richard, Deeley, Mrs, Margaret, Dolphin-Rowland, Mr, James, Dolphin-Rowland, Mrs, Jacqueline, Donnison, Mr, Andrew, Donnison, Mr, Alan, Donovan, Mrs, Janet, Donovan, City Council Nottingham Mrs, Emily, Dougan, Mrs, Anna,

Douglas, Mrs, Christine, Downes, Miss, Sarah, Downes, Miss, Josie, Downes, Mr, John, Doyle, Mrs, Mary K, Doyle, Mr, John, Dunn, Newson Gale, Mrs, Lesley, Dunn, Mr, Ashley, Dunn, Mrs, R, Dyer, Mr, Kevin, Edwards, Mrs, Jennifer, Egglestone, Mr, Tom, Egglestone, Mr, Ivan, Ellicock, Mrs, Gillian, Ellicock, Mr, Martin, Ellicock, Mr, Sean, Elliott-Maher, J H, Ellis, Miss, Janet, Ellis, Mrs, Maureen, Ellis, Dr, Richard, Ellis, Pastures Community Church, Mrs, Joanne C, Ellison, Mrs, Gillian, Elsom, Mr, Arron, Enever, Mr, John, Erswell, Mr & Mrs, , Evans, C/o Nick Baseley, Ian Baseley Associates, Mr, Gary, Fantom, Mr & Mrs, D, Fazey, Mrs, Elaine, Fearn, Crawford & CoMr, Christopher, Fearn, IAG UK, Mr, John, Fielder, Mrs, Christine, Fielder, Mrs, Maria, Fish, Nottingham University Hospital Trust  
Ms, Linda, Fisk, Mr, Robert, Fletcher, Messrs Wild - C/o Ian Baseley AssociatesMiss, Sonya, Fletcher, Mrs, Joan, Fletcher, Mrs, Denise, Fogg, Mr, Darren, Fogg, Miss, Kirsty, Fogg, Mr, Stephen, Foster, Mr, Gordon, Fotheringham, Mr, Vincent, Fowler, Laraine, Fowler, Mr, Jean, Freestone, Mr, Gregory, Frogson, Miss, Anna, Frost, Mr & Mrs, Paul & Michelle, Fusco, Miss, N, Gadsby, Mr, Anthony, Garbett, Mr, David, Garrett, Mr, John, Gatehouse, Mrs, Vivien, Gatehouse, Mr, Andrew, Gee, Mr, Nick, Gensler, Mrs, Y, Gibbons, Mr, B, Gibbons, Mr, P, Gibbs, Mr, Doug, Gibbs, Mr, Greg, Gibson, Mrs, Nicola, Gibson, Betty, Godfrey, Mr, Graham, Godfrey, Mr, Jeffery, Gould, Mr, William, Granger, Dr, Richard, Green, Mr, Mark, Green, Ms, Anna, Green, Mr, Connor, Green, Ms, Erin, Green, Mr, David, Greenhalgh, Mr, Barrie, Gregory, Mrs, Carol, Gregory, Miss, Norma, Gregory, Councillor, D, Grindell, Mr, Grant, Grinham, Mrs, Angela, Gutteridge, MOD, Janice, Halford, Mrs, Eileen, Hall, Mr, Christopher, Hall, Mrs, Jacqui, Hall, Councillor, M, Handley, Mr, Stanley, Harding, Mrs, Frances, Harding, Mrs, Lyn, Harley, Mrs, Christine, Harlin, Mr, David, Harper, Ms, Nora, Harper, , Chris, Harrison, Mrs, Carol, Harrison, Kathryn, Harrison, Mrs, Virginia, Hart, Mr, Wayne, Harvey, Mrs, Lisa, Harvey, Mr, James, Harvey, A E, Hawksworth, Mr, Terence, Haycock, Jayne, Hemming, Mrs, Cheryl, Herron, Mrs, Tracey, Higginbottom, Mrs, Penny, Higgins, Mr & Mrs, Terence & Sharon, Hill, Mr, Matthew, Hill, Mrs, Sylvia, Hodgson, Mr, David, Hodgson, Mr, Robert, Holden, Mr, Ian, Holland, Mr, Michael, Holloway, Mrs, Carol, Holman, John, Holmes, Westerman Homes C/O Holmes Antill, Mrs, Wendy, Holmes, Mr, Craig, Holmes, Notts Fire & Rescue Service, Mrs, Jacqueline, Holmes, Mr, John, Hooley, A, Hooton, Miss, M J, Hopkinson, Mr, Thomas, Hopkinson, Mr, David, Hopkinson, Mrs, Esther, Horsley, Mrs, Lynn, Hoskins, Mr, K, Hourd, Mr, Brian, Hughes, Mr, Christopher, Hull, Tesco, Miss, Sarah, Hunter, Mr, Mike, Hunter, Louise, Hurst, Miss, Lizzie, Hurst, Mr, Neil, Hutchinson, Mrs, Mary, Hutsby, Councillor, R, Jackson, Mrs, B.E., Jackson, Mr, Simon, Jackson, Mrs, Clare, Jarvis, Veronica, Johnson, Ms, Tracey, Jolley, Sara, Jones, Langham Park Developments C/O Cerda Planning, Mrs, Brenda, Jones, Mr, Johnson, Jones, Mr & Mrs, Phillip & Diane, Jones, Mrs, Debbie, Kings, Mrs, Lisa, Kinsey, Mr, Julian B.S, Kinsey, Mrs, Jane, Klymowskyj, Mr, Peter, Klymowskyj, Mr, Peter, Knight, Mr, Janek, Kuculyma, Mr, Philip, Larkin, Mrs, Rosemary, Larkin, Mr, John, Ledger, Mrs, June, Lee, Mr, David, Leighton, Mrs, Christine, Leiver, Insurance, Mr, Norman, Lewis, Mrs, Pauline, Lewis, Mrs, Sarah, Lines, Mr, Steven, Lines, Mr, Graham, Littleton, Mr, Brian, Littleton, Mrs, Maureen, Littleton, Mr, G, Lockwood, R S, Lodge, Miss, Alex, Lodge, Mr, Alan, Longhurst, Mrs, Christine, Longhurst, Mr & Mrs, M & S, Lovely, c/o Greasley Parish Council, Nigel, Lowe, Mr, Ian, MacKenzie, Mrs, Yvonne, Mackie, Mrs, Jane, Maher, Mr, John, Maher, Mr, Graham, March, Mrs, Patricia, Marriott, Mr, Neil, Marshall, Mrs, Linda, Marshall, Mrs, Irene, Marshall, Mr, Andrew, Marshall, Mrs, Erica, Matthews, Mr, Paul, Matthews, John, McCann, J McCann & Co (Nottm) Ltd, Mrs, Christine, McGrath, Mr, Kevin, McKernan, Mrs, Anita, McKinney, General Prattice, Mrs, P A, McLennan, Mr, R, Medford, Mrs, Valerie, Medford, Mr, James, Millichip, Mr & Mrs, K.G & M.R, Moore, Mrs, Lisa, Morgan, Miss, Rachael, Morris, Mrs, D A, Mulcahy, Mr, David, Nash, Mrs, Rosalie, Nash, Mr, Ian, Naylor, Mrs, Sally, Naylor, Mr, Miles, Newbold, Mrs, June Maureen, Newton, Mrs, Judith, Newton, Mr, John Malcolm, Newton, Mrs, Christine, Noonan, Ms, Lisa, Norris, Red Cross, Miss, Carol, Nutting, Miss, Rita, Nwosu, Ms, Carole, Oldfield, Mr, Graeham, Oldham, Mrs, Deborah, Oldham, Mrs, Susan, Oliver, NHS, Councillor, J M, Owen, Miss, Lisa, Owen, East Midlands Ambulance Service, East midlands Ambulance Service, Ms, Josie, Owen, Mr, Phillip, Oxley, Friends of Brinsley Headstocks, Mr, Barrie, Paling, Mrs, Glenis, Paling, Mr, Andrew, Palmer, Mrs, Fiona, Palmer, Mrs, Anjali, Pandit, Mr, Brian, Parkes, Mrs, Margaret, Pass, Mr, John, Pass, Mr, Michael, Passmore, Dr, Jitendra, Patel, Mrs, Susan, Pearce, Dr, Frazer, Pearce, Mr, Andrew, Pearce, D J, Pearson, Mr, Shay, Pearson, Mrs, Jacqueline, Pearson, Mrs, Samantha, Perera, Mr, Martin, Perry, Mr, Kenneth, Phillips, Mr, R, Pierrepont, Mr, James, Pike, Mrs, Susan, Pike, Mr, M, Plampin, Miss, Megan, Plampin, Mrs, Marcheta, Plampin, Mr, Alan, Playford, Mr, Kenneth, Porter, Mrs, Maureen, Porter, Miss, Rosalie,

Precious, Mr and Mrs, Kathryn and Vaughan, Price, Mr, Albert, Purdy, Mr, Jaswiwder, Purewal, Giltbrook Care Home, Mr, John, Quigley, Mr, Shane, Quigley, Mr, John, Race, Mr, Paul, Randall, Mr, Alan, Reed, Mrs, Vicky, Reek, Mr, Pete, Reek, Mr, Mark, Reveley, Mr, M G, Rich, Councillor, K.E., Rigby, Dr, Sean, Rigby, University of Nottingham, Mrs, Melissa, Rigley, Mr, Darren, Rigley, Mrs, Hannah, Roberts, Mr, Jamie, Robertson, Mrs, Linda, Robertson, Mr, S, Robinson, Ms, Sue, Robson, Mrs, Linda, Robson, Mrs, Joan, Roche, E J, Roe, Mr, R W, Roe, Mrs, Dee, Roe, Councillor, S, Rowland, Mr, Brian, Rowley, Mr, Peter, Rowley, Mr, Paul, Russell, Mrs, Susan, Rutland, Mrs, Joan, Sanders, Mr, Stephen, Saunders, Mrs, Jill, Savage, Mr, David, Savage, Mr, Kenneth, Scott, Mrs, Dawn, Scott, Mr, Martyn, Scott, Isobel, Scott, Andrew, Scott, Mr, Paul, Senneck, Dales Fabrications LtdMs, Sylvia, Shafto, Miss, Sarah, Shaw, Mr, Christopher, Shaw, Miss, Karen, Shepard, Chris, Sherwin, Mrs, Katharine, Siimpson, Mrs, Louise, Silvey, Mrs, Shirley, Simms, Mr, P, Simpson, Mrs, Andrea, Simpson, Mr, Roger, Simpson, Mrs, Joan, Simpson, Mr, Phillip, Singer, Mr, Dennis, Smalley, Mrs, Lynda, Smalley, Bramcote SurgeryMr, Gary, Smeardon-White, Mrs, J A, Smith, Mrs, Pamela, Smith, Mr, Glynn, Smith, Mrs, Lorraine, Smith, Mrs, Angela, Smith, Mrs, Janet, Smith, Mr, David, Smith, Mr, Geoff, Smith, Kamni, Sood, Mr, Rajesh, Sood, Ostomart Ltd, Miss, Rebecca, Spencer, Mrs, Helen, Spencer, Mrs, Jackie, Spencer, Miss, Alicia, Spibey, William, Staniforth, Mrs, Maralyn, Staniforth, Mrs, Margaret, Stannard, Mrs, Jayne, Steed, Mr, Andrew, Steed, Mr, James, Steed, Mr, J, Steedman, Mr, Leon, Stevens, Mr, David, Stone, Mrs, Gill, Stone, Mr, Paul, Strickland, Mrs, Sandra, Swain, Mrs, Phyllis, Swift, Mrs, Victoris, Syson, Ms, Lynne, Talbot, Mrs, Nicolette, Tate, Miss, Kirsten, Taylor, Mr, Graham, Taylor, Mr, Roy, Taylor, Mrs, Eugenie, Taylor, Ms, Michelle, Teo, Mr, Urwin Robert, Thackery, Miss, Gill, Thomas, Miss, Patrice, Thompson, Mrs, Anita, Thompson, Mr, John, Thorpe, Mrs, Maureen, Tomlinson, Mrs, Meryl, Topus, Miss, Courtney, Town, Mrs, Patrisha, Town,Mr,Grant,Townroe, Mr, Dean, Tuck, William CookMr, Justin, Tulip, Mr, Ian, Turner, Mrs, Jane, Vacciana, Mrs, Susan, Vale, Mr, Peter, Vale, Mr, Malcolm, Vale, Miss, Laura, Vale, Mrs, Samantha, Wagland, Mrs, Valerie, Wakeling, Mr, James, Wakeling, Mr, Dennis, Waldron, Mr, D, Walker, Miss, Claire, Walker, Mr, Colin, Ward, Mrs, Jacqueline, Ward, Mr, Paul, Wardle, , Joanne, Wardle, Mrs, Joanne, Watson, Mr, Malcolm, Watson, Mr, Brian, Watson, Mrs, Jennifer, Wells, Mrs, Cherril, West, Mr, Colin, West, Mr, Alex, West, Mrs, Joan, West, Mr, Trevor, Westbrook, Miss, Maria, Weston, Mr, Graham Avan, Whileman, Mrs, Emma, Whileman, Mrs, Joyce, Whileman, Mr, Richard, Whileman, Leicestershire Police, Elaine, White, Mr, Derek, Whitham, Mrs, Suzanne, Whitham, Mr, Roger, Wickins, Miss, Emma, Wickins, Mrs, Peggy, Wickins, Mr, Nathan, Wiles, Mr, P, Wiles, Mr, Brian, Wilkinson, Mr, Peter, Wilkinson, Mr, Gareth, Williams, Mrs, D, Williams, Mr & Mrs, G & M, Williams, Mrs, Janet, Willins, Mr, Garry, Williscroft, Mr, Robert, Willmott, Mrs, P A, Wilson , Trowell W I, Mr, David, Wilson, Mrs, Barbara, Wing, Mrs, Karen, Winson, Valerie, Woodward, Mrs, Catherine, Wormald, Mr, Phil, Wormald, Graham, Wormald, Mr, William, Worton, Miss, Rachael, Wright, Mrs, Helen, Wright, Mrs, Linda, Wright, Nottingham City Council, Mr, Peter, Wright, Mr, Roy, Wright, Ms, Denise, Wright, Mrs, Mavis, Wright, Mrs, Michelle, Wright, Mrs, Catherine, Yates,

## **Conclusions**

All of the identified sites and settlements raised significant objection. Besides Brinsley, which has slightly fewer supporters than the other identified sites and areas, the proportions of supporters and objectors received for each of the sites are consistent at approximately 30% supporting development and 70% objecting to development. This strongly suggests that public opinion is fairly evenly split between all the areas with residents reluctant to support development in their neighbourhood whilst developers with land interests wishing tending to promote development.

For the main part residents raise the potential problems for their neighbourhood which seem to be fairly consistent across the borough. Generally the reasons for objection over the whole of the plan area fitted into a number of broad themes:

- The main reason stated for objecting to development over all the areas was the release of Green Belt land with many fearing coalescence with other settlements leading to lack of identity, whilst others more generally wishing to retain open space for leisure pursuits.
- The increase in traffic which it is anticipated would be created by new development was also given much weight in the objections. Many were not convinced that improvements in public transport would cause a significant reduction in the number of cars on the road.
- Many were of the opinion that new housing was not necessary as there are a large number of vacant properties as it is not viable to sell in the current economic climate.
- The lack of sufficient infrastructure such as schools, doctors, public transport and shopping facilities was also of concern to many residents.
- Environmental concerns such as the loss of valuable agricultural land, loss of important flora and fauna and flooding concerns were also mentioned in a number of the responses.
- In addition to this a number of responses stated that they considered that the strategy to direct development to the South of the Borough was unfair and they would prefer a more even distribution of development however, other responses acknowledged that the South was a more sustainable location.

Developers on the other hand put their sites forward as deliverable and some spelt out barriers to other sites. Also a few residents put their support in for other sites in preference to sites in their neighbourhood.

The slightly higher proportion of objectors in Brinsley is an indication of their village status and close knit community. The even spread of the comments for the remainder of the Borough however implies that objection or support for development is not significantly higher in one area above another.

## **Appendix 9 Conformity with the Broxtowe SCI**

Broxtowe has been working closely together with the Councils of Ashfield, Erewash, Gedling, Nottingham City and Rushcliffe to prepare aligned Core Strategies for Greater Nottingham. Broxtowe's Strategy will, once adopted, set out the vision, strategic objectives and spatial strategy for future developments within Broxtowe Borough.

Consultations took place in 2009 and 2010 on 'Issues and Options' and an 'Option for Consultation' document. Between July and October 2011 the Council consulted on a 'Housing Provision Position Paper', an amended policy on Climate Change, strategic housing sites for allocation and broad locations for future housing growth.

The Broxtowe SCI was adopted in October 2006 with a revision in 2009. It was produced in conformity with the provisions of the 2004 Regulations, whilst also setting out the consultative arrangements for all other Local Development Framework documents (and Planning Applications).

Demonstrating how a DPD has been developed in conformity with an adopted SCI remains one of the procedural tests that is explored by the Planning Inspectorate in order to understand whether a document is sound. As such, it is important to consider and publically present how these requirements have been met.

The table below breaks down the consultation arrangements for each stage of production of the Core Strategy. It shows what engagement occurred at which stage and how this conformed to the requirements of the Broxtowe SCI.

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# **Greater Nottingham Aligned Core Strategies – Issues and Options document (June 2009)**

An 8-week consultation period took place between 15th June & 14th August 2009.



<p style="text-align: center;"><b><u>What did the SCI require?</u></b></p>	<p style="text-align: center;"><b><u>How was this achieved?</u></b></p>
<p><b>Undertake consultation on Issues and Options Report</b></p> <p>Adverts in all local Newspapers and Options Report (Beeston Express, );</p> <ul style="list-style-type: none"> <li>• Placing documents within 'Deposit Points', libraries, Council Planning office and Customer Services:</li> <li>• Placing document within the Council's web-site;</li> <li>• Notices within Reception and Customer Services:</li> <li>• Notification by letter or email to consultees as stipulated in PPS12* and shown in Appendix;</li> <li>• Internal consultation with other Council departments and services;</li> <li>• Article in "Broxtowe Matters" if possible;</li> <li>• Possible use of Roadshows; Public Meetings; or area/site based exhibitions or other events and activities set up purposefully to</li> </ul>	<p>The aim of the 'Issues and Options' consultation was to consider the key strategic issues for the conurbation and options for dealing with these issues. Consultees were given the opportunity to submit their views on 13 of the key themes contained in the draft document. The response form can be viewed on the Council's website. <a href="http://www.broxtowe.gov.uk/index.aspx?articleid=5730">http://www.broxtowe.gov.uk/index.aspx?articleid=5730</a></p> <p>All (approx 520) specific and general consultees on the Councils interactive engagement database were notified in writing in advance of the consultation start date and were given a copy of the response form (The full list is included in Appendix 1).</p> <p>Upright banners were erected within the Council's reception and all documents were available to view at all the Council's offices and Customer Service Points and also deposited at the following locations:</p> <ul style="list-style-type: none"> <li>• <a href="#">Beeston Library</a></li> <li>• <a href="#">Eastwood Library</a></li> <li>• <a href="#">Inham Nook Library</a></li> <li>• <a href="#">Kimberley Library</a></li> <li>• <a href="#">Stapleford Library</a></li> <li>• <a href="#">Toton Library</a></li> </ul> <p>Documents were also made available to view electronically on both the Borough</p>

<p style="text-align: center;"><b><u>What did the SCI require?</u></b></p>	<p style="text-align: center;"><b><u>How was this achieved?</u></b></p>
<p>gather views of the hard-to-reach and a other residents;</p> <ul style="list-style-type: none"> <li>• For site specific issues and allocations use of notices to be placed on site(s);</li> <li>• Area based/site based exhibitions;</li> <li>• Possible use of Media productions to raise awareness and public engagement;</li> </ul> <p>* The relevant delivery agencies include:            Regulatory agencies: The Environment Agency, English Heritage, Natural England.            Physical infrastructure delivery agencies: highways authority, Highways Agency, utilities companies, Network Rail, public transport providers, airport operators.            Social infrastructure delivery agencies: local authority education dept, social services, primary care trust, acute hospital trusts, strategic health authority, the Police, charities/NGOs.            Major landowners – including the local authority itself and government departments and agencies.</p>	<p>Council's Local Development Framework webpage.  <a href="http://www.broxtowe.gov.uk/index.aspx?articleid=5730">http://www.broxtowe.gov.uk/index.aspx?articleid=5730</a></p> <p>In addition, officers attended a number of Town and Parish Council meetings and Community Action Team meetings publicising the content of the consultation. The dates and locations of which are found below:</p> <p>CAT – Awsworth and Cossall* Awsworth Village Hall 7.00 Tuesday June 9th            CAT – Beeston Central* Queens Road Methodist Church 7.00 Wednesday June 10th            CAT – Bramcote* Memorial Hall, Church Street 7.00 Thursday June 11th            CAT – Eastwood, Greasley Beauvale Eastwood Town Council Offices 7.00 Monday June 15th            CAT – Bramcote View Beeston Town Hall 7.00 Tuesday June 16th            PC – Nuthall Temple Centre, Nottingham Road 7.00 Tuesday June 16th            CAT – Stapleford SE Stapleford Care Centre 7.00 Tuesday June 16th            TC – Stapleford Carnegie Centre, Warren Avenue 7.00 Friday June 19th            PC – Greasley Greasley Parish Council Offices, Dovecote Road, Newthorpe 7.30 Monday June 22nd            CAT – Stapleford SW William Lilley School 7.00 Thursday June 25th            CAT – Beeston West Beeston Town Hall 7.00 Thursday June 25th            CAT – Greasley Giltbrook, Newthorpe Greasley Parish Hall 6.30 Thursday June 25th            TC – Eastwood Eastwood Town Council Offices 7.00 Monday June 29th</p>

<p style="text-align: center;"><b><u>What did the SCI require?</u></b></p>	<p style="text-align: center;"><b><u>How was this achieved?</u></b></p>
<p>Housebuilders, the New Homes Agency and other developers. Minerals and waste management industries. (para 4.29 PPS12)</p>	<p>CAT – Attenborough Attenborough Village Hall 7.00 Wednesday July 1st            CAT – Stapleford North Pasture Road Community Church 7.00 Thursday July 2nd            CAT – Toton and Chilwell Meadows Greenwood Centre, Banks Road 7.30 Monday July 6th            CAT – Chilwell East College House School 7.00 Tuesday July 7th            CAT – Brinsley Brinsley Parish Hall 7.00 Wednesday July 8th            CAT – Nuthall East and Strelley Horsendale Community Centre 7.00 Wednesday July 8th            TC – Kimberley Kimberley Parish Hall 7.00 Thursday July 9th            CAT – Nuthall West, Greasley and Watnall Venue to be confirmed 7.30 Thursday July 9th            CAT – Beeston Fields Boundary Road Church 7.00 Tuesday July 14th            PC - Trowell Trowell Parish Hall 7.15 Tuesday July 14th            CAT – Trowell Trowell Parish Hall 7.30 Wednesday July 15th            CAT – Chilwell West Inham Nook Methodist Church Hall 7.00 Thursday July 16th            PC – Awsworth and Cossall Awsworth Village Hall 7.30 Monday July 20th            CAT – Beeston Rylands Beeston Rylands Community Centre 7.30 Tuesday July 21st            CAT – Kimberley Kimberley Town Council 7.00 Tuesday</p> <p>The Borough Council issued a press release which was distributed to local media partners for wider reporting. This provided an overview of the Core Strategy process and informed readers of the above dates and where all documentation relating to this stage of consultation could be found and resulted in published articles outlining the dates and venues appearing within Nottingham Evening Post,</p>

<b><u>What did the SCI require?</u></b>	<b><u>How was this achieved?</u></b>
	Beeston Express, Kimberley and Eastwood Advertiser and The Ilkeston Advertiser. This also resulted in a number of articles being published regarding the housing targets and specific sites. The variety of articles surrounding the consultation period can be seen in the press cuttings in appendix 4.
<b>Analyse findings from consultation and any informal feedback on Issues and Options Report - Report to PPWG. Place in 'deposit points' and on the Council's website</b>	Consultation responses were analysed by officers, with regard to both Broxtowe-specific and Greater Nottingham-wide issues. A summary of responses to Broxtowe-specific issues was considered by the Planning Policy Working Group and reported to Cabinet.
<b>Produce report outlining the findings of the Issues and Options consultations - Report to PPWG. Place in 'deposit points' and on the Council's website</b>	The Greater Nottingham-wide Report of Consultation was available to members and placed on the Greater Nottingham Growth Point website.
<b>Identify preferred options making use of findings of the consultation, and undertake an SA/SEA of these options.</b>	An SA report has been completed and is available to view on the Council's website <a href="http://www.broxtowe.gov.uk/index.aspx?articleid=5730">http://www.broxtowe.gov.uk/index.aspx?articleid=5730</a>

## **Greater Nottingham Aligned Core Strategies – Option for Consultation (Preferred Options) document (February 2010)**

An 8-week consultation period took place between 15th February & 14<sup>th</sup> May 2010.

<p style="text-align: center;"><b><u>What did the SCI require?</u></b></p>	<p style="text-align: center;"><b><u>How was this achieved?</u></b></p>
<p><b>Undertake consultation on Issues and Options Report</b></p> <p>Adverts in all local Newspapers and Options Report (Beeston Express, );</p> <ul style="list-style-type: none"> <li>• Placing documents within 'Deposit Points', libraries, Council Planning office and Customer Services:</li> <li>• Placing document within the Council's web-site;</li> <li>• Notices within Reception and Customer Services:</li> <li>• Notification by letter or email to consultees as stipulated in PPS12* and shown in Appendix;</li> <li>• Internal consultation with other Council departments and services;</li> <li>• Article in "Broxtowe Matters" if possible;</li> <li>• Possible use of Roadshows; Public Meetings; or area/site based exhibitions or other events and activities set up purposefully to</li> </ul>	<p>The Option for Consultation report was to set out an overall spatial vision for Greater Nottingham and 19 strategic policies to bring about the vision. The response form gave consultees the opportunity to make specific comments on the document. The response form can be viewed on the Council's website <a href="http://www.broxtowe.gov.uk/index.aspx?articleid=5731">http://www.broxtowe.gov.uk/index.aspx?articleid=5731</a></p> <p>All (approx 725) specific and general consultees plus those who had shown an interest on the earlier rounds of consultation on the Councils database were notified in writing in advance of consultation starting (The full list is included in Appendix 2). In addition a company was commissioned to post a copy of the questionnaire and supporting information to every house in the borough.</p> <p>Upright banners were erected within the Council's reception and all documents were available at all the Council's offices and Customer Service Points and also deposited at the following locations:</p> <ul style="list-style-type: none"> <li>• <a href="#"><u>Beeston Library</u></a></li> <li>• <a href="#"><u>Eastwood Library</u></a></li> <li>• <a href="#"><u>Inham Nook Library</u></a></li> <li>• <a href="#"><u>Kimberley Library</u></a></li> <li>• <a href="#"><u>Stapleford Library</u></a></li> <li>• <a href="#"><u>Toton Library</u></a></li> </ul>

<h2 style="text-align: center;"><u>What did the SCI require?</u></h2>	<h2 style="text-align: center;"><u>How was this achieved?</u></h2>
<p>gather views of the hard-to-reach and a other residents;</p> <ul style="list-style-type: none"> <li>• For site specific issues and allocations use of notices to be placed on site(s);</li> <li>• Area based/site based exhibitions;</li> <li>• Possible use of Media productions to raise awareness and public engagement;</li> </ul> <p>* The relevant delivery agencies include:            Regulatory agencies: The Environment Agency, English Heritage, Natural England.            Physical infrastructure delivery agencies: highways authority, Highways Agency, utilities companies, Network Rail, public transport providers, airport operators.            Social infrastructure delivery agencies: local authority education dept, social services, primary care trust, acute hospital trusts, strategic health authority, the Police, charities/NGOs.            Major landowners – including the local authority itself and government departments and agencies.</p>	<p>In addition to this leaflets were deposited in a number of Supermarkets and doctor's surgeries within the borough.</p> <p>Documents were made available to view electronically on both the Borough Council's Local Development Framework webpage .  <a href="http://www.broxtowe.gov.uk/index.aspx?articleid=5731">http://www.broxtowe.gov.uk/index.aspx?articleid=5731</a></p> <p>A number of public meetings plus and exhibition were arranged around the Borough the details of which are below:-</p> <p>Tuesday 9<sup>th</sup> March 7:15pm Trowell Parish Council meeting            Saturday 13<sup>th</sup> March 10:00 – 1:00pm Beeston Square – Public exhibition            Monday 15<sup>th</sup> March 7:00pm Eastwood Town Council meeting            Tuesday 16<sup>th</sup> March 6:45pm Cossall Parish Council meeting            Tuesday 16<sup>th</sup> March 7:00pm Nuthall Parish Council - Meeting            Wednesday 17<sup>th</sup> March 7:45pm Trowell Parish Hall – Extra Public Meeting            Thursday 18<sup>th</sup> March 7:00pm Awsworth Parish Council Meeting            Friday 19<sup>th</sup> March 7:00pm Coronation Hall, Toton – Extra Public Meeting            Monday 22<sup>nd</sup> March 7:30pm Greasley Parish Council meeting            Tuesday 23<sup>rd</sup> March 7:00pm Broxtowe Borough Council Chamber – Extra Public Meeting            Thursday 25<sup>th</sup> March 7:00pm Maycliffe Hall, Stapleford – Extra Public Meeting            Thursday 25<sup>th</sup> March 6.30pm Kimberley Town Council meeting</p>

<b><u>What did the SCI require?</u></b>	<b><u>How was this achieved?</u></b>
<p>Housebuilders, the New Homes Agency and other developers. Minerals and waste management industries. (para 4.29 PPS12)</p>	<p>The Borough Council issued a press release which was distributed to local media partners for wider reporting. This provided an overview of the Core Strategy process and informed readers of the above dates and where all documentation relating to this stage of consultation could be found and resulted in published articles outlining the dates and venues appearing within Nottingham Evening Post, Beeston Express, Kimberley and Eastwood Advertiser and The Ilkeston Advertiser. This also resulted in a number of articles being published regarding the housing targets and specific sites. The variety of articles surrounding the consultation period can be seen in the press cuttings in appendix 5.</p> <p>In addition 2 presentation events were organised with an A-level group of students of George Spencer School.</p>
<p><b>Analyse findings from consultation and any informal feedback on Issues and Options Report - Report to PPWG. Place in 'deposit points' and on the Council's website</b></p>	<p>Comments received were recorded and summarised by BBC officers into the Consultation database. These were shared with the HMA group and subsequently formed part of a comprehensive record of consultation documenting the findings of the engagement undertaken and outlining Officers response. Within Broxtowe a statistical analysis was prepared displaying the broad responses to specific sites in Broxtowe. This was reported to the PPWG and made available on the Council's website.</p>
<p><b>Produce report outlining the findings of the Issues and Options consultations - Report to PPWG. Place in 'deposit points'</b></p>	<p>As part of the aligned group Broxtowe produced a report of consultation for Broxtowe's responses for Policy 2 and the whole HMAs responses for Policies 3, 13 and 14 whilst other LA s within the group concentrated on the other policies.</p>



<b><u>What did the SCI require?</u></b>	<b><u>How was this achieved?</u></b>
<b>and on the Council's website</b>	The report was shared with the group and a document analysing all the policies was compiled jointly with the other authorities.
<b>Identify preferred options making use of findings of the consultation, and undertake an SA/SEA of these options.</b>	<p>The HMA jointly considered the report of consultation and made changes to the document based on the officer's recommendations. Changes in government legislation in particular the announcement to abolish the RSS also informed changes.</p> <p>A SA report has been completed and is available to view on the Council's website <a href="http://www.broxtowe.gov.uk/index.aspx?articleid=5731">http://www.broxtowe.gov.uk/index.aspx?articleid=5731</a></p>

## **Greater Nottingham Aligned Core Strategies – CC1 & HPPP1 and BBC1 – 13 (July – October 2011)**

Between 25 July and 3 October 2011 the Council consulted on a 'Housing Provision Position Paper', an amended policy on Climate Change, strategic housing sites for allocation and broad locations for future housing growth.

