



Broxtowe
Borough
COUNCIL

Cabinet Agenda

CABINET

**Meeting to be held in the
New Council Chamber, Town Hall, Beeston, Nottingham,
NG9 1AB**

29 July at 6.00pm

21 July 2014

Dear Councillor

You are hereby requested to attend a meeting of the Cabinet to be held at the date/place and time mentioned above for the purpose of transacting the business of the agenda set out below.

Decisions made at this meeting will be published as soon as is reasonably practicable. Urgent decisions which will be shown as asterisked agenda items or as may be determined by Cabinet will be effective immediately. Non-urgent decisions may be called in within 5 working days of this meeting in accordance with standing order X/30.

This agenda gives notice of items to be considered in private as required by Regulations 5 (4) and (5) of The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.

Yours faithfully

RUTH E HYDE

Chief Executive

To: Members of the Cabinet
Other members of the Council (for information)

A G E N D A

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

Members are requested to declare the existence and nature of any disclosable pecuniary interest and/or other interest in any item on the agenda.

3. MINUTES

PAGES 1 - 6

Cabinet is asked to confirm as a correct record the minutes of the meeting held on 15 July 2014.

4. CABINET WORK PROGRAMME

PAGES 7 - 9

Cabinet is asked to approve its Work Programme, including potential key decisions that will help to achieve the Council's key priorities and associated objectives.

5. SCRUTINY REVIEWS

PAGES 10 - 12

The purpose of this report is to make members aware of matters proposed for and undergoing scrutiny.

6. SCRUTINY REVIEW – GENDER PAY GAP

PAGE 13

To present the findings of the People and Places Examination and Inquiry Group's review into the gender pay gap. The report is circulated with this agenda, which includes recommendations.

7. **ENVIRONMENT**

7.1 Investors in the Environment

PAGES 14 - 16

To present to Cabinet proposed work to be carried out in 2014/15.

7.2 Joint Car Parking Management Arrangements

PAGES 17 - 33

To seek approval to enter into a formal agreement with Rushcliffe Borough Council and Nottinghamshire County Council to take over responsibility for the management of on and off street car parking in the boroughs of Broxtowe and Rushcliffe and to provide in principle approval to extend this arrangement to other areas of the County.

8. **COMMUNITY SAFETY**

8.1 Update to the Anti-Social Behaviour Policy PAGES 34 - 42

The report asks Cabinet to consider the adoption of a new Anti-Social Behaviour Policy with particular regard to the Council's function as a social landlord.

9. **BRINGING PEOPLE TOGETHER**

9.1 Community Governance Review PAGES 43 - 45

To inform Cabinet of the proposed timetable for the Community Governance Review and highlight areas of concern.

9.2 Apprentice Post within Leisure and Cultural Services PAGES 46 - 53

To seek approval to changes to the establishment at Kimberley Leisure Centre to create an Activity Leader Apprentice.

9.3 D H Lawrence Heritage Centre – Registrar's Service PAGES 54 - 55

To seek approval to enter into contractual arrangements with the Registration and Celebratory Services division of Nottinghamshire County Council at DH Lawrence Heritage Centre.

9.4 Establishment Review – Arts and Events PAGES 56 - 62

To seek approval to changes to the establishment of the Arts and Events section within the Leisure and Culture service.

9.5 Free Swimming for Children – Summer 2014 PAGE 63

To note the exercise of Standing Order 32 powers by the Chief Executive to enable free swimming to be included as part of the advertised programme of activities for summer 2014.

10. **HOUSING AND STRATEGIC PLANNING**

10.1 Review of the use of Section 106 Agreements PAGES 64 - 84

To review the policy approach to assist with the making of section 106 agreements which arise from new development.

10.2 Local Planning Authority Monitoring Report PAGES 85 - 87

To agree the publication of the Council's Local Planning Authority Monitoring Report for 2012/13.

10.3 Report on Broxtowe Plan Preparation

PAGES 88 - 93

To report to members the consultation responses to the Site Allocations Issues and Options, to advise members of progress in Neighbourhood Plans and in assembling necessary background evidence to support this and the Site Allocations and Development Management Plans, and to seek approval in principle to undertake a single round of consultation on a preferred approach for Site Allocations, and Issues and Options consultation for Development Management policies.

10.4 Kimberley Tram Extension Feasibility Study

PAGE 94

The report asks Cabinet to authorise the Council to work with partners to seek a joint approach to securing a feasibility study for a tram extension to Kimberley.

11. EXCLUSION OF PUBLIC AND PRESS

Details of any representations received by the Executive about why any of the following reports should be considered in public – none received.

Statement in response to any representations – not required.

Cabinet is asked to RESOLVE that, under Section 100A of the Local Government Act, 1972, the public and press be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 1 of Schedule 12A of the Act.

12. **RESOURCES**

12.1 Applications for Voluntary Redundancy, Flexible Retirement and other Employee Terms and Conditions

PAGES 95 - 98

CABINET

15 JULY 2014

Present: Councillor M Radulovic MBE, Chair

Councillors: M Brown
P Lally
G Marshall
J M Owen
R S Robinson
P D Simpson
I L Tyler
D K Watts

An apology for absence was received from Councillor R I Jackson.

35. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

36. **MINUTES**

The minutes of the meeting held on 24 June 2014 were confirmed and signed.

37. **CABINET WORK PROGRAMME**

RESOLVED that the Work Programme, including key decisions, be approved.

Reason

The items included in the Work Programme will help to achieve the Council's key priorities and associated objectives.

38. **SCRUTINY REVIEWS**

Cabinet noted the matters proposed for and undergoing scrutiny.

39. **SCRUTINY REVIEW – SECTION 106 MONIES**

The Portfolio Holder for Housing and Strategic Planning presented his recommendations having considered the Sustainable Communities Examination and Inquiry Group's review of section 106 monies, which had been submitted to Cabinet on 3 June 2014. The Portfolio Holder stated that

the amendments to the wording of the recommendations reflected changes to working groups approved by Council on 7 May 2014.

RESOLVED that the responses from the Housing and Strategic Planning Portfolio Holder to the recommendations of the review into section 106 monies be approved as follows:

1. **Advisory Committees be considered or tasked with formulating proposals to enable Cabinet to decide on how best to allocate s106 funding.**
2. **The Committees referred to in recommendation 1 above, be as follows:**
 - **Brinsley, Eastwood, Greasley and Newthorpe and Beauvale;**
 - **Kimberley and Cossall and Awsworth;**
 - **Beeston (utilising the existing Town Centre Group)**
 - **Nuthall East, Nuthall West, Watnall and Strelley and Trowell;**
 - **Stapleford (utilising the existing Working Group);**
 - **Toton, Chilwell, Bramcote and Attenborough**
3. **Membership of the Committees be proportionate to overall membership of the Council at the time they are appointed. The committees be comprised of representatives of areas local to developments, whilst maintaining political balance.**
4. **Committees be called as and when required, rather than being standing groups, and delegation be given to the Deputy Chief Executive to call the Committees when requested by the Leader of the Council.**
5. **The Terms of Reference for the Committees be as previously set out.**
6. **Where possible the Committees should be held in public and can take representations from invited members of the public.**
7. **If a member of the public wishes to make representation to a s106 Committee, the protocol and guidelines used by the Development Control Committee be applied.**
8. **Any area wishing to pursue the production of a neighbourhood plan be encouraged to do so as soon as possible, due to the lengthy consultation and referendum process.**
9. **A seminar be provided for parish clerks and Chairs to advise them on producing a neighbourhood plan, along with written guidance.**

Reasons

1 – 9. The will assist with the Council's priority of jobs and business growth.

40. REFERENCES

40.1 General Purposes and Audit Committee – 23 June 2014 Statement of Accounts Update and Outturn Position 2013/14

The Committee had noted the revenue and capital outturn position for 2013/14 and received an update on progress with the preparation of the draft annual statement of accounts for 2013/14.

RESOLVED that:

1. **the revenue carry forward requests outlined in section 2 of appendix 1 be carried forward and included as supplementary revenue estimates in the 2014/15 budget.**
2. **the capital carry forward requests outlined in appendix 2b be carried forward and included as supplementary capital estimates in the 2014/15 budget.**

Reason

1 and 2. To support the cross cutting theme of cost effectiveness and the need to make adequate financial provision for future expenditure.

41. **ENVIRONMENT**

41.1 Beeston Bus Station Update

On 13 May 2014 Cabinet resolved that Beeston bus station be kept open for a limited period subject to the County Council undertaking a full safety audit of the site (at its own expense) and implementing any necessary actions arising from the audit (also at its own expense) in order to ensure its safe operation.

Members noted that the resolution was fed back to the County Council which decided that it would be inappropriate to invest any further money at the bus station in view of its limited life. Subsequently, and after County Council discussions with the three main bus operators, it has been agreed that the bus station would close as soon as the new bus/tram interchange opens.

41.2 Fees and Charges for Garden Waste

Cabinet was informed that the garden waste collection service had 15,960 subscribers, generating an income of approximately £383,000 and early consent for the fees and charges was sought to enable advertisement of the scheme and ensure that the re-subscription workload was balanced.

With the revised fees it is expected that in 2015/16 this will generate an approximate income of just under £500,000. The Equality Impact Assessment remains the same as previously advised.

RESOLVED that the recommended fees and charges for garden waste 2015/16 be adopted.

Reason

This will enable publication of the new prices in the autumn addition of Broxtowe Matters and assist with the Council's corporate values of continuous improvement and delivering value for money.

41.3 Introduction of a Kerbside Collection of Textiles

Members considered a proposal that textile collections would coincide with the four weekly kerbside glass collections and would commence week beginning 3 November 2014. Residents would place unwanted textiles in their own carrier bags and put them out for collection alongside their kerbside glass bag or bin. The materials would then be collected by the glass team using an existing modified refuse freighter which could separately collect two materials.

Members stated that the scheme was a positive method of reaching performance targets and encouraging recycling in the Borough.

RESOLVED that the new kerbside textile scheme be implemented.

Reason

The introduction of a kerbside textile scheme will divert a valuable resource from incineration and landfill, reduce contamination in the green-lidded recycling bin and encourage residents to participate more actively in existing recycling schemes, in addition to assisting with the Council's corporate objective to protect and enhance the environment for future generations.

42. **COMMUNITY SAFETY**

42.1 Community Covenant Grant Funding

An application for Community Covenant grant funding was made in January 2014 in respect of a project to support armed forces families across Nottinghamshire and north Leicestershire who do not live on the Chetwynd Barracks site. A total of £68,297 in external revenue funding was awarded by the Ministry of Defence towards the project.

RESOLVED that a supplementary revenue estimate of £68,297 for work on the Community Covenant be approved with funding provided from the Ministry of Defence.

Reason

This will assist with the Council's priority of bringing people together.

43. RESOURCES

43.1 Citizens Advice Broxtowe – Grant Aid 2014/15

Cabinet considered an application for grant aid from Citizens Advice Broxtowe (CAB). Previously Cabinet had resolved that the level of funding to the bureau should be determined annually on the basis of its achievement against a set of specified expected activities and outcomes. Members stressed the importance of the work of CAB to the residents of Broxtowe when considering the amount of people who use the service. It was further suggested that a future meeting of Cabinet would consider CAB and mental health issues in relation to other organisations.

RESOLVED that:

- 1. A grant of £73,757 to Citizens Advice Broxtowe in 2014/15 be approved.**
- 2. A further report be submitted to Cabinet regarding the impact on CAB of additional demands arising from clients with mental health issues.**

Reasons

1. To support the work of the bureau which will assist in achieving the Council's key priority of listening, learning, responding and reacting to local people through community engagement.
2. A further report would enable consideration for the Council to fund CAB at the appropriate level.

43.2 Grants to Voluntary and Community Organisations, Charitable Bodies and Individuals Involved in Sports, the Arts and Disability Matters 2014/15

Cabinet considered five applications for grant aid.

RESOLVED that:

- 1. The applications be dealt with as follows:**

	£
Nuthall Age Concern Day Centre	325
Beauvale Horticultural Show	500
Joanne Coe	100
Emma Duxon	100
Jodie Holt	100

Reason

The grant aid will assist in achieving the Council's key priority of bringing people together through the objective of encouraging healthy participation in arts, culture and leisure.

44. EXCLUSION OF PUBLIC AND PRESS

RESOLVED that, under Section 100A of the Local Government Act, 1972, the public and press be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 3 of Schedule 12A of the Act.

45. **RESOURCES**

45.1 Provision of a New Tenant to Operate the Former Eastwood Town Football Ground and Buildings, Eastwood.

RESOLVED that:

1. **Eastwood Community Football Club be the preferred bidder subject to satisfactory assurances regarding local community decision making being embedded in its business plan.**
2. **The agreement of the lease be delegated to the Director of Housing, Leisure and Property Services in consultation with the Director of Legal and Planning Services and the Leader.**

Reason

1. and 2. This will assist with the Council's corporate objective to deliver value for money and the Council's priority of bringing people together.

45.2 Contract for Gas Central Heating Installation Programme – 2014-20

RESOLVED that a contract for the provision of Gas Central Heating Installations be awarded to Vinshire Plumbing and Heating Ltd. for the period from 1 September 2014 to 31 March 2020.

Reason

1. and 2. This will assist with the Council's objective of delivering value for money.

Report of the Director of Legal and Planning Services**CABINET WORK PROGRAMME****1. Purpose of report**

Cabinet is asked to approve its Work Programme, including potential key decisions that will help to achieve the Council's key priorities and associated objectives.

2. Detail

The Work Programme for future meetings is set out in the appendix.

Recommendation

Cabinet is asked to RESOLVE that the Work Programme, including key decisions, be approved.

Background papers

Nil

APPENDIX

Cabinet Work Programme

<p>Chief Executive's Directorate – Establishment Review</p> <p>Homelessness Strategy</p> <p>Scrutiny – Behavioural Change</p> <p>Scrutiny – Discretionary Rate Relief</p> <p>Off-street car parking order</p> <p>Review of room bookings</p> <p>Housing Annual Report</p> <p>RIPA Annual Report</p> <p>Fire equipment services and maintenance</p> <p>Eastwood Cemetery Chapel</p> <p>Corporate plan performance – quarter 1</p> <p>Asset Management Plan</p> <p>Citizens Advice Bureau</p>	2 September 2014
<p>*Capital Resources</p> <p>Banking contract</p> <p>Chinese New Year</p> <p>Stapleford Cash Office</p> <p>*Grants to Town and Parish Councils</p> <p>Moults Yard</p> <p>Fixed electrical testing contract</p> <p>*Supply of plumbing materials contract</p> <p>Programme of meetings for 2015</p>	23 September 2014

*Council tax support scheme Budget variations Leisure strategy	14 October 2014
Scrutiny – Loneliness in Broxtowe Scrutiny – Grant Aid Policy *Housing modernisation contract *Town centre management	4 November 2014
Final confirmation of the off-street car parking order Corporate plan performance – quarter 2 Window cleaning contract Stationery contract CCTV maintenance contract *Preferred Approach to Site Allocations	25 November 2014
*CSP funding Business continuity contract Aids and adaptation services	16 December 2014

* Key decision

+ Decision taken in private

Report of the Director of Legal and Planning Services**SCRUTINY REVIEWS**1. Purpose of report

The purpose of this report is to make members aware of matters proposed for and undergoing scrutiny. This is in accordance with all of the Council's priorities.

2. Background

Cabinet is asked to give consideration to the future programme and decision-making with knowledge of the forthcoming scrutiny agenda. It also enables Cabinet to suggest topics for future scrutiny.

3. Detail

The Overview and Scrutiny Committee (OSC) and Examination and Inquiry Groups (EIGs) are considering their respective topics as follows:

- OSC – governance arrangements
- People and Places EIG – loneliness in Broxtowe
- Services EIG – grant aid policy
- Sustainable Communities EIG – digital strategy

4. Further information

Topics scheduled for review are contained within the appendix in addition to the Scrutiny Work Programme 2014/15.

Recommendation

Cabinet is asked to NOTE the report.

Background papers

Nil

APPENDIX

**Broxtowe Borough Council
Scrutiny Work Programme 2014/15**

Topic Area	Scrutiny Committee	Topic suggested by	Suggested Timescale	Lead Officer	Portfolio Holder
Governance Arrangements	Overview and Scrutiny Committee	Cllr M Radulovic MBE	From: October 2013 To: February 2015	Head of Legal and Planning Services	N/A
Loneliness in Broxtowe	People and Places Examination and Inquiry Group	Ruth Hyde, Chief Executive	From: May 2014 To: October 2014	Chief Executive	Cllr I L Tyler
Grant Aid Policy	Services Examination and Inquiry Group	Cabinet	From: June 2014 To: September 2014	Deputy Chief Executive	Cllr D K Watts
Service Delivery and Financial Plans – Outturn 2013/14	Overview and Scrutiny Committee	N/A	30 July 2014	N/A	N/A

Topic Area	Scrutiny Committee	Topic suggested by	Suggested Timescale	Lead Officer	Portfolio Holder
Creating a digital service	Sustainable Communities Examination and Inquiry Group	Head of Legal and Planning Services	From: July 2014 To: December 2014	Head of Legal and Planning Services	Cllr D K Watts
Cycling hotspots	Services Examination and Inquiry Group	Overview and Scrutiny Committee	From: September 2014 To: February 2015	To be confirmed	Cllr G Marshall
The impact of establishment reorganisations on employees	People and Places Examination and Inquiry Group	Cllr M Radulovic MBE	From: October 2014 To: February 2015	To be confirmed	Cllr D K Watts
Corporate and Service Plan Monitoring	Overview and Scrutiny Committee	N/A	17 November 2014	N/A	N/A
Irrecoverable arrears	Sustainable Communities Examination and Inquiry Group	Cabinet	From: December 2014 To: February 2015	Deputy Chief Executive	Cllr D K Watts
Service and Financial Plans 2015/18	Overview and Scrutiny Committee	N/A	February 2015 (held over two meetings)	N/A	N/A

Report of the People and Places Examination and Inquiry Group

SCRUTINY REVIEW – GENDER PAY GAP1. Purpose of report

To present the findings of the People and Places Examination and Inquiry Group's (EIG) review into the gender pay gap. This is in accordance with the Council's values of integrity and valuing employees.

2. Background

The report provides a chronological overview of the stages of the implementation programme, together with other relevant background and processes to the Single Status project. It also makes reference to the gender pay gap and how the Council maintains its job evaluation systems and processes.

The report is circulated with this agenda and will be presented by Councillor J C Patrick, Chair of the People and Places EIG.

Recommendation

Cabinet is asked to RECEIVE the report and REFER it to the relevant portfolio holder for consideration.

Background papers

Nil

Report of the Director of Environment

INVESTORS IN THE ENVIRONMENT1. Purpose of report

To present to Cabinet proposed work to be carried out in 2014/15. This proposal is in line with the corporate priority of protecting and enhancing the environment for future generations.

2. Background

The Climate Change Working Group have considered Investors in the Environment (iiE) and resolved that this should be taken to Cabinet to consider adoption of it for Broxtowe Borough Council.

3. Further details

Investors in the Environment is an environmental accreditation scheme that offers a low-cost, minimum bureaucracy process to achieve a credible environmental management system as part of a process of continual improvement. The scheme is nationwide and currently has more than 200 members. Nottingham Energy Partnership energy services (NEPes) are a charity-owned social enterprise who manage iiE in the East Midlands. The key features and benefits of iiE are outlined in appendix 1. iiE is a stamp of approval showing members, employees, local businesses, service users and local community that we have made progress on our low carbon journey and this has been verified by an independent organisation. Implementation would take part in a series of stages with the aim to meet the highest level of accreditation shown in appendix 2. We have in the past looked at environmental management schemes such as ISO14001 and looked at the Carbon Trust mark. They both have good and bad points but overall they would take up significantly more resources to achieve and cost substantially more. The potential benefits of iiE accreditation are cross cutting with links to the Climate Change Plan, Carbon Management Plan, Broxtowe's Sustainable Community Strategy, the Travel Plan, procurement, bidding for grants, Home Energy Conservation Act and a number of other areas.

4. Financial implications

The cost to Broxtowe will be £800 per annum. This can be covered by the Energy Efficiency revenue budget for 2014/15.

Recommendation

Cabinet is asked to RESOLVE that Investors in Environment as an environmental management system for Broxtowe Borough Council be adopted.

Background papers

Nil

**Key features of iiE:**

- An accredited EMS is a mark of commitment to good environmental management.
- Access support and guidance on environmental issues, legislation and business opportunities.
- The iiE mark is an accessible, non-bureaucratic EMS aimed at SMEs and organisations setting an example for their supply chain, or to show community leadership.
- iiE mark enables organisations to become part of a supported business network.
- The iiE mark is simpler, quicker and cheaper than other recognised systems.
- Once progress has been made NEPes wider work on domestic and community energy projects can help you to engage with your community, employees, supply chain and services users.
- iiE is recognised independent verification and accreditation of our hard work and achievements.
- An accredited EMS is often a prerequisite in tendering for contracts, bidding for grants or applying for awards or other accreditation.
- Opportunity to work with local Universities as part of the network on projects benefiting both parties.
- Once Broxtowe has the accreditation opportunity to promote to local businesses.
- A recognised standard locally by:
 - Efficiency East Midlands
 - Nottinghamshire County Council
 - Derby City Council
 - Nottinghamshire Healthcare Trust
 - Nottingham City Homes
- Used by major organisations such as:
 - IKEA
 - Coca-Cola
 - the Environment Agency
 - Viridor
- iiE is supported locally by:
 - Derbyshire and Nottinghamshire Chamber of Commerce
 - Social Enterprise East Midlands
 - Nottingham Trent University - Future Factory
 - Community Action Derby

A. Levels of accreditation**Bronze**

For a basic accreditation targets must be identified for improved efficiency of your resources, input resources, reading quarterly and report progress annually. An environmental policy needs to be in place. NEP will help with this.

Broxtowe Borough Council are already at this stage but would need an environmental policy in place.

Silver

This is for business and organisations looking at their environmental impacts to achieve even higher cost savings. The requirements are the same as bronze with the addition of showing targets achieved within the workplace, adoption of a travel plan and two other essential actions.

Broxtowe Borough Council is at this stage already.

Green

Achieving highest level means you will be promoted as a green leader for your area and an external audit will be undertaken by iiE. You have to demonstrate a minimum of 2% improvement in resource efficiency over an agreed period of time including meeting other criteria.

The aim is for Broxtowe Borough Council to achieve this level in 2015 with a policy in place and after passing the external audit.

B. Simple 6 stage process

Joint report of the Head of Finance and Director of Environment

JOINT CAR PARKING MANAGEMENT ARRANGEMENTS1. Purpose of report

To seek approval to enter into a formal agreement, to commence from 1 October 2014, with Rushcliffe Borough Council and Nottinghamshire County Council to take over responsibility for the management of on and off street car parking in the boroughs of Broxtowe and Rushcliffe and to provide in principle approval to extend this arrangement to other areas of the County. This is in accordance with the objective for continuous improvement and the delivery of value for money and the priority to protect the environment.