<p align="center"><b><u>What did the SCI require?</u></b></p>	<p align="center"><b><u>How was this achieved?</u></b></p>
<p><b>Undertake consultation on Issues and Options Report</b></p> <p>Adverts in all local Newspapers and Options Report (Beeston Express, );</p> <ul style="list-style-type: none"> <li>• Placing documents within 'Deposit Points', libraries, Council Planning office and Customer Services;</li> <li>• Placing document within the Council's web-site;</li> <li>• Notices within Reception and Customer Services;</li> <li>• Notification by letter or email to consultees as stipulated in PPS12* and shown in Appendix;</li> <li>• Internal consultation with other Council departments and services;</li> <li>• Article in "Broxtowe Matters" if possible;</li> <li>• Possible use of Roadshows; Public Meetings; or area/site based exhibitions or other events and activities set up purposefully to</li> </ul>	<p>The HPPP paper set out possible scenarios for projecting housing growth over the HMA and explained the rationale behind the figures proposed for the core strategy. The changes to the Climate Change policy incorporated advice from the 'Option for Consultation' phase. Broxtowe, independent of the wider group asked for comments relating to the proposed allocation of 2 SUE sites and 5 broad areas for growth. The response form asked consultees if they broadly agreed with the proposals (Yes or no) and then gave them the opportunity to provide comment. A copy of the response form can be found on the Council's website . <a href="http://www.broxtowe.gov.uk/index.aspx?articleid=5729">http://www.broxtowe.gov.uk/index.aspx?articleid=5729</a></p> <p>All (approx 1500) specific and general consultees plus consultees who had shown an interest on the earlier rounds of consultation on the Councils consultation database were notified in advance of the consultation starting. (The full list is included in Appendix 3). Where e-mail addresses were available the notification letter was sent via e-mail in line with corporate objectives to minimise paper mail outs.</p> <p>Notices were erected within the Council's reception and all documents were available at all the Council's offices and Customer Service Points.</p> <p>All documents were also deposited with notices at the following locations.</p> <ul style="list-style-type: none"> <li>• <a href="#"><u>Beeston Library</u></a></li> </ul>

<h2 style="text-align: center;"><u>What did the SCI require?</u></h2>	<h2 style="text-align: center;"><u>How was this achieved?</u></h2>
<p>gather views of the hard-to-reach and a other residents;</p> <ul style="list-style-type: none"> <li>• For site specific issues and allocations use of notices to be placed on site(s);</li> <li>• Area based/site based exhibitions;</li> <li>• Possible use of Media productions to raise awareness and public engagement;</li> </ul> <p>* The relevant delivery agencies include:  Regulatory agencies: The Environment Agency, English Heritage, Natural England.  Physical infrastructure delivery agencies: highways authority, Highways Agency, utilities companies, Network Rail, public transport providers, airport operators.  Social infrastructure delivery agencies: local authority education dept, social services, primary care trust, acute hospital trusts, strategic health authority, the Police, charities/NGOs.  Major landowners – including the local authority itself and government departments and agencies.</p>	<ul style="list-style-type: none"> <li>• <a href="#"><u>Eastwood Library</u></a></li> <li>• <a href="#"><u>Inham Nook Library</u></a></li> <li>• <a href="#"><u>Kimberley Library</u></a></li> <li>• <a href="#"><u>Stapleford Library</u></a></li> <li>• <a href="#"><u>Toton Library</u></a></li> </ul> <p>Documents were made available to view electronically on both the Borough Council's Core Strategy webpage .  <a href="http://www.broxtowe.gov.uk/index.aspx?articleid=5729">http://www.broxtowe.gov.uk/index.aspx?articleid=5729</a>  This included the opportunity to submit responses through the website (achieve form) or to print/download copies of the form in PDF and Word to be sent by post or e-mailed to the Council.</p> <p>The Borough Council firstly arranged a number of informal meetings with Parish and Town Councils to discuss the most suitable consultation event for their local area. Following these discussions it was decided to arrange several presentation and question sessions and public drop events in which planning officers were available to answer and explain the options available. These took place on the following dates at the following locations:</p> <p>Friday 2nd September – Stapleford Town Council (7.00pm)  Monday 5th September – Bramcote CAT at Bramcote Memorial Hall (7.00pm)  Tuesday 6th September – South East Stapleford CAT at Stapleford Care Centre (7.00pm)</p>

<p style="text-align: center;"><b><u>What did the SCI require?</u></b></p>	<p style="text-align: center;"><b><u>How was this achieved?</u></b></p>
<p>Housebuilders, the New Homes Agency and other developers. Minerals and waste management industries. (para 4.29 PPS12)</p>	<p>Wednesday 7th September – Awsworth Parish Council (8.00pm) Thursday 8th September – North Stapleford CAT at Pastures Road Community Church (7.00pm) Monday 12th September – Brinsley Bowls Pavilion public drop in (12.00–8.00pm) Monday 12th September – Greasley Parish Council (7.00pm) Wednesday 14th September – Trowell CAT at Trowell Parish Hall (7.30pm) Thursday 15th September – Eastwood Volunteer Centre public drop in (12-8pm) Thursday 29th September – Kimberley Town Council (7.00pm) Tuesday 20th September – Coronation Hall, Toton public drop in (12.00–7.00pm) Tuesday 20th September – Cossall Parish Council (7:30pm) Monday 26th September – Eastwood Town Council (</p> <p>In addition to these events a workshop session was arranged with Yr 9 top set pupils from George Spencer School. Full details of this session can be found in the Report of Consultation.</p> <p>The Borough Council issued a press release on 1<sup>st</sup> September which was distributed to local media partners for wider reporting. This provided an overview of the Core Strategy process and informed readers of where all documentation relating to this stage of consultation could be found. This resulted in published articles outlining the dates and venues appearing within Nottingham Evening Post, Beeston Express, Kimberley and Eastwood Advertiser and The Ilkeston Advertiser. This also resulted in a number of articles being published regarding the housing targets and specific sites. The variety of articles surrounding the consultation period can be seen in the press cuttings in appendix 6.</p>

<b><u>What did the SCI require?</u></b>	<b><u>How was this achieved?</u></b>
	A number of site notices were posted on the two specific SUE sites identified in the questionnaire (Field Farm and Land at Toton).
<b>Analyse findings from consultation and any informal feedback on Issues and Options Report - Report to PPWG. Place in 'deposit points' and on the Council's website</b>	Comments received were recorded and summarised by BBC officers. These subsequently formed part of a comprehensive record of consultation documenting the engagement undertaken.
<b>Produce report outlining the findings of the Issues and Options consultations - Report to PPWG. Place in 'deposit points' and on the Council's website</b>	A report of consultation has been compiled which documents the comments received from all engagement undertaken.
<b>Identify preferred options making use of findings of the consultation, and undertake an SA/SEA of these options.</b>	A SA report has been compiled.

## **Appendix 1 List of consultees - Non Statutory Issues & Options**

A & S Preston, A & S Shaw, A Archer, A D Wood, A Hooton, A J Rampton, A L Clayton, A Lawson, A Windsor, A. Randhawa, A.J & J.H Whittall, ACNA Centre, Actimax, Action for Beeston Local Economy, Active Communities, Adoda B Ene, Afo-Caribbean & Asian Foru, Age Concern, Airport Operators Association, Alistair Kent, Amber Valley Borough Council, Ancient Monuments Society, Andrew Clark, Andrew Pearson, Anna Soubry, Anthony Sutton, AOL

Arriva Fox, Ashfield District Council, Ashu Bali, Asian Women's Project, Atisreal, B Bickerstaffe, B C Carr, B Hesketh, B Taylor, BAG, Barratt Homes

Barry & Linda Eames, Barton Wilmore, Barton Wilmore Planning - FAO Roger Turnbull, Bartons Public Limited Company, Base 51, Be Broadband, Beazer Strategic Planning, Beeston & District Local History Society, Beeston And District Civic Society, Beeston North Gardenholders And Allotment Holders

Beeston Police Station, Beeston South Gardenholders, Beeston Youth & Community Centre, Bellway Estates (Midlands), Bellway Homes, Bellway Homes East Midlands, Ben Bailey Homes, Ben Hunt Planning, Bi Design Architecture, Bircham Dyson Bell, Black Box Communications, Blue Sky Planning, Bovis Homes, Bovis Homes Ltd, Central Region, Bowden Land and Dev Consultants, Bramcote Conservation Society, Braunstone Developments

Brenda Eguizabal, British Gas Corporation, British Geological Survey, British Horse Society (The), British Telecom, British Telecommunications, British Waterways, British Waterways, Browne Jacobson, Broxtowe & District PCT

Broxtowe Conservatives - FAO Anna Soubry, Broxtowe Green Party, Broxtowe Mediation, Broxtowe Ramblers, Broxtowe Womens Project, Broxtowe Youth Council, Broxtowe Youth Homelessness, Bryant Homes, Bryant Homes East Midlands, Bryden Developments, BTCV, Burton Buckley Ltd, Business Link, C Johnson, C Jordan, C Knight, C Szyszlak, C T Turner

C Walters, C.A.B.E, Campaign to Protect Rural England, CarlaThomas, Catesby Property Group, Caunton Engineering, Cerda Planning, CH Morris

Changeworks, Chapman Warren, Chapman Warren, Chemical Business Ass

Chilwell Gardenholders, Church Commissioners for England, Circuit Planning Rep For Jehovah's Witnesses In Notts, Citizens Advice Bureau (Eastwood)

Civil Aviation Authority, CLLR, Coal Authority (The), Colin Buchanan, Colin Buchanan - Harworth Estates, Colin smith Partnership, Commission for Racial Equality, Concept Planning, Confederation of British Industry, Connexions, Councillor A F Ford, Councillor B Charlesworth, Councillor B Wombwell, Councillor C Robb, Councillor D K Watts, Councillor E Atherton, Councillor E Kerry, Councillor F Prince, Councillor G Harvey, Councillor I L Tyler, Councillor J M Owen, Councillor J McGrath, Councillor J S Briggs, Councillor J Williams, Councillor K.E. Rigby, Councillor L A Ball, Councillor L Lally, Councillor M Brown, Councillor M Handley, Councillor M M Radulovic, Councillor P Lally, Councillor R Jackson, Councillor R S Robinson, Councillor S Barber, Councillor S Heptinstall, Councillor S J Carr, Countrywide Homes Ltd, Crest Nicholson, Crest Nicholson (Mids) Ltd, Cromwell Association, CrossCountry, D A Wilcockson, D Asfoor, D B & A L Mason, D Burnett, D Holme, D J Pearson, D.A. Hale, D.C Leverton Holmes, D.H Lawrence Society  
 D.J. Davies, Damola Bolade, David Roymont, David Wilson Homes North Midlands, David Wilson Homes North Midlands, Defence Estates MOD, Derbyshire Building Society, Derbyshire County Council, Derek Lovejoy Partnership, Derwent Housing Association, Development Land and Planning Consultants, Development Planning Partnership, Devplan UK, DPDS Consulting, Dr C Narrainen, Dr Christopher Cheetham, Dr J.E. Ogden  
 Dr Kevin J Caley, Dr M Kinsey, Dr Martin & Dr Joanne Whitahen, Dr N Kelly  
 Dr Nick Palmer, Dr P Robinson, Dr P Willey, Dr PT Wheeler, Driver Jonas  
 DTZ Pieda Consulting, E Harvey, E J Roe, E.ON Central Networks, East Midland Trains, East Midlands Development Agency (EMDA), East Midlands Gas, East Midlands Housing Assoc. Ltd, East Midlands Property Owners Ltd  
 East Midlands Regional Assembly, East Mids Planning Aid Service, Eastmidlands Crossroads, Eastwood & District Trades Guild, Eastwood Peoples Initiative, Eastwood Volunteer Bureau, Eco Teams - Global Action Plan, EDAW Plc, EDF Energy, Elaine & Alan Denning, Eleanor Wreford, EMBEC, ENCAMS, English Heritage, Entec UK Ltd, Environment Agency  
 Equal Opportunities Commission, Equality & Human Rights Commission  
 Erewash Borough Council, Erewash Canal Preservation & Development Assoc, Estate Of Mr W Clay, First Utility, Fisher German, Forestry Commission, Foulds Investments Ltd - C/O IPlan Solutions, FPD Savills  
 Framework Housing Association, Framptons, Frank Ellis, Freethcartwright  
 Freight Transport Assoc, Friends of the Earth, Friends Of Toton Fields  
 Friends, Families & Travellers Advice Centre, FWAG, G & M Westray  
 G & M Westray, G Bright, G Elsom, G Hopcroft, G J Smart, G L Hearn  
 G.C & A.J Jones, Gaintame Ltd C/O Natras Giles, Garden History Society  
 Gary Stevenson, Gedling Borough Council, Geo Akins (Holdings) Ltd



Geoffrey Prince Associates Ltd, George Spencer School, George Wimpey East Midland Ltd., George Wimpey South Yorkshire Ltd, George Wimpey UK Ltd, Georgian Group, Gill Martin, GL Hearn Planning, Gladedale (East Midlands) Ltd, Greasley & District Civic Society, Greater Nottingham Business Environment Forum, Greenwood Partnership, Groundwork East Midlands  
 GVA Grimley, H B Towlson, H Mistry, Hallam Land Management, Health & Safety Executive, Henry Mein Partnership, Highways Agency, Holmes Antill  
 Home Builders Federation, Homes & Communities Agency, Ian Baseley Associates, Ian Forrester, Ian Morris, Indigo Planning Ltd, Inham Nook Allotment Gardeners Association, Inland Waterways Association, Innes England, Institute Of Directors, Iris Baker, J & M Balloch, J C Hogg, J Davies  
 J H Ellis, J McCann \_ Co (Nottm) Ltd, J Morrison, J R Townsend, James Parrish, James Towler, Janet Collingham, Janice Newton  
 JG And MA Woodhouse Discretionary Trust C/O Signet Planning, JJ & A Cunningham, John & Glenice Waite, John & Sylvia Dexter, John & Vivien Gatehouse, John D Clamp, Jones R McCurdy, JS Bloor (Services) Ltd  
 Julie Sampson, K Davis, K Leong Chiu, K M Smith, K.M Hadley, Karibu Trust  
 Karin Kirk, Keith & Julie Cooke, Ken Mafham Associates, Kirsten Taylor, Kirsty Wardle, L & G.A Sulman, Lace Market Properties, Laing O'Rourke Midlands Ltd, Lambert Smith Hampton, Land And Development Cons Ltd  
 Landmark Planning Ltd, Langham Park Developments C/O Cerda Planning  
 Leah Ryan, Lee Burton, Legal Services Commission, Leicester Housing Association, Leith Planning, Lena, Alf & Val Short, Leone Love, LM Smith  
 London Midland, Loraine Cox, Louise Hurst, Lovell Johns, Lyndon Sheppard  
 M Archer, M Birchall, M Crow, Macedon Trust, Major P C Atkinson, Marrons  
 Martyn Cabbage, Mason Richards Planning, McCarthy Stone Ltd, McDyre & Co, Merle Edson, Messrs J, D, J & I Wild C/o Ian Baseley Ass, Messrs W, C & P Chambers, Messrs Wild - C/o Ian Baseley Associates, Metropolitan Housing Trust, Michelle Stokes, Midland Womens Aid, Mike Giles, Miller Homes, Miller Homes C/O Pegasus Planning Group LLP, Miss K Nightingale  
 Miss WI Whyte, MJ & AA Whyard, Mobile Operators Association, Molyneux Smith Chartered Accountants, Moorgreen Country Show, Mr & Mrs B.A & J.R. Edson, Mr & Mrs D & CA Chester, Mr & Mrs P St Clair, Mr & Mrs B Coxon, Mr & Mrs B Towlson, Mr & Mrs Bolton, Mr & Mrs C Kabuga, Mr & Mrs C Lewis, Mr & Mrs C Page, Mr & Mrs C Strawbridge, Mr & Mrs Camm, Mr & Mrs Cotes, Mr & Mrs D Fazey, Mr & Mrs D Kay, Mr & Mrs D R Barson, Mr & Mrs D Roebuck, Mr & Mrs D Smith, Mr & Mrs Davies, Mr & Mrs Earl, Mr & Mrs F Noble, Mr & Mrs Frost, Mr & Mrs G Potts, Mr & Mrs Gones, Mr & Mrs Gwynne, Mr & Mrs H Taylor, Mr & Mrs I Peberday, Mr & Mrs J Bryant, Mr & Mrs J Larkin, Mr & Mrs Jones, Mr & Mrs JV Da'Bell, Mr & Mrs K D Sweet  
 Mr & Mrs LA & AL Wright, Mr & Mrs M Dickinson, Mr & Mrs M Garton, Mr & Mrs M Ould, Mr & Mrs M Puls, Mr & Mrs Martin, Mr & Mrs MJ & MA Wright

Mr & Mrs Moulton, Mr & Mrs N Chauhan, Mr & Mrs R A Arlen, Mr & Mrs R W Roe, Mr & Mrs Richardson, Mr & Mrs Roche, Mr & Mrs S Jackson, Mr & Mrs Savage, Mr & Mrs Smith, Mr & Mrs Stanley, Mr \_ Mrs GA And J Whileman  
Mr A & Ms C Longhurst, Mr A A White, Mr A D Hutchby, Mr A Donovan, Mr A Henry, Mr A Ward, Mr A Wilson, Mr Alan G Lewis, Mr And Mrs Grant, Mr Ashwant Suri, Mr B H Arnold, Mr B Haddow, Mr B Hall, Mr B Kufo, Mr B Moore, Mr B Rowley, Mr B Ward, Mr BR Oakland, Mr Brian Thacker, Mr C Allison, Mr C Carter, Mr C Corbett, Mr C Donnison, Mr C Fewkes And Miss J Clements, Mr C Hopewell, Mr C L Page, Mr C Roberts, Mr C.J. Ford, Mr CJ Tyler, Mr Colin Barson, Mr Colin Roberts, Mr CR Bagshaw, Mr D & Ms G Shelley, Mr D Abbott, Mr D Bloomfield, Mr D Bonney, Mr D Cherrett, Mr D Curtriss, Mr D Dewshi, Mr D Fazey, Mr D Gill, Mr D Gray, Mr D Greenhalgh  
Mr D Griffiths, Mr D Middleton, Mr D Miller, Mr D Watts, Mr Danny Corns  
Mr David Hamsher, Mr DL Howley, Mr Douglas Wykes, Mr E R Tomlinson  
Mr Eu AunTan, Mr F Prince, Mr F Woods, Mr F.A. Kay, Mr G Benner, Mr G Bowen, Mr G Hampson, Mr G Johnson, Mr G L Needham, Mr G Lockwood  
Mr G M Hughes, Mr G Pendenque, Mr G Robinson, Mr G W Newton  
Mr G Weston, Mr Gareth Elliott, Mr GD Yeoman, Mr Graham Avan Whileman  
Mr HM Acomb, Mr I Burrows, Mr I Jacklin, Mr J & Mrs C A Fielder, Mr J Bell  
Mr J Bennett, Mr J Bird, Mr J G Emery, Mr J Gill, Mr J Hatton, Mr J Ruben  
Mr J Smith, Mr J Speed, Mr J Steed & Miss K Hogan, Mr J Swain, Mr J T Harrison, Mr J V Da'Bell, Mr JA Harpham, Mr James Collins, Mr JC & Mrs RM Westwood, Mr JL Fox, Mr John Dunn, Mr K Elmen, Mr K G Burt, Mr K J Harrison, Mr K Lucyszyn, Mr K Town - Bramcote Conservation Society, Mr Keith Trussell, Mr M & Mrs H Perkins, Mr M & Ms C Motteram, Mr M Blissett  
Mr M Cobby, Mr M Davis, Mr M G Rich, Mr M Harrison, Mr M Jeffs, Mr M Lyons, Mr M Plampin, Mr M Storey, Mr N Brunger & Ms B Scott, Mr N James  
Mr N Smith, Mr P Collins, Mr P Gibbs, Mr P Johnson, Mr P Jones, Mr P Taylor  
MR P Twedde, Mr Paul A Carruthers, Mr Paul Thorpe, Mr Peter Hillier, Mr PJ Greenbank, Mr R & Mrs W Taylor, Mr R D Willimott, Mr R Gear, Mr R Gorton  
Mr R Heslop, Mr R Medford, Mr R Paxton, Mr R Pierrepont, Mr R Southey  
Mr R Turnbull, Mr R.A. Glover, Mr R.B. Hughes, Mr Rice, Mr Richard Kemp-Eyre, Mr S & Mrs D Mason, Mr S Barlow, Mr S Brennan, Mr S Chalmers  
Mr S Ludlam, Mr S Morley, Mr S Robinson, Mr S Watson, Mr Sean Konsek  
Mr Shipley, Mr SJ Byrom, Mr T Britton, Mr T Carpenter, Mr T D Weston

Mr T Sloan, Mr Thomas Ash, Mr TJ Jones, Mr TM & Mrs AE Clark, Mr Trevor Madgewick, Mr Ura, Mr V Green, Mr/Ms Holland, Mrs A E Hawsworth, Mrs A Macaulay, Mrs B Adams, Mrs B E Gill, Mrs B M Futter, Mrs B.E. Jackson, Mrs Barbara Ash, Mrs Barbara Saunders, Mrs C Bailey, Mrs C Bray, Mrs C Downes, Mrs C M Evans, Mrs C White, Mrs C Wilson, Mrs CA Slater, Mrs D A Mulcahy, Mrs D Fazey, Mrs D Snow, Mrs D Want, Mrs D.E. Adcock, Mrs E Hall, Mrs E Houlton, Mrs E M Fitch, Mrs F J Wren, Mrs F Jackson, Mrs Fay Thompson, Mrs G Yeoman, Mrs I.A Weal, Mrs J A Smith, Mrs J Brinklow  
Mrs J Collins, Mrs J Hall, Mrs J Mewse, Mrs J Middlehass, Mrs J Roberts  
Mrs J Spencer, Mrs June Whitmore, Mrs L Morley, Mrs M Coates, Mrs M Fox  
Mrs M Gill, Mrs M J Gilbert, Mrs M Langham, Mrs M M Daykin, Mrs M Smith  
Mrs M Upton, Mrs M Walker, Mrs M Wallwork, Mrs Margaret Gallimore, Mrs Marie Stott, Mrs MP Gooding, Mrs N Bowen, Mrs N Tweddle, Mrs P A McLennan, Mrs P A Wilson - Trowell W I, Mrs P B Tulley, Mrs P Hughes  
Mrs P Hughes, Mrs P M Barton, Mrs R Barton, Mrs R Dyer, Mrs R Kempson  
Mrs R L Hannah, Mrs S Burton, Mrs S Corbett, Mrs S Smellie, Mrs Susan Collins, Mrs Susan Congreave RGN, Mrs Susan Woodward, Mrs V Wykes  
Mrs Wendy Wilson, Ms A Bryan, Ms A Da'Bell, Ms A Jacobs, Ms A M Cooke  
Ms A Neville, Ms B And Mr S Bailey, Ms B Brooke, Ms B Flint, Ms Betty Cliffe  
Ms C Buttery, Ms C Cherrett, Ms C Chui, Ms C Mellor, Ms C Saville, Ms D Corbett, Ms D Matewere, Ms E Parry, Ms E Stevenson, Ms E Stewart, Ms E Storey, Ms Emma Parry, Ms G Neil, Ms G Weston, Ms H E Spreadbury  
Ms H Weston, Ms J Bazeley, Ms J Chalmers, Ms J Russell, Ms J Swain, Ms Joanna Cooke, Ms K Kent, Ms K Yomer, Ms L Bradbury, Ms L Talbot, Ms M Gibbons, Ms N Freeman, Ms N James-Davis, Ms N Smith, Ms P Smith, Ms Rogers & Mr Walker, Ms S Morley, Ms S Morrison, Ms Sam Marshall, Ms Sara Hall, Ms V Cotterill, Muslim Women's Organisation, N & J Phillips  
Nathaniel Lichfield and Partners, National Farmers Union, National Grid  
National Grid - Network Strategy, National Market Traders Federation  
National Playing Fields Association, Natural England, NBV, NEBA, Network Rail, New Leaf, New Toton Youth Club, Next Step Nottinghamshire, NM Gadsby, North British Housing Assoc. Ltd, North Country Homes Gp Ltd  
North Gate Court Ltd, Nottingham Black Drugs Project, Nottingham Building Preservation Trust, Nottingham Care Standards, Nottingham Chinese Welfare Assoc., Nottingham City Council, Nottingham City Council - FAO Paul Tansey  
Nottingham City PCT, Nottingham City Transport, Nottingham Community Housing Association, Nottingham East Midlands Airport, Nottingham Family Health Services, Nottingham Inter-Faith Council, Nottingham University (Bramcote) C/O Catesby Property Group, Nottingham Youth Offending Service, Nottinghamshire & Derby Traction, Nottinghamshire Anglers Association, Nottinghamshire Biological and Geological Records Centre

Nottinghamshire Bowling Association, Nottinghamshire Chamber of Commerce & Industry, Nottinghamshire County Council,  
 Nottinghamshire County Council, Nottinghamshire Fire & Rescue Service, Nottinghamshire Police HQ, Nottinghamshire Trading  
 Standards, Nottinghamshire Wildlife Trust, Npower Ltd, NSIO - Non Statutory Issues & Options, O2, Ofsted Early Years  
 Directorate, Orange, P A Spenceley-Stevens, P Brooks-Stephenson  
 P Gillott, P J Higham, P Skinner & J East, Pakistan Centre, Parry Dunstall Planning Consultants, Paul Warder, Peacock & Smith,  
 Pedals, Pegasus Planning Group, Pegasus Planning Group - FAO Mr A Kitchen + Mr G Lees  
 Persimmon Homes North Midlands Limited, Peter Simpkins, Peter Wigglesworth Planning Ltd, Peveril Homes Ltd, Peveril  
 Securities C/O Signet Planning, Phil Seaton, Phyllis Miller, PJ & J England, Planning Bureau Limited  
 Planningprospects, Property Services Agency, R & E Onyett, R D Martin, R Day, R F Redman, R Fardon, R Harvey, R Hoult, R J B  
 Mining (U K) Ltd, R Keetley, R S Lodge, R.G. Stevens, RA Rideout, Radleigh Homes, Raleigh UK  
 Ramblers Association, Redrow Homes (Midlands) Ltd, Rippon Homes Ltd  
 Road Haulage Ass (RHA), Roger Tym & Partners, Roger Tym and Partners  
 Ross Eden, RPS, Rural Community Action Notts, Rushcliffe Borough Council  
 S E Wildley, Safer Nottinghamshire DAAT, Saint Gobain Pam UK Ltd, Saint-Gobain British Gypsum Limited, Sarah Glover, Savills,  
 Savills (L&P) FAO Brendan Gallagher, Scott Wilson Kirkpatrick Ltd, Scottish Power Plc  
 Secretary Of State For Transport, Severn Trent Water, Shelter, Shoosmiths Solicitors, Shouler & Son, Signet Planning Ltd, Sky UK  
 Ltd, Smith Stuart Reynolds, Smith-Wooley, Sol Homes, South Base, Sport England, St Modwen Developments Ltd, Stagecoach  
 East Midlands, Standen Homes (Holdings) Limited, Stapleford Youth Club, Steve Wheatley, Stewart Ross Associates  
 Stoneleigh Planning Partnership, Strategic Rail Authority, Sure Start Children's Centre, Sutherland Craig Partnership, T A J  
 Pettengell, T Chapman  
 T Deighton, T Lewis, T Prentice, T Rutherford, TalkTalk, Tangent Properties  
 Taylor Wimpey, Teleopti, Terence O'Rourke, Terry & Ann Anthony, The Boots Company, The Carers Federation Ltd, The Crown  
 Estate Office, The Development Planning Partnership, The Diocesan Board Of Finance, The Equality & Diversity Team, The  
 Government Office for the East Midlands, The Gypsy Council, The Helpful Bureau, The Planning Bureau Limited, The Planning  
 Inspectorate, The Prince's Trust, The RSPB, The Showmans Guild of Great Britain, The Society For The Protection Of Ancient  
 Buildings (SPAB)  
 The Woodland Trust, Tiscali, T-Mobile (UK) Ltd, Tony Bray, Toucan, Town Planning Consultancy Ltd, Toyin Sofoluwe, Transco plc,  
 Traveller Law Reform Project, Trent Barton, Tribal MJP - FAO Felicity Wie, Turley Associates, Twentieth Century Society, UK Coal,  
 UK Property Partnership Ltd C/O Pegasus Planning Group, University of Nottingham, V.E Astill, Veolia Transport (Midlands), Vicky  
 Bell, Victorian Society, Virgin Media, Virgin Trains

Vodafone Ltd, Volunteer Centre Broxtowe, W Akanni, W Grouberg, W J Cardwell, W J Longdon, W Westerman Ltd C/O DPDS Consulting, W.R Hadley, Waterloo Housing Group, Westerman Homes C/O Holmes Antill  
 Westfield Shoppingtowns Ltd, White Young Green, William Davis Ltd  
 William Staniforth, Wilson Bowden Developments, Wimpey, Wimpey Homes - East Midlands, Wimpey Homes Holdings Ltd,  
 Womens National Commission  
 Y Nkhwazi, Young Potential Ltd, Zoe Cockcroft

## **Appendix 2 List of Consultees Document Phase - Option for Consultation**

A & S Preston, A & S Shaw, A Archer, A D Wood, A Hooton, A J Rampton, A L Clayton, A Lawson, A Windsor, A. Randhawa, A.J & J.H Whittall, ACNA Centre, Actimax, Action for Beeston Local Economy, Active Communities  
 Adoda B Ene, Age Concern, Airport Operators Association, Aldercar & Langley Mill PC, Alistair Kent, Amber Valley Borough Council, Ancient Monuments Society, Andrew Clark, Andrew Pearson, Anna Soubry, Annesley & Felley PC, AOL, Arriva Fox, Ashfield District Council, Ashu Bali, Asian Women's Project, Atisreal, B Bickerstaffe, BAG, Barratt Homes, Barry & Linda Eames, Barton in Fabis PC, Barton Wilmore, Barton Wilmore Planning - FAO Roger Turnbull, Bartons Public Limited Company, Base 51, Be Broadband  
 Beeston & District Local History Society, Beeston North Gardenholders And Allotment Holders, Beeston Police Station, Beeston South Gardenholders  
 Beeston Youth & Community Centre, Bellway Estates (Midlands), Bellway Homes East Midlands, Ben Bailey Homes, Ben Hunt Planning, Bi Design Architecture, Bircham Dyson Bell, Black Box Communications, Blue Sky Planning, Bovis Homes, Bovis Homes Ltd, Central Region, Bowden Land and Dev Consultants, Bramcote Conservation Society, Braunstone Developments

Brenda Eguizabal, British Gas Corporation, British Horse Society (The), Browne Jacobson, Broxtowe & District PCT, Broxtowe Green Party, Broxtowe Mediation, Broxtowe Womens Project, Broxtowe Youth Council, Broxtowe Youth Homelessness, Bryant Homes, Bryant Homes East Midlands, Bryden Developments, BTCV, Business Link, C Bird, C Johnson, C Jordan, C Knight C Szyszlak, C T Turner, C Walters, C.A.B.E, Campaign to Protect Rural England, Carla Thomas, Catesby Property Group, Caunton Engineering  
 Cerda Planning, CH Morris, Changeworks, Chemical Business Ass, Chetwynd Barracks, Chilwell Gardenholders, Church Commissioners for England, Circuit Planning Rep For Jehovah's Witnesses In Notts, Citizens Advice Bureau (Eastwood), Coal Authority (The), Colin Buchanan, Colin Buchanan - Harworth Estates, Colin smith Partnership, Commission for Racial Equality, Concept Planning, Connexions, Councillor K.E. Rigby, Countrywide Homes Ltd, Crest Nicholson, Crest Nicholson (Mids) Ltd, CrossCountry  
 D Asfoor, D B & A L Mason, D Holme, D J Pearson, D.A. Hale, D.C Leverton Holmes, D.H Lawrence Society, D.J. Davies, Damola Bolade, David Royment  
 David Wilson Homes North Midlands, Defence Estates MOD, Derbyshire Building Society, Derbyshire County Council, Derek Lovejoy Partnership  
 Derwent Housing Association, Development Land and Planning Consultants  
 Development Planning Partnership, DPDS Consulting, Dr C Narrainen, Dr Christopher Cheetham, Dr J.E. Ogden, Dr Kevin J Caley, Dr M Kinsey, Dr Martin & Dr Joanne Whitahen, Dr N Kelly, Dr Nick Palmer, Dr P Robinson  
 Dr P Willey, Dr PT Wheeler, Driver Jonas, DTZ Piedad Consulting, E Harvey  
 E J Roe, East Midlands Development Agency (EMDA), East Midlands Gas  
 East Midlands Housing Assoc. Ltd, East Midlands Property Owners Ltd  
 East Midlands Regional Assembly, East Mids Planning Aid Service, Eastmidlands Crossroads, Eastwood & District Trades Guild, Eastwood Volunteer Bureau, EDAW Plc, EDF Energy, Elaine & Alan Denning, ENCAMS  
 English Heritage, Entec UK Ltd, Environment Agency, Equal Opportunities Commission, Equality & Human Rights Commission, Erewash Borough Council, Erewash Canal Preservation & Development Assoc, Estate Of Mr W Clay, First Utility, Fisher German, Forestry Commission, Foulds Investments Ltd - C/O IPlan Solutions, FPD Savills, Framework Housing Association  
 Framptons, Frank Ellis, Freethcartwright, Friends of the Earth, Friends Of Toton Fields, Friends, Families & Travellers Advice Centre, FWAG, G & M Westray, G Bright, G Elsom, G J Smart, G.C & A.J Jones, Gaintame Ltd C/O Natras Giles, Garden History Society, Gary Stevenson, Gedling Borough Council, Geo Akins (Holdings) Ltd, Geoffrey Prince Associates Ltd, George Spencer School, George Wimpey East Midland Ltd., George Wimpey South Yorkshire Ltd, Georgian Group, Gill Martin, GL Hearn Planning,

Gladedale (East Midlands) Ltd, Greasley & District Civic Society, Greater Nottingham Business Environment Forum, Greenwood Partnership, Groundwork East Midlands, GVA Grimley, H B Towlson, H Mistry, Hallam Land Management Health & Safety Executive, Heanor TC, Henry Mein Partnership, Highways Agency, Holmes Antill, Home Builders Federation, Homes & Communities Agency, Hucknall PC, Ian Baseley Associates, Ian Forrester, Ian Morris, Indigo Planning Ltd, Inham Nook Allotment Gardeners Association, Inland Waterways Association, Innes England, Institute Of Directors, Iris Baker, J & M Balloch, J Atkinson, J C Hogg, J Davies, J H Ellis, J McCann \_ Co (Nottm) Ltd, J Morrison, J R Townsend, James Parrish, James Towler, Janet Collingham, Janice Newton, JG And MA Woodhouse Discretionary Trust C/O Signet Planning, JJ & A Cunningham, John & Glenice Waite, John & Sylvia Dexter, John & Vivien Gatehouse, John D Clamp, Jones R McCurdy, JS Bloor (Services) Ltd, Julie Sampson, K Davis, K Leong Chiu, K M Smith, K.M Hadley, Karibu Trust, Karin Kirk, Keith & Julie Cooke, Ken Mafham Associates, Kirsten Taylor, Kirsty Wardle, L & G.A Sulman, Lace Market Properties, Laing O'Rourke Midlands Ltd, Lambert Smith Hampton, Land And Development Cons Ltd, Landmark Planning Ltd, Langham Park, Developments C/O Cerda Planning, Leah Ryan, Lee Burton, Legal Services Commission, Leicester Housing Association, Leith Planning, Lena, Alf & Val Short, Leone Love, LM Smith, London Midland, Loraine Cox, Louise Hurst, Lovell Johns, Lyndon Sheppard, M Archer, M Birchall, M F Carty Partnership Major P C Atkinson, Mark & Caroline Callaghan, Markus, Marrons, Martyn Cabbage, Mason Richards Planning, McCarthy Stone Ltd, McDyre & Co, Merle Edson, Messrs J, D, J & I Wild C/o Ian Baseley Ass, Messrs W, C & P Chambers, Messrs Wild - C/o Ian Baseley Associates, Metropolitan Housing Trust, Michelle Stokes, Midland Womens Aid, Mike Giles, Miller Homes, Miller Homes C/O Pegasus Planning Group LLP, Miss K Nightingale, Miss WI Whyte, MJ & AA Whyard, Molyneux Smith Chartered Accountants, Moorgreen Country Show, Mr & Mrs B.A & J.R. Edson, Mr & Mrs D & CA Chester, Mr & Mrs P St Clair, Mr & Mrs B Coxon, Mr & Mrs B Towlson, Mr & Mrs Bolton, Mr & Mrs C Kabuga, Mr & Mrs C Lewis, Mr & Mrs C Page, Mr & Mrs C Strawbridge, Mr & Mrs Camm, Mr & Mrs Cotes, Mr & Mrs D Fazey, Mr & Mrs D Kay, Mr & Mrs D R Barson, Mr & Mrs D Roebuck, Mr & Mrs D Smith, Mr & Mrs Davies, Mr & Mrs Earl, Mr & Mrs F Noble, Mr & Mrs Frost, Mr & Mrs G Potts, Mr & Mrs Gones, Mr & Mrs Gwynne, Mr & Mrs H Taylor, Mr & Mrs I Peberday, Mr & Mrs J Bryant, Mr & Mrs J Larkin, Mr & Mrs Jones, Mr & Mrs JV Da'Bell, Mr & Mrs K D Sweet, Mr & Mrs LA & AL Wright, Mr & Mrs M Dickinson, Mr & Mrs M Garton, Mr & Mrs M Ould, Mr & Mrs M Puls, Mr & Mrs Martin, Mr & Mrs MJ & MA Wright, Mr & Mrs Moulton, Mr & Mrs N Chauhan, Mr & Mrs R A Arlen, Mr & Mrs R W Roe, Mr & Mrs Richardson, Mr & Mrs Roche  
 Mr & Mrs S Jackson, Mr & Mrs Savage, Mr & Mrs Smith, Mr & Mrs Stanley, Mr \_ Mrs GA And J Whileman, Mr \_ Mrs M & S Lovely, Mr A & Ms C Longhurst, Mr A A White, Mr A D Hutchby, Mr A Donovan, Mr A Henry, Mr A Ward, Mr Alan G Lewis, Mr And Mrs Grant, Mr Ashwant Suri, Mr B Goodall, Mr B H Arnold, Mr B Haddow, Mr B Hall, Mr B Kufo, Mr B Rowley, Mr B Ward  
 Mr BR Oakland, Mr Brian Thacker, Mr C Allison, Mr C Carter, Mr C Fewkes And Miss J Clements, Mr C Hopewell, Mr C L Page, Mr C Pendleton, Mr C Roberts, Mr C.J. Ford, Mr CJ Tyler, Mr Colin Barson, Mr Colin Roberts, Mr CR Bagshaw, Mr D & Ms G Shelley,

Mr D Abbott, Mr D Bloomfield, Mr D Bonney, Mr D Cherrett, Mr D Curtriss, Mr D Dewshi, Mr D Fazey, Mr D Gill, Mr D Gray, Mr D Greenhalgh, Mr D Griffiths, Mr D Middleton, Mr D Miller, Mr D Watts, Mr Danny Corns, Mr David Hamsher, Mr DL Howley, Mr Douglas Wykes, Mr E R Tomlinson, Mr Eu AunTan, Mr F Prince, Mr F Woods, Mr F.A. Kay, Mr G Benner, Mr G Bowen, Mr G Hampson, Mr G Johnson, Mr G L Needham, Mr G Lockwood, Mr G M Hughes, Mr G Pendenque, Mr G Robinson, Mr G W Newton, Mr G Weston, Mr Gareth Elliott, Mr GD Yeoman

Mr Graham Avan Whileman, Mr HM Acomb, Mr I Burrows, Mr I Jacklin, Mr J & Mrs C A Fielder, Mr J Bennett, Mr J Bird, Mr J G Emery, Mr J Gill, Mr J Hatton

Mr J Langton, Mr J Ruben, Mr J Smith, Mr J Speed, Mr J Steed & Miss K Hogan, Mr J Steedman, Mr J Swain, Mr J T Harrison, Mr J V Da'Bell, Mr JA Harpham, Mr James Collins, Mr JL Fox, Mr John Dunn, Mr K Elmen, Mr K G Burt, Mr K J Harrison, Mr K Lucyszyn, Mr K Town - Bramcote Conservation Society, Mr Keith Trussell, Mr M & Mrs H Perkins, Mr M & Ms C Motteram, Mr M Blissett, Mr M Cobby, Mr M Davis, Mr M Harrison, Mr M Jeffs, Mr M Lyons, Mr M Plampin, Mr M Storey, Mr N Brunger & Ms B Scott, Mr N James, Mr N Smith, Mr P Collins, Mr P Gibbs, Mr P Johnson, Mr P Jones, Mr P Taylor, MR P Tweddle, Mr Paul A Carruthers, Mr Paul Thorpe, Mr Peter Hillier, Mr PJ Greenbank, Mr R & Mrs W Taylor, Mr R D Willimott, Mr R Gear, Mr R Gorton, Mr R Heslop, Mr R Medford, Mr R Paxton, Mr R Pierrepont, Mr R Southey, Mr R Turnbull, Mr R.A. Glover, Mr R.B. Hughes, Mr Rice, Mr Richard Kemp-Eyre, Mr Roger Wickins, Mr S & Mrs D Mason, Mr S Barlow, Mr S Brennan, Mr S Chalmers, Mr S Ludlam, Mr S Morley, Mr S Robinson, Mr S Watson, Mr Sean Konsek. Mr Shipley, Mr Simon Woodroffe, Mr SJ Byrom, Mr T Britton, Mr T Carpenter, Mr T D Weston, Mr T Sloan, Mr Thomas Ash, Mr TJ Jones, Mr TM & Mrs AE Clark, Mr Trevor Madgewick, Mr Ura, Mr V Green, Mr/Ms Holland, Mrs A E Hawksworth, Mrs A Macaulay, Mrs B Adams, Mrs B E Gill, Mrs B M Futter, Mrs B.E. Jackson, Mrs Barbara Ash, Mrs Barbara Saunders, Mrs C Bailey, Mrs C Bray, Mrs C Downes, Mrs C M Evans, Mrs C White, Mrs C Wilson, Mrs CA Slater, Mrs D A Mulcahy, Mrs D Fazey, Mrs D Snow, Mrs D Want, Mrs D.E. Adcock, Mrs E Hall, Mrs E Houlton, Mrs E M Fitch, Mrs F J Wren, Mrs F Jackson, Mrs Fay Thompson, Mrs G Yeoman, Mrs I.A Weal

Mrs J A Smith, Mrs J Brinklow, Mrs J Collins, Mrs J Hall, Mrs J Mewse, Mrs J Middlehass, Mrs J Roberts, Mrs J Spencer, Mrs JM Sleath, Mrs June Whitmore, Mrs L Morley, Mrs M Coates, Mrs M Fox, Mrs M Gill, Mrs M J Gilbert, Mrs M Langham, Mrs M M Daykin, Mrs M Smith, Mrs M Upton, Mrs M Walker, Mrs M Wallwork, Mrs Margaret Gallimore, Mrs Marie Stott, Mrs MP Gooding, Mrs N Bowen, Mrs N Tweddle, Mrs P A McLennan, Mrs P A Wilson - Trowell W I, Mrs P B Tulley, Mrs P Hughes, Mrs P Hughes, Mrs P M Barton

Mrs R Barton, Mrs R Dyer, Mrs R Kempson, Mrs R L Hannah, Mrs S Burton, Mrs S Smellie, Mrs Susan Collins, Mrs Susan Congreave RGN, Mrs Susan Woodward, Mrs V Wykes, Mrs Wendy Wilson, Ms A Bryan, Ms A Da'Bell, Ms A Jacobs, Ms A M Cooke, Ms A Neville, Ms B And Mr S Bailey, Ms B Brooke, Ms B Flint, Ms Betty Cliffe, Ms C Buttery, Ms C Cherrett, Ms C Chui, Ms



C Mellor, Ms C Saville, Ms D Corbett, Ms D Matewere, Ms E Stevenson, Ms E Stewart, Ms E Storey, Ms Emma Parry, Ms FL Smith, Ms G Neil, Ms G Weston, Ms H E Spreadbury, Ms H Weston, Ms J Bazeley, Ms J Chalmers  
 Ms J Russell, Ms J Swain, Ms Joanna Cooke, Ms K Kent, Ms K Yomer, Ms L Bradbury, Ms L Talbot, Ms L Whitt, Ms Lesley Eddleston, Ms M Gibbons, Ms N Freeman, Ms N James-Davis, Ms N Smith, Ms Nina Brown, Ms P Smith, Ms Rogers & Mr Walker, Ms S Morley, Ms S Morrison, Ms Sam Marshall, Ms Sara Hall, Ms V Cotterill, Muslim Women's Organisation, N & J Phillips, N Hutchinson, Nathaniel Lichfield and Partners, National Farmers Union, National Market Traders Federation, National Playing Fields Association  
 Natural England, NBV, NEBA, Network Rail, New Leaf, New Toton Youth Club, Next Step Nottinghamshire, NM Gadsby, North British Housing Assoc. Ltd, North Country Homes Gp Ltd, North Gate Court Ltd, Nottingham Building Preservation Trust, Nottingham Care Standards, Nottingham Chinese Welfare Assoc., Nottingham City Council, Nottingham City Council - FAO Paul Tansey  
 Nottingham City PCT, Nottingham City Transport, Nottingham Community Housing Association, Nottingham East Midlands Airport, Nottingham Inter-Faith Council, Nottingham University (Bramcote) C/O Catesby Property Group  
 Nottingham Youth Offending Service, Nottinghamshire & Derby Traction  
 Nottinghamshire Anglers Association, Nottinghamshire Biological and Geological Records Centre, Nottinghamshire Bowling Association  
 Nottinghamshire Chamber of Commerce & Industry, Nottinghamshire County Council, Nottinghamshire Police HQ, Nottinghamshire Trading Standards  
 Nottinghamshire Wildlife Trust, Npower Ltd, O2, Ofsted Early Years Directorate, Orange, P Gillott, P Higham, P J Higham, P Skinner & J East  
 Pakistan Centre, Parry Dunstall Planning Consultants, Paul Warder, Peacock & Smith, Pegasus Planning Group, Pegasus Planning Group - FAO Mr A Kitchen + Mr G Lees, Persimmon Homes North Midlands Limited, Peter Simpkins, Peter Wigglesworth Planning Ltd, Peveril Homes Ltd  
 Peveril Securities C/O Signet Planning, Phil Seaton, Phyllis Miller, PJ & J England, Planning Bureau Limited, Planningprospects, Post Office Property Holdings, R & E Onyett, R D Martin, R Day, R F Redman, R Fardon, R Harvey, R Hoult, R J B Mining (U K) Ltd, R Keetley, R S Lodge, R.G. Stevens  
 RA Rideout, Radleigh Homes, Raleigh UK, Redrow Homes (Midlands) Ltd  
 Rippon Homes Ltd, Roger Tym & Partners, Rosemary Weir, Ross Eden, RPS  
 Rural Community Action Notts, Rushcliffe Borough Council, Safer Nottinghamshire DAAT, Saint Gobain Pam UK Ltd, Saint-Gobain British Gypsum Limited, Sandiacre PC, Sarah Glover, Savills, Savills (L&P) FAO Brendan Gallagher, Scott Wilson Kirkpatrick Ltd,

Scottish Power Plc, Secretary Of State For Transport, Severn Trent Water, Shelter, Shoosmiths Solicitors, Shouler & Son, Signet Planning Ltd, Sky UK Ltd, Smith Stuart Reynolds, Smith-Wooley, Sol Homes, Sport England, St Modwen Developments Ltd, Stagecoach East Midlands, Standen Homes (Holdings) Limited, Stapleford Youth Club, Steve Wheatley, Stewart Ross Associates Stoneleigh Planning Partnership, Strategic Rail Authority, Sure Start Children's Centre, Sutherland Craig Partnership, T Chapman, T D Shuker  
 T Deighton, T Lewis, T Prentice, T. Hill, TalkTalk, Tangent Properties, Taylor Wimpey, Teleopti, Terence O'Rourke, Terry & Ann Anthony, The Boots Company, The Carers Federation Ltd, The Crown Estate Office, The Development Planning Partnership, The Equality & Diversity Team, The Gypsy Council, The Helpful Bureau, The Occupier, The Planning Bureau Limited, The Planning Inspectorate, The Prince's Trust, The Showmans Guild of Great Britain, The Society For The Protection Of Ancient Buildings (SPAB)  
 Thrumpton PC, Tiscali, T-Mobile (UK) Ltd, Tony Bray, Toucan, Town Planning Consultancy Ltd, Toyin Sofoluwe, Transco plc, Traveller Law Reform Project  
 Tribal MJP - FAO Felicity Wie, Turley Associates, Twentieth Century Society  
 UK Property Partnership Ltd C/O Pegasus Planning Group, University of Nottingham, V.E Astill, Veolia Transport (Midlands), Vicky Bell, Victorian Society, Virgin Trains, Vodafone Ltd, Volunteer Centre Broxtowe, W Akanni, W Grouberg, W H Topps, W J Cardwell, W Westerman Ltd C/O DPDS Consulting, W.R Hadley, Waterloo Housing Group, Westerman Homes C/O Holmes Antill, Westfield Shoppingtowns Ltd, White Young Green, William Davis Ltd, William Staniforth, Wilson Bowden Developments, Wimpey, Wimpey Homes - East Midlands, Wimpey Homes Holdings Ltd, Womens National Commission, Y Nkhwazi, Young Potential Ltd, Zoe Cockcroft

## **Appendix 3 List of Consultees Document Phase - Housing Provision Position Paper**

A & S Preston, A & S Shaw, A Archer, A D Wood, A Hooton, A J Rampton, A L Clayton, A Lawson, A Windsor, A. Randhawa, A.J & J.H Whittall, Action for Beeston Local Economy, Active Communities, Adoda B Ene, Airport Operators Association, Aldercar & Langley Mill PC, Alistair Kent, Amber, Agriculture C/O Mr John Steedman, Andrew Clark, Andrew Pearson, Anna Soubry, Anthony

Sutton, Ashu Bali, Auto Solutions (FAO Jenna Conway), Awworth Parish Council, B Bickerstaffe, B C Carr, B Hesketh, B Taylor, BAG

Barratt Homes, Barry & Linda Eames, Barton Wilmore Planning - FAO Roger Turnbull, Bartons Public Limited Company, Beeston & District Civic Society C/o Dr Peter Johnson, Bellway Estates (Midlands), Bellway Homes East Midlands, Ben Bailey Homes, Ben Hunt Planning, Beverley Butler, Bi Design Architecture, Bircham Dyson Bell, Black Box Communications, Blue Sky Planning, Bovis Homes, Bovis Homes Ltd, Central Region, Bowden Land and Dev Consultants, Braunstone Developments

Brenda Eguizabal, Brinsley Parish Council, British Geological Survey

British Telecommunications, Browne Jacobson, Broxtowe Barn Owl Project C/o Mr Gordon Ellis, Broxtowe Conservatives - FAO Anna Soubry

Broxtowe Green Party, Broxtowe Ramblers, Bryant Homes, Bryant Homes East Midlands, Bryden Developments, C & D Wilde, C & P Cartwright, C Bird

C Johnson, C Jordan, C Knight, C Szyszlak, C T Turner, C Walters, Carla Thomas, Carole & Adrian Harper, Catesby Property Group, CH Morris

Chemical Business Ass, Chetwynd Barracks, Chris Harrison, Christian Centre

Circuit Planning Rep For Jehovah's Witnesses In Notts, Civil Aviation Authority, Colin Buchanan, Colin Buchanan - Harworth Estates, Colin smith Partnership, Concept Planning, Confederation of British Industry, Cossall Parish Council, Councillor A Cooper, Councillor A F Ford, Councillor A Oates

Councillor B Charlesworth, Councillor B Wombwell, Councillor C Cox, Councillor C Robb, Councillor D Bagshaw, Councillor D Burnett, Councillor D Grindell, Councillor D K Watts, Councillor E Atherton, Councillor E Kerry, Councillor F Prince, Councillor G Harvey, Councillor G Marshall, Councillor I L Tyler, Councillor I White, Councillor J Booth, Councillor J M Owen, Councillor J McGrath, Councillor J Patrick, Councillor J S Briggs, Councillor J Williams

Councillor K.E. Rigby, Councillor L A Ball, Councillor L Lally, Councillor M Brown, Councillor M Handley, Councillor M M Radulovic, Councillor M McGuckin, Councillor M Y Hegyi, Councillor N Green, Councillor P Lally, Councillor P Simpson, Councillor R Darby, Councillor R Jackson, Councillor R S Robinson, Councillor S Bagshaw, Councillor S Barber, Councillor S Heptinstall, Councillor S J Carr, Councillor S Rowland, Councillor T Brindley

Countrywide Homes Ltd, Crest Nicholson, Crest Nicholson (Mids) Ltd

CrossCountry, D A Wilcockson, D Asfoor, D B & A L Mason, D Burnett, D Holme, D J Pearson, D.A. Hale, D.C Leverton Holmes, D.J. Davies, Damola Bolade, David Royment David Wilson Homes North Midlands, Defence Estates MOD, Derbyshire Gypsy Liaison Group, Derek Lovejoy Partnership

Development Land and Planning Consultants, Development Planning Partnership, DPDS Consulting, Dr A Fewkes, Dr Abraham Neduvamknil

Dr Andrew Grayson, Dr C Narrainen, Dr Christopher Cheetham, Dr J.E. Ogden, Dr Jon Ruben, Dr Kevin J Caley, Dr M Kinsey, Dr Martin & Dr Joanne Whitahen, Dr Martin Coutie, Dr Melvin Kinsey, Dr N Kelly, Dr Nick Palmer, Dr P Bansal, Dr P Robinson, Dr P Willey, Dr Paul Dyer, Dr PT Wheeler, DR Skidmore, Dr Stephen, Goode, Drandy Green, Driver Jonas, , DTZ Piedad Consulting, E Harvey, E J Roe, E.ON Central Networks, East Midland Trains

East Midlands Property Owners Ltd, East Mids Planning Aid Service, Eastwood Town Council, Elaine & Alan Denning, Entec UK Ltd, Environment Agency, Equality & Human Rights Commission, ES Saunders, Estate Of Mr W Clay, Farming and Wildlife Advisory Group, Fisher German, Foulds Investments Ltd - C/O IPlan Solutions, FPD Savills, Framework Housing Association, Framptons, Frank Ellis, Freethcartwright, Freight Transport Assoc, Friends of Brinsley Headstocks, Friends Of Colliers Wood, Friends Of Toton Fields, G & M Westray, G Bright, G Elsom, G Hopcroft, G J Smart, G L Hearn, G.C & A.J Jones, Gaintame Ltd C/O Natras Giles, Gary Stevenson

Geo Akins (Holdings) Ltd, Geoffrey Prince Associates Ltd, George Spencer School, George Wimpey East Midland Ltd., George Wimpey South Yorkshire Ltd, Gill Martin, GL Hearn Planning, Gough Planning Service, Greasley And District Civic Society (FAO Darren Wearer), Greasley Parish Council, GVA Grimley, H B Towlson, H Mistry, Hallam Land Management, Haynes Family & Entec, Heaton Planning (on Behalf Of LAL), Henry Mein Partnership, Herbert R Clay Trust C/O Edward Clegg, Hofton & Son Ltd, Holmes Antill, Homes & Communities Agency, Hucknall PC, Ian Baseley Associates, Ian Forrester

Ian Morris, Indigo Planning Ltd, Innes England, Institute Of Directors, Iris Baker, J & M Balloch, J & S Swallow, J Atkinson, J C Hogg, J Davies, J H Ellis, J McCann \_ Co (Nottm) Ltd, J Morrison, J R Townsend, J, D, J & I Wild C/o Mr Robert Fletcher, James Parrish, James Towler, Janet Collingham, Janice Newton, Jas Martin & Co, JG & MA Woodhouse Discretionary Trust C/o Stephen Woodhouse, JG And MA Woodhouse Discretionary Trust C/O Signet Planning, JH Walter LLP - FAO Michael Jones, JJ & A Cunningham

Jo Gilman, John & Glenice Waite, John & Sylvia Dexter, John & Vivien Gatehouse, John D Clamp, Jones R McCurdy, JS Bloor (Services) Ltd, Julie Sampson, Junction 26 Investments Ltd C/o GVA Grimley, K Davis, K Leong Chiu, K M Smith, K.M Hadley, Karin Kirk, Keith & Julie Cooke, Ken Mafham Associates, Kimberley Town Council, Kirsten Taylor, Kirsty Wardle, L & G.A Sulman, Lace Market Properties, Laing O'Rourke Midlands Ltd, Lambert Smith Hampton, Land And Development Cons Ltd, Landmark Planning Ltd

Langham Park Developments C/O Cerda Planning, Lawn Tennis Ass (LTA) Attn Mr Mark Jarman, Leah Ryan, Lee Burton, Lena, Alf & Val Short, Leone Love, LM Smith, London Midland, Loraine Cox, Louise Hurst, Lovell Johns, Lydia Snow, Lyndon Sheppard, M Archer, M Birchall, M Crow, M F Carty Partnership, Major P C Atkinson, Mark & Caroline Callaghan, Markus Marrons

Martyn Cabbage, Mason Richards Planning, McCarthy Stone Ltd, McDyre & Co, Merle Edson, Messrs J, D, J & I Wild C/o Ian Baseley Ass, Messrs W, C & P Chambers, Messrs Wild - C/o Ian Baseley Associates, Metropolitan Housing Trust, Michelle Stokes, Midland Womens Aid, Mike Giles, Miller Homes, Miller Homes C/O Pegasus Planning Group LLP, Miss Alison Hanley Miss Amanda Booth, Miss Andrea Kinsella. Miss Angela Lofley, Miss Anna Hopewell, Miss B Corbett, Miss Bethan Hewis, Miss Carol McCusker, Miss Catherine Dyer, Miss Danuta Bielec, Miss Debbie Rooproy, Miss Emma Wickins, Miss Fiona Whitehead, Miss Gabriella Suba, Miss H Wood, Miss Hannah Beth Dawson, Miss Hannah Meanwell, Miss Holly Booth, Miss Jean Carpenter, Miss K Nightingale, Miss M J Hopkinson, Miss Marcelle Field, Miss Maria Weston, Miss Michelle Offer, Miss Nicki Lenton, Miss Patience Bazarwa

Miss Rachael Clarke, Miss Rachael Wright, Miss S Abel, Miss Samantha Goose, Miss Sarah Hunter, Miss Sarah Maher - Hollies Barn, Miss Selina Short, Miss Sonia Lindsay, Miss Sylvia Coles, Miss Victoria Haslem, Miss Vivian Jones, Miss WI Whyte, MJ & AA Whyard, Mobile Operators Association, Molyneux Smith Chartered Accountants, Mr & Mrs B.A & J.R. Edson, Mr & Mrs D & CA Chester, Mr & Mrs P St Clair, Mr & Mrs A Preston

Mr & Mrs B Coxon, Mr & Mrs B Towlson, Mr & Mrs Bates, Mr & Mrs Bolton

Mr & Mrs C Kabuga, Mr & Mrs C Lewis, Mr & Mrs C Page, Mr & Mrs C Strawbridge, Mr & Mrs Camm, Mr & Mrs Campbell, Mr & Mrs Cobon, Mr & Mrs Cotes, Mr & Mrs D Fazey, Mr & Mrs D Kay, Mr & Mrs D R Barson, Mr & Mrs D Roebuck, Mr & Mrs D Smith, Mr & Mrs Davies, Mr & Mrs Earl, Mr & Mrs Evans (C/o Nick Baseley), Mr & Mrs F Noble, Mr & Mrs Frost, Mr & Mrs G Potts, Mr & Mrs Gethen, Mr & Mrs Gones, Mr & Mrs Gwynne, Mr & Mrs H Taylor, Mr & Mrs Hemming, Mr & Mrs I Peberday, Mr & Mrs J & D Harris

Mr & Mrs J & M Kinsella, Mr & Mrs J Bryant, Mr & Mrs J Larkin, Mr & Mrs J Parker, Mr & Mrs J.M Newton, Mr & Mrs Jones, Mr & Mrs JV Da'Bell, Mr & Mrs K D Sweet, Mr & Mrs LA & AL Wright, Mr & Mrs M & A Hogan, Mr & Mrs M & M Smith, Mr & Mrs M Dickinson, Mr & Mrs M Garton, Mr & Mrs M Ould

Mr & Mrs M Puls, Mr & Mrs Martin, Mr & Mrs Milson, Mr & Mrs MJ & MC Plampin, Mr & Mrs MJ & MA Wright, Mr & Mrs Moulton, Mr & Mrs N Chauhan

Mr & Mrs R & G Pattison, Mr & Mrs R & J Deaton, Mr & Mrs R A Arlen

Mr & Mrs R W Roe, Mr & Mrs Richardson, Mr & Mrs Roche, Mr & Mrs S Jackson, Mr & Mrs S.A Souter, Mr & Mrs Savage, Mr & Mrs Simpson

Mr & Mrs Smith, Mr & Mrs Stanley, Mr & Mrs T Dring, Mr & Mrs TT & JM Brown, Mr & Mrs Turnough, Mr & Mrs Walker, Mr & Mrs Woolley, Mr \_ Mrs B Wong, Mr \_ Mrs GA And J Whileman, Mr \_ Mrs M & S Lovely, Mr A & Ms C Longhurst, Mr A A White, Mr A D Hutchby, Mr A Donovan. Mr A Henry, Mr A Soar, Mr A Ward, Mr Adam Nowak, Mr Adewole Akanni, Mr Adrian Lawson

Mr Ainslie Carruthers, Mr Alan Bates, Mr Alan Beale, Mr Alan Bridgeman

Mr Alan Clayton, Mr Alan Donovan, Mr Alan G Lewis, Mr Alan Hall, Mr Alan Whincup, Mr Alexander Steel, Mr And Mrs Grant, Mr Andrew Butler, Mr Andrew Towers, Mr Andy Hopewell, Mr AR & Mrs SA Greatorex, Mr Ashwant Suri, Mr B Bingham, Mr B Davis, Mr B Gibbons, Mr B Goodall, Mr B H Arnold  
Mr B Haddow, Mr B Hall, Mr B Kufo, Mr B Moore, Mr B Rowley, Mr B Ward  
Mr Barrie Gregory, Mr Barrie Savage, Mr Benjamin Owusu-Sekyere, Mr Bob Pembleton, Mr BR Oakland, Mr Brandon Kinton, Mr Brent Cutts, Mr Brian Bailey, Mr Brian Edson, Mr Brian Goss, Mr Brian James Eyre, Mr Brian Parkes, Mr Brian Richards, Mr Brian Richmund, Mr Brian Thacker, Mr C Allison, Mr C Carter, Mr C Donnison, Mr C Fearn, Mr C Fewkes And Miss J Clements, Mr C Hopewell, Mr C L Page, Mr C Pendleton, Mr C Roberts, Mr C.J. Ford, Mr Carl Allen, Mr Carl Henshaw, Mr Chris Noon C/o Fisher German Chartered Surveyors, Mr Chris Priddle, Mr Chris Smellie, Mr Christopher Hall  
Mr CJ Tyler, Mr Clyde Sandry, Mr Colin Barson, Mr Colin Roberts, Mr Colin Rowley, Mr CR Bagshaw, Mr Cyril Osbourne, Mr D & Ms G Shelley, Mr D Abbott, Mr D Bonney, Mr D Cherrett, Mr D Curtriss, Mr D Dewshi, Mr D E Hawksley, Mr D Fazey, Mr D Gill, Mr D Gray, Mr D Greenhalgh, Mr D Griffiths  
Mr D Middleton, Mr D Miller, Mr D Moore, Mr D P Hammond, Mr D Watts  
Mr Daniel Robert Healey, Mr Danny Corns, Mr Darren Bailey, Mr David Asbury, Mr David Barson, Mr David Eley, Mr David Eliot Crossland, Mr David Fisher, Mr David Frost, Mr David Gatehouse, Mr David Gill, Mr David Halstead, Mr David Hamsher, Mr David Hamsherd, Mr David Hayes, Mr David Hooley, Mr David Kenneth Brough, Mr David Loydall, Mr David Shearman, Mr David Shelton, Mr David Storey, Mr David Tacey, Mr David W Wright, Mr David Weir, Mr David Wilkinson, Mr David Woodhead, Mr David Wright, Mr Derek Chester, Mr DL Howley, Mr Douglas Wykes, Mr E R Tomlinson, Mr Edward Armstrong, Mr Edward Hanson, Mr Eric Emmerson, Mr Ernest Brooks, Mr Eu AunTan, Mr F Prince, Mr F Woods, Mr F.A. Kay, Mr Francis Luckcock, Mr Frank Robinson, Mr Frank Whitehouse, Mr Fraser Bell, Mr Fred Sabin, Mr Frederick Duke, Mr G Benner, Mr G Bowen, Mr G Hampson, Mr G Johnson, Mr G L Needham, Mr G Lockwood, Mr G M Hughes, Mr G Pendenque, Mr G Robinson, Mr G W Newton, Mr G Weston, Mr G Young  
Mr Gareth Elliott, Mr Gary Holmes, Mr GD Yeoman, Mr Geoffrey Hind, Mr George Beaver, Mr George Thompson, Mr Gnanamurthy Sivakumar, Mr Godfrey Woodward, Mr Gordon Johnson, Mr Gordon Jones, Mr Graham Avan Whileman, Mr Grant Grinham, Mr Harold Cartwright, Mr Harold Shaw, Mr Harold Stocks, Mr HM Acomb, Mr I Burrows, Mr I Jacklin, Mr Ian Broughton  
Mr Ian Harrison, Mr Ian Hoskins, Mr Ian Richardson, Mr Isar Eaton, Mr Ivan Barker, Mr J & Mrs C A Fielder, Mr J Bell, Mr J Bennett, Mr J Bird, Mr J Ellaby C/o Stephen Heathcote, Mr J G Emery, Mr J Gill, Mr J Hatton, Mr J Langton, Mr J Ruben, Mr J Smith, Mr J Speed, Mr J Steed & Miss K Hogan, Mr J Steedman, Mr J Swain, Mr J T Harrison, Mr J V Da'Bell, Mr J Whitwham

Mr Jake Hopewell, Mr James Collins, Mr James Dolphin-Rowland, Mr James Moulton, Mr Jason Loh, Mr JC & Mrs RM Westwood, Mr Jeff Hooton, Mr Jeremy Redgate, Mr Jeremy Treece, Mr JL Fox, Mr John (Roy) Booth, Mr John Anderson, Mr John Anthony, Mr John Charles Shipley, Mr John Collins, Mr John Copley, Mr John Cunningham, Mr John Da Bell, Mr John Donnellan, Mr John Dunn, Mr John Erswell, Mr John Eyre, Mr John Fielder, Mr John Houchin, Mr John Mellor, Mr John Paul Cooke, Mr John Reville, Mr John Robert Marshall, Mr Jonathon Andrews, Mr Jonathon Shearman, Mr Joshua Josiah, Mr Julian B.S Kinsey, Mr K Elmen, Mr K G Burt, Mr K J Harrison, Mr K Lucyszyn, Mr K Omojayogbe, Mr K Town - Bramcote Conservation Society, Mr Keith Trussell, Mr Keith Vaughan, Mr Keith Whitley, Mr Kenneth Porter, Mr Kenneth Scott, Mr Kevan Dickens, Mr Kevin Brown, Mr King-Leong Chiu, Mr Laurence James-Davies, Mr Lawrence Barry Picker, Mr Lawrence Green, Mr Layo Babagbemi, Mr Leslie Dodd, Mr Leslie Frost, Mr Leslie Taylor, Mr Leslie Tebbutt, Mr Lewis Bailey, Mr Luke Goss, Mr M & Mrs H Perkins, Mr M & Ms C Motteram, Mr M Blissett, Mr M Butler, Mr M Cobley, Mr M Davis, Mr M G Rich, Mr M Harrison, Mr M Jeffs, Mr M Lyons, Mr M Plampin, Mr M Storey, Mr M Whitaker, Mr Malcolm Bowmar, Mr Martin Hickey, Mr Martin Jackaman, Mr Martin Tuffs, Mr Martin Turville, Mr Matthew Boylan, Mr Matthew Cooper, Mr Matthew Oldham, Mr Matthew Popow, Mr Michael Charles Reeve, Mr Michael Gillie, Mr Michael Gledhill, Mr Michael Kioko, Mr Michael Langenheim, Mr Michael Ould, Mr Michael Panter, Mr Michael Poppleston, Mr Michael Spurgin, Mr Mike Hunter, Mr Miles Newbold, Mr N A Cotgreave, Mr N Brunger & Ms B Scott, Mr N James, Mr N Smith, Mr Neil Congroave, Mr Neil Dodsworth, Mr Neil Jackson, Mr Neil Topliss, Mr Neil Wainman, Mr Nicholas Browne, Mr Nick Gensler, Mr Nicky Salmon, Mr Nigel Gale, Mr Nigel Kirkham, Mr Nigel Reeve, Mr Nigel Statham, Mr Nigel Tandy, Mr Nigel Twigg, Mr Norman Lewis, Mr Obediar Madziva, Mr Oluwatoyin Sofoluwe, Mr Owain Lovell, Mr P Brook, Mr P Collins, Mr P Gibbs, Mr P Johnson, Mr P Jones, Mr P Owen, Mr P Taylor, Mr P Tweddle, Mr P Woodward, Mr Paul A Carruthers, Mr Paul Facey, Mr Paul McCarney, Mr Paul Russell, Mr Paul Straw, Mr Paul Summers, Mr Paul Thompson, Mr Paul Thorpe, Mr Peter Allison, Mr Peter Bales, Mr Peter Belfield, Mr Peter Hampton, Mr Peter Harley, Mr Peter Hillier, Mr Peter Riley, Mr Peter Scholes, Mr Peter Shaw, Mr Peter Twell, Mr Peter Wreford, Mr Phil Smith, Mr Phil Wormald, Mr Philip S Smith, Mr Phillip Broadley, Mr Phillip Stanley, Mr Phillip Sugden, Mr PJ Greenbank, Mr R & Mrs W Taylor, Mr R D Willimott, Mr R Gear, Mr R Gorton, Mr R Heslop, Mr R Medford, Mr R Paxton, Mr R Pierrepont, Mr R Southey, Mr R Turnbull, Mr R.A. Glover, Mr R.B. Hughes, Mr Remy Anekwe, Mr Rice, Mr Richard Barson, Mr Richard Brown, Mr Richard Dinsdale, Mr Richard Kay, Mr Richard Kemp-Eyre, Mr Richard Maher, Mr Richard Taylor, Mr Richard Whiles, Mr Rober Nightingale, Mr Robert Matthews, Mr Robert McGann, Mr Robert Steel, Mr Robert Stephens, Mr Robert Wicks, Mr Robert Willimott, Mr Robin Bacon, Mr Roger Billau, Mr Roger Wickins, Mr Roy Turton, Mr S & Mrs D Mason

Mr S & Mrs J Spiby, Mr S Barlow, Mr S Barton, Mr S Brennan, Mr S Chalmers  
Mr S Ludlam, Mr S Morley, Mr S Morrison, Mr S Robinson, Mr S Watson  
Mr Sahota C/O The Land & Dev Practice, Mr Sean Konsek, Mr Shipley, Mr Simon Hollingworth, Mr Simon Peden, Mr Simon Woodroffe, Mr SJ Byrom  
Mr Stephen Annison, Mr Stephen Bakewell, Mr Stephen Lovell, Mr Steve Parish, Mr Steve Smith, Mr Steven Clarke, Mr T & Mrs G Johnston, Mr T & Mrs M Williams, Mr T Britton, Mr T Carpenter, Mr T D Weston, Mr T Sloan  
Mr Terence Batham, Mr Terence Haycock, Mr Terry Anthony, Mr Thomas Ash  
Mr Thomas Coles, Mr Thomas Gearon, Mr Thomas West, Mr Tim Baker, Mr TJ Jones, Mr TM & Mrs AE Clark, Mr Trevor Brown, Mr Trevor Jones, Mr Trevor Madgewick, Mr Trevor Westbrook, Mr Ura, Mr V Green, Mr Vincent Fowler, Mr Vincent Kayemba, Mr Viv Oliver, Mr W \_ Mrs J Vacciana, Mr Wes Searle, Mr Weston Vacciana, Mr Wilford Carey, Mr William John Campbell  
Mr Wladyslaw Wilhardt, Mr/Ms Holland, Mrs A E Hawksworth, Mrs A Macaulay, Mrs Ada Dalton, Mrs Alison Anderson, Mrs Alison Carter, Mrs Alison Mitchell, Mrs Amanda Brooks, Mrs Andrea Tuffs, Mrs Angela Hatton  
Mrs Angela Smith, Mrs Ann Anthony, Mrs Ann Cooper, Mrs Ann G Kinsey  
Mrs Anne Allen, Mrs Anne Mulcahy, Mrs Audrey Da Bell, Mrs B Adams  
Mrs B E Gill, Mrs B M Futter, Mrs B.E. Jackson, Mrs Barbara Ash, Mrs Barbara Bakewell, Mrs Barbara Saunders, Mrs Betty Edmunds, Mrs Brenda Riley, Mrs C Bailey, Mrs C Bray, Mrs C Downes, Mrs C Harrison, Mrs C M Evans, Mrs C White, Mrs C Wilson, Mrs CA Slater, Mrs Carol Davidson  
Mrs Carol Pendleton, Mrs Carole Bailey, Mrs Carole Chester, Mrs Caroline Seal, Mrs Catherine Wormald, Mrs Celia Redgate, Mrs Charlotte Goode, Mrs Charlotte Puls, Mrs Christina Powell, Mrs Christine Barson, Mrs Christine Batham, Mrs Christine Green, Mrs Christine Harlin, Mrs Christine Leivers  
Mrs Christine Szyziak, Mrs Christine Wardle, Mrs Claire Jackson, Mrs Cynthia McGann, Mrs D A Mulcahy, Mrs D Fazey, Mrs D Snow, Mrs D Want, Mrs D.E. Adcock, Mrs Daphne Lihurd, Mrs Deborah Barnes, Mrs Denise Lewis, Mrs Diana Richardson, Mrs Dinah Josiah, Mrs Doris Lee, Mrs Dorothy Belfield, Mrs Dorothy J Lovell, Mrs Dorothy Prentice, Mrs Dorothy Tetley, Mrs E Hall  
Mrs E Houlton, Mrs E M Fitch, Mrs Eileen Smith, Mrs Elaine Annable, Mrs Elaine Fearn, Mrs Elaine Johnson, Mrs Elisabeth Miller, Mrs Esme Lees  
Mrs Esther Storey, Mrs Evelyn Elliot, Mrs F J Wren, Mrs F Jackson, Mrs F Mitchell, Mrs Fay Thompson, Mrs Fiona Jones, Mrs Fogg, Mrs G Yeoman  
Mrs Gillian Dunford, Mrs Gwynneth Weston, Mrs Heather Anthony, Mrs Helen Cyrus-Whittle, Mrs Hiroko Clarke, Mrs I.A Weal, Mrs Ilse Woodward, Mrs J A Smith, Mrs J Brinklow, Mrs J Collins, Mrs J Collins, Mrs J Hall, Mrs J Mewse