2. Background

Members will recall that on 5 November 2013 Cabinet gave in principle support to the development of joint car parking management arrangements with Gedling and Rushcliffe Borough Councils to commence on 1 October 2014. Since that time officers have been undertaking detailed evaluations of what would be entailed and have discussed the position with the County Council since such a move would require a supplementary agreement to the current countywide car parking partnership agreement.

At this stage Gedling are not in a position to move forward with a joint management arrangement but they may well wish to consider this option in the next few months. Accordingly it is proposed to simply move forward with joint car parking management arrangements for Broxtowe and Rushcliffe. More details are given in appendix 1.

3. Financial implications and union consultation

The details are set out within appendix 1.

Recommendation

Cabinet is asked to RESOLVE that:

- 1. An on and off street joint car parking management arrangement to commence on 1 October 2014 between Broxtowe and Rushcliffe Borough Councils and Nottinghamshire County Council be concluded on the basis as set out in the report.**
- 2. Delegated authority be given to the Director of Legal and Planning Services to enter into any agreement necessary to give effect to the Joint Car Park Management arrangement including delegations under S101 of the Local Government Act 1972.**
- 3. The establishment and budget changes as set out in the report be approved.**
- 4. Approval be given in principle to allow other neighbouring councils to join into the arrangement.**

Background papers

Nil

APPENDIX 1

1. Background

The current countywide car parking partnership has been operating for around 6 years and has never been formally reviewed in its entirety. Of particular importance within the agreement is that each district operates not only off street parking management and enforcement in its own car parks but also on street car parking enforcement arrangements on behalf of Nottinghamshire County Council (NCC). As part of the agreement, any deficit incurred in the on street parking account will be offset against monies earned from off street parking fines. If there is no surplus in the off-street account available, NCC still expects any deficit incurred on-street to be covered financially by that district. However any surplus achieved in the on street account is retained by NCC and is used to cover costs incurred on highways and public transport improvements in accordance with the Road Traffic Regulation Act.

In Broxtowe Civil Enforcement Officers dealing with off street parking are employed directly by Broxtowe Borough Council and those dealing with on street parking are employed by NCC under a contract with an external provider (NSL) covering Nottinghamshire and other areas. In Rushcliffe the Civil Enforcement Officers for on and off street parking all fall within the countywide contract. This contract has recently been retendered and will produce savings compared to the previous rates that were paid. Costs incurred under the contract are recharged out pro rata to the Civil Enforcement Officer resource used in each area.

Processing of Penalty Charge Notices (PCNs) for both on and off street parking are processed using a central NCC run system and the costs of this system are recharged out to each district area based on the number of PCNs issued.

Responsibility for on-street parking related signs, issues around lining, traffic management schemes and Traffic Regulation Orders rests with NCC. This can cause conflict in that inadequate lining or signing can have a bearing on the ability to issue PCNs in areas. The response from NCC to any issues raised around such matters can take some time to resolve on occasions and is getting worse as County Council resources diminish.

Overall it is accepted that the partnership has generally worked well since its inception in most areas of the county with on and off street parking arrangements generally delivering a surplus in terms of additional direct costs and income incurred which can then be used to assist with meeting authority management costs and overheads.

2. Reasons for considering change

- a. With the recent renewal of the parking enforcement contract NCC has indicated that it would prefer to see some rationalisation of the current arrangements such that NCC and the parking enforcement contractor have less points of contact to deal with. Fewer full-time managers would also help deliver further savings with a co-ordinated and consistent approach to managing the contractor providing parking enforcement services.

- b. The partnership agreement has been running for some time without a full review. It is now apparent that districts are bearing the financial risk on the on street account (which is a NCC function) but without any recompense or reward.
- c. All authorities are looking for ideas as to how to work more efficiently and effectively and produce cost savings.

3. What do the district councils want to achieve?

- i. From a district council perspective Broxtowe and Rushcliffe primarily want to provide a comprehensive service for off street car parks to include dealing with pay and display matters, PCNs, permits, dispensations and public contact. It does however make eminent sense from the public's point of view for there to be one point of contact for on and off street parking since they will not recognise the differing responsibilities of the two tiers of local authority. In addition it is also recognised that there is a close relationship between on street and off street car parking control if traffic movements in and around town centres are to be controlled effectively.
- ii. In accepting this principle, and based on the evidence over a number of years that the countywide partnership agreement has been operating, then there should also be a recognition of the risk that districts take in dealing with on street parking enforcement and appropriate financial arrangements should be put in place to recognise this position.
- iii. Both authorities are facing severe financial challenges in the years ahead and so there is a need to consider ways of working in a more effective way and making financial savings in the way that services are delivered.
- iv. From a County Council position they want to see rationalisation of the service so that there are less managers/points of contact to deal with. There appears to be an acceptance that, if this can be achieved, then the authorities involved can look at charging some of their management costs and overheads against the on street parking account.
- v. The need for prompt action to deal with issues around lining and signs in particular needs to be addressed as part of a comprehensive solution since it can hinder effective enforcement arrangements.

4. Current provision

Talks have been taking place between Broxtowe, Rushcliffe and Gedling Borough Council officers around a joint car parking management arrangement which would meet the above objectives. At this stage it is felt that Gedling are not in a position to proceed with a joint arrangement but it is anticipated that they may be added at some point in the near future.

4.1 Employee resources

Current resource dedicated to the car parking function at the two district authorities is as follows:

Broxtowe

- One full-time Car Parking Manager
- Support through Customer Services re some public contact
- Limited administrative support elsewhere to deal with such as employee car parking permits
- Estimated staffing cost (including on cost) - £41,600

Rushcliffe

- 0.3 FTE Contract Supervision
- 0.7 FTE Parking Administrator
- Estimated staffing cost (including on cost) - £26,000

4.2 Car parking provision summary

	Broxtowe	Rushcliffe
Number of car parks:		
- Free	4	6
- Charging	25	3
Number of car park spaces:		
- Free	45	331
- Charging	825	276
Number of PCNs issued per annum:		
- On street	3,917	4,652
- Off street	2,700	4,375
Number of pay and display machines in operation	29	8
Number of employee and other permits issued	515	120
Estimated number of FTE NSL employees/own employees working in the area on enforcement:		
- On street	2.4	2.9
- Off street	3.4	2.8
Surplus achieved within on street account 2013/14	£22,800	£9,100
Surplus achieved within off street account 2013/14 (employee, enforcement costs and income only)	£5,200	£2,700

5. Proposals

5.1 Employee resource

Broxtowe is the only district in Nottinghamshire with a dedicated and experienced full-time Car Parking Manager and so there is some logic to that person being appointed to head up any joint arrangement.

An examination of the resources used by Broxtowe and Rushcliffe has taken place and it is felt that the new arrangement can be provided by a section of two full-time posts, namely a Car Parking Manager and a Car Parking Assistant. Both posts would be based at Broxtowe and the proposed job descriptions are shown at appendices 2 and 3. The proposed structure is shown at appendix 4. The post of Car Parking Assistant would need to be advertised since this a new post and there is no one from either authority in a position to fill this post. Rushcliffe has confirmed that none of their employees are subject to TUPE rules regarding this service. Sufficient office space exists at Broxtowe to accommodate the additional post.

Routine public contact via face to face at Rushcliffe offices, through emails or by telephone would still need to be handled in the first instance by the Customer Services sections at that Authority with details being given of the contact number at Broxtowe if this is needed to resolve any query/dispute on any enforcement matter or with emails being forwarded on to Broxtowe for a response to be given. Broxtowe Customer Services or the Car Parking section would deal with most of the direct public contact at Broxtowe although some routine enquiries may be handled through the Customer Service section.

A preliminary assessment has been undertaken of the two new posts under Broxtowe's job evaluation scheme. The grades would be subject to formal ratification should the proposal go ahead but the preliminary assessed grades have been used in the financial implications below.

5.2 Cost of providing the service

Initial estimates for the full year cost of providing the service through Broxtowe facilities are as follows:

	<u>Cost</u> <u>(first year)</u> <u>(£)</u>	<u>Cost</u> <u>(@ top of</u> <u>scale) (£)</u>
Parking Manager (Grade 12 BBC scale, £33,457 to £35,179) – including on costs	43,200	45,400
Parking Assistant (Grade 5 BBC scale, £18,453 to £19,667) – including on costs	23,800	25,400
Travelling costs	3,000	3,000
Allowance for signs and other traffic management matters	5,000	5,000
Other costs (printing, postage, telephones etc)	3,000	3,000
TOTAL	78,000	81,800

5.3 Proposed cost allocation

In order to reflect the different requirements in terms of dealing with on and off street parking and the number of pay and display places in operation it is proposed to allocate costs according to the following criteria:

- 50% as per total penalty charge notices issued (on and off street)
- 50% as per number of pay and display places in operation

On this basis (and utilising the full balance on the on street account), the estimated cost split in the first full year is set out below:

	Broxtowe	Rushcliffe
Number of pay and display places	825	276
Number of PCNs issued – on street	4,250	5,000
Number of PCNs issued – off street	3,000	4,050
<u>Financial Implications</u>	£	£
Cost allocation – pay and display spaces	29,200	9,800
Cost allocation – PCNs issued	17,300	21,700
Cost allocation	46,500	31,500
Less: current employee costs	41,600	26,000
Net change	4,900	5,500

In addition to the above both district councils will have the ability to charge reasonable and relative management costs and overheads against any surplus achieved on the on and off street accounts. Broxtowe's approved revenue budget assumed a level of savings from moving to this type of arrangement.

In reality the surplus achieved within the on street account is expected to increase in 2014/15 with the new enforcement contract since the cost per PCN issued is predicted to decrease by around 7%. This would result in a cost saving of over £2,000 per authority per annum.

Of similar importance is the feeling that there could be an improvement in the performance of the parking enforcement officers themselves if more emphasis was placed on identifying where their resources could best be utilised in traffic management terms. Currently limited time is spent on managing on street parking activities due to the lack of incentive from the County Council with the result that the enforcement officers do not always work in the most effective or efficient manner. Under the proposed arrangement there would be an incentive to co-ordinate this work more effectively which it is expected would produce more income and increase the net savings.

Finally, if Gedling Borough Council was to join in the arrangement at some future date, then it is expected that savings would increase further since the

level of costs would not increase proportionately – there would be no need for a further Parking Manager for example but another employee at a lower level may be required. A report would come back to Cabinet if this was to take place.

5.4 Governance and monitoring arrangements

In the first instance the Parking Manager and Parking Assistant would come under the management of the Head of Built Environment at Broxtowe Borough Council. Parking enforcement officers either directly employed (as with Broxtowe) or by way of the countywide contract (as with Rushcliffe) would be controlled by the Parking Manager and he would be the main point of contact with NSL, the countywide contractor, covering both borough areas.

Each authority would need to appoint a key reporting officer and regular Board meetings would be held at not less than quarterly intervals between both individuals, the Parking Manager and a representative from the County Council to discuss any issues as well as operational and financial performance. It would be for each authority's key reporting officer to report to senior management and members as is deemed necessary.

The Parking Manager would represent both authorities at any countywide operational meetings.

Member responsibility for such as strategic parking issues, setting charges and approving car parking orders would remain unchanged.

5.5 Risk assessment

An assessment of the potential risks involved to the two districts (and Broxtowe in particular) is shown at appendix 5. Overall it is believed that the potential gains outweigh the risks that have been identified but on-going monitoring and reporting on the position to senior management and members at both authorities will be a key control.

5.6 Establishment changes

- Amend role of Car Parking Manager (post T195) and re-grade from grade 11 to grade 12
- Create new role of Car Parking Assistant (grade 5)

APPENDIX 2**BROXTOWE BOROUGH COUNCIL****JOB DESCRIPTION**

Directorate:	HLC – Housing, Leisure & Property
Division:	Built Environment
Post No & Job Title:	T195 - Car Parking Manager
Grade:	Grade 12
Responsible to:	T2 - Head of Built Environment
Responsible for:	3 directly employed Civil Enforcement Officers, Car Parking Assistant and a range of externally employed Civil Enforcement Officers, highway maintenance contractors, Pay and Display contract engineers and cash collection contractors.
Main purpose of the job	To manage and control Civil Parking Enforcement across the boroughs of Broxtowe and Rushcliffe. To deliver the financial and policy objectives of each Borough Council and the County Council in relation to parking enforcement. To manage and control environmental issues relating to town centres and car parks. To be responsible for the management, control and effective operation of car park pay and display services including the Pay and Display machines and machine cash collection service across Broxtowe and Rushcliffe.

Main Duties and Responsibilities:

1. To be responsible for the management and control of Civil Enforcement Officers employed by either authority. Plan, organise and direct the day-to-day activities, ensure annual leave and shift rotas are adequately covered and training and development needs are assessed.
2. To be responsible for the operational control of externally employed Civil Enforcement Officers across both authority areas. Plan, organise and direct the day-to-day activities in liaison with the County Council and its external service provider, including varying the staffing level and associated costs by +/- 35% to achieve objectives.
3. Monitor and achieve the financial and policy objectives of each Borough Council and the County Council in relation to off-street and on-street parking. In relation to on-street to liaise with the County Council to provide detailed management reports and to recommend policy changes and staffing changes

in excess of 35% via the Countywide Operational Board. In relation to off-street to recommend and enact charging levels and procedures.

4. To play an active role in developing, introducing, amending and consolidating Broxtowe Borough Council or Rushcliffe Borough Councils off-street parking place orders and notices of varying charges throughout the off-street car parks to ensure compliance with the relevant policies and government legislation.
5. Assist the County Council with respect to identifying the need to introduce new, amend existing or withdraw existing Traffic Regulation Orders and to identify, prioritise and undertake/commission Traffic Regulation Order maintenance works.
6. Commission, monitor and manage mobile wireless CCTV, which includes the management of static, mobile CCTV systems and civil enforcement evidence gathering equipment, ensuring its operation is within the law and all relevant codes of practice, Data Protection, Human Rights, RIPA and the Freedom of Information Act are complied with where necessary
7. Deal directly with car park surface and associated asset (Bollards, furniture, barrier systems, lighting columns, signage, line markings and tarmac surfacing etc) defects where required at Broxtowe and in consultation with the Estates team at Rushcliffe . Carry out the preparation/monitoring of revenue budgets to ensure an effective service delivery.
8. Ensure a fair and consistent approach to both on and off street parking enforcement throughout both boroughs, which includes extensive liaison with the Countywide Central Processing Unit and responding to representations and appeals. Ensure compliance with all professional, legal and financial requirements relevant to the workload.
9. Process parking dispensation requests in accordance with any procedures set up in consultation with the County Council.
10. Provide advice and assistance on developing and implementing relevant car parking strategies, potential new car parking sites, contract tender document procurement and policies, including deputising for the respective nominated officers from either authority at the Countywide Operational Board and at member meetings for either authority as required.
11. Attend meetings of the Joint Board between Broxtowe and Rushcliffe Borough Councils and the County Council to review the effectiveness and efficiency of the joint management arrangements.
12. Introduce and facilitate corporate initiatives, ensuring continuous improvements on service delivery, which includes managing and maintaining the Safer Parking Scheme (Park Mark Awards).
13. Maintain effective and efficient management of the borough wide pay and display operation. Monitor pay and display machines daily to ensure all

machines are in good working order. Inspect and assess any urgent defects on site and carry out or arrange repairs to rectify issues.

14. Maintain, manage and monitor each Council's pay and display cash collection service, responding to any urgent on site collection issues. Arrange and monitor regular cash collection visits in line with parking place usage. Reconcile income collection against pay and display usage and give such authorisations to allow for the payment of invoices as either authority may require.
15. Reconcile cash office Penalty Charge Notice (PCN) income payments monthly, ensuring PCN case payment information reaches Nottinghamshire County Council's central processing unit in a timely manner.
16. Arrange for any relevant sponsorship to contribute towards help offset the costs of producing pay and display tickets.
17. Manage and operate each Council's employee permit parking scheme, replacing, renewing and issuing temporary permits daily, monthly and annually to ensure parking places are used effectively in line with each Council's permit parking requirements.
18. Prepare monthly and annual reports on pay and display usage and income collection for the information to be presented to senior management, councillors and subsequent publications at Broxtowe and review such statements as are produced by Rushcliffe.
19. To be responsible for representing Broxtowe Borough Council or Rushcliffe Borough Council in attending and presenting evidence before the Traffic Penalty Tribunal adjudication services and at Her Majesty's Court and Tribunal Service.
20. Ensure that regular checks are made of public car parks and their equipment to ensure that public parking places are safe and fit for purpose in accordance with the provision of the H&SWA 1974, inspecting and assessing any urgent defects and arranging repairs where necessary.
21. Attend meetings with relevant groups (councillors, public, and business) and organisations where necessary.
22. Respond to enquiries and complaints from customers both verbally in reception or on site and in writing, giving appropriate advice and maintaining records.
23. Liaise with other Directorates, contractors, the police, agencies and other local government bodies on relevant issues.
24. Ensure the health and safety of directly employed civil enforcement officers, monitor the health and safety of externally employed civil enforcement officers and commission and manage construction and maintenance priorities in accordance with CDM regulations 2007 and all other relevant legislation and standards applicable to work the carriageway,

25. Carry out any other duties that are within the scope and grading of the post which could also be requested by the line manager or Head of Service.

DESIGNATED CAR USER

A designated car user status has been attached to this post.

SPECIAL CONDITIONS

Where applicable: Duties may include attendance at evening meetings and/or work outside normal office hours.

RESTRICTIONS

This is not a politically restricted post.

This post is subject to exemption with reference to the Rehabilitation of Offenders Act 1974.

NOTE

The above job description sets out the main responsibilities of T195 - Car Parking Manager but should not be regarded as an exhaustive list of the duties that may be required. As duties and responsibilities change and develop the job description will be reviewed and be subject to amendment in consultation with the post holder during the Personal Development Review process.

All employees are expected to maintain a high standard of service delivery and to uphold the Council's policies in accordance with equality and diversity standards, and health and safety standards, and to participate in training activities necessary to their job.

	Name	Signature	Date
Job description written by: Head of Built Environment – T2	<i>John Delaney</i>		
Job description agreed by	<i>Derek Musto</i>		

Date of issue: April 2014

Additional notes for JE/HR.
TE203

BROXTOWE BOROUGH COUNCIL**JOB DESCRIPTION**

Directorate:	HLC – Housing, Leisure & Property
Division:	Built Environment
Post No & Job Title:	T?? – Car Parking Assistant
Grade:	Grade 5
Responsible to:	T195 – Car Parking Manager
Responsible for:	No direct responsibility for employees.
Main purpose of the job	To assist in the management and control of Civil Parking Enforcement across the boroughs of Broxtowe and Rushcliffe including the effective operation of car park pay and display services.

Main Duties and Responsibilities:

1. Assist in monitoring the financial and policy objectives of each Borough Council and the County Council in relation to off-street and on-street parking. In relation to on-street to liaise with the County Council in order to provide such detailed management reports as may be requested.
2. Assist in managing and coordinating operations within the car parks, which includes the compliance, deployment and operation of static and mobile CCTV systems and civil enforcement evidence gathering equipment. Undertaking work in connection with the preparation/monitoring of revenue budgets to ensure an effective service delivery.
3. Assist in ensuring a fair and consistent approach to both on and off street parking enforcement throughout both boroughs, including liaison with the Countywide Central Processing Unit and responding to routine representations and appeals.
4. Assist with the processing of parking dispensation requests in accordance with defined procedures.
5. Assist in ensuring continuous improvements on service delivery, which includes managing and maintaining the Safer Parking Scheme (Park Mark Awards).
6. Help maintain effective and efficient management of the borough wide pay and display operation. Monitor pay and display machines daily to ensure all

machines are in good working order. Inspect and assess any urgent defects on site and carry out or arrange repairs to rectify issues.

7. Monitor each Council's pay and display cash collection service, responding to any urgent on site collection issues. Arrange and monitor regular cash collection visits in line with parking place usage. Help reconcile income collection against pay and display usage and assist in processing the payment of invoices.
8. Assist in reconciling cash office Penalty Charge Notice (PCN) income payments monthly, ensuring PCN case payment information reaches Nottinghamshire County Council's central processing unit in a timely manner.
9. Assist with the operation of each Council's employee permit parking scheme, replacing, renewing and issuing temporary permits daily, monthly and annually to ensure parking places are used effectively in line with each Council's permit parking requirements.
10. Help with the preparation of monthly and annual reports on pay and display usage and income collection for the information to be presented to senior management, councillors and in subsequent publications.
11. Assist in responding to enquiries and complaints from customers both verbally in reception or on site and in writing, giving appropriate advice and maintaining records.
12. Carry out any other duties that are within the scope and grading of the post which could also be requested by the Car Parking Manager or the Head of Service.

DESIGNATED CAR USER

A designated car user status has been attached to this post.

SPECIAL CONDITIONS

Where applicable: Duties may include attendance at evening meetings and/or work outside normal office hours.

RESTRICTIONS

This is not a politically restricted post.

This post is subject to exemption with reference to the Rehabilitation of Offenders Act 1974.

NOTE

The above job description sets out the main responsibilities of T?? - Car Parking Assistant but should not be regarded as an exhaustive list of the duties that may be required. As duties and responsibilities change and develop the job description will be reviewed and be subject to amendment in consultation with the post holder during the Personal Development Review process.

All employees are expected to maintain a high standard of service delivery and to uphold the Council's policies in accordance with equality and diversity standards,

and health and safety standards, and to participate in training activities necessary to their job.