Mrs J Middlehass, Mrs J Morrison, Mrs J Roberts, Mrs J Spencer, Mrs Jacqueline Geddes, Mrs Jacqueline Gibbs, Mrs Jane Vacciana, Mrs Janet Astle, Mrs Janet Golds, Mrs Jayne Green, Mrs Jayne Steed, Mrs Jean Kenny  
 Mrs Jean Smith, Mrs Jenifer Bradley, Mrs Jennifer Page, Mrs JM Sleath, Mrs Joan Roche, Mrs Joanna Baddeley, Mrs Joanna Terry, Mrs Joanne Green, Mrs Joanne Harper, Mrs Joy Hill, Mrs Joyce Chisholm, Mrs Joyce Manser  
 Mrs Joyce Steel, Mrs Judith Hill, Mrs Judith Hockley, Mrs Julie Bryant, Mrs June Whitmore, Mrs K Davis, Mrs Karen Redgate, Mrs Kim Butler, Mrs L Bollington, Mrs L Morley, Mrs Lesley Dunn, Mrs Lesley Ismay, Mrs Lesley Sharp, Mrs Lisa Kinsey, Mrs Lisa-Jane Twigg, Mrs Loranne West, Mrs Lorraine Page, Mrs Lyn Harley, Mrs Lynn Hoskins, Mrs M Barry, Mrs M Coates, Mrs M Fox, Mrs M Gill, Mrs M J Gilbert, Mrs M Langham, Mrs M M Daykin, Mrs M Smith, Mrs M Upton, Mrs M Walker, Mrs M Wallwork, Mrs Mandy Steel, Mrs Margaret Baig, Mrs Margaret Bexon, Mrs Margaret Dolphin-Rowland, Mrs Margaret Gallimore, Mrs Margaret Ould, Mrs Margaret Rakovic  
 Mrs Margaret Smith, Mrs Margaret Whincup, Mrs Margeret Dawson, Mrs Marie Sabin, Mrs Marie Stott, Mrs Marilyn Anderson, Mrs Marilyn Frost, Mrs , Mrs Mary Rigby, Mrs Matt Purdom, Mrs Mavis Daykin, Mrs Melanie Bradburn  
 Mrs Meryl Topuss, Mrs MP Gooding, Mrs N Bowen, Mrs N Twedde, Mrs Noelien Potts, Mrs Olwen Davis, Mrs P A McLennan, Mrs P A Wilson - Trowell W I, Mrs P B Tulley, Mrs P Hughes, Mrs P Hughes, Mrs P M Barton  
 Mrs Pamela Ann Smith, Mrs Pamela Laver, Mrs Patricia Hayes, Mrs Patricia Hopewell, Mrs Paula Vaughan, Mrs Pauline Barker, Mrs Pauline Harrison  
 Mrs Pauline Hooton, Mrs Peggy Wickins, Mrs Phyllis Miller, Mrs R Barton  
 Mrs R Dyer, Mrs R Kempson, Mrs R L Hannah, Mrs R Richardson, Mrs Rita Musson, Mrs S Burton, Mrs S Smellie, Mrs Sally Holowka, Mrs Samantha Wagland, Mrs Sandra Jackson, Mrs Sandy Storey, Mrs Sarah Rowe, Mrs Sarah Wilcox, Mrs Sharon Holland-Stewart, Mrs Sheila Hayward, Mrs Sheila Tivey, Mrs Stephanie Kay, Mrs Stephanie Picker, Mrs Stephanie Wilhardt, Mrs Sue Moore, Mrs Susan Adams, Mrs Susan Bailey, Mrs Susan Barker  
 Mrs Susan Collins, Mrs Susan Congreave RGN, Mrs Susan Lockwood  
 Mrs Susan Woodward, Mrs Temilade Sesan, Mrs Tessa Lunn, Mrs Tessie Clarke, Mrs Tina Ward, Mrs Ulrica Andren Stocks, Mrs V Wykes, Mrs Val Henshaw, Mrs Val Sellars, Mrs Valerie Hessey, Mrs Valerie Walker, Mrs Vanessa Riley, Mrs W Walker, Mrs Wendy Gange, Mrs Wendy Wilson, Mrs Y Gibbons, Mrs Yvonne Mackie, Mrs Yvonne Sandry, Mrs Z Belton, Ms & Ms Maggie Gullion & Trudy Begg, Ms A Bryan, Ms A Da'Bell, Ms A Jacobs, Ms A M Cooke, Ms A Neville, Ms Anne De Gruchy, Ms B And Mr S Bailey, Ms B Brooke, Ms B Flint, Ms Betty Cliffe, Ms C Buttery, Ms C Cherrett, Ms C Chui  
 Ms C Mellor, Ms C Saville, Ms Corina Pinfold, Ms D Corbett, Ms D Matewere  
 Ms E Stevenson, Ms E Stewart, Ms E Storey, Ms Emma Parry, Ms FL Smith  
 Ms G Neil, Ms G Weston, Ms H E Spreadbury, Ms H Weston, Ms Hilary Shaw

Ms J Bazeley, Ms J Chalmers, Ms J Hayes, Ms J Russell, Ms J Swain, Ms Jayne Baumber, Ms Jennifer Chappel, Ms Joanna Cooke, Ms Judith Jewitt, Ms K Kent, Ms K Yomer, Ms Kate Bailey, Ms L Bradbury, Ms L Talbot  
Ms L Whitt, Ms Lesley Eddleston, Ms Lisa Brister, Ms M Gibbons  
Ms N Freeman, Ms N James-Davis, Ms N Smith, Ms Nina Brown, Ms P Smith  
Ms Pamela Greenbank, Ms Rogers & Mr Walker, Ms Ruth Campbell, Ms S Morley, Ms S Morrison, Ms Sam Marshall, Ms Sue Robson, Ms Sue Rogers  
Ms Tania Comery, Ms V Cotterill, N & J Phillips, N Hutchinson, Nathaniel Lichfield and Partners, National Grid - Network Strategy, National Market Traders Federation, New Leaf, Next Step Nottinghamshire, NM Gadsby  
North Broxtowe Preservation Society FAO B Kinton, North Gate Court Ltd  
Nottingham City Council, Nottingham City Council - FAO Paul Tansey  
Nottingham Community Housing Association, Nottingham University (Bramcote) C/O Catesby Property Group, Nottinghamshire Biological and Geological Records Centre, Npower Ltd, Nuthall Parish Council, Oxylane Group C/O GVA Grimley, P & R Lewis, P A Spenceley-Stevens, P Brooks-Stephenson, P Gillott, P Higham, P J Higham, P Skinner & J East, Parry Dunstall Planning Consultants, Paul Warder, Pegasus Planning Group  
Pegasus Planning Group - FAO Mr A Kitchen + Mr G Lees, Persimmon Homes North Midlands Limited, Peter Simpkins, Peter Wigglesworth Planning Ltd, Peveril Homes Ltd, Peveril Securities C/O Signet Planning, Phil Seaton  
Phyllis Miller, PJ & J England, Planning Bureau Limited, Planningprospects  
Post Office Property Holdings, R & E Onyett, R D Martin, R Day, R F Redman  
R Fardon, R Harvey, R Houlton, R J B Mining (U K) Ltd, R Keetley, R S Lodge  
R.G. Stevens, RA Rideout, Raleigh UK, Redrow Homes (Midlands) Ltd  
Rippon Homes Ltd, Road Haulage Ass (RHA), Roger Tym & Partners, Rosemary Weir, Ross Eden, RPS, S E Wildley, SABRHE C/o Jennifer Page  
Saint Gobain Pam UK Ltd, Saint-Gobain British Gypsum Limited, Sarah Glover, Savills (L&P) FAO Brendan Gallagher, Scott Wilson Kirkpatrick Ltd  
Shoosmiths Solicitors, Signet Planning Ltd, Smith-Wooley, Sol Homes  
Spencer Birch (on Behalf Of M Foulds, Whitehead Concrete), St Modwen Developments Ltd, Standen Homes (Holdings) Limited, Stapleford Town Council, Steve Wheatley, Stoneleigh Planning Partnership, STRAG (Mr Neil Jackson), Strelley Village Parish Group, Sutherland Craig Partnership  
T A J Pettengell, T Chapman, T D Shuker, T Deighton, T Lewis, T Prentice

T Rutherford, TalkTalk, Tangent Properties, Taylor Wimpey, Terence O'Rourke, Terry & Ann Anthony, The Crown Estate Office, The Equality & Diversity Team, The Harper Family, The Helpful Bureau, The National Federation Of Gypsy Liason Group, The Planning Bureau Limited, T-Mobile (UK) Ltd, Tony Bray, Town Planning Consultancy Ltd, Toyin Sofoluwe  
Traveller Law Reform Project, Trowell Parish Council, Trowell Parish Plan Steering Group, UK Coal, UK Property Partnership Ltd  
C/O Pegasus Planning Group, Unite - Long Eaton, University of Nottingham, V.E Astill, Vicky Bell  
Virgin Trains, W Akanni, W Grouberg, W H Topps, W J Cardwell, W J Longdon, W Westerman Ltd C/O DPDS Consulting, W.R  
Hadley  
WA Barnes LLP, Westerman Homes C/O Holmes Antill, Westfield Shoppingtowns Ltd, WG Hanson Discretionary & Mr RWD  
Hanson  
Whitehead (Con) Ltd C/O IPlan Solutions, William Davis Ltd, William Staniforth, Wilson Bowden Developments, Wimpey Homes -  
East Midlands  
Wimpey Homes Holdings Ltd, Womens National Commission, Y Nkhwazi  
Zoe Cockcroft

## **Appendix 4 – Press Cuttings 2009**

## DEVELOPMENT CONTROL

# Have your say on new home zones



**POTENTIAL SITE:** Clifton Pastures, south of Clifton, is one area earmarked for new homes.

By **CHARLES WALKER**  
Political Editor

**A MAJOR** public consultation has been launched on proposals to build more than 60,000 homes in greater Nottingham.

Residents in Nottingham, south Ashfield, Broxtowe, Kircwastri, Gedling and Rushcliffe are being urged to take part.

The consultation will help develop long term plans for the city and for each district and borough - which will determine where new housing building will be located until 2026.

The councils are seeking views on the pros and cons of building hundreds of homes on specific sites, as well as comments on transport, the green belt, economic development and climate change.

Previously, a study undertaken on behalf of the councils identified 37 sites across the Nottingham conurbation, which have the potential to accommodate between 500 and 7,500 homes each.

Matt Gregory, a senior planning officer who works on behalf of all the councils, said: "The idea is to allow people to get involved before policy is set and before decisions are made over where developments should go.

"So many important decisions will flow from this document so we want the widest input possible."

Among the largest sites under consideration - known as Sustainable Urban Extension - are Clifton Pastures, south of Clifton, which could take up to 7,500 homes, according to planners; Starbuckton works, near Ilkeston, which could accommodate 7,200; and ground Edwalton, where 1,500 homes could be built, as well as locations in Ashfield, Broxtowe and Gedling.

## Numbers of planned homes

Hucknall (part of)	1,000 (2006-2026)
Ashfield	3,600
Broxtowe	6,800
Erewash	7,200
Gedling	8,000
Nottingham City	20,000
Rushcliffe	15,000
Groves	
Nottingham total	60,500

## The key questions

**WHERE** should major housing development go? Which urban extensions are the most appropriate? What infrastructure is required for major developments?

What should a review of the green belt involve? Should alterations be made to specific developments or should the overall purposes of the Green Belt be reviewed?

Will transport regeneration play a role in housing development? What benefits do existing stations want if their towns or communities are expanded?

Where should new employment land be sited? How can social residents benefit from major development sites, such as the urban extension?

What sort of housing are appropriate and where should they be? How much affordable housing should there be?

What transport improvements are required during the next 20 years? How do we balance public transport and cars use?

What new infrastructure will be needed? What is required in terms of new open spaces, foot paths, cycle routes, parks, renewable energy, and internet access, health and education?

A consultation on housing development on smaller sites will take place separately during the next two years.

The total number of houses earmarked for greater Nottingham has been set by the Government in a document called the Regional Spatial Strategy.

Respondents to the consultation may choose to argue against the totals proposed, but ultimately councils have to respect the housing requirement set by Government.

Each council will undertake its own consultation. A written summary will be available in libraries, there will be public events and meetings, business forums, consultation in schools, and stalls at community events.

The consultation will close on July 31.

The comments and evidence gathered will be used to create a draft plan, which will go out to further consultation in January 2010. There will be a public inquiry and the process will finally be completed, and a core strategy document produced, in 2012.

If you want to participate in the consultation contact your local council or go to [www.mgrowthpoint.com](http://www.mgrowthpoint.com).

[charles.walker@nottinghamregion.gov.uk](mailto:charles.walker@nottinghamregion.gov.uk)

For all the latest breaking news, visit [this nottingham.co.uk](http://www.nottingham.co.uk)

NET 15/11

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DEVELOPMENT CONTROL

# Residents to have say on new homes

RESIDENTS in Broxtowe borough are able to have their say on where large-scale housing developments should be built in the green belt.

Around 4,500 homes need to be built in Broxtowe before 2016 to accommodate the growth proposed under the long-term strategy for the region.

At least 2,000 of these will require land that is currently in the green belt.

A consultancy company last year identified 17 viable sites for major developments in Notts - these included 600 homes at Toton Sidings, 1,600 in land between Toton and Stapleford and 5,700 on land north of Stapleford.

The survey, which is available for six weeks from this week, asks residents for their preferred site and the opportunity to suggest others.

Speaking at Broxtowe Borough Council's cabinet meeting, assistant director of planning Steve Dance said:

"We're raising all these issues in a very broad way, we're only mentioning sites at a broad level. We could go straight to our preferred options but we feel that would not be right. The benefit of raising the issue now is we're warning people of what's coming. It's at a very early stage, everything is open."

The survey also asks if the areas should be subdivided into smaller sections, which areas should receive growth, whether developments should include employment sites and whether more brownfield land can be released, among other questions.

## DEVELOPMENT CONTROL

# Building bid for rural land close to Ilkeston

By Dave Wade  
news@ilkestonadvertiser.co.uk

AROUND 3,000 houses could be built on greenbelt land around Trowell, Stapleford and Cossall in the next 17 years, according to a report out last week.

Of 6,800 new homes planned for Broxtowe borough between 2006 and 2026, 4,000 will have to be built on greenbelt as there are only space for 2,800 on brownfield sites.

Broxtowe's Conservative Parliamentary Candidate Anna Soubry said the document, released for public consultation last Monday, suggests 3,000 of them will be on greenbelt space between Trowell and Stapleford and in Cossall village.

Ms Soubry said: "This land is vitally important to us. It's going to eat up lovely villages like Cossall and Trowell and will cause urban sprawl."

"There isn't much greenbelt left in Broxtowe and this area between Trowell and Cossall is a big site that is talked about a great deal in this consultation document."

She said it has caused uproar, not just because it suggests building on greenbelt, but also because Broxtowe is already the most densely populated borough in Nottinghamshire, excluding Nottingham city.

The report was compiled by the Core Strategy for Greater Nottingham Group, a committee of representatives from six

district councils tasked by the Government to identify land to accommodate 60,000 new homes between 2006 and 2026.

The Government allocated the overall figure per borough and the committee had to decide on where the housing would go.

About 1,000 of Broxtowe's 6,800 houses have already been built in the last two-and-a-half years.

Nottinghamshire county councillor for Trowell, Ken Rigby chaired the committee.

Cllr Rigby, who is also a Trowell parish councillor, said: "Under current land availability, we are 4,000 properties short of legitimate building land and therefore some greenbelt will have to be given to accommodate that."

"I did find the Government figures unpalletable, but if they are correct, the younger generation will need houses to live in and it is our duty to build them."

"If we have got to build on greenbelt I will be demanding a fair spread across the borough."

Core Strategy groups were set up in the midlands after Nottinghamshire, Derbyshire and Leicestershire were identified by the Government as areas of growth because of the M1 and railway links.

A public consultation will run to July 31 and opportunities to comment can be found at [www.broxtowe.gov.uk](http://www.broxtowe.gov.uk) or via [www.gngrowthpoint.com](http://www.gngrowthpoint.com). There are also details of various public meetings where the issue will be discussed on Broxtowe's website.

**BROXTOWE BOROUGH COUNCIL  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990  
TOWN AND COUNTRY PLANNING ACT 1990**

Application has been made on behalf of MR R BRIDGES for planning permission to CONSTRUCT FRONT EXTENSION AND PORCH AND FENDER TO GARAGE at 7A DEVONSHIRE AVENUE, BEESTON, NOTTINGHAMSHIRE  
Application No: 09/00464/FUL

Application has been made on behalf of MR & MRS T P STEVENS for planning permission for PROPOSED INFILL PITCHED ROOF AND SIDE GABLE at 6 ELM AVENUE, BEESTON, NOTTINGHAMSHIRE  
Application No: 09/00462/FUL

As these applications are household applications, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about these applications will be sent to the Secretary of State, and there will be no further opportunity to comment at appeal stage.

Members of the public may inspect copies of the applications the plans and any other documents submitted with them, at the Council Offices, Foster Avenue, Beeston, Nottingham, NG9 1AB during all reasonable hours until 15th July 2009.

Anyone who wishes to make representations about these applications should write to the Council at the above address by the above date.

S. Dance  
Head of Planning  
and Building Control  
On behalf of Broxtowe  
Borough Council

Date: 24th June 2009

## Bid for homes cash

A BID will be submitted to develop old garage sites in Chilwell into up to 14 council homes. Broxtowe Borough Council's cabinet agreed to apply to the Homes and Community Agency for a share of the Government's £100m for council new builds.

There are two opportunities to bid - at the end of July and the end of October. The homes would be built at Wheatgrass Road and Sunnyside Road, in Chilwell.

NSP 24/6

DK 24/6

NSP 24/6

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# New homes set for green sites

By Laura Rands  
[news@eastwoodadvertiser.co.uk](mailto:news@eastwoodadvertiser.co.uk)

AROUND 4,000 houses will be built on greenbelt land in the Broxtowe borough during the next 17 years.

A report out last week revealed that, of the 6,800 new homes planned for the borough between 2006 and 2026, 2,800 will be built on brownfield sites and the rest will have to go on greenbelt because of a lack of space.

Watnall, Nuthall, Cossall and Trowell have all been suggested for areas of development.

Broxtowe's prospective parliamentary candidate for the Tories, Anna Soubry, said the document, released to the public last Monday, had caused uproar, not just because it suggested building on greenbelt, but also

because Broxtowe was the most densely populated borough in the county, excluding Nottingham.

Ms Soubry said: "This land is vitally important to us. It's going to eat up lovely villages like Cossall and Trowell and will cause urban sprawl."

Cllr Ken Rigby, who represents Kimberley and Trowell on Nottinghamshire County Council, represented Broxtowe and chaired the committee.

Anna Soubry continued: "By chairing the committee, he is taking away any ability he has to represent his community and stand up for the borough. He should be fighting off the bulldozers coming to Broxtowe but instead he is sitting in the driver's cabin."

Kimberley town councillor Mel Crow added: "It's the biggest development plan that has hit the borough in many many years. It's really concerning."

But Cllr Rigby said: "Under

current land availability, we are 4,000 short of legitimate building land and therefore some greenbelt will have to be given to accommodate that.

"I did find the Government figures unpalatable. However if they are correct, the younger generation will need houses to live in and it is our duty to build them. If we have got to build on greenbelt, I will be demanding a fair spread across the borough."

Core strategy groups were set up in the Midlands after Nottinghamshire, Derbyshire and Leicestershire were identified by the Government as areas of growth because of the M1 and railway links.

Public consultation will be held until July 31 and you can comment online by following the link from [www.eastwoodadvertiser.co.uk](http://www.eastwoodadvertiser.co.uk).

There are also details of various public meetings where the issue will be discussed on Broxtowe's website.

ERK 26/11



## Have your say on planning strategy

### **BROXTOWE BOROUGH:**

Residents are being urged to have their say on planning policy in Notts.

A strategy is being drawn up that will guide development in the borough and across Notts up to 2026.

No decisions have yet been made, and there is the opportunity for residents to influence the shape of Greater Nottingham in the future.

Presentations and discussions on the proposals will take place at the borough's Community Action Team meetings, parish council meetings and at local schools through July.

The consultation is running until July 31. For more information, or to comment, visit [www.broxtowe.gov.uk](http://www.broxtowe.gov.uk) or [www.gngrowthpoint.com](http://www.gngrowthpoint.com)

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NEP 117

## Planning policy talks with team

RESIDENTS are being urged to have their say over future development in the area.

People are invited to Nuthall West and Watnall Community Action Team's (CAT) meeting at the Log Cabin, behind the Royal Oak pub, in Watnall, tomorrow at 7.30pm.

Planning officers will talk about the Nottingham Core Strategy, which sets out policies to guide development for the next 12 years.

The CAT will also discuss plans to create a Friends of Spinney Woods group, as Broxtowe Borough Council has bought the woodland.

NEP 7/7

**DEVELOPMENT CONTROL**

**'Aligned Core Strategy' – where is housing growth in Broxtowe to go?** *by the Editor*

WORDS that are going to feature a lot during the next few years are 'Greater Nottingham Aligned Core Strategy'.

Unfortunately, associated with those words you are also going to hear a lot of policy-speak and local authority mumbo jumbo as the six councils of Greater Nottingham – Broxtowe, Ashfield, Erewash, Gedling, Nottingham City and Rushcliffe – work with Derbyshire and Nottingham County Council to prepare a 'new aligned and consistent planning strategy for Greater Nottingham.'

In a nutshell, the Government has said that space for 60,600 new houses

has to be made available in Greater Nottingham to 'accommodate growth' between now and 2026.

The six local authorities that make up Greater Nottingham have been coordinating a 'Core Strategy' to decide where this housing should go. So far, general areas for growth have been identified (such as Trowel Moor and Toton Sidings in Broxtowe) and potential housing allocation numbers have been agreed. The Aligned Core Strategy is set to replace each authority's current Local Plan with a set of policies that "discuss the key issues facing the area and guide its development up to 2026."

**Greater Nottingham Proposed Housing Allocations**

Broxtowe	6,800
Ashfield	3,600
Gedling	8,000
Erewash	7,200
Nottingham City	20,000
Rushcliffe	15,000
<b>Total</b>	<b>60,600</b>

The number for Broxtowe seems high when considered in relation to our precious areas of green belt, but the figure includes housing built since 2006. This immediately brings the 2009 requirement down from 6800 to 4744.

Without us getting too embroiled in the detail of

the Core Strategy at this stage (plenty of time for that later), Broxtowe Borough Council is currently seeking the views of its residents on:

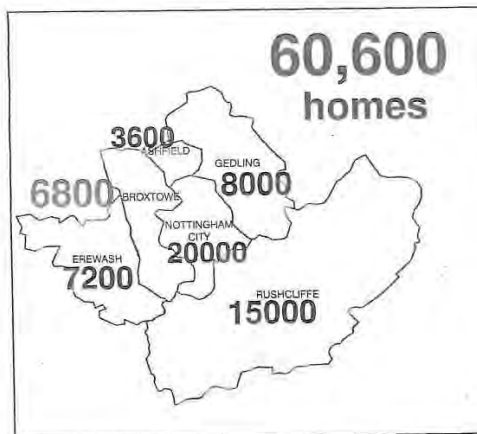
- What are the most appropriate locations for new development?
- What level of growth is appropriate for the more rural areas?
- Should we be looking to identify potential housing sites beyond 2026?

**Get involved**

Planning officers from Broxtowe council are out and about in the borough introducing the Core Strategy to residents at Community Action Team (CAT) meetings. A series of 15 leaflets has been produced that contain information and questionnaires relating to the Core Strategy. One of the first things you might notice is that the consultation period is very, very short and ends on July 31, 2009.

To get involved, submit your views on the issues outlined briefly above so the council can instigate the next stage, Preferred Options, in January. Call at the council offices on Foster Avenue and request a set of leaflets or visit the Broxtowe website ([www.broxtowe.gov.uk](http://www.broxtowe.gov.uk)) and look under Planning Policy – Core Strategy.

If you, as the residents of Broxtowe, leave input to this Aligned Core Strategy to someone else, you can't really complain if you wake up one morning to find that every scrap of green belt land between Beeston and Brinsley is covered in seamless Tey Town-style housing!



**Bramcote Hills  
Housing plan for golf club car park**

A DEVELOPER has applied for permission to build housing on the car parking of the former Bramcote Hills Golf Club.

Mr J Rathour has submitted a planning application to Broxtowe Borough Council to construct a small residential development on the site in Thoresby Road.

The nine-hole course has been closed throughout 2009 after the club's shop was vandalised.

NEP 817

Beeston again 1017

51

## Last chance for your say on new home sites

MORE than 375 people have responded to a consultation in and around Nottingham about where to build 60,000 houses. Local councils in Greater Nottingham are asking for residents' views on where new homes should go between now and 2026. The consultations on the councils' Core Strategies close on Friday and councils are urging people to respond before the deadline.

However, some councillors are disappointed at the response. When news first broke about potential housing sites, more than 3,000 Notts residents contacted their local MP or council to protest. Now, Coun Michael Rich, Liberal Democrat leader of Broxtowe Borough Council, believes the current response compares unfavourably at a time when residents' views could have an im-

act on decisions taken. He said: "So far the public response has been, to say the least, disappointing. This is the public's chance to have a say and we have publicised this consultation extensively to encourage a response." In Broxtowe, 77 responses were received. In Rushcliffe, there were 70, in Gedling 152, plus seven detailed submissions, in Erewash just one response has been received, and in Ashfield, it is 30, but the council says

they are now coming "thick and fast". In Nottingham, more than 50 responses have been received, but there have also been submissions from area committees. Mr Rich said: "People need to tell us now." For information or to take part in the consultation contact your local council or go to [www.gngrowthpoint.com](http://www.gngrowthpoint.com), which includes details of proposals. The closing date is Friday.

For all the latest breaking news, comment and analysis during the day visit [thisisnottingham.co.uk](http://thisisnottingham.co.uk)

NCP 29/1/09

Funk 7/2/09

# Dismay at lack of homes opposition

By Laura Flanks  
[news@eastwoodadvertiser.co.uk](mailto:news@eastwoodadvertiser.co.uk)



**DISAPPOINTED:** Broxtowe Borough Council leader Cllr Michael Rich.

**BROXTOWE** Borough Council leader Michael Rich has spoken of his disappointment after just 200 people registered their opposition to a proposed plan to build 4,000 new houses on greenbelt land in the area.

When the plan was first mooted by the government more than a year ago, 2,000 people wrote to the council expressing their anger.

A month ago a detailed report on the proposals was released, including identifying sites such as Wainall, Nuthall and Cossall, after committees were set up to look at potential sites. The report was then put out to public consultation, but this time just 200 people responded registering their upset.

A report said 6,000 new homes were proposed for the borough between 2006 and 2026 - 4,000 of which could go on greenbelt land due to a lack of space.

The borough council opened up the proposals to public consultation in June and July, but less than 200 letters and email responses were received.

Now Cllr Rich thinks most of the original 2,000 residents who voiced their concerns did not reply this time thinking their original responses still stand, but that is not the case.

He said: "The enthusiasm for the public making objections was used up at that time and now there is a time to protest, but people think they have already done it. The comments from over a year ago will not be looked at - they are irrelevant. I said at the time it was too early.

"I know the public do have strong feel-

ings about this but the response has been, to say the least, disappointing. People need to tell us now, where they want new house building to be located. It is vital that Broxtowe residents are involved, as what happens at the next stage will determine development patterns over the next 20 to 30 years."

The official consultation period ended on July 31, and the feedback form is no longer online. However, Cllr Rich said he would still take letters into consideration. Residents should send letters to Michael Rich, Broxtowe Borough Council, Town Hall, Foster Avenue, Beeston, Nottingham, as they can still be considered when finalising the plans.

Many councillors in the borough are worried the housing will 'eat up villages and small towns', causing urban sprawl.

The council will publish proposed sites in January 2010 and there will be a final stage for consultation in September 2010. A Government inquiry will be held in spring 2011 and the final plans will be announced in October the same year. If the sites are agreed it will pave the way for developers to submit applications hoping to build there.

## 20-mile walk to make green belt point

THE Conservative prospective Parliamentary candidate for Broxtowe is today sponsoring what will be part of her campaign to stop development on the borough's green belt.

Anna Soubry's two-day walk on belt land around Toton, Towell, Aswell, Kilmington, Nuthall, Beeston and Chilwell.

Miss Soubry said she hoped to raise the issue from the Trezona Hos-

pital. She said she had of view from Trezona and looked

after at Trezona in her final months and I know what a wonderful job it does for the terminally ill and their families."

The Government has given Broxtowe Borough Council a target of 6,000 new homes to be built by 2026. Due to a shortage of greenfield sites, thousands will have to be built on green belt land.

Ms Soubry said: "Unfortunately, the ruling Labour and Labour group on the council appear to have accepted the Government's target and say development in

Broxtowe's green belt is 'inevitable'. I am opposed to any development on Broxtowe's green belt - you only have to look at the map to see how it defines towns and villages throughout the constituency and prevents urban sprawl from Nottingham. When you walk through it you can see why it is such a wonderful asset, rich in nature and providing green spaces for everyone to enjoy."

Anyone who wants to sponsor her can should go to [www.justgiving.com/Anna-Soubry/](http://www.justgiving.com/Anna-Soubry/)



**TREKKER:** Anna Soubry

NCP 17/8

## **Appendix 5 – Press Cuttings 2010**

## DEVELOPMENT CONTROL

13/2 NBP

# 50,000-home plan is taken to the people

By **CHARLES WALKER**  
Political editor

**MORE than 70 public meetings are planned throughout greater Nottingham to tell residents about plans to build 50,000 homes.**

A major consultation exercise begins on Monday over big changes in Notts during the next 16 years.

The long-term plans, known as "core strategies", also cover economic development, transport; measures to combat climate change; the creation of travellers' sites and other schemes.

As well as the meetings, which will include sessions with planning officers, there will be displays and information in shopping centres, libraries, community buildings, doctors' surgeries and other locales.

Each local authority is developing its own core strategy but all of the councils in greater Nottingham - which includes, Nottingham City, Erewash, Broxtowe, Gedling, Rushcliffe,

## 70 meetings to air views

and part of Ashfield - are co-ordinating efforts so ideas are aired at the same time.

The only exception is the remainder of Ashfield, where the consultation period is later.

Matt Gregory, a planning officer overseeing the process, said: "This is an opportunity to get involved before councils publish their final plans. It is a good opportunity to have your views heard and influence the plan."

The house-building plans are likely to prove most controversial. The level of development required has been set by the Government through a regional planning process.

Councils are finalising where they think the bulk of this development should go. They are proposing sites for large new settlements, called "urban extensions", which will be put on the edges of the conurbation.

They include proposals for major developments east of

Gamston and south of Clifton. The proposals now on the table have in the main been assessed for flooding and transport issues.

Mr Gregory said now was a vital time for the public to contribute because the next stage in the process is the creation of a draft submission to the secretary of state for communities. This will fix the councils' plans.

To find out about consultation events in your area contact your local council. The following web pages will be live from Monday:

- Broxtowe Borough Council, [www.broxtowe.gov.uk](http://www.broxtowe.gov.uk); the consultation programme will be prominently signed via "news";
- Erewash Borough Council, [www.erewashcouncil.com/ldf](http://www.erewashcouncil.com/ldf);
- Gedling Borough Council, [www.gedling.gov.uk/index/pe-home/pe-lp-home/pe-lp-loc-aldevel/pe-lp-gnacs.htm](http://www.gedling.gov.uk/index/pe-home/pe-lp-home/pe-lp-loc-aldevel/pe-lp-gnacs.htm);
- Nottingham City Council, [www.nottinghamcity.gov.uk/corestrategy](http://www.nottinghamcity.gov.uk/corestrategy);
- Rushcliffe Borough Council, [www.thebigpicture-rushcliffe.com](http://www.thebigpicture-rushcliffe.com);
- Greater Nottingham Growth Point, [www.gngrowthpoint.com](http://www.gngrowthpoint.com)

[charles.walker@nottinghameveningpost.co.uk](mailto:charles.walker@nottinghameveningpost.co.uk)

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(872 Recorder

# County to get 50,000 homes over 16 years

MORE than 70 meetings are taking place to tell greater Nottingham about plans to build 50,000 homes.

The consultation, on changes over the next 16 years, began on Monday.

The long-term plans cover economic development; transport; climate change and travellers' sites.

There will be displays in shopping centres, libraries, community buildings, doctors' surgeries and other locales.

Each local authority is developing its own

core strategy, but all councils in Nottingham City, Erewash, Broxtowe, Gedling, Rushcliffe, and part of Ashfield are coordinating their efforts.

Matt Gregory, a planning officer overseeing the process, said: "This is an opportunity to get involved before councils publish their final plans. It is a good opportunity to have your views heard and influence the plan."

The house-building plans are likely to prove most controversial.

(912 ZKA

## Parking fears over plan for homes at old shops

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**CONSULTATION:** Officers from Broxtowe Borough Council are doing a talk about housing development plans next week.

The officers will be doing a talk on the Core Strategy programme at Eastwood Town Council officers on Monday, March 15.

The Core Strategy document details the number of houses that have got to be built in the Broxtowe borough between now and 2026. Many houses will have to be built on green-belt land.

Members of the public are encouraged to attend the meeting, which will start at 7pm.

### Village meetings planned

TROWELL Parish Council will be hosting two meetings this month to discuss a plan to build houses in the village over the next six years.

At the first meeting on Tuesday March 9 at 7.15pm at Trowell Parish Hall, representatives from Broxtowe Borough Council will give demonstrations about the Nottinghamshire Aligned Core Strategy which aims to build houses in and around the village.

On Wednesday March 17 there will be a public con-

sultation evening at the hall where residents will discuss proposals in the strategy.

A parish council spokesman said: "The parish council feels it is imperative that local residents come and give their opinions at both these meetings as, if this strategy is accepted - by the borough council in its current format, the village of Trowell will disappear completely."

To read reactions from the first meeting see next week's edition of the Ilkeston Advertiser.

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Ilkeston  
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### Discuss homes plan

A PUBLIC meeting to discuss plans to build thousands of homes will be held at the Temple Centre in Nuthall on March 16, at 7pm. Hosted by Nuthall Parish Council, it is part of the consultation process where residents can have their say.

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NBP

2



## TOWN AND PARISH COUNCILS

6/3 N&P

### Parish council urges residents to have say on homes

By BRYAN HENESEY

THE village of Trowell could disappear if plans to build 1,500 new homes go ahead, it is claimed.

Two public meetings have been announced to discuss the plans.

Councils across the county are currently consulting with the public over the Greater Nottingham Aligned Core Strategies, which outline the sites where 32,000 homes could be built between now and 2036.

But Trowell Parish Council claims the village would be "swallowed" by plans drawn up by Broxtowe Borough Council.

The council's proposed strategy identifies three areas of open space near the village where more than 1,500 houses could be built - effectively increasing the size of Trowell by almost two-thirds.

A parish council statement said: "Despite three of the proposed housing developments being located in Trowell, the village is not even mentioned by name in the strategy."

"If all these sites are approved, huge swathes of greenbelt will be lost and Trowell will be swallowed up completely, its village identity lost forever."

The three sites earmarked in-

# Plans mean village 'will disappear'

clude land north of Stapleford, land to the west of Coventry Lane, and land west of Bilborough Road.

The last census in 2001 said 2,560 people lived in Trowell, which last year was crowned Notts Calor Village of the Year.

The parish council has called two public meetings to discuss the core strategy plans.

The parish council added: "The parish council feels it is

imperative that local residents come and give their opinions at both these meetings as if this strategy is accepted by the borough council in its current format, the village of Trowell will disappear completely."

The meetings will be held in Trowell Parish Hall, in Stapleford Road, on Tuesday, at 7.15pm, and Wednesday, March 17, at 7.45pm.

The sites in Broxtowe bor-

ough are among 13 in Notts which planners believe are appropriate for future housebuilding.

The councils in Godling, Broxtowe, Rushcliffe, Erewash and Ashfield began undertaking their own consultations last month and will continue until April 12.

bryan.henesey@nottinghameveningpost.co.uk

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**CONSULTATION:** Every household in the Broxtowe borough will be receiving a consultation form about housing developments in the area over the next few days. Residents will receive a summary document of the Greater Nottingham Aligned Core Strategy together with a consultation response form. The core strategy project outlines where several thousand houses will be built in the borough between now and 2026. A meeting about it will take place on March 15 at Eastwood Town Council offices.

17/3  
ZAA

17/3 Beeston Express

## Consultation on new housing plans under way

by the Editor

OVER the next few days, every household in Broxtowe will be receiving a summary document of plans that will not only shape the future of the borough, but will also physically shape the borough.

The summary document is of the Greater Nottingham Aligned Core Strategy. It will be delivered with a consultation response form, and Broxtowe Borough Council hopes that as many Broxtowe residents as possible take the time to read the plans and take part in a consultation that will profoundly affect where we live.

The Core Strategy is a set of policies that will guide the development of the Greater Nottingham conurbation until 2026, and will form a key part of a new set of planning policies that will replace Broxtowe Borough Council's Local Plan.

As well as the summary document, the proposals are to be discussed at regular Town and Parish Council meetings, and a series of extra meetings will take place across the borough.

The Core Strategy deals with housing growth (the Government wants Broxtowe to find room for more than 6000 houses before 2026.

Where should they go? On the green belt? Make your views known), employment and climate change.

Comments from residents should be received by 5pm on Monday, April 12, 2010. After the consultation, the council will work with the other councils in the conurbation to refine the strategy, which will then be re-published to allow for formal representations to be submitted in September 2010. Following this, it will be submitted to the Secretary of State for independent examination.

The important thing is to make sure you take part in the consultation, either via the public meetings or via the form coming through your door.

There will be very little point in grumbling in ten year's time because the precious green belt we have left in Broxtowe is fast disappearing under a deluge of new-build housing. Sites being suggested include part of the Boots/Severn Trent site in Beeston, 1000 homes on land between Toton and Stapleford, Toton Sidings, and 480 homes between Stapleford and Trowell.

You are being given every opportunity to have *your* say as to where you think this housing should go. Use it.

### Core Strategy – Public Consultation Meetings

Saturday, March 13	Beeston Square Public Exhibition, 10am – 1pm
Monday, March 15	Eastwood (Town Council) at 7pm
Tuesday, March 16	Cossall (Parish Council) at 6.45pm
Tuesday, March 16	Nuthall (Parish Council) at 7pm
Wednesday, March 17	Trowell Parish Hall at 7.45pm
Thursday, March 18	Awsworth (Parish Council) at 7pm
Friday, March 19	Toton, Coronation Hall at 7pm
Monday, March 22	Greasley (Parish Council) at 7.30pm
Tuesday, March 23	Beeston – Town Hall, Foster Avenue (Old Council Chamber) at 7pm
Thursday, March 25	Stapleford, Maycliffe Hall at 7pm
Thursday, March 25	Kimberley (Town Council) at 6.30pm

19/3 EKA

OFFICE

**HOUSING:** Public meetings will take place in Greasley and Awsworth over the next week to discuss plans for housing in the Broxtowe borough.

Broxtowe Borough Council officials are touring town and parish councils to discuss the proposed sites for the borough's housing developments between now and 2026.

The council's core strategy plan will be discussed at Awsworth Parish Council on March 18 and Greasley Parish Council on March 22.

Consultation letters are also being sent out to every resident in the borough this month with suggested sites and a form to return with comments and suggestions.

**BUSINESS**

✓

## HOUSING

# Coalition sets out plans

The coalition has revealed its programme of government - giving voters their first idea of exactly what lies ahead. **Delia Monk** reports on what it means for Nottinghamshire

AT the beginning of this month, Notts councils were still under orders to find land for 60,000 homes by 2026.

Now, after months of public consultation, and a year of planning, the new government has promised to rip up the targets and start again.

Conservative Rushcliffe Borough Council leader Neil Clarke, who was told 13,000 houses must be built in the borough by the former government, welcomes the move.

He believes it will give the council more power to protect the green belt and he hopes several thousand homes will be shaved off the target.

A planning application for 5,000 houses on green-belt land south of Clifton has already been submitted and 4,500 homes and a new football stadium have been proposed for the Gamston green belt.

He said: "It allows us to reassess what we believe the housing demand is and where they should actually go."

"We'll still be under pressure from developers who will be anxious to keep putting forward applications."

"Although I'm quite sure developers will want to build on the green belt, we will still bear in mind that we have pledged that we will do all we can to protect the green belt."

Rushcliffe does not have a local plan, which stipulates where houses should be built, and the leader is keen to start working on one to strengthen their case in any planning inquiry.

"We can't hang around very long and we need to get on with the process," he said.

But Labour councillor Milan Radulovic, housing spokesman at Broxtowe Borough Council, warned that without the tar-

gets, the country could return to "Victorian Britain", with vast green-belt construction.

He said: "The devil will be in the detail. Does that mean that developments will no longer be strategic? Decided by the whim of local councils? Will we have no longer-term planning infrastructure and strategic planning for the future?"

But he admitted that Broxtowe's target of building 6,000 homes was too high.

Other sites earmarked for housing include Gedling Colliery and Chase Farm, Top Wigham Farm, Gedling, land north of Papplewick Lane, Hucknall, Fells-Rogee, in Ash-



**Warning:** Milan Radulovic says the devil of the new Government policy on new housing will be in its detail.

field, Waterside Regeneration Zone and the remainder of the Boots site in the city, and Station Tip, in Hemphill Vale.

In Broxtowe, the council had said about 2,000 homes could be built on land at the Severn Trent and Boots site, land between Stapleford and Toton, including Toton Sidings, land at Fields Farm, north of Ekeston Road, in Stapleford, and also on a patch of land between the M1 and Coventry Lane, Billborough Road and Woodhouse Way.

The council had not specified how many houses would go on each site.

22/5  
NBP

15

1913 ZKA

## Development plan meeting

KIMBERLEY Town Council has called a public meeting to discuss controversial plans to build 6,800 houses in the Broxtowe borough.

Representatives from Broxtowe Borough Council have been giving talks to parish and town councils over the last few weeks and have posted out consultation surveys for residents to suggest sites for the houses, which will be built by 2026.

Kimberley Town Council is now holding a meeting on Thursday, March 25, to collate

responses and objections from residents.

Cllr Ian Campbell said: "Any development of this size will undoubtedly impact on local infrastructure and possibly even the very identity of towns and villages, as separate built-up areas merge into one.

"This will also have implications for greenbelt land, traffic, transport, schools, medical facilities and emergency services."

The meeting will be at Newdigate Street parish hall at 6.30pm.

DEVELOPMENT CONTROL

26/3 Ilkeston Advertiser

# New home plan 'will kill villages'

by Amy Hirst  
news@ilkestonadvertiser.co.uk

**MORE** than 100 residents turned out to a public consultation meeting in Trowell to voice their views on where new houses should be built.

The Government has said that Broxtowe Borough Council have to build 6,800 new homes between 2006 and 2026.

Since 2006, 1,735 homes have been built, or have permission, meaning sites for 5,065 homes still have to be found.

Planners have identified five potential sites, but residents in Trowell are not happy with their suggestions and say that if houses are built on the sites, Stapleford and Trowell will be joined and their village will be lost.

Neil Jackson, who lives on Stapleford Road in Trowell, said: "If houses are built where they've suggested Trowell and Stapleford will turn into a town and our village will be gone for good."

"We don't want these houses building, there's other sites that can be used. The sites are all in or on the boundary of Trowell and if Erewash Borough Council build at Stanton we'll be completely sandwiched."

Land off Woodhouse Way, land off Bilborough Road, land off Coventry Lane, land north of Stapleford and land between Toton and Stapleford were identified by independent planners as suitable sites for development.

Mr Jackson said: "They call it land north of Stapleford but



**LOSING IDENTITY:** Trowell residents Graham Lockwood, Dave Stocks, Neil Jackson, Adrian Harper and Ian Turner are angry at the plans which could see Trowell and Stapleford join together.

it's Trowell. It's Field Farm, we all know that but planners from London don't have a clue.

"There's plenty of room for houses in Watnall or other areas. There's no room in Trowell for these developments."

Other issues raised by residents at the meeting included traffic, schools and the potential for flooding.

Leader of Broxtowe Borough Council, Cllr Michael Rich, urged residents to return feedback forms to the council with reasons

why they do not want to see the new homes built on the proposed sites.

He said: "We're having these meetings to let you all know what is happening, nothing is set in stone, we need your feedback to take this forward."

As a result of the plans Stapleford and Trowell Rural Action Group (STRAG) have re-launched to fight the proposals.

The group handed out leaflets at last night's meeting to drum up support.

214 ZKA

## Have your say on housing

**Sir**  
 Broxtowe Borough Council has issued a leaflet asking for comments on a plan to build a very large number of houses in the area covered by the Advertiser. If the plans go ahead there will be considerable changes locally and a lot of green spaces will be lost.

Many residents in Brinsley (and possibly other areas) have not received the leaflet.

I am writing to stress how important it is to comment on the plans and to suggest to anyone who has not received the leaflet to phone the council on 0115 917 3461.

They will then send a form so people can make their feelings known. Comments must be made by April 12. There is also a facility to reply on the council's website.

**J. Page,**  
 Brinsley

16/4 ZKA

# Fury over 'missing' consultation letters

by Laura Rands  
 news@eastwoodadvertiser.co.uk

BRINSLEY residents are up-in-arms after discovering they did not receive a consultation letter informing them about potential housing developments in the area.

Chris Fearn only heard about the letter he should have received from Broxtowe Borough Council on Monday - the day the consultation expired.

He went to drop his children off at school and said at least a dozen parents said they had not received the letter, and one parent said nobody on Church Walk had received one.

Mr Fearn said: "We have all missed the opportunity to log a complaint. They (the council) say they have had issues with some of the distributors, but that's not our problem. It's theirs."

"We've got loads of greenbelt areas that they have been trying to build on for years and years so we're all worried."

Heidi King, another Church Lane resident who did not receive the letter, said: "We are all really



**FURIOUS** Brinsley residents who say they did not receive the consultation letter asking for feedback on housing plans.

angry about it. Everybody is. "At the end of the day I bought my house partly because of the lovely views out of my windows and we have not had the chance to say what we think about it."

Under Government plans, over 5,000 new houses must be built across the Broxtowe borough between now and 2026.

"The council sent letters out to residents last month asking what they would think to developments

in their particular areas. But Mr Fearn said the sites should be identified before the consultation, not after.

"People who have received the letter probably won't show much concern because it doesn't give enough detail."

"They won't complain unless they know exactly where the housing will be and if it will directly affect them," he said.

The residents asked planning

officers to extend the consultation deadline, but their request was declined.

A Broxtowe Borough Council spokesperson said: "We have asked the company involved to investigate and provide audit information about Brinsley."

"We do however know that some addresses in the village have received the leaflet as we have already received responses from some of them."

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## **Appendix 6 – Press Cuttings 2011**

## ECONOMY AND REGENERATION

# New housing in Broxtowe

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Beeston  
Express

CORPORATE  
COMMUNICATIONS

## Where should it go?

THE last government decided that Greater Nottingham would need to find space to build about 50,000 new homes by 2025 and, as dutiful citizens, we sat and listened to the proposals of the 'Core Strategy', the scheme that would see these new homes delivered – a number of them on Broxtowe's Green Belt land.

The Core Strategy slipped out of sight around the time of the General Election in 2010 but now it's back, and Greater Nottingham's local authorities are being asked to find space for 52,000 new homes this time. The 'Aligned Core Strategy' apportions the new build housing allocation depending on the population density and spare land within each of the boroughs, and Broxtowe has emerged with a requirement to find space for 5765 of the 52,000 houses needed.

At the time of the earlier Core Strategy proposal, the councils of Greater Nottingham got themselves together and commissioned a study to identify possible sites in the conurbation.

Five were suggested for Broxtowe: the Boots site (550); Field Farm at Stapleford north of Ilkeston Road (450) and land west of Toton Lane (800) at Stapleford. A further 1775 could be built on sites at Awsworth, Kimberley, Eastwood and Brinsley. Land in Nuthall near to Junction 26 may be considered. Space for the remaining 2000+ would be found on smaller agreed sites.

Broxtowe Borough Council's own preferred strategic sites in the Aligned Core Strategy, based on feedback from that previous consultation, are those at Field Farm and west of Toton Lane.

This time, the government has

produced a consultation paper with more information and where people are invited to voice their opinions.

The government states that, if a local authority does not produce a local plan that includes the strategic plans of all the authorities in the greater conurbation, developers can apply for permission to build virtually anywhere they want, and the local authority would either have to allow this – or face a costly legal challenge.

Although the Aligned Core Strategy is still at its consultative state, this doctrine has already been put to the test elsewhere – and the developer won.

Another factor that the council must take into consideration is that the amount of finance a local authority receives from the government is directly affected by the amount of house building being carried out in the area, under the 'new homes bonus'.

### Consultation period

The consultation period started at the end of July 2011 and is due to end at 5pm on Monday, October 3, 2011. For more information and to respond, go to [broxtowe.gov.uk](http://broxtowe.gov.uk) or call (0115) 917 3452 and ask to speak to a member of the Planning Policy team.

## Rescue centre's expansion bid

319

NBP

THE founders of an animal sanctuary are looking for donations to help them expand.

Jon Beresford, who founded Brinsley Animal Rescue with Beth Hewis four years ago, has submitted a planning application to convert an on-site garage into an animal hospital, and an estimated cost of £15,000.

The sanctuary took in 900 animals in the last year, but there is little room left in the five-bedroom house.

Miss Hewis said: "We just need more room to deal with the intake. We use five rooms in the house to hold animals at the moment, and we already have about 20 hedgehogs in our utility room."

If the planning application succeeds, the garage will be converted to house an isol-

ation unit for animals with transferable diseases, an admission room and a rehabilitation room.

Mr Beresford and Miss Hewis, who run the centre with the help of volunteers, rely on donations.

The planning application, which was submitted to Broxtowe Borough Council on August 1, is currently under review, although a date has not been set for a decision to made.

So far, Brinsley Animal Rescue fundraising efforts have raised £5,000.

Anyone interested in helping the sanctuary can get in touch by calling 0845 4582813 or e-mail [nfo@brinsley-animalrescue.org](mailto:nfo@brinsley-animalrescue.org).

More information about the sanctuary can be found at <http://brinsleyanimalrescue.org>.

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CORPORATE COMMUNICATIONS

**ECONOMY AND REGENERATION**

819 ZIK  
AdW

**Meetings over housing plans**

A SERIES of public meetings are being held for Broxtowe residents to see plans for new homes in and around the borough.

The Council needs to identify new sites for housing to accommodate 6,126 new homes by 2026.

Approximately half of these new homes would need to be built outside existing urban areas with the majority of these in the Green Belt.

A combined total of 1,250 homes could be provided on two strategic sites at Toton Lane, between Toton and Stapleford and Field Farm, north of Ilkeston Road, Stapleford with the remainder to be provided in other areas of the borough.

A meeting takes place tonight for residents of North Stapleford at Pastures Road Community Church at 7pm. A meeting for Trowell residents takes place on Wednesday September 14 at Trowell Parish Hall from 7.45pm.

819 ZIK  
AdW

**EXTENSION PLAN:** Mr Marcia Cameron of 3, Wadsworth Road, Stapleford, has asked for permission from Broxtowe Borough Council to construct single storey front, side and rear extension.  
To see details visit [www.broxtowe.gov.uk](http://www.broxtowe.gov.uk) and follow links to the planning section.  
**DECISION:** Conditional permission has been granted by Broxtowe Borough Council for five new apartments to be built by Mrs J Budden of 143, Derby Road, Stapleford.

919 ZKA

**AIR CON:** Ms Johanna Lee at Walbrook Management has submitted planning permission for six signs, three air conditioning units and three fan units for the Man In Space pub, Eastwood.

**EXTENSION:** Dr Burns wants a one-storey rear extension on his property at 16 Corbiere Avenue, Watnall.

**CONSERVATORY:** Mr Gregory has applied to build a conservatory at 48 Newdigate Street in Kimberley.

719 NBP

**Soubry steps into debate on homes**

A GOVERNMENT Secretary of State has expressed "surprise" over the way Broxtowe Borough Council is handling plans to build new houses.

The council is asking people where they think almost 6,000 new houses should be built from now until 2026.

Broxtowe's Conservative MP, Anna Soubry, said people should have been asked how many houses they wanted built before a figure was announced.

She took what she admitted was an "unusual step" in writing to all borough councillors about the matter, ahead of a meeting today which will discuss the plans. MPs do not normally get involved in council planning matters.

In the letter, written yesterday, she said: "Last night I spoke to the Secretary of State, Eric Pickles, who expressed his surprise that Broxtowe has accepted a figure, especially given the effect on our green belt."

"We agreed that Broxtowe should have consulted first and examined all the evidence and then set a figure."

Labour councillor Steve Barber said the figure of 5,765 houses could still change.

He said: "The number will probably be reset - that number is far from being finalised."

"In Broxtowe we've got 17 per cent of [Notts] homes but we're taking 11 per cent of houses, so we're taking fewer."

He said even if 5,765 homes were built, there would not be enough houses in the borough.

919 ZKA

**BROXTOWE BOROUGH COUNCIL  
AUGNED CORE STRATEGY CONSULTATION  
25TH JULY UNTIL 3RD OCTOBER 2011**

Public Drop in sessions at  
Boris Pavilion, Cordy Lane, Brinsley  
12.00 until 8.00pm on Monday 12th September  
Foshwood Volunteer Centre, Wellington Place behind the library  
12.00 until 8.00pm on Thursday 15th September  
Conception Hall, Portland Road, Toton  
12.00 until 7.00pm on Tuesday 20th September

**S Dance**  
Head of Planning and Building Control  
On behalf of Broxtowe Borough Council

919 EKA

**BUSINESS:** Broxtowe Borough Council is hosting another networking event for business-women across the borough. The workshop on September 21, to be held at the Belfry Hotel, will educate women on how to 'regain their personal power'.  
The cost of attending the event is £10 and stand spaces are also available for an additional £15. If you would like to book yourself onto the event, or would like further information about the network, please contact Broxtowe Borough Council on 0115 917 3446 or email [ecdev@broxtowe.gov.uk](mailto:ecdev@broxtowe.gov.uk).

919  
ZKA

**WORKSHOP:** Businesses in Broxtowe are being given the opportunity to find out more about their responsibilities as employers at a free HM Revenue and Customs workshop in Beeston.  
The free workshop on September 23 will cover a range of topics related to 'Becoming an Employer', including everything from responsibilities to online filing.  
To book a place call 0115 917 3446, email [ecdev@broxtowe.gov.uk](mailto:ecdev@broxtowe.gov.uk) or visit [www.broxtowe.gov.uk/business](http://www.broxtowe.gov.uk/business) for more information.

CORPORATE COMMUNICATIONS

CORPORATE COMMUNICATIONS

2

19 NCP

BROXTOWE  
BOROUGH COUNCIL  
ALIGNED CORE  
STRATEGY CONSULTATION  
25th JULY UNTIL  
3rd OCTOBER 2011

**Public Drop In sessions at**

Bowls Pavilion, Cordy Lane,  
Brinsley.  
**12.00 until 8.00 p.m. on  
Monday 12th September**

Eastwood Volunteer Centre,  
Wellington Place behind the  
library.  
**12.00 until 8.00 p.m. on  
Thursday 15th September**

Coronation Hall, Portland Road,  
Toton.  
**12.00 until 7.00 p.m. on  
Tuesday 20th September**

S Dance  
Head of Planning  
and Building Control  
On behalf of Broxtowe Borough  
Council

19 Beeston  
Express

Broxtowe Borough Council

**Aligned Core  
Strategy  
Consultation**

July 25 to October 3, 2011

Public Drop In Sessions at:

**Bowls Pavilion,  
Cordy Lane, Brinsley  
Monday, September 12  
12 noon to 8pm**

**Eastwood Volunteer  
Centre  
Wellington Place  
(behind the library)  
Thursday, September 15  
12 noon to 8pm**

**Coronation Hall  
Portland Road, Toton  
Tuesday, September 20  
12 noon to 7pm**

*Issued by S Dance,  
Head of Planning and  
Building Control,  
on behalf of Broxtowe  
Borough Council*

**ECONOMY AND REGENERATION**

919 ZKA

**The big issue**

■ ALMOST 2,000 houses are being built in the north of the borough. Although developments will hit every town and village, much of it will land in the Nuthall and Watnall area where there is a lot of greenbelt land. Reporter Laura Rands spoke to residents in the area to see what they made of it all...



**CLAIRE GILL, 59, NUTHALL**  
 "I have got very mixed feelings. It depends where the sites are. In principal I'm against building on green belt because we need open space. It depends where they are."



**LYNSEY WALKER, 36, KIMBERLEY**  
 "I live near Watnall Green. I walk my dog there with my daughter all the time. "It would be a great shame if it was built on, I would really miss my walks."



**DANIEL HARROW, 36, KIMBERLEY**  
 "It's about balance. People need to live somewhere but you need to protect some land. It's a balance between providing homes and preserving beautiful countryside."



**DAVID BROWN, 75, KIMBERLEY**  
 "I think it's terrible. It's green belt and it should stay. It's so built around here already and the traffic is terrible. It's got worse since Ikea came to the area."



**SHARON LUCKUCK, 61, COSSALL**  
 "I have got no objection to it. People need somewhere to live. "People need houses and the greater the population, the more houses they will build I suppose."



**LEE COY, 55, WATNALL**  
 "It just seems that they keep trying to pass these plans through. They have been fought time and time again. "We need more facilities such as doctors if they are going ahead."

ECONOMY AND REGENERATION

919  
EKA

# Residents' outrage at massive homes plan for Nuthall 'DON'T SACRIFICE OUR GREENBELT'

by Laura Rands

**OUTRAGED** residents packed out the Temple Centre in Nuthall to hear about plans for hundreds of houses to be built on greenbelt land.

Members of the public said Nuthall's greenbelt was 'precious', the town did not have the infrastructure to cope with the increase in traffic and Broxtowe was already too densely populated.

"Keep our greenbelt green because we love it," one resident said.

"And it's not just us. People come and walk out greenbelt fields, our woods and our footpaths. On the periphery of every town there has to be green."

"I lived in Basford for 45



**POSSIBLE SITES:** The map shows the areas where housing developments could be sited.

years saving the money to move to Watnall - only to find that you are now moving Basford to Watnall."

Cllr Philip Owen described

the greenbelt as the 'jewel in the crown of the borough', which should not be sacrificed.

Continued on page 3



**CONCERNED:** Cllr Brian Watson, Cllr Maureen Toxers, Cllr Jill Owen and Cllr Philip Owen are opposing development plans.

## Nuthall residents' outrage at greenbelt plan

Continued from page 1  
Many residents and councillors said the town's infrastructure would not cope.

"People living in Giltbrook are already queuing at Ikea roundabout in the morning on the way to work because of the Nuthall Island", one woman said.

"Who is going to deal with the complete breakdown of the traffic system?"

Broxtowe Borough Council has to allocate land for 6,000 houses to be built between now and 2028 and housing officer Stephen Saunders is touring town and parish councils with presentations about the plans.

Half of the housing will go in built up areas, leaving 3,000 in rural areas. Two sites have already been earmarked in Toton and Stapleford for 1,200 properties and the remaining 1,770 houses will go around Eastwood, Kimberley,

Nuthall, Watnall and Brinsley.

Specific sites in this half of the borough have not yet been allocated, but Mr Saunders said there was 'no doubt' plans would lead to a 'significant amount' of greenbelt being built on.

People asked why land near Watnall was being put forward for proposal when the same plans were rejected after a public inquiry - which cost Nuthall Parish Council £45,000 - ten years ago.

"How can you come back with the same plans? What has changed?", someone said.

Mr Saunders told the meeting the need for housing had increased since the public inquiry. He said measures such as road widening, more public transport and extending the tram would all be options looked at to cope with the increase in traffic.

Cllr Philip Owen said: "This area has

already had its fair share of development over the last ten or 15 years.

"We've had 700 houses on Assarts Farm, we've had the Strelley development and all the housing in Watnall. We don't have the infrastructure to deal with it."

"The naivety that people will use the tram instead of cars beggars belief. Of course people will have cars and of course people will use them. It's ludicrous."

Cllr Owen said he had heard from a 'reliable source' that one developer had offered his land between Nuthall and Stapleford for 2,000 houses to be built on, in return for funding a tram link out to the area.

The parish council decided to put together a formal response to Broxtowe Borough Council objecting to any development in the area.

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CORPORATE  
COMMUNICATIONS

2019 NBP

**Borough housing  
plans debated**

RESIDENTS of Toton and Cossall can learn more about proposals for new housing in Broxtowe tonight.

The borough council must find space for 5,765 homes over the next 15 years.

A drop-in session will be at Coronation Hall, in Portland Road, Toton, between noon and 7pm. Cossall Parish Council meets at the village hall in Church Lane, at 7pm.

2019 NBP

**MP calls public meeting  
on borough housing plans**

BROXTOWE MP Anna Soubry will hold a public meeting in Toton this weekend to discuss housing plans for the area.

She will be joined by councillors Craig Cox, Marilyn Hegyi and Tony Ford to make sure that people's views about Broxtowe Borough Council's proposals are heard in the right channels.

The council has begun seeking the public's views on where 5,765 new homes should be built by 2026.

The meeting will take place at Toton Greenwood Community Centre, in Chester Green, off Banks Road, on Saturday from between 2pm and 4pm.

Miss Soubry said: "We are a densely populated borough and our green belt is especially important, providing open green spaces, preventing urban

sprawl and keeping the identity of communities like Toton and Stapleford."

Labour councillor Steve Barber has previously warned



**Debate:** MP Ann Soubry says that protecting the green belt is especially important in a borough like Broxtowe.

that the existing plans are not set in stone and that even if 5,765 homes are built in the borough, there might not be enough to meet future demands.

2219 I/K AdW

# Fields Farm housing plan 'will happen'

by Amy Hirst

news@ilkestonadvertiser.co.uk

**VILLAGERS** have vowed to back a councillor's calls for development in one area of Trowell.

Cllr Ken Rigby made his suggestion to residents at a meeting on Wednesday in a bid to stop potential development on other areas of the village.

He said: "The document written by the planning inspector has sealed our fate.

"We're defeated. This report is dynamite, they're going to build in Trowell so I propose we back the Field Farm site.

"My suggestion would be that we push for development but only up to the Boundary Brook.

"That way the developers can build but we won't see as many houses."

Government housing figures mean that 6,100 new homes need to be built in the Broxtowe borough before 2028.

Sites identified by planners included west of Coventry Lane, west of Bilborough Road and land North of Stapleford as well as the Field Farm site.

Cllr Rigby has made the suggestion that residents and the council back the plans for Field Farm, which is greenbelt land, as a way of stopping the development of the other sites

as villagers fear it could lead to no green space between the village and Nottingham.

Consultation on the matter runs until October 3.

A final draft will be put together at the start of next year with the final plan being adopted in December 2012.

Cllr Rigby added: "I stood shoulder to shoulder with STRAG (Stapleford and Trowell Action Group) when they were saying no houses in Trowell.

"If you decide that that's what you want to do, fight against any houses, then I will help you but can't support you.

"We will lose that fight and that will cost a lot of money."

Head of planning for Broxtowe Borough Council, Steve Dance, said: "We managed to stall development on Field Farm because we had other sites to build on before 2011.

"We need a lot more houses now, we've kept development there at bay for many years but now we're getting to the point where unfortunately sites like this have to be considered."

Broxtowe Borough Council has already decided on Toton and Field Farm as the preferred sites.

The number of homes on each site and boundaries will be confirmed after the consultation period - with Cllr Rigby hoping his plan will help to maintain Trowell's identity.



ECONOMY AND REGENERATION

2319 Beeston Express

## A developer's view of changes to planning law

THE controversy that has flared up around the government's plans to amend the current planning policy may be something that you already think you've heard enough of, thank you.

Whenever it appears on the national news, it's comes through in politic-speak, sending you out of the room and into the kitchen to make a cup of tea.

However, it's time to pay attention. The whereabouts of future housing development in Broxtowe depends entirely on what happens now.

If introduced, the amended planning policy might bring us housing in Broxtowe where we, the current residents, are happy for it to go because the process of deciding its location has been overseen by the council's planning officers. Alternatively, it might be exactly where the *developers* want it to be, because nobody was paying attention when they should have been.

In a nutshell, this could be the difference between, say, 800 houses west of Toton Lane, Stapleford (a council-preferred option), or 1800 houses between the Bardill's island on the A52 and Bramcote village (a developer might think this a prime site).

The analogy is used merely to illustrate the point.

Broxtowe has to find space for new houses to be built – this is an immutable fact.

The number of houses to be built is likely to be finalised at between five and six thousand, and the borough council recently arranged a series of consultation meetings around the borough to collect resident's views of where future housing development should go. Did you go along?

If the council doesn't have a plan, the revised planning policy will assume that our Development Control Committee (DCC) and the borough's residents don't mind where the new housing goes, and developers will be granted permission to build wherever they want.

One thing that people often fail to grasp is that Broxtowe's DCC cannot refuse a developer permission to build just because it doesn't like the look of the houses – it has to have a solid reason based in planning law for rejecting the application.

*Continued on page 3...*

## The other side of a planning viewpoint

*Continued from page 1...*

### The other side of the coin

Now a leading developer has emerged to warn the government that it cannot afford to bow to pressure on its controversial planning policy – despite a high profile backlash from pressure groups, including the National Trust, who claim the plans will lead to "damaging development".

According to Miller Homes, the nation's largest privately owned housebuilder, the government is staring down the barrel at the worst housing shortage in Britain since the Second World War and, if ministers cave into pressure from preservation groups, they will be agreeing to leave tens of thousands of Britons homeless by the end of the next decade.

Planning Minister Greg Clarke spoke of his willingness to have an "open dialogue" with campaigners opposing the plans, but emphasised that any changes to the Draft National Planning Policy Framework (NPPF) would be "in wording only" and that the government would not back down on the overall concept to simplify English planning law in an attempt to encourage economic growth.

The sales and marketing director for Miller Homes, Sue Warwick, said: "The NPPF in its current form is the only viable option to help support sustainable growth and get Britain back on its feet. Cutting red tape in the planning process is imperative to helping bring forward

important schemes. It would serve the government and its opposers well to remember that we can't address such issues without making significant changes to the current system."

Warwick continued: "Planning policy is in desperate need of an overhaul, particularly in the current climate where housing demand outstrips supply. The framework has the potential to create further jobs in the construction industry and encourage wider economic growth in the process.

"The bodies opposing the plans need to think about the bigger picture. It is important to protect countryside – in fact, the NPPF stipulates that developers should do just that – but a balance must be found to both preserve the countryside whilst providing the population with access to affordable homes."

"We try our level best to help feed the appetite the people in this country still have to be homeowners. But if policy doesn't favour development in the longer term, our job will become nearly impossible and we will end up not only facing a housing crisis, but a national identity crisis to boot," Sue Warwick concluded.

So there you have it. The borough council is all for having some control as to where the new housing can go by creating what will become a new 'Local Plan'.

The developers want to be allowed to build where they like.

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ECONOMY AND REGENERATION

7/10 ZRA

# Housing plans 'enough to give us nightmares'

by Laura Rands  
news@eastwoodadvertiser.co.uk

THE chairman of Kimberley Town Council says sites proposed for housing development in the town are 'enough to give you nightmares'.

The proposed sites were revealed at a Kimberley Town Council meeting last week where councillors said the town was not big enough for 'swathes' of new development and the roads were too narrow to cope with more traffic.

Council chairman Roy Plumb said: "When you look at these sites it gives you nightmares."

"The roads are just too narrow to handle the traffic. The system is still the same system as when people walked and went by horse and cart."

"Over the past 30 years Kimberley has more than doubled in size and we struggle as it is."

Sites include greenbelt land in Babbington Village.

"It's a beautiful village and it's all farming land," Cllr Plumb said.

"We shall protect our greenbelt to the last."

MP Anna Soubry who is fiercely campaigning against the 6,000 houses proposed for the borough, went along to the meeting and said the sites proposed in Kimberley were a 'farce' and a 'disgrace'.

Broxtowe Borough Council housing officer Steffan Saunders revealed the potential sites at a town council meeting last Thursday.



NEAABE111005b2

**ANGRY:** Kimberley town councillors say the town could not cope with more property and say they will 'protect their greenbelt to the last'.

Councillors said the meeting was a 'fiasco' because the council did not make it clear it was a public meeting for anybody to attend.

Cllr Easom said: "I just want to make sure that this won't go down as a 'public consultation'."

Councillors are now pushing for a second meeting to be held where members of the public will be 'properly invited'.

Cllr Plumb said: "I am sure

there would be a turnout to fill the hall."

But the council said all housing meetings have been public, and dates have been advertised.

"We did our very best to ensure the widest possible publicity," said a council spokesman.

"There were posters distributed widely, councillors were informed as well as other individuals and interested groups."