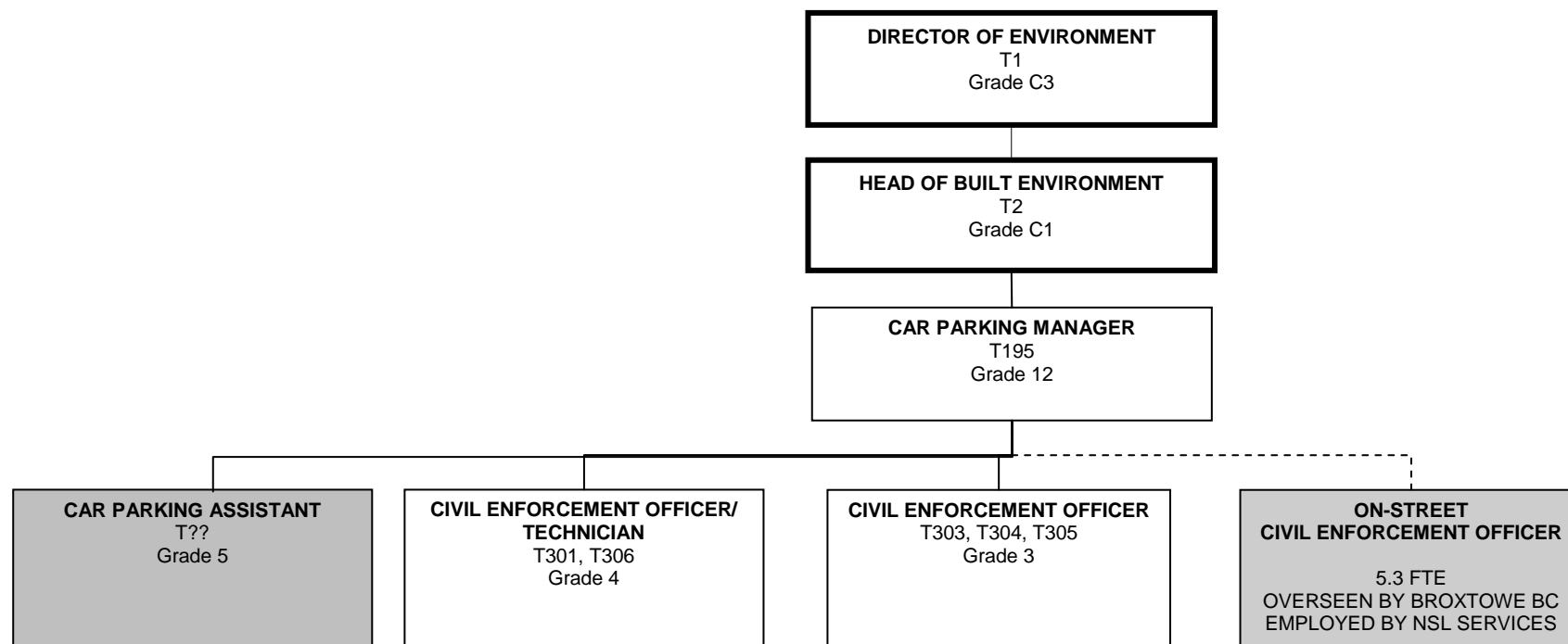
	Name	Signature	Date
Job description written by: Head of Built Environment– T2	<i>John Delaney</i>		
Job description agreed by	<i>Derek Musto</i>		

Date of issue: April 2014

Additional notes for JE/HR.
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APPENDIX 4

DIRECTORATE OF ENVIRONMENT – BUILT ENVIRONMENT CAR PARKING SERVICES – PROPOSED STRUCTURE



APPENDIX 5

Risk analysis

	Key risk	Risk rating	Likelihood	Impact	Preventative measures	Notes
1	Decrease in pay and display/PCN income	Moderate	Low	High	Regular monitoring and reporting back on performance.	
2	Increase in costs of enforcement contractor	Moderate	Low	High	New contract just entered into following competitive tendering exercise.	
3	Decrease in pay and display spaces	Low	Low	Moderate	Ensure such plans are known about and planned for well in advance.	Proposed cost allocation is linked to pay and display spaces and PCNs issued
4	Increase in pay and display spaces such that workload cannot be met within proposed structure	Moderate	Low	Moderate	Ensure such plans are known about and planned for well in advance.	
5	Changes to government regulations re allowable parking	Moderate	Low	Moderate	Monitor possible legislative changes and report back accordingly.	Current procedures make provision for reasonableness when issuing PCNs. Unlikely that government changes will have a major impact.
6	Increase in such as Traffic Regulation Orders by NCC which requires more effective enforcement measures	Moderate	Moderate	Low	On-going consultation with NCC as to such changes such that plans can be drawn up well in advance.	
7	Withdrawal of countywide parking partnership arrangement by NCC	High	Low	High	Proposals have been drawn up in full consultation with NCC officers.	Would require notice to be given to all district authorities and would take some time to implement in practice.

	Key risk	Risk rating	Likelihood	Impact	Preventative measures	Notes
8	Withdrawal of Broxtowe or Rushcliffe from joint arrangements	Moderate	Low	High	Make provision in agreement between parties for adequate notice periods and arrangements for dealing with residual costs if partnership dissolved.	
9	Additional local authority wishes to become a member of the partnership	Moderate	Moderate	Low	An additional local authority partner would reduce the risk to each individual partner by allowing overheads to be shared across a wider base.	Talks on-going with another potential partner authority.
10	Dissatisfaction with performance of employed staff	Moderate	Low	Moderate	Regular monitoring reports to be produced and discussion to be held between key officers at all authorities at an early stage. Review trends in successful PCN appeals.	
11	Dissatisfaction with performance of enforcement contractors	Moderate	Low	High	Maintain regular liaison meetings between all parties as to performance of individuals and take action at an early stage. Review trends in successful PCN appeals.	
12	Poor publicity/increase in complaints due to operational problems	Moderate	Low	Low	Regular reporting on complaints to key operating officers.	

**Joint report of the Chief Executive, Director of Housing, Leisure and Property
and Director of Legal and Planning Services**

ANTI-SOCIAL BEHAVIOUR POLICY

1. Purpose of report

The report asks Cabinet to consider the adoption of a new Anti-Social Behaviour Policy with particular regard to the Council's function as a social landlord, Section 218A of the Housing Act 1996 (as amended). This is in accordance with the corporate priority to make Broxtowe a place where people feel safe and secure in their communities.

2. Detail

A draft Anti-Social Behaviour Policy is included in the appendix. This has been prepared having regard to the relevant guidance and taking local considerations into account. The Policy is in addition to and supports the existing measures that the Council has in place and is part of the Council's continuing drive to improve the service that it provides in respect of anti-social behaviour (ASB) but with a specific focus on Council tenants.

Should Cabinet agree to the attached Policy then this will be followed by a series of actions to ensure that the Council is informing tenants and working in a coordinated manner:

- a) The Council's existing ASB procedures will be reviewed to ensure that they fit with the Policy to provide a consistent service;
- b) A Summary will be produced in consultation with the relevant tenant representatives;
- c) The Summary will be produced in leaflet form and made available on the internet;
- d) The Summary will be available to all tenants; and
- e) All new tenants will receive a copy of the Summary.

A copy of the Council's equality impact assessment is to follow.

3. Financial implications

Any associated costs should be contained within existing budgets.

Recommendation

Cabinet is asked to RESOLVE that the Anti-Social Behaviour Policy, as attached at appendix 1, be adopted.

Background papers

Nil

APPENDIX**Broxtowe Borough Council's Anti-Social Behaviour Policy for Housing****1. Purpose**

- 1.1 This Policy is “what” the Council will do regarding Anti-Social Behaviour prevention and case management for tenants and leaseholders. It describes the standards of service, responsibilities, definitions of anti-social behaviour and links in with the Broxtowe Borough Councils Anti-Social Behaviour Strategy.
- 1.2 The Policy will be supported by procedures specific for each relevant service within the Council .The procedures will describe “how” anti-social behaviour will be managed.
- 1.3 These services fall under the Neighbourhood services within Housing and include:-
 - The Tenancy and Estate Management Service – General needs housing across the Borough providing housing for over 3000 tenants
 - The Retirement Living Service-Retirement living schemes providing over 1500 properties for older people living within the Borough.

2. Responsibilities for the Council

- 2.1 As a landlord Broxtowe Borough Council has a duty to investigate and respond to Anti-Social Behaviour (ASB) in properties managed by Housing for both tenants and leaseholders
- 2.2 It is the role of the Neighbourhood Services Team within Housing services to respond to anti-social behaviour concerns that arise in the Council's tenanted properties
- 2.3 Equality & Diversity- Broxtowe Borough Council aims to ensure we treat all tenants, leaseholders and members of the community fairly, equally and no less favourably than anyone else. We are committed to promoting diversity within the community and expect staff and customers to respect diversity. We therefore aim to limit the impact of anti-social behaviour, to create an inclusive community for everyone within the Borough. When dealing with complaints and progressing anti-social behaviour cases, we will consider the access to service implications throughout the investigation and potential enforcement. This applies in respect of both complainants and perpetrators or perceived perpetrators. Broxtowe Borough Council expects all tenants and leaseholders to comply with the terms of their occupation of the homes and will seek to bring an end to ASB and or breach of tenancy conditions regardless of a person's background.
- 2.4 Young Persons-At Broxtowe Borough Council we place an emphasis on early identification and proactive intervention in our responses to anti-social behaviour. We therefore assist young people who are causing or are at risk of causing anti-social behaviour through the involvement of both voluntary and

statutory youth agencies. Broxtowe Borough Council realise that when young people commit anti-social behaviour it may be due to a variety of reasons. Therefore we aim to meet with the young perpetrator and remain in regular contact to gain an understanding of their background. Being aware of their individual circumstances enables Broxtowe Borough Council to identify the most appropriate support and response to young perpetrators. We recognise that young people can be affected by antisocial behaviour in the locality and will work quickly where there is a belief that antisocial behaviour is having a detrimental effect on the young people within the Borough.

- 2.5 Broxtowe Borough Council are committed to working with young people and where possible will provide them with support in an attempt to help them become active and responsible members of their local area. Broxtowe Borough Council tenants and leaseholders are responsible for managing the behaviour of all members of their household; this includes young people who may visit their home or the locality due to the association with members of their household.
- 2.6 Vulnerability-Broxtowe Borough Council recognises that vulnerabilities can exist for both the perpetrators or perceived perpetrators of antisocial behaviour and the victims. We ensure that any vulnerability is considered fully within the context of the situation and any action the Council can reasonably expect to take is given due consideration. Vulnerability will be assessed at the initial stage in recognition that this may have some impact on the nature of the ASB and/or the course of action. The Council recognises that vulnerability can change throughout the course of an ASB case so an on-going reassessment of each party's vulnerability is carried out. We will endeavour to highlight vulnerability at the earliest opportunity and work in partnership with relevant agencies to support tenants. When approaching alleged perpetrators we will give consideration to issues of vulnerability such as disabilities, mental health issues, drug and alcohol abuse etc. Where such problems exist; we will seek intervention and support from relevant agencies and departments to assist in addressing the problematic behaviour. Broxtowe Borough Council staff are trained to work with statutory and voluntary agencies in order to ensure the needs of vulnerable people are considered. Vulnerability in itself will not prevent Broxtowe Borough Council from taking action to bring an end to complaints of anti-social behaviour. Therefore we will continue to tackle the ASB complaint and adopt appropriate methods to try and resolve the issues.
- 2.7 Safeguarding-We will also ensure that any concerns with regard to safeguarding are reported in accordance with the Councils Safeguarding Policy.
- 2.8 Supporting Witnesses-We have the responsibility to report and provide witness evidence in respect of Anti-Social Behaviour or any other activities that may be unlawful. It is essential that we recognise when a victim may be vulnerable to anti-social behaviour. We aim to identify this by remaining in regular contact with victims and discovering their individual circumstances. This will enable Broxtowe Borough Council to work with them to reduce the potential risk of harm, and provide any extra assistance if necessary.
- 2.9 The Council understands that providing evidence can be a daunting prospect for both victims and staff. The Council is therefore committed to working in

partnership with the Police, Victim Support and the Courts to make the process as manageable as possible.

- 2.10 The Council is committed to assisting the witnesses wherever possible such as providing assistance with transport to the Court or providing reasonable reimbursement for any losses of earnings.

3. Overt and Covert Surveillance

- 3.1 In the most serious cases of Anti-Social Behaviour, the Council will consider the use of surveillance or the use of Professional Witnesses to assist in its investigations.
- 3.2 Professional Witnesses could include observations from professionally trained staff and is undertaken under the provisions of the Regulation of Investigatory Powers Act 2000 (RIPA).
- 3.3 In appropriate circumstances we will use Noise Monitoring Equipment or CCTV to record and monitor ASB. We consider using these tools within the context of the issue of ASB that we are investigating and with due regard of the provisions set out in the Regulation of Investigatory Powers Act 2000 (RIPA).

4. Tenant and leaseholder responsibility

- 4.1 All residents of the Borough have a right to live there life as they choose in their own homes. Broxtowe Borough Council has provided to all tenants and leaseholders conditions detailing the behaviour that Broxtowe Borough Council expect from tenants and leaseholders.
- 4.2 Tenants and leaseholders are responsible for their own behaviour, the behaviour of any occupant or visitor including children and pets to the property or in the locality of the property.
- 4.3 Broxtowe Borough Council tenants and leaseholder who do not comply with the obligations detailed within the relevant documents and prevent other residents from being able to enjoy their homes as they choose may be subject to this Policy and any other related policies of the Council.

5. Broxtowe Borough Councils standards of service

The Council will:

- Adopt a people centred approach throughout the process. - This means consideration is given to all parties involved as to whether vulnerability has impacted on the case and ensuring there is fair access to all relevant supporting and safeguarding agencies
- Deal with ASB cases in a fair and consistent manner
- Acknowledge and respond to each reported case of ASB as quickly as possible within the timescales set and agreed with all relevant parties involved
- Provide timely feedback to all parties involved
- Carry out an initial risk assessment on all cases to prioritise resources accordingly identifying the most serious and high risks.
- Assess each case on an individual basis before deciding the next course of action which will involve identifying the nature of the case as personal,

environmental or nuisance, assessing against proportionality and reasonableness and ensuring a thorough investigation with collation of evidence

- Treat all cases as confidential, sharing information with other organisations (for example the police) and adhere to the data protection laws and information sharing agreements
- Endeavour to ensure victims are supported throughout the ASB case
- Appoint a named officer to lead on each case
- Investigate the complaint, and wherever possible meet with all parties involved which will usually involve speaking with all parties involved
- With the consent of all parties involved refer to the mediation service as appropriate
- Develop the service through consultation with tenants
- Agree case closures with complainants and formally close all cases in writing
- Wherever possible obtain feedback from all parties involved in any ASB cases that have been closed as part of the customer satisfaction process ask each person using the ASB service to complete a satisfaction survey when a case is being closed
- Respond promptly to complaints about the service and advise anyone not satisfied with the way their case was handled how to make a formal complaint
- Ensure that staff dealing with ASB are qualified and trained as appropriate
- Ensure that staff dealing with ASB understand, and follow, agreed policies and procedures
- Ensure regular case reviews are carried out with the lead officer and the manager
- Publicise and promote our various services to combat ASB.

6. Definition of ASB

- 6.1 The definition to be used for the purposes of this document and supporting documents is taken from the Anti-social Behaviour, Crime and Policing Act 2014 which received Royal Assent on 13 March 2014 and defines anti-social behavior as “conduct capable of causing nuisance or annoyance to a person in relation to that person’s occupation of residential premises” or “conduct capable of causing housing-related nuisance or annoyance to any person”.
- 6.2 Anti-Social Behaviour can cover a wide range of behaviors that may be causing nuisance or annoyance to tenants and residents or any other person lawfully going about their business. We recognise that people’s expectations and standards differ such that a nuisance to one person may not be a nuisance to another and could even be a way of life that is not intentional or deliberate.
- 6.3 Examples of anti-social behaviour can include the following and are categorised into persons, environmental and nuisance and all officers investigating ASB cases will take into account the alleged ASB against reasonableness and proportionality (please note this list is not exhaustive).
- 6.4 Personal Harassment/Intimidation:** Examples of harassment could be verbal abuse, abusive letters or phone calls, graffiti, threats of violence, stone throwing, sexual harassment, and rubbish being dumped at a property.

- 6.5 “Hate crime”** is defined “any incident that is perceived by the victim or any other person to be racist, homophobic, trans phobic or due to a person’s religious beliefs, gender identity or disability.” All cases of hate crime will need to be dealt with through the Community Safety Partnership “hate crime” procedure.
- 6.6 Environmental** nuisance caused by pets can include intimidation, fouling of common areas and pets being let out on the street to roam about without the owner. Housing services will work with the neighbourhood wardens where appropriate. Other environmental ASB could include smoke from fires or barbecues, playing ball games on the road or near to parts of dwellings, offensive smells coming from a property and rubbish being left in communal areas and fly tipping.
- 6.8 Noise Nuisance** could be activity that is unreasonable and persistent such as loud music, shouting, banging, arguing, general noise, parties, revving of car or motorcycles. Nuisance caused by pets can include barking dogs, intimidation and Tenants or their visitors who are using, dealing or cultivating illegal substances and/or behaving in a manner that causes disruption to neighbours through the use of mood altering chemicals.

7. Investigating Anti-Social Behaviour cases

- 7.1** If tenants are suffering from any kind of anti-social behaviour tenants need to report to the Housing department the problem as soon as possible. Complaints can be made in person, in writing, by telephone, by email or through a third party. Complaints can also be made anonymously, however this will limit the level and detail at which we can investigate in addition to preventing us from providing support. The Council uses a variety of investigative techniques to establish the extent of the problem and to be able to investigate thoroughly obtaining evidence as appropriate.
- 7.2** The Council will:-
- Take all reports of anti-social behaviour seriously adopting an open minded, impartial. problem solving approach
 - Categorise where appropriate each individual case to ensure the necessary resources are in place for the more serious cases.
 - Investigate complaints thoroughly and deal with complaints as swiftly as possible (see also 8.3)
 - Apply interventions as early as possible in recognition that this has proven to reduce the escalation of any problems
 - Adopt preventative interventions wherever possible to reduce the likelihood of on-going problems.
 - Encourage all parties involved where appropriate to talk to each other to try and resolve as this method of intervention is often very effective.
- 7.3** Throughout our case management the harm centered approach will identify the nature of the case as personal, environmental or nuisance.
- 7.4** Following on from the investigations and categorisation of the complaint a number of incremental measures may be applied which could include (this list is not exhaustive).

7.5 Mediation

The Council recognise the importance of early intervention and will consider the use of mediation when appropriate. Mediation is often more successful when both parties engage at the earliest possible opportunity to avoid further disagreement.

7.6 Acceptable Behaviour and Parenting Contracts

The Council uses ABCs and parenting contracts in partnership with the Police and other supporting agencies. Acceptable Behaviour Contracts may be used where the person/s involved in anti-social behaviour admit that they have caused nuisance and want to work with the Council and the Police to make a positive change.

7.7 Warnings and Legal interventions

Warning will be issued following on from a thorough investigation by their Council where the Council believe there has been a breach in Tenancy legal action may be necessary to resolve the problem and if there is substantial evidence of continuing and serious anti-social behaviour, the Council can apply to the Court for assistance.

8. Closing a case

- 8.1 A case can be closed through prior consultation with the complainant if any of the following apply:
- It is agreed with the complainant that ASB is no longer a concern.
 - It has been assessed that the complaint is not anti-social behaviour and therefore does not fall within the Councils Anti-Social Policy and Procedure.
 - Where the complainant does not provide information that is reasonably requested and in a timely fashion
 - Where the alleged perpetrator moves out and away from the area.
 - A case will also be closed when the complainant moves out of the area or if the lead officer has made several reasonable attempts to contact the complainant without success and therefore can no longer monitor the case.
- 8.2 If the case has been referred to the relevant supporting agency to take further action the Council will continue to monitor the case.
- 8.3 We aim to deal with all cases within two months. In addition under certain exceptional circumstances when discretion has been applied and for monitoring purposes a case may be left open for longer than 2 months.
- 8.4 The complainant will be informed why and when their case has been closed along with other parties involved in the case where appropriate.
- 8.5 The Tenancy support provided by officers will continue throughout the investigation of any anti-social behaviour cases. The Tenancy support will also continue when anti-social behaviour cases have been closed.

9. Working in Partnership

- 9.1 We work in partnership with many internal and external voluntary and statutory agencies to develop preventative/diversionary and strategies to take effective enforcement action.
- 9.2 In line with Government requirements we have developed working protocol and this means we are obliged to share information with these agencies s if it is relevant to the services they provide , client groups they serve to if it will prevent or help detect crime.
- 9.3 In order to support vulnerable people the Council acknowledges both a perpetrator's potential vulnerabilities and those of the complainant in accordance with the Equalities Act 2010 and to seek a multi-agency response. The primary assessment of vulnerability for victims of anti-social behaviour that the Council uses is the Risk Assessment Matrix and subsequent referral to the Vulnerable Persons Panel. The Panel sits monthly and has representatives from the Police, Council, NHS and Fire Service. The panel seeks to raise the profile of vulnerable people across agencies and ensure that all appropriate services are being provided for the victim. If further support is recommended then the appropriate referrals will be made to external supporting agencies.
- 9.4 The Council ensures that there is a proactive involvement and participation across all relevant departments to cover the Borough to include participation in case conferences and other related multi-agency support meetings and participation in relevant strategic or preventative initiatives.
- 9.5 Working collaboratively across departments and service
The Council will work inter departmentally seeking advice and guidance from relevant services within Housing, Legal Services, Environmental Health, Neighborhood teams and Community Safety partnership teams. This will include collaborative working at the Councils multi-agency Anti-Social Behaviour case review meetings and vulnerable peoples panels.

10. Using Discretion

This means that the lead officer for the case may use their discretion to vary the approach from that described above and in the service specific procedures in certain individual cases. This may either be to take account of the circumstances of the individual or the circumstances of the particular case and may include setting aside the incremental approach. However the basic principles of being fair and consistent will still apply.

11. Respect Charter for Housing Management

Broxtowe Borough Council is officially committed to delivering services in accordance with the RESPECT Charter for Housing Management in which there are seven core ASB commitments:

1. **We demonstrate leadership and strategic commitment** - There is strong leadership, corporate commitment and accountability about preventing and tackling ASB. This is embedded throughout our business and across key partners.
2. **We provide an accessible and accountable service** - All our tenants can easily report ASB and access the service. Tenants are provided with useful and timely information and are actively encouraged to influence how we deliver the service.
3. **We take swift action to protect communities** - We take prompt, appropriate and decisive action to deal with ASB before it escalates. In doing so, we adopt a problem-solving approach and have regard to the full range of tools and legal powers available.
4. **We adopt a supportive approach to working with victims and witnesses** - Our approach to case working demonstrates a strong focus on identifying and minimising risk.
5. **We encourage individual and community responsibility** - We work with community groups and partners to promote tolerance and responsibility amongst our tenants and the wider community.
6. **We have a clear focus on prevention and early intervention** - The preventative measures we use are tailored towards the needs of our tenants and their families. We also provide, whether directly or via our partners, effective support to enable perpetrators to change their behaviour.
7. **We ensure that a value for money approach is embedded in our service** - We can demonstrate a strong focus in securing efficiency and effectiveness by balancing cost and quality.

12. Complaints procedure

The Council will undergo a process of continuous improvement using the seven principles to monitor and carry out regular self-assessments. If you are unhappy or dissatisfied with how the Council has dealt with your ASB complaint please follow our complaints procedure.

Report of the Director of Legal and Planning Services**COMMUNITY GOVERNANCE REVIEW**Purpose of report

To inform Cabinet of the proposed timetable for the Community Governance Review and highlight areas of concern. This is in accordance with the Council's corporate objectives of promoting successful and inclusive communities and of bringing people together and the cross cutting theme of excellence in front line service delivery.

Background

At the Council meeting on 11 February 2014 a motion was carried requiring a Community Governance Review (CGR) to be completed by the end of December 2015. A CGR is a review of the whole or part of an authority's area to consider one or more of the following:

- the creation, merger, alteration or abolition of parishes;
- the naming of parishes and the style of new parishes;
- the electoral arrangements for parishes (i.e. the ordinary year of election; council size; number of councillors to be elected to the council; and parish warding); and
- the grouping or de-grouping of parishes.