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## MPs

7/110 Beeston Express

## Between you and me...

*BROXTOWE MP Anna Soubry writes her monthly column for The Beeston Express to keep us, her constituents, up-to-date and informed about what's going on in Broxtowe.*

*We would, however, like to remind you that any opinions she expresses are her own and do not necessarily reflect those of The Beeston Express. If you would like to respond to any of the points that Anna raises, please write to the address on page 2.*

*May we remind you once again that The Beeston Express has no allegiance to any of the political parties.*



I THOUGHT it was just me, but at a meeting at this week's Conservative party conference I realised I was not alone.

Now I am one of a growing band of people who think the annual party conference season has had its day. I might just be persuaded otherwise if we were to return to the seaside, especially Blackpool, which is a great venue and holds many good memories, but for the short term we are locked into a deal that took the Tories to Manchester this week and next year sees us returning to Birmingham. I spent a few days at this year's conference, which, in truth, is a rally with almost three times as many journalists and lobbyists than party faithful.

However, these annual gatherings are a good way to learn from others and share political experiences, which is what happened on Monday evening at a meeting to discuss "planning", organised by a club no MP wants to be a member of.

"The Forty" comprises the forty most marginal Tory seats and, with a majority of 389, I am most certainly a member.

Our meeting attracted a large gathering and it soon became clear, as I said, that I was not alone in championing the green belt in the face of a council that seems determined to build on it.

It would be silly to try to deny there isn't a conflict that afflicts politicians of whatever persuasion. We all accept

the need for more houses, especially for first time buyers, to boost the rented sector and to provide more affordable homes. Yet with equal passion we don't want to lose our green open spaces which serve a number of vital functions, not just as places to enjoy but as large areas that define communities and prevent the sort of sprawl we are all familiar with.

However, in Broxtowe we can more easily resolve the dilemma as all our fields are in green belt land which is specially protected, and whatever you might read or be told, the coalition has made it very clear that green belt land will continue to enjoy that status. The controversy that has excited a number of organisations and newspapers is about the future

of green field land - which we lost to development a long time ago. In Broxtowe, we have enough brown field sites for 2,000 homes, but unfortunately the borough council has adopted a target of almost 6,000 houses. Now, I should quickly explain that a number of senior councillors from the ruling Labour/Lib Dem group deny they have accepted this target, and that is a dispute between us that will no doubt rumble on for some time. What cannot be disputed is that there is a very real threat to our green belt as we have nowhere else to build after we have developed our brown field sites.

To make matters worse, I fear that most people in Broxtowe have little if any idea of the council's plans.

The public consultation closed on Monday, but the council has promised they will continue to accept your views and take them into account; please contact me at the office in Barton House or by email, or check out my web site [www.annasoubry.org.uk](http://www.annasoubry.org.uk) if you would like more information.

When Parliament returns next week the Localism Bill will complete its passage into law. The aim is to devolve power back to local councils and even further down to local communities. Planning has for many years caused huge controversy, pitching people keen to protect what they know and love against council planners equally keen to provide new homes and new businesses. In the

past, politicians either trod carefully between the two or ran away from both! What the government is proposing is a new way - bringing residents and planners together to understand local needs and views and to work together to create real sustainable development in what are called neighbourhood plans. My fear is that in Broxtowe we are racing towards accepting housing targets that are way too high and, instead of working with communities, we are alienating them.

I have met with borough councillors from all three political parties and I believe we could reach a consensus, which I am happy to broker, but in the meantime we need to make sure there is real debate and full consultation throughout Broxtowe.

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ECONOMY AND REGENERATION

**BBC NEWS**  
ENGLAND

BBC News  
18/10

18 October 2011 Last updated at 17:17

**John Hess**  
Political editor, East Midlands  
[More from John](#)



## Green Belt is threatened by housing rush warns Notts MP

### COMMENTS

It's been claimed that plans to build thousands of new homes on Green Belt land in the East Midlands are being deliberately rushed through by some of our local councils.

One MP, Broxtowe's Anna Soubry, has also warned of a real danger of urban sprawl on the outskirts of Nottingham.

Now the issue has been raised in [Parliament](#).

Green Belt is aimed at safeguarding communities from losing their identity to over development.

It was first introduced in the late 1930s to ensure London retained some of its 'green lungs' and open spaces.

But the idea really took seed in our other big cities during Clement Atlee's Labour government, after the Second World War.

### Avoiding sprawl

It's up to local councils to designate the land it wants to protect from over development.

There's a parcel of such land at suburban Toton.

It's part of the region's Green Belt to prevent urban sprawl between the cities of Nottingham and Derby.

It's now been earmarked for some of the 6,000 new homes that [Broxtowe Council](#) wants to build, mostly on Green Belt, to meet growing housing demand.

It's highly controversial.

"You only have to look around so many areas to see the impact of urban sprawl.

"Green Belt is there for a reason. It's to protect our environment for future generations," says Christine Batham, of the Toton Environment Protection Society.

MPs are due to debate the government's new planning guidance to councils later this week. But Broxtowe [MP Anna Soubry](#) - with excellent timing - has managed to jump the gun.

She secured a parliamentary debate to raise her concerns about the threat to the Green Belt in Nottinghamshire and her Broxtowe constituency in particular.

She warned that some councils are deliberately rushing through plans to build on Green Belt.

And that's because they want plans off the drawing board before the last Labour government's housing targets are officially

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November 2011.

Anyone who wishes representations at application should w Council at the above the above date.

S Dance  
Head of Plann  
and Building Co  
On behalf of Broxtow  
Council

Date: 19 October

## MP's plea on land

BROXTOWE MP Anna Soubry has urged councillors in her constituency to have "courage" and reject Government housing targets for the sake of preserving green-belt land. She made the plea during a debate into the future of the protected land.

Page 9

19/10 NBP

19/1

# MP urges councils to have 'the courage' to fight housing targets

By Joseph Watts

Parliamentary Correspondent

A NOTTS MP has accused a council of "imposing" large green belt housing developments on local people.

Anna Soubry made the claim during a parliamentary debate yesterday which she had requested.

Under the previous government's Regional Spatial Strategy, targets were set for how many homes should be built in each district - including 6,000 in Broxtowe.

Miss Soubry, MP for Broxtowe, argued in the debate that, if they had "the courage", councillors in Broxtowe could reject that target as the Government is soon to bring in a new planning framework.

She said: "What on earth has led to the situation whereby in my constituency up to 4,000 homes - 4,000 homes in the most densely populated borough in the county if not the whole of the East Midlands - are effectively being planned and looked at as being built on my green belt?"

"I have brownfield sites but I only have enough for some 2,000 houses. So with my borough council having accepted a

target of almost 6,000 homes, it means that the only place they can be built is on green belt.

"I'm opposed to it and I believe I represent the overwhelming majority of my constituents in opposing it."

The Government is still in the process of bringing its National Planning Policy Framework into law, but Miss Soubry

I think it's tremendously important that green belt is preserved

Christine Batham

said it would encourage the borough council to work more closely with residents in deciding where homes went.

She said the council was wrongly exploring building on green-belt land between Toton and Stapleford, and Stapleford and Trowell.

Miss Soubry said the land defined the communities around it and prevented urban sprawl. "It is absolutely the case that if they want to, local authorities are not bound by the RSS figures. If they have the

courage they can break free."

Miss Soubry said the council had failed to carry out "real consultation" - something her constituents had complained about - and praised Rushcliffe Borough Council for having ditched their RSS targets.

Councillor Milan Radulovic, leader of Broxtowe Borough Council, said: "The council, together with other councils in Nottinghamshire is already challenging the RSS figures in anticipation of their abolition.

"The council has ensured that there has been a very robust consultation process on its housing needs on three separate occasions since 2009, which included writing to every household in the borough in 2010."

Christine Batham, of Toton Environmental Protection Society, agreed with Miss Soubry's assessment. "I think it's tremendously important that green belt is preserved."

## ECONOMY AND REGENERATION

*e politics.com 19/10*

### **MP defends Green Belt proposals**

SHARE

#### **Member News**

**UKTFA response to Greg Clark announcement – 'presumption in favour of sustainable development'**

**NFB runs fourth annual survey to see how utilities are measuring up**

**Decline continues for construction for at least two years**

**Ministers deploy an Imperius Curse on England's countryside**

**New guidance for councillors launched to help improve quality of developments**

19th October 2011

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A Conservative MP has defended the government's proposals to revamp planning laws, while insisting the Green Belt should be strengthened.

Anna Soubry (Broxtowe) claimed new guidance would give people more power over local developments.

In a Westminster Hall debate on Tuesday, she told MPs: "It will enable communities to come together and work together to look at how best they can encourage growth and development in their areas."

The government's draft National Planning Policy Framework (NPPF) aims to make planning laws simpler, reducing more than 1,000 pages of policy to just 52.

But the inclusion of a "presumption in favour of sustainable development" has raised fears for protected land, with campaigners claiming it would lead to the "concreting over" of the Green Belt.

Soubry denied the shake-up would change the "special protection afforded to the Green Belt" - and blamed "a high level of scaremongering" for any confusion.

"Our Green Belts are our green lungs, spaces. They are open spaces enjoyed by all," she said.

"The Green Belt defines communities; as it halts urban growth it keeps the identity of towns, villages and cities."

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She said the NPPF, coupled with the coalition's Localism Bill, would give residents greater power of veto over major planning decisions.

Soubry went on to call for a revolution in how the government built the homes that population forecasters claim are needed.

But she added: "Sustainable development isn't just about building more homes and houses.

"It's also about bringing more jobs in, it's about enhancing our environment - whether that's cleaning up sites so that homes maybe built there, or indeed businesses maybe regenerated on those sites.

"It's this imaginative approach that we need and I think that lies at the heart of sustainable development."

Bill Esterson (Lab, Sefton Central) pressed for more house building, telling MPs: "People need to live somewhere, but that cannot be at the expense of concreting over the countryside."

He said local authorities need to know what numbers are needed, so that councils such as Sefton, which is drawing up its core strategy at the moment, can determine within the strategy whether there is even a need to look at the green belt.

Shadow local government minister Jack Dromey urged the government to protect the Green Belt and direct more building on brownfield sites.

He wanted Parliament to vote on the NPPF, adding pressure groups feared the presumption in favour of sustainable development would lead to building on Green Belts.

Responding for the government, local government junior minister Andrew Stunell claimed: "Far from weakening environmental protections, our planning reforms will tend to strengthen them."

He said the government values the green belt highly and it is "an essential planning tool" to prevent sprawl, and its retention is a coalition agreement commitment.

The minister said the abolition of the regional spatial strategies through the Localism Bill will stop the top-down pressure to review green belts in many areas.

Stunell said authorities are free to make whatever assessment they believe they should make of their housing strategy and draw up plans in accordance with the current system as they think fit.

To conclude, the minister said the government wants plans to be developed in accordance "with the wishes of local communities and to create the homes, jobs, transport links and recreational facilities that are needed to produce environmentally, socially and economically sustainable communities".

He added: "It is the government's clear intention to do so."

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## ECONOMY AND REGENERATION

2/1/10 ZKA

# Soubry: 'Save our greenbelt'

by Dave Wade  
news@eastwoodadvertiser.co.uk

**BROXTOWE MP** Anna Soubry has taken her battle to save the borough's greenbelt from the threat of 6,000 houses to Westminster.

In a debate on the issue, which she set up in the House of Commons on Monday, she blasted Broxtowe Borough Council for rushing through plans to build about 4,000 homes in the greenbelt - in areas including Watnall, Kimberley, Greasley and Moorgreen.

She also accused the authority of not having consulted residents properly, leaving them to think the plans were a 'done deal'.

"In this day and age, authorities cannot just impose homes and new housing on people in an authoritarian way," she said.

"They have to consult people and work with them. I went to a number of public meetings in my constituency, and people's overwhelming cry was that the proposals were a done deal, and they



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**DEBATE:** Broxtowe MP Anna Soubry has challenged the borough council.

felt cheated of any form of consultation.

"Real anger was expressed in those meetings, and rightly so."

But leader of the council Cllr Milan Radulovic said that there were three consultations on the issue, including a letter sent out to every Broxtowe resident in 2009.

The figure of about 6,000 homes was originally put forward by the

previous Labour Government as part of its Regional Spatial Strategy (RSS).

Ms Soubry argued that the council should wait for the new Localism Bill to be passed by the Government on April 1 next year, which would in effect scrap the RSS. Once it is made law, she said, it will be up to local authorities to decide on their own housing needs.

"For some reason, however, my local authority, along with other local authorities, has decided to accept the figures, even though it can break free of them," she said.

"It is not waiting for the great powers the Localism Bill will give local communities or for the planning policy framework to come fully into force."

Cllr Radulovic said: "Everyone accepts that this area needs to provide good quality and affordable houses.

"We need to build houses to get out of recession and provide jobs in the construction industry.

"The problem is nobody wants it on their greenfield site next to their home.

"People should remember they are living in houses built on what was somebody else's green field."

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## ECONOMY AND REGENERATION

21/10 *Beeston Express*

# Toton fields forever by the Editor

TOTON residents are angry about the new threat to the green belt land bounded by Toton sidings, the A52 bypass and existing housing to the west of Stapleford Lane.

Two groups of campaigners, the Friends of Toton Fields and the Toton Environmental Protection Society (TEPS) agreed to meet a team from BBC East Midlands Today on Monday, October 17, at the threatened site in an attempt to draw wider public attention to their cause.

What began as a fight to have the trees illegally felled by the new owner of land above Toton Sidings in January 2010 replaced is now developing into a fight to stop Broxtowe Borough Council building on one of the few remaining areas of green belt in the borough.

During the campaign to get the trees replanted via an official restocking notice from the Forestry Commission, note was made by a sharp-eared campaigner that the council planners were ensuring that an access point to the land above the sidings was kept available.

The new landowner attempted an appeal, the Forestry Commission dismissing it but ruling that the lost trees could be replaced by natural regeneration rather than replanting.

At the time, Neil Riddle, Regional Director of the Forestry Commission, commented: "The Forestry Commission will continue to monitor compliance with the (restocking) Notice, which will

remain in force unless planning permission is granted."

### National Planning Framework

Whilst all this was going on, the coalition government was drawing up its draft National Planning Policy Framework (NPPF).

This controversial document will have a tremendous impact on Broxtowe if it becomes law with no amendments and the addition of watertight definitions of key wording. As it stands, it allows a presumption in favour of developers if the council has no Local Plan in place to preordain where necessary new housing might be built.

### In Toton

If the draft NPPF becomes law without amendment, residents of south Broxtowe may well find themselves looking over a few hundred shiny new rooftops where there are currently green fields on the right-hand side of the A52 bypass as they leave the M1 at Junction 25 and head home.

About 60 of the Toton campaigners arrived at the site to meet the BBC. They are well aware that the land is under threat because of the draft planning policy. Norman Lewis of the Friends of Toton Fields group explained to the BBC East Midlands Today (EMT) team: "There is talk of building between 800 and 1000 houses on this prime farmland, some of the best agricultural land in the borough.

"It will be like another village, but no mention has been made of the essential infrastructure – schools, village halls, etc – just houses.

"Yet when a further 400 houses were being discussed for the Chilwell Meadows area last year, the plans were dismissed on the basis that the local schools didn't have room to accommodate the rise in school population numbers, so why is it suddenly OK to build 800 houses here without applying the same criteria?"

June Smith lives on Stapleford Lane, Toton. She said: "It's difficult enough already to get out onto Stapleford Lane at peak traffic times. If these houses are built, we'll not be able to move at all."

Local resident Emma Wickins supported the campaign action along with her Mum and Dad, Peggy and Roger Wickins. They agreed: "We think there are plenty of brownfield sites in the area that the planners should consider before they think about building on green belt. Then look elsewhere once every opportunity to build on that brownfield land has been exhausted."

Meanwhile, TEPS spokeswoman Christine Batham delivered an eloquent speech directly to the BBC EMT cameras on behalf of the mounting campaign to protect Toton's green belt.

### In parliament

In parliament that morning, Broxtowe MP Anna Soubry had been successful in securing a debate about the future of the Broxtowe green belt.

In replying to Anna's concerns, the Parliamentary Under-Secretary



Campaigner Christine Batham puts the case for retaining Toton's green belt to the EMT team.

for Communities and Local Government, Andrew Stunnett MP, said: "Far from weakening environmental protection, our planning reforms will strengthen them.

"The draft NPPF... retains the key protections for the green belt. The government values the green belt highly. It is an essential planning tool to prevent sprawl, and its retention is a coalition agreement commitment.

The Minister finished: "We want plans to be developed in accordance with the wishes of local communities and to create the homes, jobs, transport links and recreational facilities that we need to produce environmentally, socially

and economically sustainable communities. It is the government's clear intention to do so."

Are you all making notes?

### In Broxtowe

Somewhat belatedly, *The Beeston Express* tried to contact the development control portfolio holder for Broxtowe Borough Council, Cllr David Watts, seeking the council's official stance. We also made a call in an attempt to ascertain exactly what it is the NPPF says about green belt that makes the residents of Toton fear the worst.

Unfortunately, replies were not available by the time the paper went to press on Thursday afternoon.

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## ECONOMY AND REGENERATION

21/10 Beeston  
Express

## The Free Ranger...

Our monthly columnist shares his thoughts with us...

*THE Free Ranger lives in Attenborough, but asks to remain anonymous so that he can share his opinions freely about local matters that affect all of us.*

*Please remember, however, that the opinions he expresses are his own, and do not necessarily reflect those of The Beeston Express. If you wish to comment, please write to the address on page 2.*

### 'BANANA'

A FEW years ago, there was a planning row in Toton concerning the placement of a telegraph pole adjacent to someone's kitchen window, which became known as the Toton pole. This was

followed by plans for the railway sleeper recycling plant on the railway land, which was in turn followed by the illegal removal of the trees.

But now the rumours for the housing plans and the threat to the green belt of 800 homes in Toton are coming to the fore.

So it was with interest I found out that our MP was able to bring this to the attention of parliament in a Westminster Hall debate. In the debate, Ms Soubry painted a poetic picture of the green belt areas of Broxtowe. She initially appropriately declared a partial interest in that her "partner" is apparently a director of the major house builder Persimmon. To her credit and with some humour she explained that he exerts absolutely no

influence on her life (which, she implied, would come as no surprise to those that know her well).

She then explained the subtlety of the argument. Broxtowe has said it will build 6000 new homes as part of the 50,000-ish target for Greater Nottingham (previously reported in this column). There is only space for 2000 homes on brownfield sites so the rest may have to go in green belt. She then explained that *de facto* this had been approved as the housing targets set by the last government had been accepted by a joint committee of the local councils that had agreed on the 50,000 and then failed to consult properly on this.

She then held up Rushcliffe council as the way forward as they had rejected the conurbation-

wide housing targets, preferring to set their own local targets for their borough alone and based on their own assessment of what is suitable for Rushcliffe. She rejected the approach of conurbation-wide targets and lambasted Broxtowe borough council for past developments as being "too crowded."

There were many excellent points raised in her speech, including her strong support for the government's new planning document (the draft National Planning Policy Framework), which has been a source of much controversy but, she claimed, would allow local people to stop this travesty. So I was impressed but ultimately realised this was politically very partial (as one would expect) and perhaps has allowed Ms Soubry,

whatever happens, to say, "I told you so."

After the debate I stumbled upon a radio programme about the government's new planning rules. This suggested firstly that, if a council can be shown to have no credible housing plan, then the presumption will be in favour of the developers (even on green belt, as some of its protection is being removed in the new guidance). So developers will be able to define the Local Plan through the courts with no local input, including building on green belt if necessary if there is no alternative land (such as in Broxtowe). The local plans have to be in place by next spring. Rushcliffe, I believe, has recently been shown to have no credible plan and is rumored to be

under siege from developers, so, if I understand correctly, is perhaps not the paragon of common sense suggested. From my understanding the new planning rules *do* strongly favour developers and development and not necessarily local views, so is not as robust as suggested. This all ultimately puts plenty of pressure onto our council. It would appear to me that if Broxtowe does what our MP wants (like Rushcliffe), Broxtowe will have no credible local plan and the developers will rule the show.

So having agreed with Ms Soubry about trying to protect the green belt, my conclusion for Broxtowe was BANANA (Build Absolutely Nothing Anywhere Near Anyone) but how you deliver that, I don't know.

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TOWN AND PARISH COUNCILS

2/1/10 ZKA

Leader demands action over school site

'SORT THIS OUT NOW'

By Amy Hirst  
ahirst@eastwoodadvertiser.co.uk

THE LEADER of Eastwood Town Council has taken the first steps in ordering Nottinghamshire County Council to clean up the old Walker Street School site.

Cllr David Bagshaw branded the area an 'eyesore' and told the Advertiser that action needs to be taken.

He said: "Many, many people always complain about the site. It's an eyesore and is something that should have been dealt with years ago."

"It was earmarked for development but nothing has happened on that front and it's been left to go to nature and is now overgrown and a complete mess."

"The people of Eastwood deserve better which is why I'm taking a tough stance on this matter."

The school closed in 2004 and was demolished in January 2005. Since then the neighbouring Beauvale Court residential home has also been closed and demolished - effectively merging the two sites into a single area which has stood vacant ever since.

Cllr Bagshaw has now issued a notice to Broxtowe Borough Council who will inspect the site, if they then

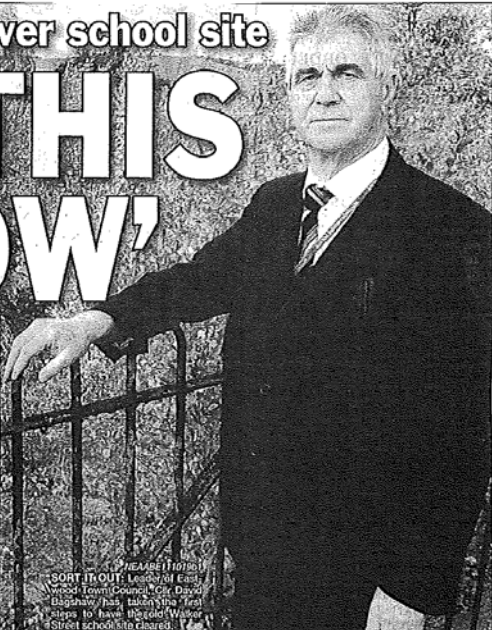
agree with Cllr Bagshaw, they can hand an order to Nottinghamshire County Council forcing them to clean up the area.

The process is in the early stages and Cllr Bagshaw expects it to take between three and five weeks for a response from the borough council.

He said: "Hopefully it won't come to it but I think these orders, if they are not obeyed, can end up in court."

"Because of the strength of feeling and the amount of complaints that we as councillors receive about this site I looked into how we could force a hand and this is the way I feel something will get done about it."

■ continued on page two



MEABETT 10/10/10  
'SORT IT OUT' Leader of Eastwood Town Council, Cllr David Bagshaw, has taken the first steps to have the old Walker Street school site cleared.

Council reveals nousing plans - but what do YOU want to see there?

■ continued from front page  
Patrick Robinson, from Nottinghamshire County Council's Property team, said the authority would now inspect the site following Cllr Bagshaw's complaints.

He added: "The site has been allocated for housing development for some time but the council is seeking to use part of the site for

an innovative extra care housing development scheme, possibly with some input from the health sector.

"Such a development would be a huge benefit to the local community and would replace the care provision for older people which was lost when Beauvale Court had to close.

"The council is currently seeking a housing partner to assist with such a development.

"Further assessments of the site will be made once this partner has been found to make sure it is suitable for the proposed scheme."

We want to know what YOU want to see be done to the old Walker Street site. Do you support

the plans for new homes?

We asked some townsfolk this week and you can see what they had to say on page six - with responses ranging from an indoor shopping centre to a swimming pool.

But what do you think? Let us know your thoughts by emailing news@eastwoodadvertiser.co.uk.

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27/10 NBP

# Council withdraws home site plan

By Alexander Britton

CONTROVERSIAL proposals that could have seen up to 600 homes built in Toton have been shelved.

The site to the west of Toton Lane was subject to development according to regional housing plans.

But Broxtowe Borough Council has announced that the green belt land will be removed from the list of preferred sites.

Christine Batham, of Toton Environmental Protection Society said she was delighted.

She said: "It's been a long time since I've seen people in the area feel so strongly about an issue."

"I think the council has made a sensible and correct decision - the land is valued by people in Toton and should be protected."

"The land separates us from becoming a part of Stapleford, Sandiacre and Long Eaton so

there are plenty of reasons for it to be kept free from development."

David Watts, portfolio holder for planning and development at the council, said public response to the plans was a factor in the decision.

He said: "Any development should wherever possible have the support of local communities. It is clear that Toton does not do this and the council have listened to what people said."

"During the consultation a

lot of people felt that this was a done deal, but it wasn't and this proves that."

"The residents raised concerns about coalescence and traffic problems if the development was built and we have taken this on board."

The plans for housing in the borough included two preferred sites - one in Toton and another between Stapleford and Trowell.

Broad sites for housing in Nuthall, Awsworth, Kimberley

and Nuthall, Eastwood South and Brinsley were also mentioned in the council's core strategy which went out to consultation between July 25 and October 3.

The proposals are part of its attempts to find space for 5,763 homes by 2026, which it must do under regional plans.

Milan Radulovic, Labour leader of Broxtowe Borough Council, said the authority had received more than 3,000 responses to the consultation.

He said: "People have clearly told us they want the council to protect that part of the green belt because it forms a divide between communities."

Conservative leader Richard Jackson proposed a motion calling on the council to reject its target for housing at yesterday evening's council meeting.

For the full story on the debate, see tomorrow's Post.

Comment: Page 14

## ECONOMY &amp; REGENERATION

*BBC News 27/10*

## Toton green belt housing plans dropped

Controversial plans to build 800 homes on green belt land in Nottinghamshire have been shelved.

Some local residents had campaigned against Broxtowe Borough Council's proposals to build on land, off Stapleford Lane, in Toton.

However, councillors decided to remove the site from its preferred list at a full council meeting on Wednesday.

It is part of proposals to build nearly 6,000 new homes in the Broxtowe area by 2026.

### 'Strong feelings'

Councillor Steve Barber, chairman of development control at the council, said: "We are a democratic council. We consulted, we listened and we acted.

"We listened to the people of Toton, they came up with some very good points, solid reasons why they shouldn't put the development there.

"This is one of the biggest decisions this council is going to face for a generation. We're going to make it properly and we're going to make it open."

He said the authority did not yet have an alternative site for the housing and another public consultation would be carried out.

Christine Batham, from the Toton Environmental Protection Society, said: "I'm very pleased. I've just come back from walking the dog around those fields and even on a miserable morning it is still the lungs of our area.

"We didn't shout or scream but we just showed that a lot of people feel very strongly about this situation."

BBC News 27 Oct

4

# Council aims to save green belt

By Alexander Britton

COUNCILLORS have agreed to make it tougher for developers to build on green-belt land in the borough of Broxtowe.

Broxtowe Borough Council has been told to find space for nearly 6,000 homes under regional housing plans, which would mean building on the green belt was "inevitable."

The council's Conservative group has questioned the targets, claiming that Broxtowe doesn't have enough space to support its allocation of 5,765 homes.

Richard Jackson, leader of the opposition, put forward a motion at a council meeting asking for the authority to reject the targets, saying Broxtowe was the "most densely populated borough in greater Nottingham".

The motion was amended by David Watts, portfolio holder for planning, to support protection of the green belt "wherever possible" and to ask planners to provide evidence to support an "appropriate" level of housing in the borough.

The amended motion was voted through unanimously.

Mr Jackson told the meeting:

"Green-belt land can and should be protected - we have virtually no other land available. Everything else has been developed.

"The problem is the council has taken a top-down approach whereas Rushcliffe is going out to communities and asking people what development they think is sustainable.

"The council has consulted on the plans but this has been flawed from the beginning - the

**We can't find land which doesn't exist and can't continue building houses**

**Tony Ford**

council have already had a figure in mind when they accepted the 5,765 target."

Toton councillor Tony Ford echoed Mr Jackson's feelings.

He said: "We have come to the end of our tether in Broxtowe - we can't find land which doesn't exist and can't continue building houses."

However, Mr Watts told the meeting that, if the council did

not have a "sound" local plan, Broxtowe would leave itself open to development.

The Liberal Democrat councillor said: "If we have no plan then we will be unable to refuse permission for developers building where they want, including over the green belt. This is not just an idle threat."

Mr Watts added: "This motion is at best naive - it will not protect the green belt, however the basic idea that it purports to support is one that I strongly agree with."

Steve Barber, Labour councillor for Beeston Rylands, said that it was clear more houses would be needed in the area, as people were living longer.

He added: "Looking after green-belt land is important and it's under siege from big powerful developers with expensive barristers, so we need to have a clear local plan.

"But there are other sites that could be used which are classed as polluted, such as Boots land and the old Stanton Ironworks site.

"With a bit of investment to help clean up the land, these spaces could be used for housing development."

## ECONOMY & REGENERATION

28110  
The Telegraph

### Green belt under threat from mining, warns MP

#### Green belt could be destroyed by open cast mining under new planning reforms, a ministerial aide has warned.

Chris Skidmore, a Conservative MP, characterised the struggle for communities to protect their green belt land from the bulldozer as a 'David and Goliath' battle By Christopher Hope, Senior Political Correspondent - The Telegraph 28 Oct

Anna Soubry, a Parliamentary Private Secretary at the Department for Health, said the draft National Planning Policy Framework failed to prevent mines from being opened up on the green belt. The framework distils 1,300 pages of planning guidance into as few as 52, and writes into the rules a "presumption in favour of sustainable development", without defining clearly what it means. Groups including the National Trust fear that this will give developers carte blanche to build on large parts of rural England and have been fighting the plans. The Daily Telegraph has also launched a campaign urging ministers to rethink the proposals.

In a House of Commons debate, Ms Soubry told MPs that the draft NPPF "makes it clear that such works are not necessarily inappropriate on green belt land".

She added: "I respectfully suggest to the Government that they are wholly inappropriate on green belt land." Ms Soubry, the Conservative MP for Broxtowe in the the east Midlands, said the threat of open cast mining "sits hanging over my constituency". She said: "I know that open-cast mines can be restored... but in the short term – and it could be argued in the much longer term – they are scourges of the countryside. They are horrible scars. Open-cast mining and green belt are irreconcilable." She urged the Government to reconsider the NPPF and "do all they can to protect the green belt from open-cast mining". Ms Soubry said she was worried that the green belt - which was first established in the 1950s to create bands of green land around towns and cities to restrict sprawl - "is under threat in my constituency and I believe in many other constituencies across the country".

She called for a "transitional period" before the NPPF came into force to protect the green belt, adding that it councils had to recognise that it was not "appropriate or compatible" to build on green belt land. She warned that "having spoken to colleagues and others, I believe there is a great danger" that councils will try to build on green belt using the NPPF as justification. Ms Soubry said: "It is imperative that councils consider the land available to them, and that if it is green belt it is effectively a no-go area."

Andrew Turner, a Tory MP from the Isle of Wight, added: "It seems very dangerous to allow green belt land to be developed, even if very nice local people are in favour of it, because although this generation may like it, the next generation will have to deal with the problems." Chris Skidmore, another Conservative MP, characterised the struggle for communities to protect their green belt land from the bulldozer as a "David and Goliath" battle. He said: "The reality on the ground in our constituencies is that developers are putting in applications to develop green belt land. "We need to act now, and we need to be on the side of the David, our residents, rather than on the side of Goliath, the, developers". He said that the Government should write into the rules that developers should be banned from reapplying to build on green belt land for five or 10 years, once they have had an application rejected. He added: "We cannot have this situation whereby developers are allowed, time and time again, to run riot over our planning process."

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November

# MP's meeting over housing

BROXTOWE MP Anna Soubry will be chairing a meeting about housing development in and around Nuthall tomorrow, Saturday November 12.

The public meeting will be held at the Temple Centre in Nottingham Road at 4pm.

Miss Soubry has previously criticised Broxtowe Borough Council for its housing plans which she fears put greenbelt land around Nuthall, Watnall and Greasley at risk of development for houses.

She has called on the authority to halt plans to allocate land for 4,000 new homes in the borough as those old housing targets are set to be scrapped by the Government's Localism Bill.

11/11

JK

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## ECONOMY AND REGENERATION

31/10 Hucknall today

### Housing 'would destroy open space oasis'

Published on **Monday 31 October 2011 14:49**

A PROPOSAL to release land that was formerly a part of a colliery site for new housing in Bulwell has been slammed by the town's MP as destruction of an "oasis of tranquillity".

Nottingham City Council is currently going through the process of identifying plots that can fulfil a predicted need for 17,000 new houses by 2028.

Several sites have been earmarked in Bulwell, including the former Henry Mellish Comprehensive School on Highbury Road.

But the largest is the Stanton (ex-Babbington Colliery) tip off Cinderhill Road.

A consultation on the proposals is running until Monday November 21. Feedback from the public will underpin the next stage of the process, which is known as the Local Development Framework (LDF).

Details of the size of the plot or how many houses it could accommodate have yet to be released.

But Bulwell's Labour MP, Graham Allen, has hit out at the Stanton proposal, which he says has become a haven for wildlife and a key open space for young people.

He told the Dispatch: "I appreciate the need for housing. There is a shortage, which is getting worse, so a strategy needs to be found,

"But we have lots of housing in Nottingham North (Mr Allen's Parliamentary constituency, which includes Bulwell). It's jobs we need on any spare land in the area to restore the balance now that the big industries — coal, textiles, bicycles etc — have gone.

"This site is one of the very few substantive areas of open land within my constituency. Unlike a great deal of Green Belt further out, this has public access. It is also a designated Site of Importance for Nature Conservation (SINC). There has been a great deal of appropriate tree-planting since Babbington Colliery shut.

"This area is enjoyed by many who live in the surrounding homes. From the top, you can get a wonderful panoramic view across the whole city, to the Vale of Belvoir and the Derbyshire hills.

"Youngsters who would otherwise have nowhere to go enjoy cycling, exploring, informal games and just hanging out with their friends in open spaces. We have little enough open space in Bulwell. Let's not lose this."

"The report acknowledges that we have little Green Belt within the city.

2

## ECONOMY AND REGENERATION

"Perhaps some, if not all, of this could be designated as Green Belt to compensate for any lost further out.

"We shall lose most of our green land, while neighbouring authorities, such as Broxtowe, will retain more than 99% of its Green Belt.

"Building houses here would inevitably cause mayhem on the local-road infrastructure, which is unable to cope as it is already.

"I have written to Eric Pickles (local government minister), questioning his national proposals, and I shall be making strong representations to the local planning authority over this."

From Hucknall Today

**ECONOMY AND REGENERATION**

**Where not to house them**

DEAR EDITOR: Sadly, much mis-information is circulating with respect to the local housing strategy. I thought that now we had unanimously decided not to support building at Toton, it would be an opportune moment to clarify the current situation.

We carried out the first consultation into the process over the summer. The first question was about the suggested number of dwellings, we have since been told by the government Inspector that the figure for Greater Nottingham due to population changes (52,050) is not for negotiation. We must agree on the allocation between boroughs and we continue to do so, taking into account these consultation results. One thing which was clear from the consultation is that there are good reasons not to build at Toton.

Basically: We consulted. We listened. We acted; the Toton site

was unanimously rejected by full council.

Unfortunately that may not be the end of the line. The council clearly will not support an application for Toton but any developer has the right to appeal to the Secretary of State. A number of similar appeals throughout the country have been successful where developer has "proved" no robust, up to date local plan exists; Eric Pickles' Draft National Planning Policy Framework (NPPF) states that where no such plan exists the presumption will be on development. It is now decreed that our current plan which protects the green belt will be outdated early in the New Year. I have written to the minister on behalf of the eight local authorities asking that if we have a clear head of steam working towards a robust policy in the autumn we can be covered against such appeals, I await a reply.