The CGR will provide an opportunity for the Council to review and make changes to community governance within its area as determined under part 4 of the Local Government and Public Involvement in Health Act 2007. The objective of the review will be to ensure that local governance continues to be effective and convenient and that it reflects the identities and interests of local communities. The recommendations arising from the CGR should deliver improved community engagement, more cohesive communities, better local democracy and result in more efficient delivery of local services.

The review will take 12 months to complete and a proposed timetable is attached at appendix 1 which meets the requirements set out in the guidance issued by the Local Government Boundary Commission for England. There are a number of concerns regarding the timing, particularly in respect of stages 2 and 3. Further detail is set out in appendix 2. As a result of these difficulties a revised timetable is attached at appendix 1. The review will take 12 months to complete and the timetable proposed meets the requirements set out in the guidance issued by the Local Government Boundary Commission for England.

Recommendation

Cabinet is asked to RESOLVE to approve the timetable attached at appendix 1.

Background papers

Nil

APPENDIX 1

Community Governance Review - Proposed Timetable

Stage	Action	Timescale	Dates
Commencement	Terms of reference published Stakeholders notified with clear definition of remit of review		1 September 2017
Preliminary stage	Local briefings and meetings (members/parish & town councils)	One month	1 September - 30 September 2017
Stage One	Initial submissions invited from stakeholders on future arrangements under terms of reference	Three months	1 October 2017 – 31 December 2017
Stage Two	Consideration of submissions received Draft recommendations prepared Draft recommendations to be considered by Council	Two months	1 January – 28 February 2018
Stage Three	Draft recommendations published for consultation Stakeholders notified	Three months	1 March – 31 May 2018
Stage Four	Consideration of submissions received Final recommendations prepared Final recommendations published concluding the review Final recommendations considered by Council and decision made on arrangements with resolution to make a Reorganisation Order Reorganisation Order made	Two months One month later	1 June – 31 July 2018 September 2018 October 2018

APPENDIX 2

Concerns regarding the initial proposed timing of the review**(i) Overlap with preparations for the 2015 elections**

Stages 2 and 3 of the review will be the most time consuming and require a considerable involvement by officers and indeed members. On 7 May 2015 there will be borough, parish and parliamentary elections, the preparation for which will begin in February 2015. The officers likely to be involved in the CGR will also be heavily involved with the elections and will not have capacity to undertake work required for both.

(ii) Elections to new parishes

Depending on the outcome of the Further Electoral Review currently taking place of Borough Council wards, it is likely that some new parish wards will be created which will mean that parishes will be split across more than one Borough ward. However, parish councillors will be elected on the basis of existing parish boundaries and number of parish/town council members next May. If there are any changes to parish boundaries following the CGR it is recommended that the date for elections to those new councils should be set as the next ordinary elections (May 2019). The Local Government & Public Involvement in Health Act 2007 allows elections to be held in an earlier year but in that case 2 elections would need to be held for some parishes in 4 years. If the CGR was undertaken in Summer 2017 onwards it could be completed by Summer 2018 in time for the following May.

(iii) Neighbourhood plans

The separate item on this agenda outlines progress from Parish and Town Councils in preparing their Neighbourhood Plans. There are three applications currently underway to have existing parish areas designated as Neighbourhood Plan Areas and it is highly likely that others will follow. When these applications are reported to Council with the first three likely to be in September this year, it will not be possible to speculate whether or when parish boundaries may change, but it remains a fundamental principle of the Neighbourhood Planning process that the Parish or Town Council can prepare a Neighbourhood Plan for a smaller area within their own parish boundaries, but not a larger one outside of their boundary. It remains a commitment of the Borough Council to work with the Parish and Town Councils to assist them in preparing their Neighbourhood Plans and this is likely to assist in speeding up the overall process. However, it would create an issue likely to lead to significant delay and possibly additional cost if one Parish Council reached an advanced stage of preparing their Neighbourhood Plan to then find that their boundaries change with part of their currently existing area changing to a different parish.

Report of the Director of Housing, Leisure and Property Services

APPRENTICE POST WITHIN LEISURE AND CULTURAL SERVICES1. Purpose of report

To seek approval to changes to the establishment at Kimberley Leisure Centre (KLC) to create an Activity Leader Apprentice. This is in accordance with the Council's priority around jobs and business growth and also supports other priorities.

2. Background

Apprenticeships are part government funded, work based training programmes, designed to meet the needs of both employers and apprentices alike. Since 2000 the Council has employed 46 apprentices across the workforce. The apprenticeships that have been offered at the Council have been successful, providing excellent opportunities for learning about the relevant industry within which they have been based and whilst also enabling the development of practical and technical skills. The Cabinet meeting of 4 September 2012 approved the first apprentice within Leisure and Cultural Services where it was stated that further reports to Cabinet will be brought back in due course to consider opportunities for apprentices in other areas.

3. Proposal

The establishment of an Activity Leader Apprentice at Kimberley Leisure Centre will provide training and experience alongside nationally recognised qualifications. The employee will gain the practical skills and qualifications to enhance the service needs both now and in the future. It will also provide an employment opportunity for job seekers within the Borough.

Additional detail is provided within the appendices.

4. Financial implications and Union consultation

These are shown within appendix 1.

Recommendation

Cabinet is asked to RESOLVE that with effect from 1 September 2014 changes to the establishment in order to create an Activity Leader Apprentice post as set out in the report be approved with revenue budgets being adjusted accordingly.

Background papers

Nil

APPENDIX 1**1. Proposal**

It is proposed to employ an Activity Leader Apprentice to be based at Kimberley Leisure Centre. It is planned for the apprenticeship to cover a period of 2 years where they will complete the programme required for the Intermediate Apprenticeship in Activity Leadership.

The demand for sports, health and fitness activities continues to be significant with Kimberley having an established base of over 1,600 members. Health and fitness members access the swimming pools, exercise classes and fitness suite. Employing an Activity Leader Apprentice will enable the leisure centre to provide an excellent training and work based opportunity whilst also seeking to enhance the customer service provision.

The Apprentice post can be funded through existing positions within the Kimberley Leisure Centre staffing structure, utilising vacant Fitness Advisor posts and Instructor hours. The work previously undertaken by these posts can be accommodated as the proposed Apprentice will deliver coaching activities as part of the centre's exercise class programme, sports activities, as well as working within the Fitness Suite.

Should this proposal not be accepted, then the existing vacant hours will need to be advertised and recruited to in order to replace current front line staff roles.

2. Work Programme - Apprenticeship in Activity Leadership

The Intermediate Apprenticeship in Activity Leadership is designed for individuals wishing to gain a broad but solid foundation in the leisure sector and should enable them to follow a fitness career. The successful candidate will learn a variety of disciplines related to:

- knowledge, skills and understanding for effective teaching practices and customer service
- planning and preparing physical activity sessions
- delivering, monitoring and evaluating activity sessions to a wide population base
- marketing and promotion
- health and safety
- working with disabled people
- supporting volunteers

Their work within the Fitness Suite will involve providing tours, gym inductions, preparing exercise programmes, supporting / delivering exercise referral sessions, assisting membership sales and retention. Following appropriate training, it is envisaged that they will be able to move on to leading their own fitness classes and sports coaching sessions.

The work programme for the apprentice will be accompanied by a training programme in partnership with the Institute of Swimming (IoS). The apprenticeship programme will deliver the qualifications through the apprenticeship framework:

Intermediate Apprenticeship in Activity Leadership

Intermediate NVQ Qualification:

- Level 2 NVQ Certificate in Activity Leadership (QCF)

Technical Certificates:

- Level 2 Certificate in Fitness Instructing (QCF)
- Level 2 Certificate in Coaching (Sport) (QCF)

Functional Skills:

- Level 1 – Literacy
- Level 1 – Numeracy

Progression opportunities following completion of this apprenticeship include: Fitness Advisor, Sports Coach, and Activity Leader. The job description and person specification for the Activity Leader Apprentice is shown at appendix 2. The proposed structure chart for Kimberley Leisure Centre is shown at appendix 3.

Upon successful completion of the apprenticeship, the IoS will provide the apprentice with support required including information, advice and guidance on career development and further training.

3. Financial Implications

The apprentice post has been assessed under the job evaluation scheme at grade 2.

In addition to salary costs, there may also be associated costs for the training. This is estimated at £400 per annum although again this may vary depending upon the exact course. It may be possible to recover some of the costs of the training depending upon the age and qualification of the successful candidate.

It is proposed to recruit to the post with a start date of 1 September 2014. The financial implications are as follows:

	2014-15 £	Maximum (full year) £
<u>Expenditure</u>		
Create new Apprentice post (grade 2)	8,147	14,443
Salary On Costs	2,379	4,217
Allowance for training costs	400	400
Total Expenditure	10,926	19,060

Savings		
Delete 18.5 hours from vacant Fitness Advisor post (H646b)	(4,762)	(8,164)
Delete 11 hours from vacant Fitness Advisor post (H605)	(2,831)	(4,854)
Salary On Costs	(2,217)	(3,801)
Reduced need for employment of instructors	(1,116)	(2,241)
Total Savings	(10,926)	(19,060)
Net expenditure	0	0

4. Proposed Establishment Changes

- Delete 18.5 hours of vacant Fitness Advisor post H646b (grade 3)
- Delete 11 hours of vacant Fitness Advisor post H605 (grade 3)
- Create an established post of Activity Leader Apprentice (grade 2) at Kimberley Leisure Centre on a two year fixed term rolling basis

5. Unison Comments

Unison has been consulted on these proposals and their comments will be given at the meeting.

APPENDIX 2

Job Description for Activity Leader Apprentice**BROXTOWE BOROUGH COUNCIL****JOB DESCRIPTION**

Directorate	Housing, Leisure & Property
Division	Leisure & Culture
Post No & Job Title	Activity Leader Apprentice – H
Grade	Grade 2
Responsible to	Fitness Co-ordinator / Assistant Manager
Responsible for	No responsibility for employees
Job Objective	To undertake and successfully complete a two-year intermediate apprenticeship training programme for Broxtowe Borough Council. Responsible for the operation of health and fitness facilities, class instruction, membership sales, retention and the teaching of fitness classes and sports activities. Working at Kimberley Leisure Centre, the post holder will undertake a comprehensive programme of on the job training, external training courses and monthly assessments by a designated external assessor.

Main Duties and Responsibilities

Through appropriate training the post holder will gain the knowledge and experience enabling them to contribute to the following key tasks towards the running of the leisure centre:

1. Over the two years of the apprenticeship, develop an understanding of the service so that the post holder can contribute towards delivering planned improvements to service delivery.
2. Through Personal Development Reviews and the Apprenticeship framework, identify and agree external training courses as appropriate to the post.
3. With support from line managers contribute to ensuring that all delivery meets appropriate health and safety standards including the adoption of safe working practices, risk assessment and compliance with National Governing Bodies for sport guidance on the safe use of equipment and delivery of activity.

4. Gain knowledge and experience in the Council's professional standards to ensure customers enjoy a safe experience whilst delivering an effective service at all times.
5. Assist, and with experience and relevant qualifications, organise and lead health and physical activities and other coaching sessions as designated by the Fitness Co-ordinator.
6. Assist, and with experience and relevant qualifications, organise and lead sports coaching and activity sessions as designated by the Assistant Manager.
7. Assist with engaging with individuals and motivate and support them in learning how to make lifestyle changes to increase their participation in physical activity and active recreation to improve their health and well-being. Link delivery to further opportunity by providing information and relevant advice to customers enabling people to access existing opportunities in the local area.
8. Assist with the carrying out of inductions with customers using the health and fitness facilities following standard operational work procedures.
9. With training and support, prepare a programme of exercise for each customer as required. Carry out fitness testing for customers using the computerised assessment programme.
10. With training and support give continual support and advice to all customers using the health and fitness facilities and ensure exercise technique is carried out safely.
11. Carry out safety checks on all equipment to ensure it is clean and safe for use. Assist with the setting up and dismantling of equipment as required.
12. Complete checklist documentation; carry out regular general maintenance of equipment.
13. Ensure correct procedures are followed with respect to the administration of the health and fitness suite, and all necessary paperwork is carried out.
14. Maintain high levels of cleanliness within the facility at all times.
15. Assist with undertaking promotion and marketing activities within the health and fitness facilities.
16. Assist with the development, sales and administration of the Council's direct debit membership scheme.
17. Assist with shift cover during holidays and sickness.

18. Training is an essential part of this post and requires all employees to attend regular training courses when arranged.
19. Register on the National Register of Exercise Professionals scheme.
20. Assist with the provision of advice on health issues such as diet, nutrition, smoking, physiology, anatomy, stress, back care, ante/postnatal care.
21. Undertake any other duties as required by the Centre Manager.

In addition to the above the post holder will also be responsible for ensuring that:

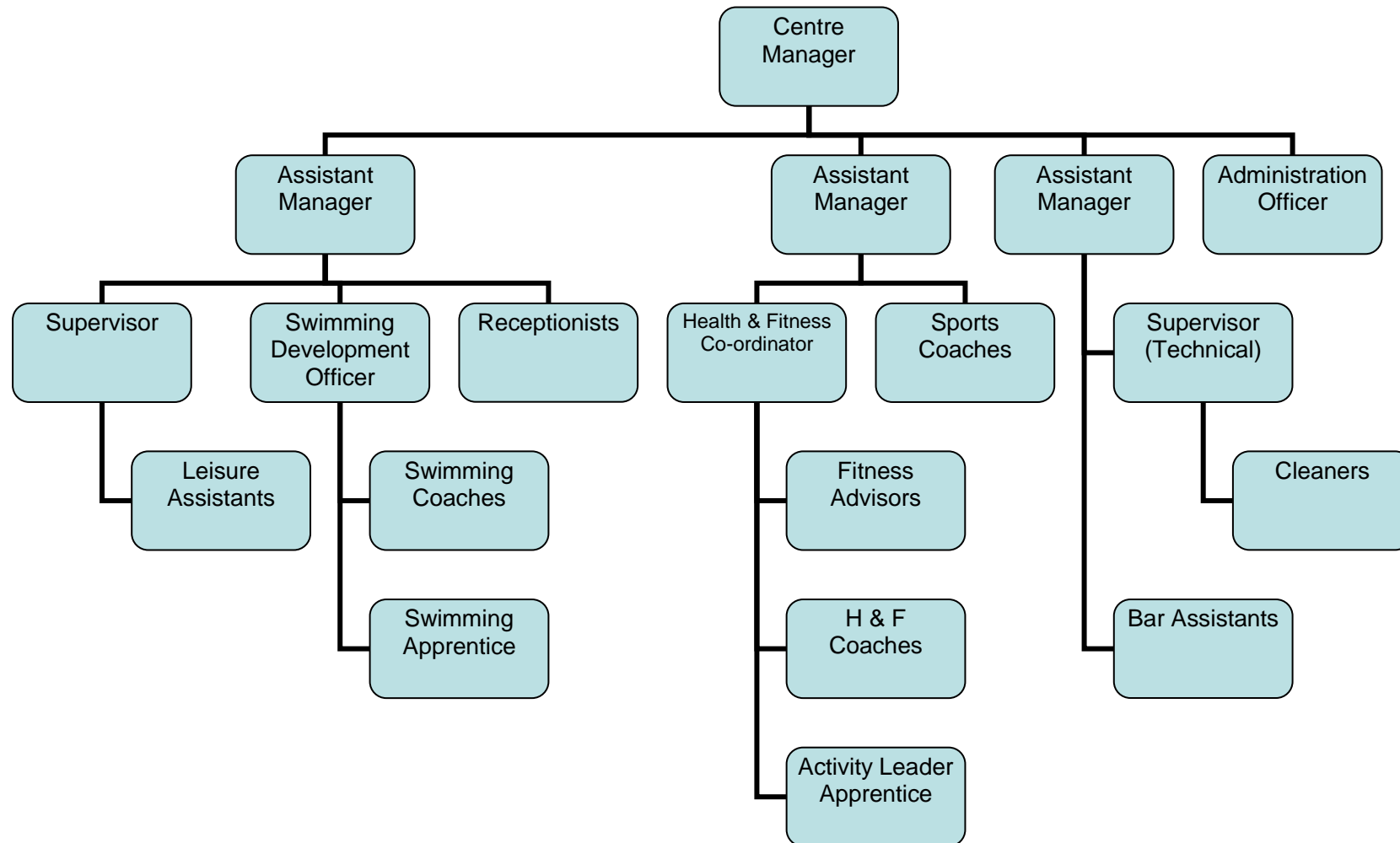
- a) All necessary paperwork is carried out.
- b) All duties will be carried out in working conditions normally inherent in the particular job.
- c) A uniform will be supplied and must be worn at all times when on duty the uniform must be kept clean and worn in good condition.
- d) Some duties may involve working with classified dangerous chemicals and all COSHH regulations and agreed local procedures must be followed.
- e) All duties must be carried out to comply with;
 - i) The Health and Safety Act 1974
 - ii) Acts of Parliament Statutory Instruments and Regulations and Other legal requirements.
 - iii) Nationally and locally agreed codes of practice.
- f) The post will require the post holder to apply for an Enhanced Disclosure. The (CRB) Disclosure will include details of any criminal convictions, cautions, reprimands and final warnings and your application is required for the purpose of asking an exempted question under the terms of the Rehabilitation of Offenders Act 1974 (Exceptions) Order 1975 and that the checks requested are in accordance with the relevant legislation.

NOTE:

The above job description sets out the main responsibilities of the post, but should not be regarded as an exhaustive list of the duties that may be required of the post holder. Management reserve the right to transfer the post holder to other centres within the Borough to enhance career development or improve efficiency

APPENDIX 3

Proposed Staffing Structure – Kimberley Leisure Centre



Report of the Director of Housing, Leisure and Property Services

D H LAWRENCE HERITAGE CENTRE – REGISTRARS SERVICE1. Purpose of report

To seek approval to enter into contractual arrangements with the Registration and Celebratory Services division of Nottinghamshire County Council (NCC) at D H Lawrence Heritage Centre (DHLHC). This is in accordance with the Council's priority of bringing people together and the objective of encouraging healthy participation in the arts, culture and leisure.

2. Background

DHLHC has, for some years, held a civil wedding licence and stages a small number of weddings each year. This aspect of the business has, however always been under developed. Officers have been in discussion for some time in respect of the potential use of the building by NCC for the purposes of marriages as an official "wedding venue" for the Registrar's service. In addition the Eastwood Register Office, which was located in the Eastwood Health Centre, is seeking to urgently relocate.

3. Detail

The Eastwood Register Office wishes to relocate to DHLHC and would occupy the current Blue Room. The official wedding venue will require use of the current Green / Gold Room and would initially focus its bookings on Fridays and Saturdays, for which the rooms would be dressed as a wedding venue and reserved for this purpose. Further information on both aspects can be found in the appendix.

4. Financial implications

Negotiations have been undertaken and a rental of £4,000 per annum for the Blue Room has been agreed. In addition, NCC will pay a fee of £30 per wedding booked in the Green/Gold Room. Appropriate adjustments will be made to the 2014/15 budgets at revised estimates, it is hoped that if successful the level of overall subsidy can be reduced by a significant amount in the first year however, as this is a new service there is a significant business risk and the situation will be reviewed at the end of the financial year.

Recommendation

Cabinet is asked to RESOLVE to:

- 1. Agree an initial 12 month contract with NCC Registrars Service for the use of the Blue Room.**
- 2. Agree an initial 24 month contract with Nottinghamshire County Council Celebratory and Registration Services for the use of the Green/Gold Room.**
- 3. Delegate authority to the Director of Housing, Leisure and Property Services to agree the detailed terms of the agreements in consultation with the Director of Legal and Planning Services.**

Background papers

Nil

Registration of Births, Deaths and Marriages / Civil Partnerships

The existing Registrar's office was, until recently, located in the Eastwood Health Centre but this office has been temporarily closed and the service is currently being delivered from an office in Hucknall.

NCC wishes to maintain a presence in Eastwood and has approached this Council to assess the suitability of using the Blue Room at DHLHC. This room has not been used for the last two years to any substantive degree as it was set aside for use by the University of Nottingham under our two year agreement with them.

The provision of the registrars' service should bring a regular footfall of people into the centre, which should not only raise the awareness of the building but also generate a very suitable, complementary community service, in addition to much needed income.

The registrar's service requires a minimum of two years tenure to protect the integrity and longevity of the service and this is reflected in the recommendations.

Official Wedding Venue

The celebratory aspect of the registrar's service for Nottingham South was formerly located in Basford, but with the loss of the building the service is seeking new premises for its official wedding venue. Officers from this Council and NCC have met on several occasions to establish how DHLHC could be developed into a first class small wedding location.

We believe that with the support of the Registrar that the building can be developed into a viable wedding venue and they now wish to secure an agreement with us. In order to provide stability and to give time to build the business NCC wish to secure an initial 3 year agreement. Priority access to the Green/Gold Room will be given for the registrar on Fridays and Saturday and they will pay £30 per booking taken. Their current capacity for two days a week would be 26 weddings, this could expand into additional days and their aspirations are to achieve 40 weddings per week.

A significant advantage to customers is that because the centre becomes an official venue rather than just having a civil licence, the fees payable for the wedding service are considerably reduced.

They wish to secure an initial three year agreement in order to give sufficient time to grow the business as wedding bookings are usually planned significantly in advance.

Report of the Director of Housing, Leisure and Property Services

ESTABLISHMENT REVIEW – ARTS AND EVENTS1. Purpose of report

To seek approval to changes to the establishment of the Arts and Events section within the Leisure and Culture service. This is in accordance with the Council's corporate priority of bringing people together and the desire to deliver value for money.

2. Detail

Due to the increasing service delivery demands the Events and Arts manager has undertaken a comprehensive and timely review of the working practices and historical management structure of the Arts and Events Section. This was also an action outlined within the Arts and Events Service Delivery Plan.

The review has identified the need for the implementation of new systems which are aimed at increasing productivity and improving communications across the team which will be delivered through a flatter reporting structure. Further details of the review are contained at appendix 1.

3. Proposal

In order to streamline communication within the team and achieve service improvements to the community, it is proposed to re-designate the Arts and Events Leisure Assistants (Posts H171a and H171b) to Arts and Events Officer. The existing Arts and Events Officer (Post H170) will then lose line management responsibility for these two posts. The existing and proposed structure charts are contained at appendix 2. The revised job role of Arts and Events Officer has been job evaluated at Grade 5. The full implications of the proposed changes are contained at appendix 1.

The new Arts and Events Officer job description is attached at appendix 3.

4. Financial implications and Trade Union comments

There are no additional resource requirements needed for the restructure. A detailed financial breakdown together with trade union comments are shown in appendix 4.

Recommendation

Cabinet is asked to RESOLVE that, with effect from 1 September 2014, the changes to the establishment and associated budgets as set out in the report be approved.

Background papers

Nil

1. Review of the Arts and Events Section

The Arts and Events Manager has undertaken a full review of all the existing systems operating within the service in order to identify where weaknesses exist and to identify areas for requiring improvement. The Arts and Events Manager also sought to identify new opportunities which would have a positive impact on the services offered to the community.

During the review, several new systems have been trialled which has seen the workload of the team divided up into specific areas of responsibility allowing the Events and Arts Manager more time to focus on strategies aimed at improving the service and generating additional income. This has enabled the team members to have greater autonomy in the decision making and the management of their own workload.

Also during the trial period, it was seen that there was a noticeable reduction in the level of management the assistant posts required, as every member of the team has been able to work together on all projects without the need for constant supervision. In addition, there has been a noticeable positive impact on the motivation and efficiency of the Arts and Leisure Assistant postholders and the general communication within the team as a whole.

The team has also on a temporary basis been operating an adapted version of the flexitime system in order to reduce overtime expenditure and to take into account the irregular working times and conditions that the service requires.

2. Re-evaluation of posts

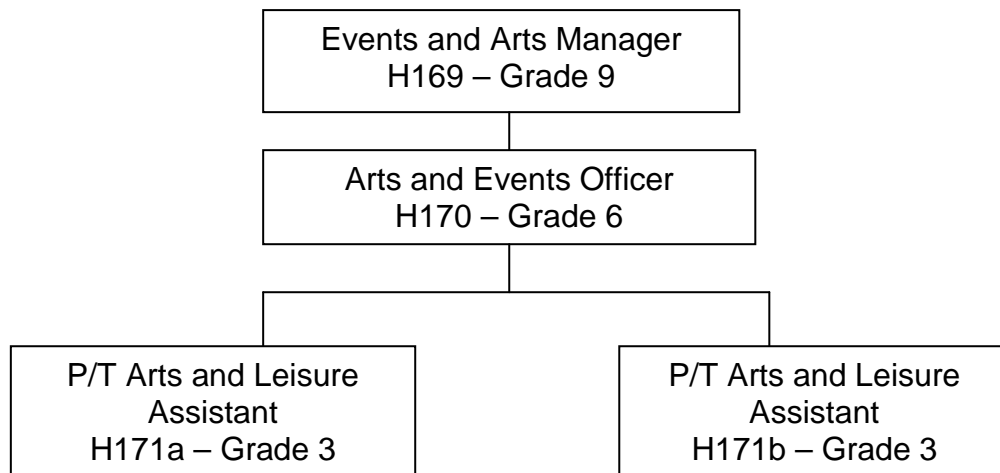
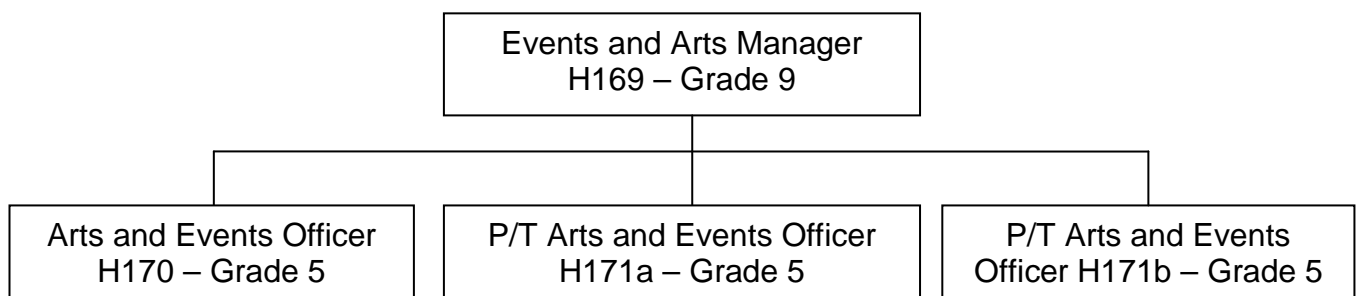
A job evaluation exercise which reflected the proposed new departmental structure has been undertaken. The re-designation of the Arts and Events Leisure Assistant posts (H171a/ H171b) to Arts and Events Officer has a re-grading impact from Grade 3 to Grade 5. For the existing Arts and Events Officer, the removal of management responsibilities as shown in appendix 2 would result in a reduction in grade from 6 to 5.

Where a management review of a service is undertaken and which impacts on a post being downgraded as a result of the re-evaluation, the postholder will be eligible for salary protection for a period of one year from the effective date of the change, which for this review would be effective from 1 September 2014. During this period, no annual pay awards will be payable and the salary will be frozen at the grade and spinal column point applicable at the time of the decision.

The employees affected by this review have been fully consulted on the proposed changes to the structure of the service and the impact on their roles. The postholders were also invited and attended the job evaluation panel and were given the opportunity to discuss their existing and proposed new role with the JE panel. The trade unions were also invited to attend the job evaluation panels as observers which is in accordance with Council policy although on this occasion they chose not to be present. The requirements outlined in the Council's Evaluation and Re-evaluation of Posts Policy and Procedure have been fully complied with.

3. Financial implications

The additional costs of this review will be met through a reduction in the overtime undertaken by the team and promotion of the arts budgets (as detailed in appendix 4). It is also expected that there will be the generation of additional income as a result of the Events and Arts Manager utilising the additional time available as a result of the restructure for the pursuit of strategic sponsorship, grant and partnership opportunities.

Existing Structure**Proposed Structure**

BROXTOWE BOROUGH COUNCIL**REVISED JOB DESCRIPTION**

Directorate:	Housing, Leisure and Property
Division:	Leisure and Culture
Post No & Job Title:	H170 H171a H171b - Arts and Events Officer
Grade:	TBC
Responsible to:	H169 – Events And Arts Manager
Responsible for:	Contracted artists, infrastructure and support providers and casual staff
Main purpose of the job:	To support the Events and Arts Manager in organising events and workshop activity as well as on-site management of a limited number of events throughout the annual programme of activity.

Main Duties and Responsibilities:

1. Assist the Events and Arts Manager in assessing the relative importance of and demand for events, arts and play development initiatives.
2. Working with the Events and Arts Manager in the formulation of projects and promotions that meet community needs.
3. Assist in the development, organisation and promotion of key events and programmes of work during the year including The Hemlock Happening, The Eastwood Arts Festival, Family Fun Day, Vibe event, Play Day events, Proms in the Park, Christmas Light Switch On Events and any additional existing and new events at approximately 20 venues throughout the Borough.
4. Responsibility for contracting and managing subcontractors, artists, infrastructure and activity providers and ensuring their compliance with Broxtowe Borough Council policies with particular emphasis on Health & Safety and Public Liability insurance.
5. Liaise with statutory, voluntary and community organisations concerning arts, events and play issues.
6. Deal with enquiries from the public and project partners and give the appropriate advice.

7. Assist in the marketing and development of existing events, community arts projects and activities. Duties to include maintaining contact databases, implementing social media strategies, overseeing development and distribution of promotional materials, and information packs. Tasks include copywriting, sourcing, contracting and liaising with design agencies and assisting in the on-going development and maintenance of the Leisure and Cultural Services web pages.
8. To manage projects within the agreed budget allocations and maintain satisfactory financial records, statistical information and photographic and video records.
9. Accountability for resources to include the accurate handling and security of cash or cheques where applicable, and the maintenance, inventory, insurance and storage of events materials and stock.
10. Actively seek and obtain sponsorship and grants from various organisations to supplement existing Arts and Events funds.
11. Carry out any other duties that are within the scope and grading of the post which could also be requested by the line manager or Head of Service.

DESIGNATED CAR USER

A designated car user status has been attached to this post.

SPECIAL CONDITIONS

Duties will require flexible working to include work outside normal office hours especially during events and workshops.

RESTRICTIONS

This is not a politically restricted post.

This post is subject to exemption with reference to the Rehabilitation of Offenders Act 1974.

NOTE

The above job description sets out the main responsibilities of Arts and Events Officer but should not be regarded as an exhaustive list of the duties that may be required. As duties and responsibilities change and develop the job description will be reviewed and be subject to amendment in consultation with the post holder during the Personal Development Review process.

All employees are expected to maintain a high standard of service delivery and to uphold the Council's policies in accordance with equality and diversity standards, and health and safety standards, and to participate in training activities necessary to their job.

	Name	Signature	Date
Job description written by:	Alex Khan		April 2014
Job description authorised by:			—

Date of issue: April 2014

APPENDIX 4

Financial implications

Assuming a 1 September 2014 start date the financial implications (subject to confirmation of the grades under job evaluation) are as follows:

	2014/15 £	Maximum (top of grade) £
<u>Expenditure</u>		
Re-designate P/T Arts and Leisure Assistants (posts H171a and H171b) to P/T Arts and Events Officer (Assumed re-grade from grade 3 to grade 5)	1,240	3,340
Total Expenditure	1,240	3,340
<u>Savings</u>		
Re-grade Arts and Events Officer (post H170) in accordance with the policy of salary protection for 12 months. (Assumed re-grade from Grade 6 to Grade 5)	0	(1,641)
Net salary cost	1,240	1,699
Salary oncosts	362	496
Sub-total	1,602	2,195
Reduction of overtime budget	(800)	(1,000)
Reduction of promotion of the arts budget	(802)	(1,195)
Net Expenditure	0	0

Union consultation

Unison has been consulted on these proposals and their comments will be given at the cabinet meeting.

Establishment changes

- Re-designate Arts and Leisure Assistant posts (H171a/ H171b - 18.5 hours each) from Grade 3 to Arts and Events Officer Posts (Grade 5 – 18.5 hours each)
- Re-designate current Arts and Events Officer post from Grade 6 to Grade 5

Report of the Director of Housing, Leisure and Property Services

FREE SWIMMING FOR CHILDREN – SUMMER 20141. Purpose of report

To note the exercise of Standing Order 32 powers by the Chief Executive to enable free swimming to be included as part of the advertised programme of activities for summer 2014. This is in accordance with the Council's priority of bringing people together through the objective of encouraging healthy participation in arts, culture and leisure.

2. Background

This Council has offered free swimming during the summer holiday for children every year since 2009. Originally funded from the Government Free Swimming Initiative, this Council has, through improving overall income in leisure centres, been able to maintain this initiative in 2010, 2011, 2012 and 2013 yet still meet overall income targets. The free swimming provision was subject to a scrutiny review in January 2012 which recommended its continuation during the Olympics and Paralympics in summer 2012.

As part of our continued drive to increase participation in healthy activity and in light of the Olympic legacy, it is proposed to extend this initiative into 2014 for the duration of the school summer holidays for children under 17 who hold a Broxtowe Borough Council leisure card.

3. Financial implications

Unlike in previous years, it is anticipated that free swimming cannot be offered and still maintain the projected incomes for the leisure centres. The likely reduction in income from the introduction of free swimming will depend upon a number of different factors, but could potentially rise to £10,000. Any shortfall could be met from the 2014/15 Policy Reserve which presently has £12,750 available.

Recommendation**Cabinet is asked to:**

- 1. NOTE the exercise of Standing Order 32 powers by the Chief Executive.**
- 2. RESOLVE that any shortfall in income arising from this initiative be met by a contribution from the Policy Reserve.**

Background papers

Nil

Report of the Director of Legal and Planning Services

REVIEW OF THE USE OF SECTION 106 AGREEMENTS1. Purpose of report

To review the policy approach to assist with the making of section 106 agreements which arise from new development. This policy is in line with the corporate objectives of providing good quality affordable homes, business growth and protection and enhancement of the environment.

2. Background

Section 106 of the Town and Country Planning Act (1990) as amended provides the powers for Planning Authorities to make agreements in respect of land. The Council's own policies in respect of such matters as affordable housing, open space provision, public transport, education and other contributions are generally contained in the Broxtowe Local Plan and from time to time covered in Cabinet updates. In the light of the National Planning Policy Framework (NPPF), the emerging Core Strategy and increasing pressures to promote new development, there are continuing challenges to 106 requirements arising in particular from viability arguments on poor quality brownfield sites such that expectations arising from development need to be reviewed and updated.

More recently the County Council has prepared a strategy and protocol for the way they regard section 106 agreements as being relevant to County functions and this needs a formal response.

3. Proposed policy

The attached appendices provide the basis for considering the County Protocol and the way Section 106 agreements are sought and any receipts managed and spent.

Recommendation

Cabinet is asked to RESOLVE that:

- 1. The contents of this report be agreed as the Councils approach to dealing with section 106 matters.**
- 2. Developers seeking to reduce section 106 expectations be asked to fund external and independent viability studies to inform consideration of planning applications by Development Control Committee.**
- 3. The Council generally supports the objectives the Obligation Strategy and Protocol seek to achieve.**
- 4. To inform the County Council that it needs to be clearer about its priorities in their 106 strategy document to assist the Borough Council in making viability judgments.**

5. The County Council needs to support their 106 strategy document with clear evidence of the impact of development on the services included and an explanation of how the contribution is calculated.
6. The County Council 106 strategy document needs to recognise the need to bring forward housing developments on brownfield sites.
7. A consultation be authorised to lower the threshold for affordable housing on development sites of 15 dwellings or more.
8. For off-site contributions to affordable housing a figure of £45,000 in lieu per dwelling is agreed as the requirement and subject to annual revision.
9. The revised methodology, as outlined in appendix 4, for the calculation of open space contributions from developments, be adopted.
10. The concept of ITPS payments from relevant developments be endorsed as an interim measure pending the inclusion of the process within the Allocations and DC Policies DPD or a future CIL.
11. The eligibility list and spending mechanisms as described is adopted for the purpose of ITPS schemes.
12. The approach of the County Council towards the calculation of school provision on development sites in excess of 10 dwellings be endorsed.
13. The County Council (or academy school if appropriate) be included as a signatory to any 106 agreement relevant to education matters.

Background papers

Nil

APPENDIX 1

Background

This report looks at the use of 106 agreements and reviews current practice and updates charging calculations where appropriate. Members need to be aware that expectations arising from new developments may need to be lowered in future as the government, prompted by the need to increase the number of houses that are being built, has altered planning legislation so that viability is now a material consideration for planning purposes. It is therefore important to be aware, in planning terms, of the link between proposed development and any expectations for offsite investments expected to arise. Appendices 2, 3, 4 and 5 cover aspects of current and reviewed charging regimes relating to Affordable Housing, Open space provision and maintenance, public transport and education and other matters. Appendix 6 summarises the recommendations' arising from this review and forms the basis of the main recommendation to this report.

The use of Section 106 agreements and associated policies

The power to make planning agreements was included in the 1990 Planning Act and subsequently revised in the 1991 Act (Planning Acts). Further advice on the use of such agreements is now provided in the National Planning Policy Framework (NPPF).

Section 106 of the Planning Acts outlines the powers of planning obligations, which comprises both planning agreements and unilateral undertakings. It enables a planning obligation to be entered into by means of a unilateral undertaking by a developer as well as by agreement between a developer and a local planning authority.

Obligations may

- restrict development or use of the land
- require operations or activities to be carried out in, on, under or over the land;
- require the land to be used in any specified way
- require payments to be made to the authority.
- be unconditional or subject to conditions
- impose any restriction or requirement for an indefinite or specified period

The obligations run with the land, so they may be enforced against both the original covenantor and anyone acquiring an interest in the land, unless the agreement makes specific reference to the contrary.

In dealing with planning applications, local planning authorities consider each on its merits and reach a decision based on whether the application accords with the relevant development plan, unless material considerations indicate otherwise. Where applications do not meet these requirements, they may be refused. However, in some instances, it may be possible to make acceptable development proposals, which might otherwise be unacceptable, through the use of **planning conditions** or, where this is not possible, through **planning obligations**. The imposition of a condition is preferable.

NPPF: The Three Tests

Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

Planning obligations should only be sought where they meet **all** of the following tests:

- necessary to make the development acceptable in planning terms
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

Where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled.

Planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Use of 106 agreements in Broxtowe

In the past, section 106 agreements have been used to control matters relating to planning applications that could not easily be controlled through planning conditions. This applies in particular to matters such as off site highway works needed for a development or to the setting up of landscape management agreements to ensure the maintenance of private landscape areas in developments. Occasionally they have been used to control future use of land in some way. There have been approximately 310 planning agreements within Broxtowe since 1974.

In more recent years section 106 agreements have been used as a mechanism to deliver affordable housing through specific clauses relating to types and tenure of dwellings and providing nomination rights to the Council for such dwellings. They have increasingly been used for the taking of payments or to provide services and facilities to other aspects in the community such as contributions to open space provision and maintenance (both on and off-site), public transport improvements and for education or other needs where there are identified shortages arising from new developments.

The term “106 money” has increasingly become associated with an expectation that larger developments will provide financial and other resources to Councils to assist with service provision in the community. In principle of course this is a legitimate expectation where there is a genuine planning related link between proposed developments and the requirements expected from any 106 agreement. Care should be taken to ensure that development is not simply seen as “cash raising” or a “levy” exercise, a process that would more properly be justified through a CIL policy – see below.

Community Infrastructure Levy (CIL)

The economics of development and the potential to support local community investment has long been recognised in the context of increased land values that arise from planning permissions. Attempts to raise funds through legislation have been tried before, such as the Community Land Act in the 1970s, but this has tended to distort the market and reduce land supply. Following the Barker Review of planning in 2006 the concept of a Community Infrastructure Levy was introduced in 2010 as a tariff based system to raise funds from developers. CIL is designed to provide a more transparent approach to the taking of payments from and while not a mandatory requirement, some restrictions have been introduced in the use of Section 106 agreements to minimise the “pooling” of payments and make CIL more attractive. The idea of a CIL, which is subject to formal consultation, is to provide an agreed charging framework for levies on different types of developments towards an agreed programme of infrastructure projects. That list may be varied but again is subject to consultation. The preparation of a CIL requires an assessment of proposed infrastructure costs and district wide viability calculations. At present the joint working Councils are undertaking some advanced work in connection with District wide viability with a view to considering whether a CIL might be appropriate to introduce in future years.

Existing policy relating to Section 106 agreements

The Broxtowe Local Plan (2004) (BLP) has policy advice relating to 106 agreements. Members should be aware that the Core Strategy and Development Plan Documents relating to site allocations and planning policies are replacing the Local Plan. In the meantime Cabinet has resolved to “save” relevant policies until they are replaced. Since 2004 other Cabinet reports in July 2005 (open space contributions) and August 2006 (ITPS) have developed the approach to dealing with the details for 106 expectations and a more formal monitoring and spending regime for all section 106 receipts has been in place for some years and all spending agreed through Cabinet.

In general terms the BLP makes reference to planning obligations having a “positive role” and being pursued throughout the plan area. It notes the potential for agreements to enhance and provide recreation and leisure opportunities, and “new or enhanced facilities and services” as “strategic aims”.

Policy E23a: refers to contributions for off-site habitat creation.

Policy H5: Covers obligations and contributions regarding affordable housing.

EM1: Makes reference to specific contributions relating to allocated sites as follows;

- off-site pedestrian and cycle works relating to the Siemens site.
- country park, walking, cycling, public transport and Ilkeston Station relating to Soloman Road.
- off-site highways works, walking, cycling and public transport land west of Eastwood Hall.

Policy T1: Refers to Structure Plan policy regarding developer contributions for public transport measures. Contributions for public transport and “transport infrastructure”, are noted as two of the transport objectives. Supporting text also refers to contributions towards South Nottinghamshire Rail Network facilities.

Policy T7 and Policy T9: Cover contributions to on and off-site cycle links and facilities and to recreation and community facilities.

Policy RC4: Covers contributions towards education and community facilities.

Policy RC5: Refers to obligations about the replacement of protected open space.

Policy RC6: Relates to contributions towards the provision, improvement and maintenance of off-site open space.

Policy RC9: Covers contributions towards the maintenance of open space.

Development briefs: (Local Plan appendix 2) also have references to 106 agreements being used “where considered necessary”.

Viability and variations to 106 agreements

The NPPF, and recent Government legislation requires that 106 agreements take proper account of the viability of developments

NPPF (Para 173): *To ensure viability, the costs of any requirement ...should, when taking into account the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.'*

NPPF (para.205): *Where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be flexible to prevent planned development being stalled'.*

Section 106 affordable housing requirements: Review and appeal (April 2013):
Unrealistic Section 106 agreements negotiated in differing economic conditions can be an obstacle to house building. Stalled schemes due to unviable affordable housing requirements result in no development, regeneration or community benefit. Reviewing such agreements will result in more housing and affordable housing.

The Growth and Infrastructure Act 2013 added a new Section 106ba, bb and bc into the 1990 Town and Country Planning Act. These sections introduce a new application and appeal procedure for the review of planning obligations on planning permissions which relate to the provision of affordable housing.

Section 106bc ensures that if an Inspector modifies an affordable housing obligation on appeal, that modification is valid for 3 years. If the development is not completed in that time, the original affordable housing obligation will apply.

In recent applications, particularly on urban previously developed land there has been a propensity for applicants to undertake viability assessments generally as part of an application. Under the current process any variations sought in normal expectations of 106 policies are agreed by Cabinet. However, this separates the planning considerations undertaken by Development Control Committee and as financial considerations can now be regarded as a planning consideration it would be appropriate to reconsider that process and retain all planning decisions within the Development Control Committee. At the same time there needs to be agreement as to the process to determine viability. In many instances it is possible to agree costs associated with developments and understand the viability arguments. However, on larger and more complex schemes there is limited expertise within the Council to determine viability matters. In the past the Council has used a viability model developed by the “Three Dragons” consultants, but this is relatively simplistic and

difficult to apply in more complex cases. In recent cases applicants have agreed to fund independent viability assessments and the Council has determined the consultants to be used. This is regarded as an appropriate method to ensure independent considerations of viability and should be accepted as a way forward in the future.

Cabinet is asked to RESOLVE that developers seeking to reduce section 106 expectations be asked to fund external and independent viability studies to inform consideration of planning applications by Development Control Committee.

APPENDIX 2**Nottinghamshire County Council: Section 106 Strategy and Protocol**

The County Council has prepared two documents relating to section 106 agreements. A Planning Obligations Strategy covers the expectations that the County has in making claims for contributions from new developments towards various County functions and a Protocol for matters to be followed between the County and District/Borough Councils when dealing with planning applications and 106 agreements.

County Planning Obligations Strategy

The Strategy sets out when it might be appropriate for the County Council to seek contributions and recognises that Broxtowe is the decision making Authority in most cases. Their suggested requirement is summarised as follows.

Archaeology Provision

This would apply to all development which may have an impact on archaeologically sensitive structures or locations.

Agreements would cover commissioning of relevant programme of work;

Safeguarding of archaeological interest or provision for excavation, recording and archiving

Education Provision

Contributions will be sought from residential developments, which create extra demand at local schools that lack existing capacity. Requests will apply to all residential developments of 10 dwellings and above. The contributions will be used for:

- Extending and/or improving existing schools that serve the development; and/or
- Building a new school or pre-school where there is a significant housing proposal

When building a new school the County Council will consider the wider community use of both the school buildings and playing fields.

Flood Risk Management

Some new development could provide the catalyst for delivering wider flood alleviation benefits to existing communities and in these situations a contribution from developers towards such works may be sought. The Local Flood Risk Management Strategy, when adopted, will highlight areas where this would be required.

The County Council will become a SuDS Approving Body (SAB) later in 2014 and will need to review and approve drainage plans and strategies for development sites before any construction can start on site. This requirement will be separate from the requirement to gain planning permission. Regulations will set a timeframe for the decision so as not to hold up the planning process.