We met with a government inspector who made it quite clear that further delay in any part of the process would be dangerous. We had hoped to run our next stage of consultation after the Localism Bill came into effect this month but that has since been delayed. The inspector felt that delay on our behalf would be inadvisable so we shall press ahead with a leaflet drop to every household and a series of meetings in January, this will concern sites other than Toton.

In short, the government's new legislation creates a number of loopholes which will be a gift to solicitors and developers alike.

*Cllr Steve Barber  
Chair Development Control  
Chair Greater Nottingham Joint  
Planning Advisory Board  
Broxtowe Borough Council*

4/11  
Beeston  
Express

2/11  
NBP

**Public Notices**

**BROXTOWE BOROUGH COUNCIL PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 TOWN AND COUNTRY PLANNING ACT 1990**

Application has been made on behalf of **The PCC of St John the Baptist** for planning permission to **REPLACE FLASHING at CHURCH OF ST JOHN THE BAPTIST CHILWELL ROAD BEESTON NOTTINGHAMSHIRE**. In the opinion of the Borough Council, the development will affect the character or appearance of the listed building and the conservation area within which the building is located.  
Application No: 11/00268/LBC

Members of the public may inspect copies of the application the plans and any other documents submitted with the application, at the Council Offices, Foster Avenue, Beeston, Nottingham, NG9 1AB during all reasonable hours until 23rd November 2011

Anyone who wishes to make representations about this application should write to the council at the above address by the above date.

S Dance  
Head of Planning and Building Control  
On behalf of Broxtowe Borough Council

Date: 2nd November 2011

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*007125*

## Where to house them

DEAR EDITOR: History tells us the first 'green belt' was set up around London before the war but the idea didn't take off around Nottingham until the 1950s.

At that time, Toton was but a small village surrounded by green belt. Gradually houses were built around the village with the big Banks Road estate covering much green belt land.

It is interesting that these homes, many of which were completed in the last 25 years, now house the biggest objectors to encroachment on the green belt. No doubt once they have stopped further developments, they will right a wrong by demolishing their own homes so that we can once again enjoy picnics in what are now their living rooms and gardens.

Of course they will have to live somewhere – perhaps Anna Soubry MP has some space next to one of her residences, not in Broxtowe.

*Javid Kayani  
Elm Ave, Beeston*

*4/11*

## Green belt 'post-war triumph'

DEAR EDITOR: Our MP, Anna Soubry, is a supporter of our green belt, as is Nick Palmer, our former member of parliament.

The problem is that (Ms Soubry) supports a government that is intent on changing the planning laws for some illusory economic advantage. The government's steer in the National Planning Policy Framework (NPPF) is that councils give a green light to new development.

'Green Belt' was a triumph of post-war planning by the Labour government, preventing the country from becoming one gigantic urban sprawl.

Economic growth is meant to give people a better standard of living, but if in the process you concrete over the countryside, then we actually become poorer.

*Cllr Frank Prince  
Broxtowe BC*

## ECONOMY AND REGENERATION

4/11 NZP

# 2,600 new homes at barracks site is a 'non-starter' says council leader

A COUNCIL leader has rubbished claims that more than 2,600 homes could be built at Chetwynd Barracks in Chilwell.

A map, drawn up by Broxtowe Borough Council officers, shows a potential development of up to 2,694 new houses on the site.

However, Liberal Democrat council leader David Watts, has described the proposal as a "non-starter" and insists it will not happen.

The map has been presented to a council working group and is one of hundreds of potential development sites being



**Rubbished claims:**  
Liberal Democrat council leader David Watts.

laid on the table.

Chairman of the working group, Labour councillor Steve Barber, said the Chetwynd proposal was dismissed by the working group. He said: "It is unacceptable because of road access and that would be the reason it would be thrown out."

"I think it took about 10 seconds to dismiss. The

Ministry of Defence are not going to release the land.

"We'll continue to pursue them to release land for a small development." Mr Watts confirmed the council may be interested in a small development in the future if land is made available.

He confirmed the council previously approached the MoD to request the release of some land. However, it was not included in a list of land set to be released recently published by the MoD.

Broxtowe MP Anna Soubry said: "One wonders why the barracks has been

considered as a site with over 2,500 houses identified, and why this map has been placed with papers showing sites for potential development."

The Planning Policy Working Group consists of 11 councillors from all parties. They will make recommendations to the council about where houses should be built in the future.

The council is expected to build 5,765 new homes by 2028, although it has the power to change this number.

Last week, the council also dropped plans to build 800 homes in Toton.

4/11 ZKA

## Fears calmed over change of plan

Published on Friday 4 November 2011 08:00

BROXTOWE Borough Council leader Milan Radulovic has calmed fears over the area's greenbelt land after plans for an 800-house development in Toton was scrapped.

The development was one of several proposed for the Broxtowe borough in a recent housing development plan, but now it has been withdrawn councillors in Kimberley were worried the number of houses already allocated for the north of borough would dramatically increase.

Broxtowe borough councillor Ken Rigby claims planners at the authority have been asked to 're-look at the numbers and see if there was any land they had missed' - leaving councillors convinced this simply means the figure will be distributed across other towns in the borough including Eastwood, Kimberley and surrounding areas.

Eastwood and Kimberley Advertiser

## ECONOMY AND REGENERATION

# Leader allays fears that homes target will rocket as Toton development is scrapped

# 'NO MORE HOMES FOR OUR AREA'

by Laura Rands  
news@eastwoodadvertiser.co.uk

**BROXTOWE** Borough Council leader Milan Radulovic has calmed fears over the area's greenbelt land after plans for an 800-house development in Toton was scrapped.

The development was one of several proposed for the Broxtowe borough in a recent housing development plan, but now it has been withdrawn. Councillors in Kimberley were worried the number of houses already allocated for the north of borough would dramatically increase.

Broxtowe borough councillor Ken Rigby claims planners at the authority have been asked to 're-look at the numbers and see if there was any land they had missed' - leaving councillors convinced this simply means the figure will be distributed across other towns in the borough including Eastwood, Kimberley and surrounding areas.

Original proposals were to build 1,700 homes in the north of the borough and 1,250 in the south - including the 800 in Toton - by 2026 leaving councillors worried the north's target could rocket following the Toton decision.

And Cllr Sarah Brown said at last week's Kimberley Town Council meeting the north of the borough

would end up 'picking up the development'.

But speaking to the Advertiser this week, Cllr Radulovic said that was not the case.

"I can categorically state this will not mean any more houses for the north of the borough," he said.

"When we agreed this strategy we agreed a breakdown in the north of the borough that houses would be shared around strategic sites so no community faced a large increase of houses and we can stop any communities converging which I think is fair.

"Otherwise some areas would end up with lots of houses and some would end up with none.

■ continued on page 2

## Vow to defend DH Lawrence land

■ continued from front page

"But this decision will not make any difference to us in the north of the borough. I will totally resist any attempts to add any more houses in the north."

The council has now earmarked certain sites for development in our area which will house around 1,000 new homes between them.

And a spokesman confirmed the authority would be starting site-specific consultation in the 'coming months'.

"The next stage in Broxtowe borough will be to consult on the actual development plan document which will be site specific," the council spokesman told us.

"A letter to every household is planned over the coming months to give everyone a chance to have their say."

And Cllr Radulovic vowed the council was committed to defending DH Lawrence land.

"There are areas and communities which need to expand, but in propor-

tion," he said.

"But our essential strategy is to defend the whole green corridor from Underwood right the way down to Trowell Moor from the encroachment of Nottingham and its urban sprawl.

The plans for Toton were scrapped after a public outcry during the first stage of consultation.

And council chairman Roy Plumb said that whilst it was positive the council had listened to the public in Toton, it remained to be seen whether everybody would be treated the same.

"It's nice that the council have listened to the people, I think that's great," Cllr Plumb said.

"But it's farcical if the Toton people are up-in-arms and get their way, and then other communities strongly opposing any development do not get listened to."

Cllr Plumb is planning to call a public meeting on the matter, but said he will wait for any revised proposals before he sets a date.

4/11

BKA

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## ECONOMY AND REGENERATION

## Council takes Toton green belt off list of preferred sites for housing

AT the Broxtowe Borough Council meeting held on October 26 at the Town Hall, Toton residents and concerned citizens from all around the borough packed into the public gallery to hear what councillors had to say about listing green belt land at Toton Sidings as a 'preferred site' for housing development.

A furore had blown up because, along with every other local authority across the country, Broxtowe has to find space for building new houses. The Government says so. It is a fact.

And the council thought that Toton's green belt might be an option.

The sidings at Toton had originally been put forward for consideration during the 2009 Core Strategy consultation, during which Broxtowe ended up with a number of 5765 houses to find space for. A change of government, and this number is theoretically no longer a given. But that is the approximate number that political parties are using for their sparring.

*continued on page 3...*

4/11  
Beeston  
Express

## Toton green belt off the list

*Continued from page 1...*

Residents of Toton, already on the alert after trees above the sidings were felled illegally by a developer in 2010, raised the roof at this new attack on their environment.

The campaign groups, TEPS and the Friends of Toton Fields, demanded to know why the council was considering building on green belt – surely the whole idea of green belt was to protect it from development?

After some strong lobbying, as reported in the last issue of *The Beeston Express*, Cllr David Watts, the borough council's portfolio holder for planning, announced at last week's council meeting that the council would drop the site from the list of preferred sites for future development.

The campaign to fight the proposal had been effective.

Cllr Watts told the Borough Council that the

council had put the proposal out for consultation and had listened to what had been said. He said: "Any development should, wherever possible, have the support of local communities. It is clear that Toton does not do this and the council has listened to what people said."

Cllr Watts continued: "Throughout the process we have said that we are a listening council and we

stand by that. We have been consulting people about the various options and are now studying their responses.

"As much as possible, though, we want to make sure that any development has the support of local residents and where that isn't happening, we will look to see if there are alternatives which are more palatable.

"At the same time we are working hard to try and get the numbers that we have to build down. The difficulty with this is that, whatever the government say about local choice, the reality is that they are going to make it nearly impossible for councils to stop development in the green belt."

In the meantime, there are so many political arguments raging about where the housing should go – who alleged that Chetwynd Barracks would provide enough space for in excess of 2000 houses, for instance? – that we'll attempt to bring you an accurate and balanced report in the next issue of *The Beeston Express*.



*Looking towards Toton sidings – part of Broxtowe's green belt.*

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## ECONOMY AND REGENERATION

16/11 NZP

Broxtowe borough

### Plans to build flats at pub site

Planning applications received by Broxtowe Borough Council:

**Beeston:** Demolition of a pub to construct a two or three-storey building containing seven flats. 11/00688/FUL

**Beeston:** Display of panels, blackboards and brass lanterns at Queens Hotel, 189 Queens Road.

11/00696/ADY  
**Eastwood:** Construction of a conservatory at 22 Atherfield Gardens.

11/00689/FUL  
**Toton:** Construction of a first-floor rear extension at 86 Seaburn Road.

11/00705/FUL  
**Brinsley:** Construction of two semi-detached homes at 12 Broad Lane.

11/00667/OUT  
**Kimberley:** Construction of a rear extension at 50 Glenfield Avenue.

11/00656/FUL  
**Beeston:** Construction of a single-storey side extension on 22 Blandford Road.

11/00691/FUL  
**Giltbrook:** Construction of a rear extension at 71 Baker Road. 11/00701/FUL

16/11 NZP

### Fields could get 450 new homes

A PROPERTY developer has announced plans to build 450 homes on greenfield land in Stapleford.

Chilwell-based Westerman Homes yesterday revealed that it is to submit a planning application to Broxtowe Borough Council for a development at Field Farm, north of Ilkeston Road, later this month.

The land is one of two greenfield sites that have been the subject of public consultation by the council.

The other site is in Toton Lane.

The council needs to find space for nearly 6,000 homes in the borough by 2026.

Robert Westerman, managing director of Westerman Homes, said: "We've been listening to issues raised by local people over the past few years to try to be understanding of our neighbours and to create a development sensitive to those issues while delivering housing needs for the area."

Under the plan, 15 acres of land would be set aside between Boundary Brook and Pit Lane, with a view to transfer it to either Broxtowe Borough Council or the parish council for public benefit.

Visit [www.fieldfarm.info](http://www.fieldfarm.info) for further details.

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## Housing in Broxtowe

WE have become a little tired of the circular wrangling by our councillors and politicians as to how many houses the government will insist are built in the borough of Broxtowe to meet housing demand.

When you've made your minds up, do let us know. Most of our politicians live locally. Can we safely assume that they also don't want to see the borough crammed to the gunnels with tiny houses built by greedy developers?

We promised in the last issue to bring you an update on the housing argument that had blown up over what numbers and where. We retract that promise.

**HOUSING MEETING:**  
 Broxtowe MP Anna Soubry will be hosting a meeting in Greasley to discuss greenbelt land being built on.  
 The meeting will be held at the Greasley Sports Centre in Dovecote Road on November 26 between 2pm and 4pm.  
 SCOUTS: Meet the...

**ECONOMY AND REGENERATION**

22/11 NZP



**Long-running battle:** Residents protest over plans to build homes on land near Sharpill Woods, Edwalton, in 2006. C210906MA7-3

# New homes plan revealed – but target has been slashed by 5,000

By Delia Monk

Local Government Correspondent

A PLAN showing where 9,900 homes could be built in Rushcliffe over the next 15 years has been revealed.

The borough council has drawn up its preferred sites for development which include 1,000 homes north of Bingham and up to 2,500 south of Clifton – providing the A453 is improved.

However, the total is 5,000 less than the council was told to provide under the previous government.

Rushcliffe had been told to find room for 15,000, which it vehemently opposed.

The coalition scrapped the targets in the Localism Bill passed last week but the city council, Broxtowe, Gedling and Erewash decided to keep their targets roughly the same.

However, Rushcliffe and Ashfield decided to recalculate.

Concerns have now been raised

that Rushcliffe's decision to go for a 34 reduction could fail a Government examination, leaving the area without a housing plan and making it easier for developers to get large plans passed.

Labour councillor Steve Barber, chairman of the planning committee at Broxtowe Borough Council, said: "I think Rushcliffe will fail the public examination."

"And then it's a free for all for developers to go forward as they like."

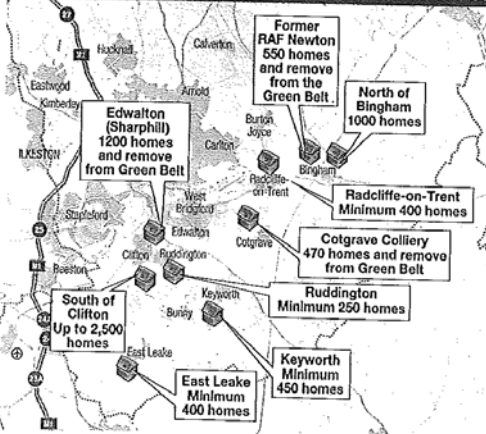
And the leader of Gedling Borough Council, Councillor John Clarke, said the council was "playing a dangerous game".

Council plans are expected to go before a public examination with an independent inspector before they can be adopted.

If Rushcliffe's failed it would leave it without a local plan for longer, giving developers more power in appeals.

However, Rushcliffe council leader Neil Clarke described it as a

**Where 9,900 homes will be built in Rushcliffe**



"sound plan" that would stand up at a public inspection.

He said: "This is a compromise to try and make sure we fulfil the need for house building but at the same time, we have been very conscious of protecting residents' interests and protecting the environment of the borough so it continues to be a great place to live and work."

The proposals include 1,200 homes at Sharpill Woods in Edwalton and 470 at Cotgrave Colliery – both already have planning per-

mission. It also includes 1,000 homes north of Bingham and 550 homes at RAF Newton – planning applications for both have been submitted to the council.

An application to build 5,500 homes on land south of Clifton was withdrawn but now the council has identified space for 2,500 homes.

Mr Clarke said this would be for the "later part" of the plan, which runs to 2026, and is subject to A453 improvements being carried out.

The council confirmed it is possible that developer's money could contribute to the road as part of planning conditions.

Hundreds of houses will also be built around Rushcliffe villages with at least 400 at East Leake, 450 at Keyworth, 400 at Radcliffe-on-Trent and 250 at Ruddington.

The remaining 1,780 homes are expected to be built across the borough as and when planning applications are submitted.

The council will consult with people about where the village houses should be built before plans are drawn up.

Mr Clarke said Rushcliffe was playing its part in providing housing in Greater Nottingham.

"Even though we've proposed less than the original regional spatial strategy [of 16,000] those numbers for our district are significantly higher than other council areas."

He said the new figure complied with housing "needs and demands".

Broxtowe is expected to build 5,700 homes by 2026. Erewash has agreed to 5,900, Gedling 7,050 and the city about 16,500.

Ashfield has not yet announced how many it would accommodate in the same period, but it is expected to be about 5,000.

Under previous guidelines they were expected to allow more than 8,000, with about 3,600 of these being built in the Hucknall area.

**We have been very conscious of protecting residents' interests and protecting the environment of the borough**

Neil Clarke

## ECONOMY AND REGENERATION

Ilkeston  
**ADVERTISER**

Wednesday 30 November 2011  
You are here **News**

23/11 ZIK AdN

### Plan to build 450 homes is unveiled

Sponsored by **VCARS**



The plans for Field Farm

Published on **Wednesday 23 November 2011 16:00**

LAND potentially worth millions of pounds is set to be handed to Trowell free of charge if plans to build 450 homes in neighbouring Stapleford are given the go-ahead.

Landowner Westerman Homes is set to put in a planning application soon to build the homes on the Field Farm site – earmarked by Broxtowe Borough Council to take on some of the 6,000 houses it says it needs to build by 2028.

Westerman plans to build nearly all 450 homes within the Stapleford half of the site and gift the remaining 15 acres between Boundary Brook and Pit Lane to either the parish council or Broxtowe Borough Council to do whatever it wants with.

Trowell councillor Ken Rigby is celebrating having 'made the best of a bad situation' and said the land could become a mix of allotments, a football pitch for Trowell FC and park land.

He said: "I have fought hard to protect this place so obviously I am very pleased, although I am sorry that these houses have got to be built, but I have had to do the best thing for Trowell."

But Broxtowe MP Anna Soubry condemned the move. She said: "This is a fundamentally flawed proposal because, instead of consulting with the people about what they want to happen to that land, Ken and his colleagues on the borough council have accepted a housing target of almost 6,000 houses.

"There's only enough brownfield land for 2,000 so they have to build on greenbelt.

"He hasn't done right by Trowell – there will still be 450 homes right next door."

Cllr Rigby argued that a planning inspector's report in 2002 said the whole site could be built on.

"The developer has got a very strong chance because he will present the previous report," he said. "I am not prepared to bury my head in the sand and risk losing the whole site.

"It's my duty to represent the people who voted for me – the people of Trowell."

A spokesman from Chilwell-based Westerman Homes said: "We recognise this area has traditionally been seen as providing a distinction between Trowell and Stapleford. We have tried to come up with a masterplan that keeps an element of that green wedge between them."

Ms Soubry is urging residents to attend a CAT meeting at Pasture Road Community Church tonight to discuss the plans and is organising a public meeting in January.

Trowell Parish Council is due to discuss whether they can afford the maintenance costs of running the 15 acres of land or whether it would be better to give the land to Broxtowe on Tuesday.

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## ECONOMY AND REGENERATION



Thursday 24 November 2011  
You are here [News](#) > [Local News](#)

25/11 Hucknall  
Dispatch

25/11 ZKA

### 'Penned in' fears over new housing

Published on **Tuesday 22 November 2011 11:19**

DIVISIVE proposals to build thousands of houses at a site on the outskirts of Hucknall have been further condemned — amid fears that the town could be "penned in" by new developments surrounding its boundary.

As reported by the Dispatch last month, Gedling Borough Council have unveiled a controversial option to build up to 4,500 homes at Top Wighay Farm — a former Green Belt site between Hucknall and Linby.

There are concerns this could even expand to more than 6,000 houses if previous, opposed plans to develop the site are added to the scheme.

It comes just years after a campaign group celebrated news that proposals at the plot had been downgraded to only 450 houses.

But now Hucknall councillors have voiced even stronger fears that the Top Wighay bombshell could be "the thin end of the wedge".

For there are suggestions that sites are earmarked on the outskirts of Bestwood Village for new housing — as well as the plan to build 600 houses on land north of Papplewick Lane in Hucknall.

Proposals are also in the pipeline that could see parts of Bulwell's Blenheim Industrial Estate, which borders Hucknall, built on with a state-of-the-art energy park.

Large plots of land totalling dozens of acres are up for sale too at the end of Watnall Road, on the former brickyard site which bridges the M1.

It is estimated that the area, which falls under the control of Broxtowe Borough Council, could accommodate a further 2,000 homes.

Local councillors say the "worst-case scenario" would see Hucknall double in size.

Coun Chris Baron (Lab), a Hucknall member of Ashfield District Council, said: "This is purely a dumping exercise and the target is clearly Hucknall.

"We cannot cope with so many houses being built on top of this. We need to fight these plans as far as we possibly can."

The most pressing proposal that campaigners say is posing a threat to the very existence of Hucknall and its surrounding villages is the controversial scheme at Top Wighay Farm.

Coun Bob Brothwell, chairman of Linby Parish Council, says the building of the houses would be equivalent to "rape" of the Dispatch district.

Campaigners say the infrastructure in Hucknall is already at breaking point and thousands of extra homes would have a devastating impact.

Coun Brothwell has now sent a lengthy letter to Gedling Council on behalf of his fellow councillors and Linby residents.

In it, the consultation on the housing proposals, the first stage of which ended last Friday, is slammed as inefficient.

Only some Hucknall residents have been included in the consultation exercise.

A special version of Gedling Council's 'Contact' magazine featured Top Wighay as 'Option One' on account of it being close to services in Hucknall.

Speaking at a meeting of Hucknall Partnership Group, Coun Mick Murphy (Con), a Hucknall member of Notts County Council, expressed his anger about the plan.

He said: "I can assure everyone in this room that I have voiced my opinions at County Hall against building at Top Wighay Farm."

**BRINSLEY:** Mrs King has applied to extend the implementation of her planning permission for a residential development. The site address is at the corner of Clinton Avenue and Hall Lane in Clinton Avenue, Brinsley. For more on this and the following applications visit [www.broxtowe.gov.uk](http://www.broxtowe.gov.uk).  
**OUTBUILDING:** Mrs J. Paxton has applied to build an outbuilding at 62 Mansfield Road in Eastwood.  
**CHANGE OF USE:** Mrs J. Fisher has submitted a planning application to change a former playing field from agricultural use to equestrian use. She wants to retain the stables, erect a storeroom and lay hardstanding in Tinsley Road, Eastwood.  
**CONSERVATORY:** Mr P. Eaton has applied to build a conservatory at 48 Walker Street in Eastwood.  
**SIGN:** Mr A. Gent has applied for planning permission to erect a sign at 12 Pentrich Road, Giltbrook Industrial Park.  
**NUTHALL:** Gemma Bostock wants to extend the time limit for the implementation of her planning permission to build a first floor side extension at 22 Hammersmith Close in Nuthall.  
**EXTENSION:** David Hunt has been given permission to build a single storey rear extension and build a dropped kerb. He lives at 165A Broad Lane in Brinsley.  
**CHURCH:** Sharon Fewkes has been given the green light to make alterations to the roof and utility room at Moorgreen United Reformed Church.

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26/11 NBP

**MP meets public on housing plans**

BROXTOWE MP Anna Soubry will hold a public meeting in Greasley today to discuss housing plans for the area.

The meeting will take place at Greasley Sports and Community Centre, in Dovecote Lane between 2pm and 4pm.

Miss Soubry will be joined by parish and borough councillors from Greasley and surrounding areas.

27/11 EKA

**HOUSING:** Broxtowe MP Anna Soubry will be attending a meeting this weekend to talk about plans to build on greenbelt land around Greasley. The meeting is at Greasley Parish Hall on Saturday between 2pm and 4pm. A similar meeting was held in Nutuhall two weeks ago.

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**ECONOMY AND REGENERATION**

30/11 NBP

# Drive to turn golf course into retirement 'village'

By Bryan Henesey

THE owners of a former golf course are considering plans for a new retirement village on the land.

The Rathour family, which owns the old Bramcote Hills Golf Course, revealed that a complex similar to Lark Hill on the outskirts of Clifton is one of a number of development options for the site.

Others include housing and a doctors' surgery. The plot in Thoresby Road has been derelict since the course closed in 2009, shortly after the club shop was vandalised.

Family spokesman and developer Jay Rathour, of Beeston, said no plans have been

drawn up as yet, but he hoped progress could be made in the new year.

Mr Rathour added: "The idea that is being explored is the possibility of some sort of retirement village, but we have not progressed to any extent that an outside developer is involved."

"It's one of a number of discussions. It was an idea put to us by an architect who had been involved in the development near Clifton."

Lib Dem county and borough councillors for the area have voiced concerns that any development at the course could impact on a nearby open land known as the Bramcote Ridge, currently protected under Broxtowe Borough Council's

local plan. This protection includes preventing developments which would adversely affect the character and appearance of the ridge.

Mr Rathour told the Post last year that the family was "open to suggestions" over future plans for the site.

He said the family is aware of the site's ecological importance.

**I would rather see a decision made than it remaining boarded up and no use to anyone**

**Coun Stan Heptinstall**

"We will try to match that up and develop something that is agreeable to the majority," he said.

Lib Dem councillors in Bramcote have started seeking residents' views on the possibility of a retirement village on the former course.

Bramcote county and borough councillor Stan Heptinstall said: "The course has been sitting there doing nothing for two years. There have been two planning applications since it closed for housing and a car wash on the car park and they were turned down, because the area is protected open space."

"One has to start thinking about what could happen in the future. I would rather see a decision made than it remaining boarded up and no use to anyone."

Mr Heptinstall is also chairman of Bramcote Community Action Team, which met on Monday to discuss the possible plan.

He said he had visited Lark Hill in recent months and felt a similar retirement village would be welcomed in Bramcote, whether or not on the golf course.

"The Bramcote community is an aging population and if a retirement village was available that would be a good thing, irrespective of where it is built," he said.

People can submit their views via a survey on [www.davidwatts.org.uk](http://www.davidwatts.org.uk).

30/11 NBP

**BROXTOWE BOROUGH COUNCIL PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 TOWN AND COUNTRY PLANNING ACT 1990**

Application has been made on behalf of MR S ROBINSON for planning permission to **CONSTRUCT SINGLE STOREY SIDE EXTENSION AND DETACHED DOUBLE GARAGE (REVISED SCHEME) AT THE ORCHARDS 1 CHURCH LANE ATTENBOROUGH NOTTINGHAM.** The proposed development is considered to effect the character or appearance of the conservation area in which the building is situated.

Application No: 11/00698/FUL

Application has been made on behalf of MR J MORTIMER for planning permission to **ERECT GATE AND FENCING AT 2 OLD SCHOOL LANE AWSWORTH NOTTINGHAM.**

Application No: 11/00697/FUL

As these are householder applications, in the event of an appeal against a refusal of planning permission which is to be dealt with on the basis of representations in writing, any representations made about these applications will be sent to the Secretary of State, and there will be no further opportunity to comment at appeal stage.

Members of the public may inspect copies of the applications the plans and any other documents submitted with the applications, at the Council Offices, Foster Avenue, Beeston, Nottingham, NG9 1AB during all reasonable hours until 21 December 2011.

Anyone who wishes to make representations about these applications should write to the Council at the above address by the above date.

S Dance  
Head of Planning and Building Control  
On behalf of Broxtowe Borough Council

Date: 30 November 2011

30/11 NBP

**Latest plans**

THE following plans have been received by Broxtowe Borough Council:

- Watnall:** Extension to barn at Common Farm in Common Lane. 11/00622/AGR
- Chilwell:** Side two-storey/first-floor extension at 25 Penrhyn Crescent. 11/00737/FUL
- Beeston:** Rear conservatory at 37 Goodwood Drive. 11/00718/FUL

6

Stapleford

# Another battle looms on 450 homes for green belt

By Rachel Stretton

RESIDENTS are preparing to fight controversial plans to build homes on green-belt land.

Chilwell firm Westerman Homes wants to build 450 houses on Field Farm in Stapleford.

Local people say the infrastructure is not in place to support the extra homes and fear the move is already a done deal, even though Westerman has yet to submit a planning application.

Jennie Phillips, former chairman of the Stapleford and Trowell Rural Action Group, said: "There is no infrastructure to support this number of homes, and it's an important area for wildlife."

"We pointed this out to the council but they just don't seem interested."

"The consultation meetings were not well advertised and

their attitude is that this is the best deal we will get."

Field Farm, owned by Westerman since 1993, is on the borough's list of preferred sites for development.

Richard MacGraw, who lives opposite Field Farm in Ilkeston Road, said: "That area is really well used. My daughter and I take the dog for walks in that field."

"In 2000 the site was on the list of preferred sites. We gathered 5,000 signatures on a petition and it was taken off the list."

"Those people haven't moved and everyone feels the same as they did then. We will be looking at starting another petition."

Broxtowe MP Anna Soubry said in her newsletter that the council "should be consulting with people before accepting these sorts of targets".

She added: "It's shocking. Broxtowe has not got much

green-belt land as it is. The houses will be bought by people who are not from the area, and it will become a commuter area for the city."

But Stapleford councillor Iris White said the original house building target had been higher.

**There is a dearth of housing, and they are going to have to go somewhere**

**Councillor Iris White**

"We argued against it and brought it down," she said. "I do see both sides of the argument, because people don't want to see houses instead of fields from their window."

"But there is a dearth of housing, and they are going to have to go somewhere."

Councillor White also denied claims the council was not listening to residents.

She added: "The consultation period ended in October. Myself and Councillor Brian Wombwell have been distributing leaflets and posters, and we've been to two Community Action Team meetings, one in September and one last Thursday."

"These houses are not inevitable. It is not a done deal."

A Westerman Homes spokesman said: "We have been to every public meeting that has taken place about the Field Farm site and tried to come up with solutions to all of the concerns raised by residents."

"We have circulated leaflets to around 1,300 homes near the site and, set up a website at fieldfarm.info for people to have their say."

"We are listening to the residents and taking their comments into account."

2/12 ZFA

**ECONOMY AND REGENERATION**

**Hundreds turn out to express anger at greenbelt proposals**

# WIDESPREAD FURY AT HOUSING PLANS

by Laura Rands  
news@broxtowe.co.uk

MORE than 200 people turned out to two public meetings in Nuthall and Greasley over plans to build on greenbelt land.

Broxtowe MP Anna Soubry chaired the meetings where she said there was "wide spread anger and opposition" to the plans to build hundreds of houses on the greenbelt land.

Along with several other councillors, Cllr Philip Owen made a slide presentation identifying the suggested sites in the north of the borough.

"There was a lot of anger at both meetings," he said.

"One because of the potential allocation of land and two, because people feel that Broxtowe Borough Council is behaving in an underhand way, not notifying people and not letting them have their say."

Cllr Owen said people were particularly annoyed the Moorgreen Show Ground had been chosen as a suggested site after it had been thrown out at inquiry a few years back.

"There was a lot of anger expressed that the Moorgreen site had come up again - just a few years after an inquiry inspector said it was unsuitable to build on," he said.

The councillor said both Nuthall and Greasley parish councils needed to work together to throw the idea out, as they did last time.

The main sites being suggested in the area are land off Woodhouse Way near Assarts Farm, land to the back of the Ayscough Estate off New Farm Lane, land off Main Road in Watnall including the Moorgreen Show Ground and land either side of the B600 past Greasley Church.

Walker Street School in Eastwood is one the suggested smaller sites.

The Broxtowe Conservative

group called the meetings in Nuthall and Greasley because it did not feel the borough council had done enough to inform the public.

"The council has consulted with the public via its website and in the libraries, but I rarely go into the library," Cllr Owen said.

"The whole thing has been a complete shambles from start to finish."

But a spokesperson for Broxtowe Borough Council fought back saying the presentations held at town and parish council meetings by housing officer Stefan Saunders in October were all open to the public.

"We did organise a series of events including ones at Greasley and Nuthall. They were widely advertised on facebook and twitter, in several newspapers and on our website."

Broxtowe Borough Council will now meet some time over the next month where 'preferred sites' will be allocated, and there will be a public inquiry early next year.

■ continued on page two

## Widespread fury over housing scheme plans

■ continued from page one  
Cllr Owen said the Tory group will organise more

meetings after sites have been chosen.  
Broxtowe Borough Council is planning to

build 6,000 houses in the borough between now and 2026.  
About 4,000 of these

will go on greenbelt land because there is only enough brownfield sites for 2,000.

10



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## Campaigners feel let down

Sir,

I worked side by side with Cllr Ken Rigby throughout the whole of the last planning process.

I sat next to him at the Public Enquiry.

He knew very well that the whole of Trowell was against ANY development of Fields Farm.

He knew personally of all the issues of Trowell Park's residents, indeed the concerns of ALL residents in Stapleford and Trowell who were opposed to the development of Fields Farm and the detriment such a development would have on their own homes and communities.

Cllr Rigby personally advised them and us he would fight Fields Farm development 'every inch'. He, and Stapleford North Councillors and MPs all campaigned the last two national and local elections on the back of their 'work to ensure no houses are built on Fields Farm' and promises NOT to develop Fields Farm.

Our local councillors have let us all down by not representing our voice.

To tell the people of Trowell this is the 'best of a bad situation' ignores all the concerns residents had then and still have now, ignores the valid objections to building on the site, ignores the purpose of the land to the locality, ignores why his electorate voted for him and goes against the assurances he gave them and STRAG over the last planning process.

I hope Trowell Parish Council are not fooled into being bought out, or fooled into handing over the land to Broxtowe Borough Council.

Present form implies it will find itself accommodating another 250 houses within a very few years on the premise it's no longer green-belt, no longer sustainable and a more valuable asset to the council as land identified for future housing, irrespective of the views of the residents and the overall purpose the Fields Farm land fulfils to it's locality.

**Jennie Phillips**  
**Stapleford and Trowell Rural**  
**Action Group**  
**Stapleford representative**

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## OTHERS

1112 ZIKADW

# Councillor defends housing plan deal

by Dave Wade  
news@kestonadvertiser.co.uk

A COUNCILLOR has defended the deal struck over plans for a major housing scheme, dismissing calls for his resignation as 'ridiculous'.

In last week's Advertiser we revealed that, as part of Westerman's plan to build 450 homes on the Fields Farm site between Trowell and Stapleford, 15 acres of land would be handed over to Trowell free of charge.

But Stapleford and Trowell Action Group (STRAG) has branded the move a 'rape' of the countryside, saying that any housing on Fields Farm would blur the lines between the two settlements and open the door to development on the rest of Broxtowe's greenbelt.

STRAG chairman Neil Jackson has called for Trowell councillor Ken Rigby, as well as Stapleford North councillors Brian Wombwell and Iris White, to resign over the deal.

"Mr Rigby and the two councillors from Stapleford do not represent their electorate and I call upon them to resign," he said.

"They appear to be selling off our green belt for the potential gain of the rest of the borough and ignoring the wishes of their electorate."

But Cllr Rigby has defended his actions throughout the process and called STRAG's claims 'ridiculous'.

"A proposal is viewed individually on its merits.



Submitted pictures

**IN THE FIRING LINE:** Trowell councillor Ken Rigby and Stapleford north councillors Brian Wombwell and Iris White have been criticised by campaigners

"I have sold nobody down the river. I have done nothing wrong," he said.

He pointed out that a planning inspector's report in 2002 said the whole site could be built on.

"I have sought legal advice and it is my opinion - and not just my opinion - that that site was lost in 2002," he said.

"All I am doing is representing the people that voted for me."

However Neil Jackson claims the development would mean 'the wholesale destruction of Trowell as a rural village'.

At a parish council meeting on Tuesday night, it was agreed that Trowell will register an interest in taking on ownership of the 15 acres land offered to it by Westerman.

But STRAG claimed the move will raise council tax, with parish council precepts increasing to fund maintenance.

Mr Jackson added it would lead to the development of more greenfield land from Trowell Moor up to Bilborough, as part of Broxtowe Borough Council's aim to build more than 6,000 houses before 2028.

"Eventually the remainder of the site will be put forward for development," he said. "Fields Farm is the key to removing boundaries that stop the urban sprawl of Nottingham."

A public meeting is planned for January 14 at the Jaguar pub in Stapleford about Fields Farm, to which Broxtowe MP Anna Soubry is expected to attend.

● See p6 for a letter from STRAG.

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## Corrections to the core figures

ONE constantly hears about the so-called housing core strategy, which in my opinion was highly flawed from the start, when one considers there are said to be one million empty houses in the country.

I was actually corrected at a meeting and was told the number was around 870,000. This did not include unknown properties, so a million is probably nearer the mark as many of these properties will be large ones and can possibly be converted in to multiple accommodation units which could increase this number greatly.

**W J LONGDON**  
Former councillor and  
vice-chair of planning  
Broxtowe Borough Council  
Hamlock Avenue, Stapleford

712 ZIK  
AdV

## Stanton idea not suitable

Sir,

If the suggested creation of a waterside development and high quality homes on the old Stanton site is to replace the proposed housing scheme, then it must be a non-starter, even if there is a delay in the site becoming available for housing.

With the prospect of thousands of houses being built on green field sites throughout Erewash and Broxtowe, surely the suggestion for building such a grandiose scheme at the present time is living in dreamland.

I firmly believe that brownfield sites where possible, if not already developed, should be first choice for houses and industry and com-

mercial use.

There are numerous marinas and canal moorings within a short car drive from our area, with walking and cycling possible for the more active.

To build another similar scheme when young people can't even afford a so-called 'affordable house' is to ignore our youngsters' future.

The old Stanton site is hardly an area of great beauty unlike some of the sites around the edge of Ilkeston.

These are now beautiful areas and worth fighting for.

I believe the suggested canal development can only be acceptable as part of the Stanton housing proposals providing there is no loss of housing on that site or change to the original proposals.

An alternative plan for a canal basin with high-quality housing, however attractive, will hardly be affordable to people living in a high unemployment area.

I hope Saint Gobain and Erewash Borough Council turn this idea down.

Danny Corns  
Trowell

**ECONOMY AND REGENERATION**

**Developers buy old Eastwood landfill**

**TOWN SITE  
MAY BRING  
HUNDREDS  
OF JOBS**

9112  
EKA

by Dave Wade  
nw@eastwoodadvertiser.co.uk

A SITE which has stood vacant for 10 years could solve some of Eastwood's shortage of both housing and jobs, it was revealed this week.

The new owners of the 45-acre Mushroom Farm former landfill have hinted at plans

to build a distribution centre on the site within the next 12 months, similar to recent huge developments off the M1 which have provided hundreds of new jobs.

Broxtowe Borough Council has said it is too early to say, but it would be interested in a mix of housing and industry on the site off Greenhills Road.

West Midlands-based IM Properties, which bought the site from

BGL Landfill for an undisclosed sum, said there is room for up to one million sq ft of distribution space.

A similar sized development for Marks and Spencer in Castle Donington is set to provide hundreds of jobs when it opens next year.

Development manager Kevin Ashfield said the Eastwood site had been purchased due to its 'prime location' just off the A610 and near junction 26 of the M1.

■ continued on page two

**Empty site could be used for distribution jobs and housing**

■ continued from front page

It also has had outline planning permission for various uses, including industrial and storage since 2002.

"There is growing demand for larger design and build requirements due to the lack of available space capable of offering larger buildings," he explained.

"We are intending to imple-

ment works to provide the site infrastructure to enable us to deliver a bespoke building within 12 months."

Leader of Broxtowe Borough Council Cllr Milan Radulovic said that the site was one of two sites the Co-operative Group considered before settling on South Normanton, at junction 28 of the M1, for its 480,000 sq ft distribution centre, which is hoped to employ

900 people.

"I think what they are looking at here is a mixed use site with smaller units," he said.

"We will give this careful thought, considering the pressures on greenbelt we are faced with for housing at the moment.

"Jobs are imperative. We have got to set aside space for expansion when this country gets out of recession.

"Young people need jobs in Eastwood.

"This site is a good opportunity to address that."

He said that IM Properties is asking Broxtowe Borough Council to upgrade the existing planning permission to create better access to the A610.

The firm has said it has £25m to invest in distribution sites across the UK.

4

**ECONOMY AND REGENERATION**

14/12 NRP

15/12 ZK AdW

**BROXTOWE BOROUGH COUNCIL  
PLANNING AND CONSERVATION (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 TOWN AND COUNTRY PLANNING ACT 1990**

Application has been made on behalf of MR & MRS A ROBERTS for planning permission to CONSTRUCT SINGLE STOREY FRONT AND REAR EXTENSIONS at 11 CALVERT CLOSE CHILWELL NOTTINGHAM. The proposed development is considered to affect the character or appearance of the conservation area in which the building is situated.  
Application No. 11/00727/  
FUL

As this is a householder application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about these applications will be sent to the Secretary of State, and there will be no further opportunity to comment at appeal stage.

Application has been made on behalf of MR A BETTINSON for planning permission to CHANGE OF USE OF LAND FOR EQUESTRIAN ACTIVITIES INCLUDING LIVERY AND RIDING SCHOOL AND RETENTION OF STABLES, FIELD SHELTER AND MANEGE WITH 2 NO FLOOD LIGHTS at BEAUVALE MANOR FARM NEW ROAD GREASLEY NOTTINGHAMSHIRE. In the opinion of the Borough Council, the development will effect the character or appearance of Beauvale Manor Farm a Grade II listed building.  
Application No. 11/00715/  
FUL

Members of the public may inspect copies of the applications the plans and any other documents submitted with the applications, at the Council Offices, Foster Avenue, Beeston, Nottingham, NG9 1AB during all reasonable hours until 4 January 2012.

Anyone who wishes to make representations about this application should write to the Council at the above address by the above date.

S Dance  
Head of Planning and Building Control  
On behalf of  
Broxtowe Borough Council  
Date: 14 December 2011

# Hundreds of jobs for area?

by Dave Wade  
news@kestonadvertiser.co.uk

A FORMER landfill less than five miles from Ilkeston could provide hundreds of jobs for the area, it was revealed this week.

The new owners of the 45-acre Mushroom Farm site in Eastwood have hinted at plans to build a distribution centre within the next 12 months, similar to recent huge developments off the M1 which are to employ hundreds.

Broxtowe Borough Council has said it is too early to say, but it would be interested in seeing a mix of housing and industry on the site off Greenhills Road.

West Midlands-based IM Properties, which bought the site from BGL Landfill for an undisclosed sum, said there is room for up to one million sq ft of distribution space.

A similar sized development for Marks and Spencer in Castle Donington is set to provide hundreds of jobs when it opens next year.



Submitted picture  
**GOOD OPPORTUNITY:** Cllr Milan Radulovic welcomes plan.

offering larger buildings," he explained.

"We are intending to implement works to provide the site infrastructure to enable us to deliver a bespoke building within 12 months."

Leader of Broxtowe Borough Council Cllr Milan Radulovic said that the site was one of two sites the Co-operative Group considered before settling on South Normanton, at junction 28 of the M1, for its 480,000 sq ft distribution centre, which is hoped to employ 900 people.

"I think what they are looking at here is a mixed use site with smaller units," he said.

"We will give this careful thought, considering the pressures on greenbelt we are faced with for housing at the moment.

"Jobs are imperative. We have got to set aside space for expansion when this country gets out of recession.

"Young people need jobs and this site is a good opportunity to address that."

He said that IM Properties is asking Broxtowe Borough Council to upgrade existing planning permission to create better access to the A610.

3

*Grapevine Issue 52 Dec 2011 /*

**Proposed Housing Development On Field Farm**

The people of Trowell were made fully aware of the last CAT meeting where they would be able to listen to the consultation proposals for Broxtowe Borough Council's housing strategy and ask questions. Notice of the consultation was also placed on the website and via a press release. Every resident in Trowell had a perfect right to submit their own response to the consultation whether or not it agreed or disagreed with any group or organisation. Via Trowell Times, residents have been informed of the timetable for the next stages of the housing strategy and they will be informed of the outcome as soon as this has been completed.

In respect of the Field Farm proposal, Trowell Parish Council is unanimously against any building north of Boundary Brook. (Parish boundary) The recent publication from the developer **suggests** that this **may have been achieved**, as the housing plan is totally within Stapleford's boundary. Trowell Parish Council cannot speak for the people of Stapleford nor Stapleford Town Council as they will have a voice of their own. **The decision about whether or not Field Farm will**

**be in the housing strategy will be made by Broxtowe Borough Council and NOT by Trowell Parish Council.** As and when a planning application for building has been received, Trowell Parish Council will be able to comment as we about Stapleford. However **the ultimate decision will be made by Broxtowe Borough Council.**

Following a recent meeting with all parish councillors, the decision has been made to **register an interest at this stage** in accepting ownership of the land offered by Mr Westerman. Residents will be kept fully informed via the newsletter, website and press releases. They are also welcome to attend the Open Forum at the start of all Council meetings, to ask questions. No firm decisions have been made about what to do with the land, **should it be finally accepted**, as there would be financial and maintenance issues. There will be a local consultation about options and ideas.

Should you require any further information on this matter, please do not hesitate to contact the Clerk, Alison Mitchell in the usual way.

**Alison K. Mitchell Clerk to the Council**  
e-mail – [tpc@gotadsl.co.uk](mailto:tpc@gotadsl.co.uk) or call  
**0115 9730713 Mon-Fri 9am-2pm**

*Jan  
2012*

January 2012

11 211 HAV

## Plan for 450 homes put in

A HOUSING developer has asked for outline planning permission to build 450 homes on greenfield land between Stapleford and Trowell.

W. Westermans' masterplan for the site, available to view online, shows two proposed access roads to the Field Farm site and a route just for cyclists and pedestrians, all off Ilkeston Road.

As agreed with Broxtowe borough councillor Ken Rig-

by, the firm has not submitted plans to build on the Trowell section on the west of the site, leaving an area of farmland in the village undeveloped.

Westermans has also included plans to plant woodland to the east and the north of the site and retain an existing footpath near the railway line.

To view the plans in full follow the links at [www.broxtowe.gov.uk](http://www.broxtowe.gov.uk).

611 Beeston Express

### Field Farm, Stapleford

AN outline planning application for residential development of up to 450 dwellings to be built at Field Farm, Ilkeston Road, Stapleford, with all matters reserved except for access has been submitted to Broxtowe Borough Council by W Westerman Ltd.



3/1 NRP

## Village anger at housing plans

ANNA Soubry MP was quoted in the Post as saying she wished Broxtowe Borough Council had produced a housing plan along the lines of Conservative-controlled Rushcliffe Borough Council.

I wonder if she should have spoken to our local communities first before recommending Rushcliffe as "best in class".

Gotham Parish Council recently wrote to Rushcliffe council leader Neil Clarke, accusing his team of arrogance and indifference towards communities' wishes.

Members have also accused borough council planners of incompetence in the production of a Core Strategy and Planning Policy that lacks coherence and reneges on pre-election promises.

**COLIN RAYNOR**  
Tomlinson Avenue  
Gotham

ECONOMY AND REGENERATION

Battle over green belt

A PUBLIC meeting will be held over plans to build 450 homes on green-belt land at Field Farm, Stapleford. Broxtowe MP Anna Soubry and a local action group have called the meeting. Page 23

911 NBP



Concerned residents: Members of the Stapleford and Trowell Rural Action Group at the site of the proposed development on Field Farm, near Stapleford. A public meeting is to be held on Saturday. PICTURE: ANDY LEVILL/NOVA/2015/STAPLE C

New protest anger over plan for 450 homes in green belt

By Bryan Henessey

PROTESTERS are to stage a public meeting over controversial plans to build homes on green-belt land. Chilwell firm Westerman Homes wants to build 450 houses at Field Farm, off Ilkeston Road, Stapleford. The land is one of two greenfield sites that Broxtowe Borough Council has earmarked to help meet its Government target of 5,765 new homes in the borough by 2026. Broxtowe MP Anna Soubry has called the meeting with the backing of the Stapleford and Trowell Rural Action Group

(STRAO). She says she wants residents from Stapleford, Trowell, Bramcote, and across the borough to take part. Miss Soubry said: "We have an uphill struggle to see off this application. Unfortunately Broxtowe Borough Council has made Field Farm their preferred site. We now have to work very hard to persuade the councillors that this is a planning permission that they should reject. "It is going to destroy an invaluable part of the borough's green belt. "This piece of green belt is not only a place that is loved and enjoyed by many

people, but it's important because it helps to preserve the identity of Stapleford, Trowell, and even Bramcote." The public meeting will take place at The Jaguar pub, in Hiddings Lane, Stapleford, at 2pm on Saturday. Richard MacRae, who lives in Ilkeston Road, opposite Field Farm, has distributed around 5,000 leaflets calling on people to attend. "There are brownfield sites in Stapleford which could be used for housing," he said. Westerman Homes submitted its planning application for development at

Field Farm to the council in November. Under the plan, 15 acres of the land would be set aside between Boundary Brook and Pit Lane, with a view to transferring it to either Broxtowe Borough Council or the parish council for public benefit. The other greenfield site the council has outlined for housing is land west of Totes Lane, in Stapleford. Councillor David Watts, portfolio holder for planning and economic development at Broxtowe Borough Council, said councillors would "take into account the comments made by everyone" about the

plans for Field Farm. But he added: "Equally we have to look at the need for housing in the borough and the requirements that the Government has imposed. "All Westerman Homes is asking at the moment is a decision on the principle of housing on Field Farm." Westerman Homes was unavailable for comment, but previously told the Post that it has tried to come up with solutions to all of the concerns raised by residents at previous public meetings. The company says it has listened to the residents and is taking their comments into account.

2

12/1 ZIKADU

## Meeting on 450 homes

A MEETING is due to take place this weekend for residents to discuss the plan to build 450 homes on greenfield land between Stapleford and Trowell.

Broxtowe MP Anna Soubry, who has spoken out against the Field Farm plan, will be at the public meeting in the Jaguar Pub in Hickings Lane, Stapleford, which has been organised by the Stapleford and Trowell Action Group (STRAG).

W. Westermans applied for outline planning permission for the controversial site last week. Plans show access to the site would be from Ilkeston Road.

12/6 NBP

# Society

## Numbers game

PROTESTERS' pressure is building for housing projects across Notts to be abandoned.

And it would seem the residents' voice has been strengthened by the Government's argument that councils now have more power to do as they wish.

Under the previous Labour Government, housing targets were set for each area and councils were told how many houses had to be built.

For example, Rushcliffe was told it had to build 15,000 homes by 2016.

But when the Coalition Government came into power in 2010, one of the first things it did was to scrap the targets.

Now councils can choose to build as many houses as they want - although their plans must be approved by an independent inspector.

The previous targets were thought to be too high by many people, who expected them to be abandoned following the coalition's announcement.

Here in Greater Nottingham, Rushcliffe and Ashfield have done just that. Rushcliffe Borough Council, which prides itself on protecting the greenbelt, has dropped its housing number to 9,000.

Other councils have stuck with the original figures, including Broxtowe Borough, Gedling Borough and Nottingham City.

So far, the city has proven to be less contentious, perhaps because people expect to live in a built-up area anyway or because the sites tend to be smaller.

But Broxtowe and Gedling have already been forced to back away from patches of land they had suggested for development, following public outcry.

It is yet to be seen whether Rushcliffe will get away with its much-reduced house-building plans when they get put before the inspector, but even they face potential hostility from residents as they are yet to decide how villages will be expanded.

Meanwhile, ministers promise that councils now have more power to protect the green belt and that local people will have a "far greater influence" over what is built in their area.

But it is hard to know if this is really the case yet. It certainly puts more pressure on councils to reduce housing targets and makes it hard to justify not doing so. But if every council cut this number by more than 50%, like Rushcliffe, would they all be maddened through by the Government?

And would it leave us with enough houses by 2028?

# Housing plans up in air as protesters flex their muscles

As campaigners draw battle lines over house building, Local Government Correspondent Delta Monk reports on some of the key sites

PLANS to build 1,200 homes on two sites in Ilkeston are being reconsidered following public opposition.

The houses had been planned for Manor Floods, off Hedingham Close, and land to the west of Quarry Hill Road.

But Erewash Borough Council is now investigating alternative sites, saying it "takes pride in being a listening authority".

It is the latest in a string of councils to reconsider its options over housing, before plans are submitted to the Government this year.

Anne Green, leader of Quarry Hill Action Group, said: "It's welcome but we're not out of the woods yet. It's great they're listening to us but we're not under any illusions the battle is over."

She said locals would like to see the brownfield site of Stanton Ironworks, developed before Quarry Hill.

The council has said up to 2,000 homes could be built on this site, but it would still need to find locations to build another 400 - minus those which are already under way or have planning permission.

The council is now asking landowners to put forward new sites.

Council leader Chris Corbett said: "We have a responsibility to provide sufficient homes for local people and we are seeking to do this without impacting on the valuable green belt that we all enjoy on our doorstep."

"We will leave no stone unturned in seeking appropriate sites to provide much-needed homes for the future without damaging the environment."

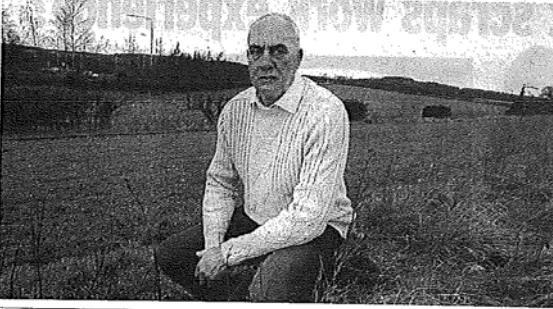
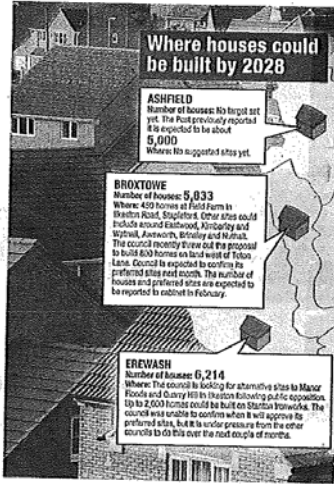
Gedling Borough Council announced a U-turn on plans to build more than 600 houses at Mapperley Golf Course last year, although it did state this was because there were more "viable and deliverable" options.

Alternative locations are now being considered, including Top Wighay Farm.

But Bob Bradwell, chairman of Linby Parish Council, said there was strong opposition to this in Hucknall, Popplewick, Newslead and Linby.

"It's not on the main transport route and facilities at Hucknall are already at stretching point," he said.

"It's a major concern. The route from Hucknall to Nottingham is the slowest route into Nottingham already."



**Field work:** Bob Bradwell, chairman of Linby Parish Council, is against plans for 500-plus houses at Top Wighay Farm. PICTURE: SHAWN BRYAN FOR THE STAR

Meanwhile, Broxtowe Borough Council removed land west of Toton Lane from the list of preferred sites in October, following strong opposition.

Protests are now focused on Field Farm, in Ilkeston Road, Stapleford, which could see 450 homes built on it after an outline planning application has been submitted.

Jennie Phillips, former chairman of the Stapleford and Trowell Rural Action Group, said it was important to protect Field Farm.

"Everybody considers it to be a community amenity," she said. "We think of it as part of the nature reserve."

Rushcliffe Borough Council and Ashfield District Council are submitting their plans to the Government individually.

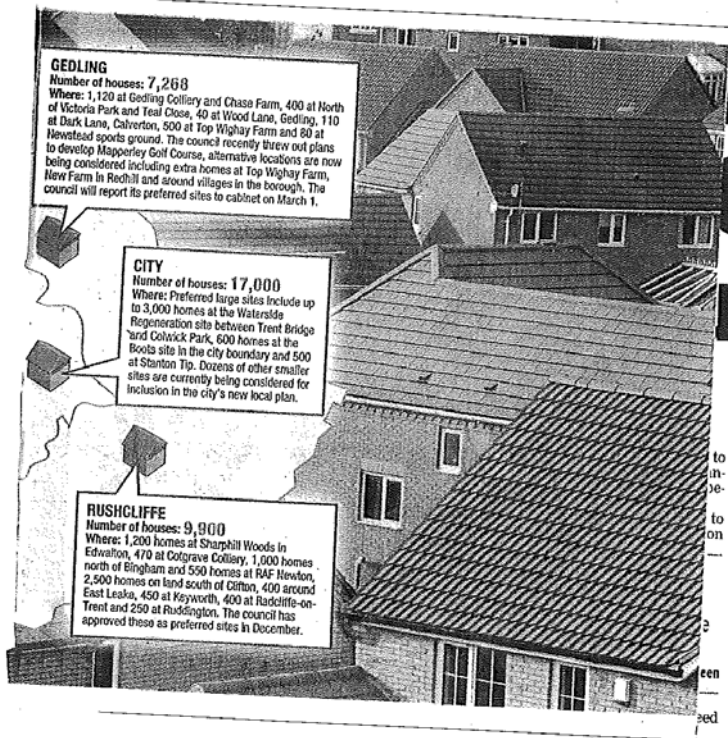
However, the city, Gedling, Broxtowe and Erewash will submit theirs together as part of a co-ordinated strategy.

They are expected to publish their draft plans in the spring and submit them to the Government in the late summer or autumn.

The plans will then go before a public inspector.

# ECONOMY AND REGENERATION

NEP 001-S2 EP01 VISUAL REPRESENTATION



8

14/1 NBP

# Parish council will object to homes plan for greenfield site

TROWELL Parish Council has voted to formally object to plans for 450 homes on greenbelt land near the village.

Chilwell firm Westerman Homes wants to build the houses at Field Farm, off Ilkeston Road, Stapleford.

The land is one of two greenfield sites that Broxtowe Borough Council has earmarked to help meet its target of 5,765 new homes in the borough by 2026.

The parish council voted on Tuesday to lodge opposition to

a planning application submitted to the borough council.

A statement issued by the parish council said: "The objection is on the basis that part of the development outlined would be situated within the parish of Trowell.

"This reaffirms the council's earlier stance as part of the core strategy consultation process.

"The borough council will be notified accordingly."

Westerman Homes submit-



**Meeting:** Broxtowe MP Anna Soubry

ted its planning application to the council in November.

Under the plan, 15 acres of the land would be set aside between Boundary Brook and Pit Lane, with a view to transferring it to either Broxtowe Borough Council or the parish council for public benefit.

Broxtowe MP Anna Soubry and the Stapleford and Trowell Rural Action Group (STRAG) are holding a public meeting today at The Jaguar pub, Hickings Lane, Stapleford, at 2pm.

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## ECONOMY AND REGENERATION

**BBC NEWS**  
NOTTINGHAM

16/1 BBC

16 January 2012 Last updated at 10:51

### **Calls to scrap Field Farm greenbelt housing plan**

**Campaigners fighting plans to build 450 homes on Nottinghamshire greenbelt land have said they will not back down.**

About 150 residents attended a public meeting to discuss proposals for the properties on the edge of Stapleford submitted to Broxtowe Borough Council.

They raised concerns about the merging of Stapleford and Trowell, traffic, flooding and the cost of the new homes.

The council said it welcomed comments during its consultation process, which runs until 2 February.

**'Not our problem'**

At the public meeting on Saturday, Jennie Phillips, from Stapleford and Trowell Rural Action Group, said councillors needed to listen to local residents.

"We don't want Field Farm to be developed," she said.

"I hope the one thing they take away from this is that they can't stand and dictate to us.

"We are a local community and the national (housing) problem is not ours."

Councillor Steve Barber, chairman of the council's development control committee, said the plans were not a "done deal" and urged people to put their concerns in writing to the council.

"Get an objection in, we will look at it, we will take everything in and make a democratic decision," he said.

However, Mr Barber warned that if the plans submitted by developer Westerman Homes were rejected new homes would have to be built on greenbelt somewhere else.

Broxtowe Borough Council is expected to find appropriate sites for about 5,700 new homes by 2026 and said it plans to build on 7% of its green-belt land.

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16/11 NRP

**ECONOMY AND REGENERATION**

# Residents vow to make voices heard on plans for 450 homes on green-belt land

By Dave Baxter

OPPOSITION to plans for a new 450-home housing development on Broxtowe's green belt have vowed to make their voices heard on the scheme.

Around 150 people packed into The Jaguar pub in Hicklings Lane, Stapleford, on Saturday to discuss Chilwell firm Westerman Homes' application to build houses at Field Farm, off Ikeston Road, Stapleford.

The residents object to losing a greenbelt site for housing and fear it will lead to traffic problems in the area.

One man at the meeting said: "I hear that 60 per cent of the houses being built there will have four or five bedrooms, and cost between £250,000 and £300,000."

"The Government is meant

to be looking for affordable housing - but how many people in this room could actually afford that?"

Another man speaking at the event said: "We know ministers are desperate to get houses built, because there is a housing crisis."

"Similar areas can make similar arguments as to why you shouldn't build there, so we need to say why Field Farm is special."

No representative from Westerman Homes spoke at the meeting, but the firm previously told the Post it had tried to come up with solutions to all the concerns raised by residents at previous public meetings.

Jennie Phillips, a member of the Stapleford and Trowell Rural Action Group (STAG) urged people to make their

opinions known to the council. She said: "We need to tell everybody quickly what we think to stop all of this."

"We need to get our councillors listening to us, because they haven't done so far."

But councillor John McGrath, who represents Stapleford South West, said: "The councillors that sit on the committee can't make a comment because we sit on it, but a number of us are here, and we have heard your views. We are listening to what you are saying."

STAG is calling on people to voice their opposition to the plans by contacting the council by January 21.

Broxtowe MP Anna Soubry, who called the meeting with the support of STAG, said she opposed the plans and wanted to advise people on how to fight

them.

"I have been to the Field Farm site, and I was surprised at what a lovely stretch it is."

"We need to attack the proposed plans - because it is a green land site, because of the effect new homes will have on

"We need to get our councillors listening to us, because they haven't done so far

the roads here, and because of what seems to be a lack of consultation."

"All these people have turned up on a Saturday afternoon, so I hope the council will change its mind about having Field Farm as a possible site."

Jennie Phillips

**BROXTOWE BOROUGH COUNCIL PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 TOWN AND COUNTRY PLANNING ACT 1990**

Application has been made on behalf of ST HELENS PCC for planning permission to REPLACE FLASHING AND DOWNPIPES at ST HELENS CHURCH STAPLEFORD ROAD TROWELL NOTTINGHAM, in the opinion of the Borough

19/11 ZIK AdV

## Parish council U-turns to oppose 450 houses

TROWELL, Parish Council announced this week that it will now oppose the plan to build 450 homes on greenbelt land bordering Stapleford.

The authority had initially indicated it would support the plan.

In W. Westerman's plans, available to view at [www.broxtowe.gov.uk](http://www.broxtowe.gov.uk), houses have been sited

within the village boundary - something the developer had agreed not to do in earlier stages.

Cllr Ken Rigby had agreed with the firm that the land on the west of the development would be left alone and 'gifted' to either the parish council or borough council.

An authority spokesman said following a meeting last Tues-

day: "Trowell Parish Council voted to oppose this planning application on the basis that part of the development outlined would be situated within the parish of Trowell."

"This reaffirms the council's earlier stance as part of the core strategy consultation process."

"The borough council will be notified accordingly."



19/1 ZHC AdN

# Heated debate over housing

by Dave Wade  
news@kestonadvertiser.co.uk

**VILLAGERS** came out in force against plans to build 450 homes on land between Trowell and Stapleford this weekend.

About 150 opponents to the plan by W. Westerman to develop Field Farm turned out to a public meeting organised by the Stapleford and Trowell Action Group (STRAG) on Saturday.

Jennie Phillips from the group said that the meeting in the Jaguar pub, Stapleford, showed the 'strength of support' in the area against the plan.

But she urged residents to have their say.

"We need to tell our councillors to start listening to us.

"They should be acting on our behalf."

She said opponents to the plan need to write to Broxtowe Borough Council by this Tuesday.

Residents at the meeting attacked the plans.

One said: "Sixty per cent of the houses are four or five bedrooms.

"Who around here is going to be buying those houses?"

"It's of no benefit to the community at all."

The council has identified pieces of land throughout the borough where they can site the 6,000 houses they say they need to build within the next two decades.

Broxtowe MP Anna Soubry who has spoken out against the

plans, said she was hopeful that, as in Toton last year, public opposition to losing the borough's greenbelt could change councillors' minds.

"After the meeting in Toton you took the site off your list of preferred sites," she said, addressing councillors, who were at the meeting.

"The people don't want this land handed over to the developers."

She told residents: "My anger is I don't think you have been properly informed."

But Cllr Brian Wombwell said: "I think you are being told what you want to hear."

He added: "We need to find space for 500,000 houses in this country.

"But there isn't enough brown-field land in this country."

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# Councillor's call for Government to help protect green-belt land

A BROXTOWE borough councillor has met with a Government minister to plead for greater protection for the green belt in the borough.

David Watts, cabinet holder for economy and regeneration at Broxtowe Borough Council, also spoke with deputy Prime Minister Nick Clegg about council tax at another meeting on the same day.

Mr Watts, along with Liberal Democrat council leaders from Hinckley and Cambridge councils, met with communities minister Andrew Stunell on Thursday to discuss future housing plans.

Mr Watts said Broxtowe had a particular problem when it came to finding space as green-belt land was scarce in the borough.

He said: "The issue is that if we are to build nearly 6,000 new homes in the borough over the next 15 years, some of those will have to be built on the green belt.

"As it stands, the Government's policy on planning seems to favour councils meeting their targets over protection of green belt, but I would



Meeting: Councillor David Watts

like to see a commitment to promoting sustainable development both economically and environmentally.

"I would also like to see so-called 'windfall' sites included within our targets. These are homes built outside of the local plan and which weren't expected to be developed - such as extra homes in large gardens."

Mr Watts added that current policy means that windfall sites - of which Broxtowe has

**"I would also like to see so-called 'windfall' sites included within our targets**

Councillor David Watts

had many in previous years - would not count towards the target of nearly 6,000.

A planning application has already been submitted for one

of the preferred sites for development in Broxtowe.

Westerman Homes have applied for outline permission to build 450 homes on Field Farm off Ilkeston Road, Stapleford.

A local campaign group - Stapleford and Trowell Rural Action Group - held a meeting to express their opposition to the plans last weekend.

Mr Watts said: "The council has and will continue to listen to people's opinions on housing development and to say if a done deal would be wrong."

During the meeting with Nick Clegg, Mr Watts asked about the financing of local government, specifically the grant for council tax freeze.

Councils received money from Westminster last year for not putting up council tax bills and have been offered the same for next year. However, taking the grant could lead to authorities being forced to put bills up more next year.

He said: "We would like some more stability on this issue, because it's hard to plan finances for the future if we don't know if the grant will be offered or not."

## ECONOMY AND REGENERATION

# Campaign to save green belt between Stapleford and Trowell

2011  
Beecham  
Express

AROUND 150 opponents to a proposal to build 450 homes at Field Farm, Stapleford, packed into a public meeting at the Jaguar public house, Hickings Lane, Stapleford, on Saturday, January 14.

Westernman Homes has lodged a planning application to build the houses with Broxtowe Borough Council and, in view of the changes to planning law as the government insists space is found for new homes in Broxtowe, the Field Farm site, which is green belt, could find itself earmarked as prime development land.

The site, north of Ilkeston Road, Stapleford, has the potential to become one of Broxtowe Borough Council's 'preferred sites'. It was added to a list of sites to be considered for consultation at a Cabinet meeting in 2011, the council agreeing for the site to go forward to the next stage.

The process for Field Farm to be listed as 'preferred' is long and complex. There are still a number of stages to be addressed before it can be referred to the Secretary of State as one of Broxtowe's preferred sites in the hunt to find space to meet housing quotas previously discussed within the Greater Nottingham Partnership as part of the 'Aligned Core Strategies' talks first considered in 2009.

In the intervening three years, there has been a change of government and perceptions have changed, but not the fact that land still needs to be found for new-build housing.

The meeting at The Jaguar, with the Stapleford & Trowell Rural Action Group (STRAG) in attendance, was called to inform people about the proposed housing development and let them know how to object.



Field Farm, Stapleford.

A number of Broxtowe's councillors attended and Broxtowe MP Anna Soubry chaired the meeting. Questions were taken from the floor, including those relating to issues such as additional congestion on Ilkeston Road, the lack of discernable amendments to the infrastructure, unsuitability of site drainage and the lack of benefit to the community.

One gentleman said: "This is our green belt. What benefits do we receive as recompense for handing it over?"

Another gentleman said: "A number of these houses are supposed to be 'affordable' but if you look at the plans, you'll see that they are four, five and six-bedroomed. Who is going to be able to afford houses that big? We know who won't be able to afford them – the very people that they're supposed to be being built for."

As angry voices were raised, Cllr Brian Wombwell, ward councillor for Stapleford North, said: "People are being told what they want to hear and some of it isn't actually correct. Field Farm was taken

off Broxtowe Borough Council's Local Plan Review in 2003, when the council stated that safeguarded land – our green belt – should be reviewed 'at a later date'. This is exactly what's happening now.

"All councillors will say they don't want to build on green belt," he continued. "But the council has also been told by the government that they need to ascertain what the building requirements are within the borough, and these figures have to be submitted to the government."

He added that the council had examined all the land available within the borough for housing potential.

Before the meeting closed, Cllr Wombwell advised the members of STRAG: "When you write your letters of objection to the council's planning department commenting on the developer's application, make sure that you factually challenge the information contained.

"Huffing and puffing will be of no use whatsoever," he ended.

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## Minister is quizzed over housing plans

A COUNCILLOR went to Westminster this week to lobby the Government over controversial housing plans, which could result in 450 homes being built between Trowell and Stapleford.

Cllr David Watts, Broxtowe Borough Council's cabinet member for economy and regeneration, met with Communities Minister Andrew Stunnell on Thursday to ask him what takes priority - housing numbers or protecting greenbelt land.

"If he says the greenbelt takes priority, then Field Farm is dead in the water," he said after the meeting.

"If he says building houses takes priority we know where we stand and we can be up-front with people."

Although he said there was no straight answer from Mr Stunnell, there will be the publication of a new national planning policy framework by the end of March.

"What I have said is I don't think we should make any decision until we have seen that," said the Liberal Democrat councillor.

"But he did say we will be pleased when we see the final draft so we will have to wait for that."

Two weeks ago 150 residents angry at W. Westerman's housing plans, filled the Jaguar pub in Stapleford for a public meeting.

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