Public Health

Public health focuses on three areas of work:

- health improvement, healthier lifestyles and reducing inequalities in health;
- health services and health needs of the local population
- protection work for threats from environmental hazards, infectious diseases or radiation

Whilst matters relating to public health are likely to be subject to planning conditions, there may be circumstances when a legal agreement is required.

Library Provision

The capacity of a library is determined using national standards indicating a library space requirement of 30 square metres per 1,000 population.

The need for a contribution will be established by comparing the current capacity of the library and population it serves against the number of people likely to be generated by new development over 10 dwellings.

Where the existing library's capacity would be exceeded, a contribution will be required from developments to cover such things as sites for new libraries. Construction and fit out costs of new or altered libraries and stock costs.

Minerals Development

This is a County function unlikely to involve the Borough. Potential contributions could include Highway improvement, landscaping, screening, noise attenuation measures, flood mitigation measures, long term management of restored sites, habitat protection, and enhancement and public access.

Natural Environment

Whilst matters relating to the natural environment are usually subject to a planning condition, there may be circumstances when a legal agreement is required.

This would cover mitigation measures, habitat protection, enhancement, restoration and creation landscaping; site management and site interpretation and maintenance costs for a period to be agreed.

Transport

In order to achieve sustainable development through integrated transport, the County Council will likely seek off-site public transport, cycling and walking measures, in the general area within which the development lies.

In some instances it may be more appropriate to seek a contribution towards integrated transport measures including infrastructure improvements and bus subsidy. In some cases contributions can be pooled with that from other nearby developments to fund greater improvements in accordance with the CIL Regulation 123.

Developers will be required to commit to travel plan monitoring and to pay a separate fee to cover the County Council's travel plan monitoring costs proportionate to the size of the development and the likely staff time involved.

Waste Management

Planned housing growth in Nottinghamshire will place further pressures on existing facilities and will require a combination of new or improved facilities in order to meet future demand. Potential contributions may be sought from developments over 10 dwellings to deal with the cumulative impact of a series of both small and large developments including new or upgraded household waste recycling centres landscaping, screening and noise attenuation.

Waste Development

This is a County function unlikely to involve the Borough. Potential contributions could include commuted sums for highways works, trust funds for long term management of restored sites and off-site leachate/landfill gas control measures.

COUNTY PROTOCOL:

This covers expectations relating to the way agreements are negotiated and prepared during the planning process including;

Requirements will apply to ‘major’ developments which are defined as 10 dwellings or more or a site in excess of 0.5 hectares and non-residential development of 1,000+ sq. metres gross floor space;

The Highway Authority will continue to assess development likely to result in a material increase traffic volume or change in the character of traffic on a classified road or proposed highway and seek local highways and transport contributions.

The Flood Risk Management Team will work closely with the Council and developers to secure suitable and feasible sustainable drainage solutions for new developments.

Provide a coordinated response regarding infrastructure implications on all Local Plans, development briefs, planning applications and informal enquires

Provide evidence and witnesses for planning appeals when deemed appropriate.

The County expect to be consulted on pre-application proposals and applications for planning permission for ‘major’ development. Heads of terms at pre-application stage are draft, and the figures incorporated in a final Section 106 obligation may be updated to reflect changed data or costs.

Where development triggers a County Council requirement in terms of education and highways infrastructure, the County Council will be invited to become a co-signatory of the Section 106 legal agreement;

Each obligation shall be pro-actively monitored and each trigger point shall be brought to the attention of the developer by the District/Borough Council.

Funds payable in relation to the County Council’s requirements will be paid directly by the developers to the County Council.

Where necessary to enforce the terms of a Section 106 Planning Obligation involving the County Council and District/Borough Councils the authorities will work together to coordinate the enforcement action.

Comment

Both the Obligations Strategy and Protocol contain a sensible approach to the joint procurement of 106 expectations. However, concern is raised over some expectations for contributions which have never been justified in the past. This includes an expectation that developments should contribute to libraries and public Health in particular and to a lesser extent the Natural Environment beyond normal expectations. To date no 106 agreements have ever covered contributions to waste management or waste development and it is unclear as to when that might be appropriate.

Detailed agreements based on those documents will, be subject to individual discussions based on the merits of relevant applications.

In recent years the County Council has been included as a signatory to some agreements in respect of education contributions but this Council has normally held all monies in respect of public transport improvements but has always consulted with the County Council on spending plans for that.

Cabinet is asked to RESOLVE that:

- 1. The Council generally supports the objectives the Obligation Strategy and Protocol seek to achieve.**
- 3. The County needs to be clearer about its priorities in this document to assist the Borough Council in making viability judgments.**
- 4. The County needs to support those documents with clear evidence of the impact of development on the services included and an explanation of how the contribution is calculated.**
- 5. The Strategy needs to recognise the need to bring forward housing developments on brownfield sites.**

APPENDIX 3

Affordable Housing**Introduction**

Affordable housing need across the Nottingham housing market area (HMA) is substantial and has always been fully justified through evidence. The ability to negotiate with developers has proved flexible, particularly where other external financing is concerned, such that in some cases where Social Housing providers are involved, 100% on site provision of affordable houses has been achieved.

The currently “saved” Policy H5 in the BLP requires that on developments of more than 25 dwellings 25% should be provided as affordable. Exceptionally, off site payments to enable equivalent provision elsewhere can be agreed. In general terms this Policy has worked well and negotiations take into account a range and mix of dwelling types with either rental or shared ownership dwellings provided. From April 2006 to March 2014 327 affordable houses have been provided in the Borough against a total of 1669 dwellings constructed. This represent 16.69%, mostly (but not exclusively), through the use of section 106 negotiations.

Within the Core Strategy the joint authorities have undertaken a review of affordable housing need across the HMA. Policy 8 of the Core strategy requires that affordable housing will be required in new residential developments on appropriate sites with a target of 30% provision within Broxtowe subject to negotiation. Any variations in requirement will be dealt with through a separate Local Development Document (DPD) taking broad account of housing need, tenure, property type, and viability particularly in the weaker housing submarkets. This is new work that will require greater deliberation as part of the Core Strategy and associated Allocations and DC policies DPD in due course.

Once the Core Strategy is adopted the 30% threshold can apply across the whole area, but this would still relate only to developments of more than 25 dwellings. To determine a lower threshold for requiring affordable housing (expected to be around 15 dwellings or more) prior to a DPD would require a formal consultation and which Cabinet approval to undertake is sought. A report on that consultation will be returned to Cabinet for a formal decision on the matter.

With respect to off-site financial provision in lieu of onsite affordable dwellings, it is recommended that each case be considered on its merits taking account of current provision and identified needs in any particular location. For offsite payments a figure of £45,000 in lieu of each dwelling has been used in recent developments and this figure should be continued (subject to annual review) and used as a basis for calculation of payments against the number of affordable dwellings agreed offsite.

Cabinet is asked to RESOLVE that:

- 1. A consultation be authorised to lower the threshold for affordable housing on development sites of 15 dwellings or more.**
- 2. For off-site contributions to affordable housing a figure of £45,000 in lieu per dwelling is agreed as the requirement and subject to annual revision.**

APPENDIX 4**Provision of Public Space at New Housing Sites**

In July 2005 Cabinet adopted a methodology for calculating the provision of open space and the level of capital and maintenance contributions required on new housing sites. The calculation uses information based on standards of open space per 1000 population linked to different types of need. This is related to household size to determine typical contributions per dwelling and has been increased in line with inflation on a regular basis. This has resulted in the provision of both new open space on sites or alternative sums being secured from developments and spent on off-site works.

More recently, developers have questioned the levels of open space contributions, in particular why they have to pay maintenance costs when no new open space has been provided on site. Clearly improved or new facilities on existing open space will require some maintenance and increased use from residents in the new houses will result in more wear and tear, litter etc justifying some contribution towards that.

Given the advice in the NPPF it is considered appropriate to revisit the methodology from 2005 to calculate capital and maintenance contributions that more accurately reflects the current market and also takes into account the findings of the Borough's Green Spaces Strategy 2009-2019 together with population data projections arising from the Core Strategy.

New Open Space – On site or off site provision

Where it is practicable to do so, the preference should always be for open space to be provided as part of a new housing development. However, a number of factors influence this decision, whether;

- The development justifies separate provision. Only sites of 10+ dwellings are considered, and on-site space is rarely justified for developments of less than 50 dwellings.
- development is located that could share an existing area of open space, with a contribution being paid to improve its facilities where appropriate
- new areas of open space would be of functional and maintainable size
- priorities are identified in the Green Spaces Strategy 2009-2019
- there is a particular deficiency of existing open space in the area
- there are special landscape features (e.g. mature trees) which should be retained as part of open space on a site;
- housing proposed is likely to generate a need for a particular open space facility (e.g. a play area for family housing development)
- the developer, or the relevant Parish/Town Council, indicate a preference for on-site provision or off-site improvement.

The justification as to what is required must be a planning judgement related to the development proposed and would need to consider all of the above.

On Site Open Space Provision – Revised Proposal

If it is considered that the full extent of open space should be provided on site, the developer will be asked to agree the form of provision and the equipment required with the Head of Planning in consultation with the Head of Environment. In some cases a balance between both on and off site provision might be negotiated where this best meets the need of the wider area. In such cases a partial payment for the offsite element would be negotiated.

The developer would also be required to pay towards the maintenance cost of providing the new on site open space for a period of 10 years. This is determined on site by reference to the actual provision and a calculation developed for each individual site or for off-site payments by the maintenance calculation later in the report. In some more recent cases developers have requested that they deal with their own maintenance regimes through a management company and that has been accepted as an option.

Off Site Open Space Provision – Revised Proposal

If no open space is to be provided on-site, the developer will be required to pay an appropriate capital sum based on the number of dwellings on the site in accordance with the calculations below. Where such capital sums are to be used to upgrade or improve existing facilities a contribution towards future maintenance will also be required. Off site contributions will be required on all developments of 10 dwellings or more.

Proposed methodology for calculating capital contributions per dwelling to open space

The 2005 calculation used information based on standards of open space per 1000 population linked to different types of need and known costs. This was related to household size to determine typical contributions per dwelling on the assumption that new dwellings created additional population in the Borough.

More recently, and through work undertaken to project housing requirements in the Core Strategy, it is clear that the relationship between new housing and population increase is lower than originally applied. This arises because in large part the housing need is contained within the current population as divorce rates increase, families require housing for children as they form their own households and as individuals live longer the supply from cascading is constrained. The net effect is that new housing generates only one person increase per dwelling in the projected plan period of the Core Strategy to 2028. This is also borne out by population change to new dwelling provision in Broxtowe 2001 – 2011 which had a similar comparison.

As a result it is appropriate to revisit this methodology so that it is relevant and consistent with the Core Strategy projections and the Green Spaces Strategy (2009 - 2019).

1. population arising from new dwellings – based on the Core Strategy projections this would be in the ratio of one new person in the population per dwelling.

2. Accessible open space. The Green Spaces Strategy identified that when compared to the National Playing Fields Association standard (FIT) the Borough fell short as identified in the table below.

Type of Provision	FIT standard per 1000 population (ha)	Current Provision per 1000 population (ha)
Outdoor Sport Space	1.6 ha	1.3 ha
Children's Playing Space	0.8 ha	0.6 ha
Total	2.4 ha	1.9 ha

The Green Spaces strategy acknowledges the relevance of the FIT model but recognises that it does not take into account local accessibility, quality of facilities and local demand. In addition the model did not take into account areas of natural and semi-natural green space. When these are included, the Borough has 3.17 ha of unrestricted accessible open space per 1000 population. Based on the analysis of all the other different types of green space the Strategy recommends adoption of the "Broxtowe Green Space Standard" as detailed below.

Green Space Type	Max distance of household from the Green Space type	Min size of Green Space type
Parks and Gardens	500m	1 ha
Natural and Semi-natural Green Space	300m	2 ha
Outdoor Sports Facilities	500m	1 ha
Amenity Green Space	300m	0.25 ha

When new open space is required it is still relevant to use the FIT model to calculate relevant capital and maintenance costs.

Based on the model, open space is needed as follows:

$$\begin{aligned}
 1000 \text{ people} &= 24000\text{m}^2 \text{ (2.4 hectares)} \\
 1 \text{ new person per dwelling} &= 24\text{m}^2
 \end{aligned}$$

4. Cost of provision. To calculate a figure per dwelling multiply the capital cost of providing 1m^2 of open space by 24. A typical split for an area of open space as recommended by FIT would be 67% sports field, 23% amenity open space, 10% children's play area. Based on current costs of new provision, the figures below indicate contributions which should be sought.

a) **Capital Cost for enhancing existing off-site open space**

Type of use	Capital cost of Provision per Sq Metre	% Split	Open Space per Dwelling	Capital Cost of Provision per New Dwelling
Sports fields	£9.35	x 67%	x 24	£150.35
Amenity open space	£19.12	x 23%	x 24	£105.54
Children's play area	£212.50	x 10%	x 24	£510.00
Total contribution per dwelling:				<u>£765.89</u>

b) **Maintenance Cost for off-site open space**

The above figures do not include any provision for maintaining the open space. This charge is to maintain the enhanced facilities provided on the existing off-site open space and the increased use of such areas generated by new development. With regard to maintenance, Policy RC9 in the Broxtowe Local Plan 2004, states that:

“Committed sums will be negotiated to cover the maintenance, for an appropriate specified time period, of areas of open space, playing fields, and landscaping to be dedicated to the local authority, which form part of the landscape design of developments”.

Section 8.32 states that:

“A minimum period of ten years is considered appropriate. This reflects the time for planning and landscaping to reach a reasonable degree of maturity”.

Using the same formulae as for new provision the total cost per new dwelling can be calculated.

Type of use	Annual Maintenance Cost per Sq Metre	% Split	Open Space per dwelling	Annual Maintenance Cost Per New Dwelling
Sports fields	£0.44	x 67%	x 24	£7.08
Amenity open space	£2.42	x 23%	x 24	£13.36
Children's play area	£15.94	x 10%	x 24	£38.26
Total cost per dwelling:				<u>£58.70</u> per annum

This figure is then multiplied by 10 for the 10-year period = **£587**

Payments for off site improvements of new land/facilities will normally be targeted to sites within suitable distance of the proposed housing.

Any payment towards maintenance either on site or off site should be spent within 10 years and the relevant Section 106 for each development needs to reflect this.

a) Maintenance costs for on-site open space

On larger developments where on site open space is required, the maintenance costs would need to reflect the actual cost of maintaining the new provision. In this case the off-site maintenance figure would be used as a general guideline for developers but may need adjusting to reflect the true make up of provision.

Where developers choose to maintain on-site open space through a management company this will need to be dealt with through agreement on a basis similar to the Council's maintenance regimes on other sites. This will ensure consistency in the quality of maintenance across the Borough.

Cabinet is asked to RESOLVE that the revised methodology outlined in this appendix for the calculation of open space contributions from developments, be adopted

APPENDIX 5**Contributions to Public Transport, walking and cycling schemes**

Contributions to public transport improvements (ITPS payments) were introduced through the BLP in 2004 in recognition that all large developments contribute to transport requirements across the Nottingham conurbation. The concept was jointly developed with the County and City Councils and other Districts to provide a consistent method of sourcing funds for spending on improvements to public transport, walking and cycling within identified “corridors” relating to the development location. In Broxtowe since 2004 this has raised over £1.4m which has been used (and continues to be used) to fund improvements to the bus network, footpaths and cycle ways, station car parking, car schemes, disabled access and NET. While the BLP set the basis for such payments there is a recognition that this needs to be updated and formalised in the replacement Allocations and DC Policies DPD or within a future CIL.

In August 2006 Cabinet approved a report relating to the use of payments received from developments in respect of the Local Plan Policy (ITPS -public transport). This report remains relevant to the process. In summary it is proposed;

- Money is held by this Council and spent on transport related improvements.
- The developer may reclaim contributions not spent within ten years of receipt (or any other timescale contained in the 106 agreement).

Measures eligible for funding include provision for:

- on-site walking, cycling and public transport measures
- off-site measures to ensure that on-site facilities will be effective
- necessary local highway infrastructure improvements designed to cater for additional private road-based traffic, where this is based on a target for reduced traffic levels
- off-site measures to benefit public transport, cycling and walking, in the general area or corridor within which the development lies, including road-based improvements such as bus lanes

Examples of typical schemes that would be eligible for funding included:

- Bus quality partnership elements, bus priority measures and bus stop facilities
- Public transport revenue support
- Extension and improvement of the cycling network and of pedestrian facilities
- New light and heavy rail infrastructure (including NET)
- Park and ride schemes
- Traffic management
- Pedestrianisation schemes
- Car scheme/community transport vehicles

Mechanism to agree how contributions are spent

The Council holds a developers contribution (within the agreed timescales) and engages in discussion with the County Council on relevant schemes.

Members and others, as and when funds are available, can make suggestions for schemes, with the final decision made by Cabinet. These would need to be tested for feasibility and compatibility with the provisions of current Transport and Local Plans, commented upon by the highway authority before being reported to Cabinet for decision.

To aid the scheme selection process, the following should be acknowledged as eligible categories (in order of priority):

- Links or extensions to sustainable transport networks immediately within or adjoining the development site, where they are not required as part of the development.
- Schemes to aid sustainable transport networks in close proximity to the development site and which benefit access to/from the site.
- Schemes to aid sustainable transport networks within the same corridor as the development site and which benefit access to/from the site.

The following points should also be taken into consideration:

- Where a scheme eligible for funding has previously been identified in the Broxtowe Local Plan (or emerging Core Strategy or DPD), or in a current Transport Plan, it should be given greater weight for funding;
- Where an eligible scheme would not be otherwise likely to come forward for implementation under a specific programme such as ‘Safe routes to school’, then the use of developers’ contributions may be seen as most effective to secure earlier implementation.

An important exception to the categories principle set out above can occur with a major public transport initiative where there is a need to maximise external contributions, to demonstrate the significance of the project and its widespread benefits over a large area, and to secure funding from elsewhere. Hence it should be accepted that the NET project, or planning for future extensions to the network in Broxtowe, would be an appropriate use for all developer contributions towards transport measures in the Borough.

Cabinet is asked to RESOLVE that:

- 1. the concept of ITPS payments from relevant developments be endorsed as an interim measure pending the inclusion of the process within the Allocations and DC Policies DPD or a future CIL.**
- 2. the eligibility list and spending mechanisms as described above is adopted for the purpose of ITPS schemes.**

APPENDIX 6

Education

This is based on needs determined by the County Council as the Education Authority. On residential developments over 10 dwellings County Education are normally consulted to determine any shortfall in provision. Calculating need is not an exact science as projections of birth rates in an area can be distorted by changes to education catchments. This means that predicting school places arising from a new development does not always match to the actual availability of places that can change over time. Because residential developments can take many years to reach completion the situation has often changed in local availability of school places by the time houses are built.

This has been a continuing problem over the years in reaching agreement for funding of school places making the timing of contributions difficult. Nevertheless the role of developments (particularly larger ones) is recognised as adding potential need for support for school provision and there is general agreement that recent increase in birth rates is putting pressure on the primary school system.

The County Council has established a formula for funding of places if the need arises and this is based on the estimated cost of providing new buildings on a cost per pupil place. The issue that often arises is to note that the Education Authority has a duty to provide for education needs and the degree of funding sought can be considered excessive using the current formula. In previous negotiations where education contributions have been agreed, this has been usually on the basis of the County Council making a claim on the funding with evidence of a contract to undertake the school expansion. More recently contributions have been split to allow for early funding towards detailed feasibility and design costs relating to school extensions with substantial build costs being claimed when building is scheduled to take place.

A further complication in recent years has related to the academy school system, where the County Council may not be the provider. In such cases it would be appropriate to make agreement directly with the schools involved in respect of funding required for a specific (non-County controlled) school.

Cabinet is asked to RESOLVE that:

- 1. the approach of the County Council towards the calculation of School provision on development sites in excess of 10 dwellings be endorsed.**
- 2. the County Council (or academy school if appropriate) be included as a signatory to any 106 agreement relevant to education matters.**

APPENDIX 7**Other contributions**

The Council currently has no specific policies on supporting other claimants for 106 payments arising from developments. In the past this has included issues such as provision of wildlife and nature conservation projects arising from impact on local habitats, off site highway and other essential infrastructure work to enable development and occasionally requests to support local policing, health services and libraries some of which are covered in the County Council Protocol in Appendix 2.

The issues that arise in such cases relate to whether such requirements directly relate or arise from the development in question. Where there are competing claims on the (finite) resources available from a development then there is currently no agreed process to identify the relevant priorities. In general terms the first claim on funding must relate to necessary infrastructure to enable the development and this is usually highway related. It is recognised the affordable housing form a key local and national priority. Beyond that habitat loss or impact would also be considered important and tends to be dealt with through negotiation at an early stage of the planning process.

At this stage it is suggested that establishing clear rules would be difficult and therefore each case should be dealt with on its merits and reported accordingly.

Report of the Director of Legal and Planning Services

LOCAL PLANNING AUTHORITY MONITORING REPORT1. Purpose of report

To agree the publication of the Council's Local Planning Authority Monitoring Report (AMR) for 2012/13. This is in accordance with the housing, jobs and business growth and environment priorities in the Corporate Plan.

2. Background

Historically the Council has had to produce an Annual Monitoring Report by 31 December and submit it to the Secretary of State. The Localism Act 2011 and subsequent regulations changed this and there is now no fixed requirement from when it should be produced and it no longer needs to be submitted to the Secretary of State. However, the report must cover a period of no longer than 12 months, starting from the end of the period covered by the previous report (which in Broxtowe's case was 31 March 2012). The report must be available at the Council's principal office and must be published on the website. It is now officially an 'Authority Monitoring Report' rather than an 'Annual Monitoring Report'. Requirements for the contents have been reduced however it must include information on progress in producing development plan documents; progress in achieving planning policy objectives; the provision of new dwellings; and details of co-operation with other organisations on strategic planning policy issues.

3. Conclusion

The AMR for 2012/13 is available on the Council's website and in the Member's Room. The appendix to this report provides a summary of its contents.

Recommendation

Cabinet is asked to RESOLVE that the Council's Authority Monitoring Report for 2012/13 be published.

Background papers

Nil

APPENDIX

SummaryProgress in producing Development Plan Documents

Core Strategy – This has been prepared in full alignment with our neighbouring Councils at Nottingham and Gedling and sets out a positive planning framework to promote the required amount and distribution of new housing and economic development over the plan period within an over-arching strategy of urban concentration with regeneration. It was submitted for public examination on 7 June 2013 and the examination hearing sessions were held over four separate weeks in October and November 2013 and in February 2014. Consultation into proposed main modifications was undertaken during March and April 2014 and the Inspectors report is expected shortly. If the Core Strategy is found to be sound, a report will be taken to September Council seeking approval to adopt it.

Site Allocations and Development Management Policies Local Plans – An Issues and Options consultation was undertaken on Site Allocations over the winter of 2013/14 which is summarised separately on this agenda. Further evidence is in the process of being prepared over the summer and autumn of 2014 which includes Green Belt Review, landscape and visual impact assessments, retail and employment needs studies and plan wide viability work. This work is expected to be concluded by the end of 2014 and will enable a further consultation to take place on a preferred approach to Site Allocations and issues and options on Development Management policies.

From this year onwards a section on progress in preparing Neighbourhood Plans will be added as any adopted Neighbourhood plans will be Development Plan Documents. This is reported in more detail elsewhere on this Cabinet agenda, but progress in being made in consulting on area designations for Eastwood, Greasley and Nuthall with at least two more expected to follow.

Progress in achieving planning policy objectives

Although the specific objectives will be amended on adoption of the Core Strategy, the principle of encouraging sustainable development will be retained within a strategy of urban concentration with regeneration. For the 2012/13 monitoring year new residential development was constructed in highly sustainable locations all within 30 minutes travel time of a GP, hospital, primary school, secondary school and areas of employment.

The provision of new dwellings

Since the 2008/09 monitoring year housing completions have been adversely effected by the recession and in particular the significant impact on the construction sector. The net completion figure of 67 dwellings for the 2012/13 is substantially below that required to meet objectively assessed need for new homes, a point that was acknowledged in the Core Strategy hearing sessions. However this figure is skewed by substantial numbers of residential demolitions to make way for the tram during the year, and looking forward there is much more reason for realistic optimism that the situation will

significantly improve. There are sustainable previously developed sites, many allocated for housing in the 2004 Broxtowe Local Plan, which are available for development now and a number of these have planning applications under consideration. The Council remains committed to a programme of affordable house building with a number of sites successfully built out with several more in the pipeline. The Inspectors report into the Core Strategy is expected to be issued shortly which (subject to the Inspector endorsing the approach) will identify locations for a further 1500 homes at Boots (550), Toton (500) and Field Farm (450) and on adoption of the Core Strategy the Council will be able to demonstrate a five year supply of deliverable housing sites for the first time since the effects of the recession hit. In addition the Council is looking to make progress on Site Allocations with Issues and Options consultation successfully undertaken over the winter of 2013/14 and the aim to have an adopted plan by the end of 2015.

Details of co-operation with other organisations on strategic planning policy issues

A duty to co-operate compliance statement was submitted with other supporting evidence to the Core Strategy examination which is the most up to date evidence regarding co-operation with other organisations on strategic planning policy issues. This demonstrates how the Councils have worked in partnership with the relevant bodies to consider options and find solutions including amending the text of the Aligned Core Strategies in direct response to the comments received through the various stages of consultation and on-going dialogue.

It remains a substantial achievement that in the face of taking difficult decisions to meet in full the objectively assessed development needs across the Greater Nottingham Housing Market Area there were no unresolved objections at the Core Strategy examination from the three environmental groups of English Heritage, the Environment Agency or Natural England.

The duty to co-operate statement is available via the link below

<http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=43214&p=0>

Report of the Director of Legal and Planning Services

REPORT ON BROXTOWE PLAN PREPARATION**1. Purpose of report**

To report to members the consultation responses to the Site Allocations Issues and Options, to advise members of progress in Neighbourhood Plans and in assembling necessary background evidence to support this, the Site Allocations and Development Management Plans, and to seek approval in principle to undertake a single round of consultation (anticipated in the late autumn subject to Cabinet approval in due course) on a preferred approach for Site Allocations, and Issues and Options for Development Management policies. This is in accordance with the housing, jobs and business growth and environment priorities in the Corporate Plan.

2. Background

Members will be aware that the Core Strategy has been subject to public examination that started in June 2013 with the examination hearing sessions held over four separate weeks in October and November 2013 and in February 2014. The Core Strategy sets out a positive planning framework to promote the required amount and distribution of new housing and economic development over the plan period within an over-arching strategy of urban concentration with regeneration. The Core Strategy recognises that decisions on non-strategic allocations to deliver this development will be taken in subsequent Local Plan(s) or preferably in Neighbourhood Plans. The most recent evidence to inform the Core Strategy (in February 2014) was that when taking account of known urban sites and proposed development in the Core Strategy currently in the Green Belt at Toton and Field Farm, there was a requirement for a further 1,172 homes to find. The views of the various different site options (many of which are in the Urban Area) is summarised briefly in appendix 1 of this report and reported in detail in a separate document available in the Members Room and on the Council's website.

In appendix 2 is an update report on progress on Neighbourhood Plans. In appendix 3 is an update report of various evidence base studies that are in the process of being undertaken in order to support the emerging site allocations and development management policies work which includes a detailed Green Belt review. The proposed methodology for this review is being prepared for consultation in partnership with Ashfield, Gedling and Nottingham City councils and if finalised by the time this report is considered will be available in the Members Room and on the Council's website. It is important to note that the purpose of this review is not to decide which sites will or will not be removed from the Green Belt, but to provide important evidence to inform members and/ or Parish and Town Councils when decisions are taken as part of the Local Plan/ Neighbourhood Plan process.

Subject to Cabinet endorsing the principle of a single additional round of consultation before publication of the Plan, a further report will be brought to members to inform this decision, reporting the findings of the evidence base reports outlined in appendix 3.

Recommendation

Cabinet is asked to NOTE the consultation responses to the Issues and options consultation and progress on Neighbourhood Planning and getting the necessary evidence in place, and ENDORSE the principle of a combined further consultation on Site Allocations and Development Management policies.

Background papers

Broxtowe Site Allocations, Issues and Options Consultation Responses, July 2014

Consultation responses

The separate document available on the website and in the members room provides a detailed summary of the comments received which have been split down on the basis of comments on specific sites and then more general comments on topic area.

At this issues and options stage the questions asked were quite deliberately open ended in an effort to get as comprehensive response as possible. Of the specific sites there was general opposition to the release of sites in the green belt with many respondents suggesting that green belt sites should not be released for development before previously developed brownfield sites. Even allowing for this general opposition there was some support for specific provision for specialist accommodation for the elderly and some support for specific sites in the green belt with the highest number suggesting land to the west of Kimberley. Other respondents suggested that the A610 to the south of Kimberley may be a defensible long term green belt boundary.

Even allowing for the consistent opposition to development in the green belt the highest volume of opposition related to land east of Church Lane at Brinsley and land at Baulk Lane at Stapleford. National guidance indicates that the volume of opposition (or support) for specific proposals or sites is not reason in itself to allow or reject the particular development. Instead a more detailed consideration of the points raised is necessary and this can be done with reference to the separate document on the website. It is not the purpose of this report to recommend decisions over which sites to allocate. This will be subject of a separate report which will also be informed by the consultation responses and the more detailed work summarised in Appendix 3 to this report.

Members should also be aware that the duty to co-operate applies to the strategic matters in the preparation of all local plans and Inspectors are likely to pay particular attention to objections from neighbouring councils and the three environmental groups. Nottingham City and Ashfield District have raised concerns about potential allocations close to their respective boundaries.

The three Environmental groups of Natural England, English Heritage and the Environment Agency have provided very detailed and helpful comments that should be fully addressed before the plan is finalised. These comments broadly relate to the updating of information and evidence including in the Sustainability Appraisal, and the more detailed analysis of flood risk together with the historic and natural environment when specific sites are selected.

Neighbourhood Plan progress**Current progress**

Eastwood Town Council, Greasley and Nuthall Parish Councils – Separate applications have been received for their whole respective Parish areas to be designated as a Neighbourhood Plan Area. Consultation on these applications is underway and is to conclude on 15 August. Depending on the extent of the response it is intended to bring all three applications to the next available Council meeting on 17 September.

No area designation applications have been received from other Parish and Town Councils but several have expressed interest as outlined below.

Stapleford and Kimberley Town Councils – Both Town Councils have previously expressed a strong interest in progressing with Neighbourhood Plans.

Awsworth, Brinsley, Cossall and Trowell Parish Councils – No firm commitment from these councils with it understood by officers that some may be waiting in advance of the confirmation of housing numbers in the Core Strategy. Officers have attended a Parish Council meeting in Brinsley to advise them on the benefits of neighbourhood planning. Officers have not recently visited the other three Parish Councils to discuss neighbourhood planning although would be very willing to do so. Trowell have prepared a Parish Plan prior to the legislation changing to allow the preparation of Neighbourhood Plans.

Next steps

Subject to Broxtowe Council approval Eastwood, Greasley and Nuthall will have their Neighbourhood Plan areas designated in September, and it is quite possible that applications may be received soon from Kimberley and Stapleford. Given the close alignment in timescales it will be sensible to explore the possibility of those preparing their plans to align with others to achieve consistency with neighbouring ones and cost saving (for example when the plans are examined). Also any Neighbourhood Plans will need to be in accordance with the strategic policies of the Borough Council's Local Plan. When the Core Strategy is adopted there will be the 19 policies in the Core Strategy with Policy 2 specifying housing numbers likely to be the most contentious one. A key point for neighbourhood planning is that the Core Strategy specifies housing (and other development) on the basis of built up areas and not parish boundaries. The table below shows the settlement locations specified in Policy 2 of the Core Strategy and the parished and other areas in Broxtowe forming part of each.

Table - Core Strategy Policy 2 – development requirements

Core Strategy Location	Proposed dwelling numbers	Parished areas within or adjoining the location	Non parished areas within or adjoining the location
Main built up area of Nottingham	3,800	Nuthall, Stapleford, Trowell.	Attenborough, Beeston, Bramcote, Chilwell, Strelley, Toton.
Eastwood	1,250	Eastwood, Greasley	None
Kimberley	600	Kimberley, Greasley, Nuthall	None
Awsworth	350	Awsworth, Cossall	None
Brinsley	150	Brinsley	None

As can be seen from the above table, with the one exception of Brinsley, the separate parished areas in Broxtowe form part of, but not the entirety of, the locations specified for development. Should the Parish and Town councils decide to make allocations for housing and other development in their Neighbourhood Plans (which they can do but don't have to as it will be a matter for them) then the advantages of the Parish and Town Council's working together on their Neighbourhood Plans is substantial. All Neighbourhood Plans, irrespective of whether or not they make site allocations, will need to be in general conformity with the policies in the Core Strategy. In simple terms this means no policies blocking Core Strategy development requirements, and ideally positively and proactively identifying suitable locations for these development requirements to be met (possibly using the Broxtowe SHLAA which is updated on an on-going basis). It will be much easier for the Neighbourhood Plans to demonstrate this collectively given cross boundary issues, than it will be for them individually.

Given these issues it is considered that a workshop at some point in the Autumn would be useful to engage with those who have already commenced their Neighbourhood Plans and other who are thinking about it. Officers are looking into facilitating an event to include the Planning Advisory Service, in an effort to tailor support and provide relevant training for the parishes in developing their plans including how a local vision and priorities for development in their emerging plans can be incorporated into effective policies to deliver these. It will also be useful to explore the potential for joint working between the Town and Parish Councils, various Broxtowe advisory groups and town centre teams to minimise the costs both to the parishes and Broxtowe, and to maximise the effectiveness of their emerging policies.

Evidence base updates

The work listed below will assist Broxtowe in the preparation of the Allocations and Development Management plans, but equally importantly will be made available to the Parish and Town Councils (at no cost to them) in preparing their Neighbourhood Plans.

Employment Land Review

A joint commission including Ashfield, Broxtowe, Erewash, Gedling, Nottingham, Rushcliffe and Mansfield

This work will support policies relating to employment land allocations (new ones to allocate or existing one to release). The previous studies were undertaken in pre-recessionary times and new modelling will be required as part of the commission.

Anticipated Completion of late Autumn 2014

Retail Capacity Study

A joint commission including Broxtowe, Gedling, Nottingham and Rushcliffe

This will underpin the emerging approach to supporting town and local centres including assessing the need for new shopping provision. As with the employment study the original work was done with pre-recession figures and a partial update was undertaken in 2013 but not in the detail now required.

Anticipated completion of late autumn 2014

Plan wide viability studies/ potential for CIL

A joint commission including Broxtowe, Nottingham and Rushcliffe

This will provide viability evidence which is essential to support site allocations. In considering the potential for CIL it is sensible to commission work in parallel due to synergies in data required and also to ensure evidence is in place prior to the end of S106 pooling in April 2015.

Anticipated completion of late Autumn 2014

Gypsy and Traveller Assessment

In house work undertaken to a shared methodology between Broxtowe, Gedling, Nottingham and Rushcliffe

This is required to support site allocations as the work to inform the Regional Plan is significantly out of date.

Anticipated completion of autumn 2014.

Green Belt and Landscape and visual impact assessment

In house work undertaken to a shared methodology between Ashfield, Broxtowe, Gedling and Nottingham

This is required to support site allocations as the work to inform the Core Strategy was of a strategic nature and more detailed review work is now required.

Anticipated completion of autumn 2014.

Report of the Director of Legal and Planning Services

KIMBERLEY TRAM EXTENSION – FEASIBILITY STUDY1. Purpose of report

The report asks Cabinet to authorise the Borough Council to work with partners (including private sector partners) to seek a joint approach to securing a feasibility study for a tram extension to Kimberley in accordance with the Council's corporate priority of jobs and business growth.

2. Detail

The Council as part of the NET 2 development and the Core Strategy has consistently engaged with partners in order to seek the best outcome possible for the Borough and for the wider region. The HS2 Programme Board, on which Broxtowe is represented by the Leader of the Council, has had its first meeting. A key point of agreement between all the Councils represented was the desirability of securing maximum connectivity between any HS2 link station alongside road, rail and tram links in order to benefit the whole of the sub region. It is likely that a shopping list of desirable projects will be drawn up. If Broxtowe is to fight for funding to benefit its area, it needs to put itself in a position to bid for resources.

Many Councillors have long advocated that there should be a Tram extension through to Kimberley. The first step in any such project is to secure a feasibility study. A small study was completed a number of years ago and would require updating in order to inform both the Council's and other partners consideration of the viability of such a project.

This report asks Cabinet to authorise the Borough Council to enter into discussions with partners in order to secure the commissioning of a feasibility study to explore the viability issues. It is anticipated that such discussions will include the securing of funding from Partners (including the private sector) to enable the study to be commissioned

3. Financial implications

Should any financial contribution to the feasibility study be required from the Borough Council then this would be subject to a future report to Cabinet.

Recommendation

Cabinet is asked to RESOLVE that the Borough Council supports the production of a feasibility study to consider and appraise a proposed extension to the tram network to Kimberley.

Background papers

Nil



Broxtowe
Borough
COUNCIL



Report of the People and Places Examination
and Inquiry Group

Spotlight Review – Gender Pay Gap

Spring 2014



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Summary

1. Broxtowe Borough Council's Overview and Scrutiny Committee (OSC) established a scrutiny review of the gender pay gap, to be carried out by the People and Places Examination and Inquiry Group (EIG), in April 2013. The review was requested by Councillor M Radulovic MBE, who suggested that the EIG analyse the systems currently operating regarding the pay and grading of posts with particular emphasis on a comparison of gender pay issues.
2. The spotlight review took place on 26 February 2014 and received evidence from Jane Lunn; Head of Human Resources, Keith Commons; Payroll and Job Evaluation Manager and Richard Lea, UNISON representative.
3. The Council implemented Single Status for all employees on 1 March 2011 almost five years after the initial agreement by Cabinet to set up a steering group to consider the issues surrounding job evaluation.
4. This report provides a chronological overview of the stages of the implementation programme, together with other relevant background and processes to the Single Status project. It also makes reference to the gender pay gap and how the Council maintains its job evaluation systems and processes.
5. This report also sets out the review process that was adopted and the conclusions and recommendations arising from this work.

Members of the Examination and Inquiry Group

1. The group was chaired by Councillor Janet Patrick, with Councillor Jacky Williams as the vice chair.
2. There were five other members of the group:
 - Councillor Joan Briggs
 - Councillor Tim Brindley
 - Councillor Lynda Lally
 - Councillor Andrea Oates
 - Councillor Stuart Rowland
3. The group was assisted by Jeremy Ward, Scrutiny/Democratic Services Officer and Cheryl Jordan, Scrutiny/Democratic Services Assistant.

Background

1. In 1997 the National Joint Council (NJC) introduced a new national agreement for Local Government Services (the Green Book). This new agreement was generally called the Single Status Agreement since its intention was to introduce equal pay and eliminate the old blue/white collar divides.
2. The Single Status Agreement on pay and conditions of service for local government employees requires local authorities to have fair and non-discriminatory grading structures in place which comply with equal pay legislation. The requirement to undertake a full pay and grading review was restated in the 2004 national agreement which set a target date of April 2007 for all local authorities to complete their reviews.
3. Broxtowe Borough Council and its recognised trade unions, UNISON and Unite the Union, agreed to undertake the review by a process of job evaluation (JE). A joint management/ member/trade union working party, the Job Evaluation Steering Group, was established which determined the processes needed to address the issues arising from the NJC Agreement. The group collaboratively agreed with approval by Cabinet, to use the Greater London Provincial Council (GLPC) JE Scheme.
4. At the heart of the national agreement was the principle of fairness and equality for all employees. Equalising pay differences across the Council meant that some jobs were graded higher than before, some were graded lower than before and some remained the same.
5. Job evaluation is a means of determining the relative values of jobs within an organisation, so that all posts are graded appropriately to their duties and responsibilities. The Council's JE processes provide a systematic and consistent approach to defining the relative worth of jobs. It also enables a rank order to be developed according to the complexities of tasks, duties and responsibilities undertaken by post holders. The GLPC scheme assesses jobs against eleven main factors including:
 - Supervision and management
 - Creativity and innovation
 - Contacts and relationships
 - Decisions – Discretion
 - Decisions – Consequences
 - Resources
 - Work demands
 - Physical demands
 - Working conditions
 - Work context
 - Knowledge and skills
6. The factors have different weightings and, once a job is evaluated using this analytical factor based approach, a score is produced which is then used to

create a hierarchy. This then formed the basis of the pay modelling exercise that was used to create the new pay and grading structure.

Stages of the Single Status Implementation Programme

1. 11 April 2006

Cabinet resolved that a steering group look into the issues surrounding job evaluation, appoint Councillor representatives to it and report back to Cabinet.

2. 18 July 2006

The first meeting of the Job Evaluation Steering Group was held and discussed and agreed the terms of reference and project plan

3. 9 August 2006

The JE Steering Group reviewed and assessed three JE schemes (NJC, GLPC and Hay) prior to making recommendations to Cabinet.

4. 26 September 2006

Cabinet confirmed it was necessary to carry out a job evaluation exercise in order to comply with nationally agreed local authority conditions of service and to ensure that systems of equal pay existed to protect the Council from any vulnerability to equal pay claims. It was also considered that job evaluation would provide a clear, transparent and defensible way of valuing jobs within the organisation and provide a system for evaluating new and changing job roles.

UNISON comments within this report stated: 'UNISON welcome the fact that Broxtowe Borough Council has embarked on a job evaluation scheme and looks forward to working with the Council to implement the scheme'.

Cabinet subsequently resolved that the Greater London Provincial Council (GLPC) JE scheme be used, and a supplementary revenue estimate of £85,900 be approved to fund the JE scheme including the recruitment of a JE Manager and two JE Analysts (temporary contracts) with the implications of job evaluation to be factored into the medium term financial strategy. It was also agreed that the steering group continue to oversee the project management of JE

5. 14 December 2007

The JE Steering Group recommended the setting up of a Terms and Conditions Sub-Group.

6. 28 January 2008

The first meeting of the Terms and Conditions Sub-Group was held with the aim of meeting weekly wherever possible and to complete all reviews of terms and

conditions by the end of March 2008. Information from the group was then fed back regularly to the JE Steering Group.

7. 23 September 2008

Cabinet approved the Hay Job Evaluation scheme for the levels of Head of Service and above as the GLPC scheme was not sufficiently refined enough to differentiate between the differences in responsibilities that existed within Heads of Service posts potentially resulting in perceived inequalities and a significant increase in the total salary bill for this group of staff. This approach was supported by both UNISON and UNITE the Union who were 'happy to support the dual assessment of all of the four levels of senior posts using Hay and GLPC'.

8. 14 October 2008

Cabinet considered a review of the JE process up to that date which acknowledged that:

- Employees had played a key role in evaluation of the 360 unique jobs
- The process had been confidential and based on objective evidence
- An independent moderation exercise took place on every unique job once it had been evaluated by the two specialist appointed job analysts
- Local and regional officers from UNISON and UNITE had been actively involved in the moderation of the JE results and the subsequent development and negotiation of the proposed new pay and grading structure.

9. Further, the proposed new pay and grading structure had been based upon the following underlying principles:

- Affordability, both in the short and longer term given the Council's current financial position and the likely constraints for the future
- A transparent, fair and equitable structure which made significant roads into closing the current gender pay gap
- The structure would be accompanied by a series of proposed changes to other terms and conditions of employment
- The structure needed to take into account of any potential liability for equal pay claims that the authority may be faced with further in the process

10. The proposed new pay and grading structure would have 15 grades, with 74 spinal column points. The Gender Pay Gap at this point identified a baseline position for the Council of 13.3%. The proposed new structure at that time would reduce the pay gap to 9.6%.

11. Members at this point were also advised that the only method by which the Council could fully secure protection against future claims for retrospective equal pay was to work with ACAS to secure signed COT3 (compromise) agreements either from individual employees or collectively through the trade union.

Independent legal advice was taken on equal pay liability throughout the Council's approach to its JE scheme.

12. Cabinet subsequently supported the pursuit of a collective agreement with the recognised trade unions in which to implement the changes to the pay and grading structure.

13. **11 November 2008**

Cabinet considered proposed changes to a number of terms and conditions of employment (following a consultation exercise with all employees across the Council) and supported them being put forward to the unions as part of the formal collective agreement.

They included:

- The opening of the Council's services on the two extra statutory days (Christmas and Easter) with two days leave then being added to employee annual leave entitlements
- A review of annual leave entitlements, increasing leave levels for lower graded posts
- A review of telephone allowances, car allowances and overtime and standby payments
- The payment of professional fees only where it was an essential requirement of a job. 50% of the fee would be paid where it was a desirable element of a job
- The withdrawal of the car lease scheme.

14. **10 March 2009**

Cabinet approved the outcomes of the Hay evaluation reviews for Heads of Service and above.

15. **14 July 2009**

Cabinet supported the extension of the Job Analyst post until March 2010 together with the continued suspension of the car lease scheme.

16. **1 September 2009**

Cabinet approved the appeals policies and processes for both the GLPC and Hay job evaluated posts.

17. **September 2009**

All employees were formally notified of their job evaluation score together with the proposed changes to their terms and conditions of employment. Employees were also given a right to appeal their score.

18. **27 October 2009**

Budget Working Group considered a consultation time line where a decision to implement the changes to pay and grading and terms and conditions may have to be achieved without a ballot by the trade unions with their members.

19. **January – April 2010**

The appeals process for 215 employees (covering 171 job roles) requesting a review of their job evaluation score was undertaken through moderation panels.

20. **9 March 2010**

Cabinet considered the outcomes of the eventual ballot by the trade unions in February 2010 on the proposed changes to pay and grading and terms and conditions, following the failure by the trade unions to ballot their members on the proposed changes during 2009. The outcome of the ballots was an acceptance of the proposals by UNISON but a narrow rejection of the proposals by UNITE. It was agreed by Cabinet to move forward in implementing the proposals without a collective agreement.

21. **Mid June 2010**

The appeals process was completed and results were issued to employees. The final outcomes of the job evaluation process were as follows:

JE Outcomes	Employee totals	Percentages
Green circles	259	32.62%
White circles	383	48.24%
Red circles	152	19.14%
Total	794	100%

22. **29 June 2010**

Cabinet agreed a timetable to implement changes by 1 January 2011 through undertaking individual consultation with employees. Reference was made in the report to the gender pay gap which was nationally reported by the Equality and Human Rights Commission to be 17.1%. Prior to the implementation of Single Status in Broxtowe, the gender pay gap was sitting at 13.3%. Following the appeals process the level was expected to fall to 9.2%.

23. The report also recognised the causes for gender pay gaps, which included women taking time out of the labour market due to caring responsibilities, different skill and educational patterns for men and women and historical, cultural or gender stereotyping of roles. In the report, the Council committed to undertaking an annual pay audit and to publish its gender pay gap in order to maintain transparency in its pay processes. This action was also supported by its duty as a public sector body to comply with the gender equality duty.

24. **7 September 2010**

Following external legal advice, Cabinet considered the need to minimise exposure to potential equal pay claims by supporting the use of COT3 compensation agreements with affected individual employees. A revised timetable was also considered.

25. **11 November 2010**

Local Joint Consultative Committee recommended to General Purposes and Audit Committee changes to terms and conditions to take effect from 1 March 2011.

26. **November/December 2010**

534 employees signed individual COT3 agreements following advice from ACAS and/or their trade union representative. Compensation payments were made to employees in December 2010. By accepting payments employees agreed to change their pay, grading and terms and conditions, which also removed any potential equal pay claims.

27. **1 March 2011**

Implementation of Single Status took place – new pay and grading and terms and conditions for all employees. New systems and an Evaluation and Re-evaluation of Posts Policy and Procedures also commenced in order to ensure the essential maintenance of the JE processes for all posts at the Council.

28. **Job Evaluation Steering Group**

The Steering Group met once per month (as a minimum) throughout the duration of the Single Status project. Its membership consisted of three Councillors, three trade union representatives, the Chief Executive, Head of Human Resources and JE Manager. Its co-opted members included regional UNISON and TGWU (now UNITE) representatives, two Assistant Directors (Heads of Service) and the Payroll Officer. Regular reports from the Steering Group were made to Cabinet.

29. **Local Joint Consultative Committee**

The LJCC received regular reports on the Single Status programme between 2007-2010 to ensure transparency of the process and to ensure members and the trade unions were kept up to date on the progress of the project.

30. **Consultation with Employees**

Regular updates were issued to employees throughout the programme. This included articles in the Broxtowe Employee Newsletter, Single Status Newsletters and booklets, employee briefings, consultation exercises and individual letters. All employees were also encouraged to actively participate in

the evaluation of their posts. The trade unions also regularly updated their members.

31. Maintenance of the JE Systems

The Council recognised the importance of maintaining the systems it had used to evaluate all posts across the organisation. From 1 March 2011 a commitment was given to evaluate 20% of posts each year to maintain the standards that had been set. Within the HR team, a part-time Senior JE Analyst position was created together with a JE Analyst, the duties combined with a payroll officer role. A comprehensive Evaluation and Re-evaluation of Posts Policy was also implemented and this was reviewed initially in 2012 and is also subject to a further review in 2014 by the Local Joint Consultative Committee and General Purposes and Audit Committee. A rank order of positions is also published on the intranet.

By implementing and maintaining job evaluation the Council is able to minimise all liabilities to equal pay claims. Its vulnerability is therefore significantly reduced, as it can clearly and transparently demonstrate that it continues to provide equal pay for work of equal value.

32. Benchmarking Broxtowe with other Local Authorities

Broxtowe implemented Single Status in full before many other local authorities in Nottinghamshire and has also provided advice and guidance to officers at Ashfield, Mansfield, Bassetlaw and Erewash regarding their Single Status programmes, most of which were only implemented during 2013. Rushcliffe has not undertaken a JE exercise and whilst Gedling were the first authority locally to implement JE, it is believed that its maintenance systems are not as comprehensive as Broxtowe's.

33. The Gender Pay Gap

Reviews of the gender pay gap levels were undertaken and reported to Cabinet during the Single Status programme. The Council, through its JE scheme, can show that it pays equally for work of equal value and no inequality in pay exists.

The Council has a commitment to calculate and publish its gender pay gap each year and it does this through its Pay Policy and in its annual Workforce Profile.

The gender pay gap is the difference between men's and women's earnings as a percentage of men's earnings.

There are however, different methods of calculating the gender pay gap. The Office for National Statistics (ONS) calculates the difference using the median gross annual earnings. The Equality and Human Rights Commission calculates the difference using the mean. The calculations also vary between public and private sector pay and can also vary across regions. The calculations can also be based on full time, part time and total workforce numbers.

As there is no single measure in which to calculate the gender pay gap some caution must be given where comparisons are being made to ensure that calculations undertaken are as consistent as possible.

In future, it is proposed to calculate and publish the gender pay gap at Broxtowe using both the mean and the median calculations together with supporting information which will include a profile of the workforce and the grades that men and women occupy on a full time and part time basis.

An analysis of the current gender pay gap levels at Broxtowe (as at 20 February 2014) using both the mean* and median* calculations are as follows:

Broxtowe Borough Council Gender Pay Gap @ 28th February 2014

<u>All Employees</u>		<u>All Employees</u>	
Mean Male Salary	22318	Median Male Salary	19667
Mean Female Salary	19805	Median Female Salary	18858
Difference	2513	Difference	809
Gender Pay Gap	11.26%	Gender Pay Gap	4.11%
<u>Full Time Employees</u>		<u>Full Time Employees</u>	
Mean Male Salary	22965	Median Male Salary	19667
Mean Female Salary	21807	Median Female Salary	19667
Difference	1159	Difference	0
Gender Pay Gap	5.05%	Gender Pay Gap	0.00%
<u>Part Time Employees</u>		<u>Part Time Employees</u>	
Mean Male Salary	18111	Median Male Salary	15772
Mean Female Salary	18166	Median Female Salary	16327
Difference	-55	Difference	-555
Gender Pay Gap	-0.30%	Gender Pay Gap	3.52%

Calculated as the average difference between male and female earnings as a percentage of male earnings.

*The mean is an average, one of several that summarise the typical value of a set of data. The mean is the grand total divided by the number of data points.

*The median is the middle value in a sample sorted into ascending order. If the sample contains an even number of values, the median is defined as the mean of the middle two.

34. Further review of Broxtowe Local Pay Structure (BLPS) – September 2014

A further review of the BLPS was undertaken during 2014 following concerns over the differentials between the Council's bottom grade rates and levels of the National Minimum Wage (NMW) and the Living Wage Rate. The outcomes of

the review, which were supported with a collective agreement with the trade unions, was backdated to 1 April 2014. It included:

- Removal of the whole of grade 1
- Removal of spinal column points 5 to 7 in grade 2
- Grade 2 became the lowest grade and incorporated spinal column points 8 and 9 from the existing grade 2 and spinal column points 10 and 11 from the existing grade 3
- Grade 3 then consisted of spinal column points 12, 13 and 14 and spinal column point 15 from grade 4.
- Grade 4 reduced to four spinal column points 16-19
- The lowest spinal column point from each remaining grade (5 to 15) were then deleted to enable a consistent four spinal column point approach across all grades.
- A slight amendment to the job evaluation (GLPC) points scoring allocation was also made. The new grade 2 changed its points score range from 0-205 to 182-240. It resulted in the roles of cleaners, teas assistants, bar assistants and apprentices being groups together. No changes to other grades occurred.

35. **Equal Pay Claims**

The Council has no outstanding equal pay claims. Maintaining job evaluation is therefore critical to ensure that no equal pay liability can exist. Where maintenance is not robust or comprehensive, then the structures that exist will quickly become obsolete.

In 2012 the Court of Appeal ruled against Birmingham City Council's argument that employment tribunal claims should have been made within six months of staff leaving their jobs. This gave the group of applicants the opportunity to make claims against the Council within six years of them leaving.

This group of women were primarily pursuing the bonuses that they were denied but were given to staff in traditionally male-dominated jobs such as refuse collectors, street cleaners, road workers and grave diggers.

This Council removed its bonus schemes in 1999 and also all employees individually signed and agreed their new terms and conditions, many of which were through COT 3 agreements which ACAS were involved with.

Union Comments

1. Louisa Wass Griffiths, UNISON's Regional Organiser provided the following comments:

"UNISON was pleased to work jointly with the Officers of the Council throughout the process to implement Job Evaluation. Our Legal Advisers scrutinised the proposal and our members voted to accept the package.

We were disappointed that we were not able to sign a collective agreement due to the vote from UNITE. We understand why the Council decided to implement the proposals without agreement. We continue to work with the Officers of the Council to monitor and review pay systems at the Council. We are satisfied with employee relations in this area and the good working relationship that has been established.”

Conclusions

1. The gender pay gap which exists at the Council is due to social and cultural reasons rather than through faults with the job evaluation process. During job evaluation roles were graded rather than the employees performing those roles. This ensured that all employees were treated fairly, regardless of gender. The only way that there could be a disparity between gender would be for a new employee to start on a higher increment than another employee. Evidence suggests that females start slightly higher than males, therefore disproving any favouritism to male employees.
2. Job Evaluation was a fair and transparent process. Systems and strategies were formulated with the input of councillors on the Job Evaluation Steering Group and progress was thoroughly monitored by Cabinet.
3. The system is stringently maintained to avoid the gender pay gap widening. Members stated that they were reassured that the responsible officers were competent and professional.
4. The Council was in a good position since when Single Status was implemented in 2011, the Deputy Chief Executive (who was also the Council's Section 151 officer, having responsibility for the proper administration of the authority's financial affairs), had kept a close eye on the costs of the exercise. Should the exercise not have been completed until a later date, it was considered that the Council may not have been in such a strong position.
5. Members considered the gender pay gap at other authorities and were heartened by the performance at Broxtowe. Broxtowe also gives advice to colleagues from other authorities to share good practice. It was agreed that due to the measures in place there would be no repeat of the difficulties experienced by Birmingham City Council at Broxtowe.
6. Members expressed concern that more could be done to encourage women to apply for senior posts at the Council. However, the majority of the group deemed this to be outside of the remit of the review and suggested that individuals may wish to forward the topic as a further review.

Recommendation

1. Cabinet is requested to NOTE that the EIG was satisfied that the gender pay gap at Broxtowe had reduced following the implementation of Single Status and regular review ensured against the pay gap widening.

Glossary

NJC	National Joint Council
GLPC	Greater London Provincial Council
JE	Job Evaluation
COT3	Compromise Agreements
Hay Scheme	The scheme to assess more senior jobs
LJCC	Local Joint Consultative Committee

Broxtowe Site Allocations

Issues and Options Consultation Responses

July 2014

List of Questions asked

1. Housing

Question 1a: Which of the sites are more appropriate to develop for housing?

Question 1b: Which sites, if any, can specialist accommodation (e.g. for the elderly) be provided on?

Question 1c: Which sites, if any, can gypsies, travellers and travelling showpeople accommodation be provided on?

Question 1d: Which sites are capable (in economic terms) of meeting the 30% affordable housing provision?

Question 1e: Is it appropriate only to consider new housing allocations for 10 or more dwellings? If no what size limits should be used?

Question 1f: Are there other issues that should be considered regarding housing? If yes, please provide details of the issues.

Boots/Severn Trent

Question 1g: What are the appropriate site boundaries for the Boots/Severn Trent location?

Question 1h: Do you have any comments on where the proposed housing, employment land, open space and infrastructure including local services and access provision should be situated on this location. If yes, please provide details.

Toton

Question 1i: Do you have any further comments on how development here can be designed to best enhance the local area. If yes, please provide details.

Question 1j: What are the appropriate site boundaries for the Toton strategic location for growth?

Question 1k: Do you have any comments on the mix of uses including the appropriate amount and location of any proposed housing, employment land, open space and infrastructure including a potential tram extension, local services and access provision. If yes, please provide details.

Question 1l: Do you have any further comments on how development here can be designed to best enhance the local area. If yes, please provide details.

2 . Approach to the Green Belt

Question 2a: Where should Green Belt boundaries be amended to meet the development needs of Broxtowe as specified in the Core Strategy to 2028?

Question 2b: Should Green Belt boundaries be amended to meet the development needs of Broxtowe beyond 2028 (i.e. safeguarded land)? If yes where should the safeguarded land boundaries go?

Question 2c: Should Green Belt boundaries be amended to address existing small anomalies? If yes where?

Question 2d: Are there other issues that should be considered regarding the Green Belt? If yes, please provide details of the issues.

3. Economic Issues/Job Creation

Question 3a: Should additional allocations for employment sites be made? If yes, where should the additional employment allocations be?

Question 3b: Should allocations be restricted to specific employment uses? If yes, what employment uses (e.g. Offices (B1), Light Industry (B2), General Industry and Storage and Distribution (B8)) on which sites? How can we ensure flexibility to accommodate future business needs?

Question 3c: Do you agree with the Council's assessment of existing employment sites including their potential to be reallocated for other uses? If no, which assessment(s) should be amended and how?

Question 3d: Are there other issues that should be considered regarding employment/ job creation? If yes, please provide details of the issues.

4. Tackling Climate Change

Question 4a: Should specific sites be identified for low carbon or renewable energy developments (such as wind turbines)? If yes, which low carbon or renewable energy developments are appropriate and in what location?

Question 4b: Are there other issues that should be considered regarding climate change? If yes, please provide details of the issues.

5. Improving our Town Centres

Question 5a: Should changes to town centre boundaries or the definition of primary and secondary frontages be made? If yes, where should the boundaries be changed and how? How should the primary and secondary frontages be defined?

Question 5b: Should changes be made to town centres to reflect the Portas Review? If yes, what changes to town centres are required?

Question 5c: Should certain uses be restricted in town centres? If yes, what uses should be restricted? Please explain why you think this use should not be located with the town centre and where it would be more appropriate to allow the use.

Question 5d: Are there other issues that should be considered regarding town centres? If yes, please provide details of the issues.

6. Community Facilities

Question 6a: Should specific sites be allocated for community facilities (rather than allowing changing demand to guide supply)? If yes, which community facilities are required and in what location?

Question 6b: Should new community facilities 'stand-alone' (rather than be part of mixed use development)? If yes, how will 'need' for new community facilities be determined?

Question 6c: Are there other issues that should be considered regarding community facilities? If yes, please provide details of the issues.

7: Enhancing the Environment

Question 7a: Should specific sites be protected and/or enhanced due to constraints or opportunities relating to geological, ecological, environmental, landscape or physical issues? If yes, which sites should be protected and/or enhanced, how should this be done?

Question 7b: Are there other issues that should be considered regarding enhancing the environment? If yes, please provide details of the issues.

8. Healthy Living

Question 8a: Should specific sites be allocated for sporting provision, play space, outdoor amenity space or allotments? If yes, which uses should be allocated and in what location?

Question 8b: Should allocated sites be as single use sites, mixed uses or in association with other development allocations?

Question 8c: Are there other issues that should be considered regarding healthy living? If yes, please provide details of the issues.

9. Transport

Question 9a: Should a minimum development size threshold be applied for requiring sustainable transport measures? If yes, what should the size threshold(s) be (e.g. site size, number of houses being built etc.)?

Question 9b: Are there other issues that should be considered regarding transport? If yes, please provide details of the issues.

10. Neighbourhood Planning

Question 10a: Would you be interested in taking part in the preparation of a neighbourhood plan for your area? If yes, please provide details of the area that you wish to plan for.

Question 10b: Are there other issues that should be considered regarding neighbourhood planning? If yes, please provide details of the issues.

11. Local priorities and other issues and options

Question 11: Are there local priorities or other issues and options that are not mentioned in previous sections that are important to consider in allocating sites or dealing with other developments? If yes, please provide details of the issues.

Responses

Topic 1: Housing / General Development

Commentator Name (Commentator ID)	Summary of Comments
Statutory Consultees and Interest Groups	
Western Power Distribution (WPD) (236)	<ul style="list-style-type: none"> • Developers should pay to divert electricity circuits operating at 11kV or less. • WPD would seek to retain electricity circuits operating at 132kV, 66kV and in some cases 33kV particularly if WPD had to pay. • Assuming required minimum clearances can be maintained WPD does not have restrictions on type of development possible within close proximity to strategic overhead lines. Design should take them into consideration though. • WPD should be consulted asap where large scale development is proposed. • WPD should be consulted asap where substations are on or adjacent to development sites.
CPRE (18)	<ul style="list-style-type: none"> • Brownfield and previously allocated land should be developed first. • Windfall should be used before any allocation of greenfield sites • The highest grades of agricultural land should be safeguarded • Protected landscapes should be safeguarded (SINCs, Mature landscapes, Green Belt etc.) • D H Lawrence landscape should be protected.
The Coal Authority (16)	<ul style="list-style-type: none"> • 50-75% of Broxtowe Borough contains a coal resource capable of surface mining extraction. • Prior extraction of coal prior to development may be necessary. • New development should recognise potential mining legacy issues. • Support the inclusion of table 1 (in Introductions document): which clearly signposts users to other Development Plan Documents.
Natural England (21)	<ul style="list-style-type: none"> • Welcomes reference to Greater Nottingham Landscape Character Assessment, the 6Cs Growth Point Green Infrastructure Study and the Green Spaces Strategy 2009-2019. • Suggest referencing emerging Broxtowe Green Infrastructure Study. • Soils and agricultural land should also be referenced.
Seven Trent Water (222)	<ul style="list-style-type: none"> • Require advanced warning of potential allocation sites so as to ensure the sites can be serviced and they can factor this in to their budgets.
Ashfield District Council (59)	<ul style="list-style-type: none"> • Housing mix and density should be determined on a site by site basis supported by an up-to-date assessment of local need.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> • Stress importance of good design and layout of new development, this should include the provision of supporting waste infrastructure and integrating heat and/or power from other developments where viable.
Greasley Parish Council (71)	<ul style="list-style-type: none"> • Priority should be given to brownfield sites • The SHLAA is insufficiently proactive and densities should be increased • The contribution of windfall has been underestimated. • Consultation forms are a disincentive for people to respond, • Documents do not set sites out in a systematic order • Cost of buying set of documents too high (although accept that are available on the internet). • Key documents missing from Beeston Offices and figures for settlements presented as fixed rather than a maximum. • Additional release of employment sites in the South of the Borough and Hemphill Hall and Woodhouse Way site (in Nottingham City) should reduce figure needed from Eastwood, Kimberley and Brinsley. • Heavy reliance on the Tribal reports and misinterpretation used for the growth strategy. • Weak market in North of the Borough will impact on the affordable housing and infrastructure provision.
Moorgreen Residents Association (2961)	<ul style="list-style-type: none"> • Owner and landlords of empty properties in the borough should be 'encouraged' to let them.
Bramcote Conservation Society (13)	<ul style="list-style-type: none"> • All brownfield and urban in-fill sites should be developed with no development in Green Belt (with the exception of the Toton site). • Gypsies, travellers and traveling showpeople can be accommodated away from main centres, but preferably not at all. • Allocation threshold should be 2 upwards. • Population density, unsuitable road systems and quality of agricultural land should be taken into account.

	<ul style="list-style-type: none"> • Agricultural land will be increasingly important to slow the rise in food prices. • Overcrowding and traffic congestion will be caused in South Broxtowe if development goes ahead • People will have reduced quality of life • Broxtowe already most over-populated borough in East Midlands
Cllr J Rowland (1605)	<ul style="list-style-type: none"> • Consultation badly timed over Christmas and New Year's. • Form difficult to fill in, off-putting and too restrictive. • Most residents have insufficient knowledge to answer questions 1G to 1K • Most residents would welcome increased job opportunities. • Should have undertaken prolonged public consultation rather than neighbourhood plans. • Perception that communities are competing against each other • Documents only available online or at a cost • Online facilities 'time-out' • By including Toton in CS proposals will the need for housing elsewhere be revisited • Brownfield should be priority before Green Belt development • Density of brownfield sites should be increased to reduce pressure on Green Belts • There are sufficient Brownfield sites for the next 10 years – enough time to investigate and secure other brownfield sites. • Site choices random based on proximity to existing built up areas leading to piecemeal erosion • Any development would adversely affect recreational needs of the community and agricultural land. • Caution needs to be taken over education, traffic, energy supplies, flooding and drainage issues.
Cllr Cooper (1601)	<ul style="list-style-type: none"> • Broxtowe favour building retirement home complex
Anna Soubry MP (625)	<ul style="list-style-type: none"> • Housing target of 6150 too high • More work should be undertaken to bring brownfield sites forward faster (i.e. Boots and Bartons) • Consultation documents technical and difficult to understand • Residents unaware of risk of housing in the Green Belt until now • Greasley included in the Eastwood document and Nuthall and Watnall included in the Kimberley document which is misleading • Site Allocations documents should have been prepared prior to the examination of the Core Strategy
Cllr Michael Brown (320) Cllr M Handley (316) County Cllr J Handley (3648)	<ul style="list-style-type: none"> • Ill-timed consultation • Greasley residents concerned that they are being considered as part of Eastwood and Kimberley – some didn't realise there was a threat to Greasley • Forms were long and off-putting and didn't allow people to say what they wanted • Residents do not have enough knowledge to comment on questions 1g to k. • Issues should not be in this format for consultation at this stage. • Unfair consultation process and relies on internet access • Brownfield should be developed before Green Belt • Density of Brownfield sites should be increased to reduce pressure on the Green Belt • Has the true capacity of Brownfield sites been thoroughly investigated? • Caution needs to be taken prior to development of issues such as education, traffic flow, electricity and flooding • Residents need more certainty (regarding above issues).
County Cllr J Handley (3648)	<ul style="list-style-type: none"> • Specialist sites for elderly require certain facilities, this should be taken into account prior to building • Housing allocations should be based on economies of building any particular site.
County Cllr P Owen (1338)	<ul style="list-style-type: none"> • Brownfield and any other non-Green Belt sites should be developed • Specialist accommodation should be provided close to public transport and relevant facilities • No gypsy and traveller sites should be provided • Developers should guide level of affordable housing provision but it should be in town centres so as not to disrupt other areas
Cllr J Owen (321)	<ul style="list-style-type: none"> • Brownfield sites should be developed • Sites for the elderly should be close to public transport • No gypsy and traveller sites should be provided • Developers should be free to decide what houses are appropriate in a particular area • No size limits for allocations
Cllr Robinson (307)	<ul style="list-style-type: none"> • Recognise need for substantial national house building
Cllr Simpson (1607)	<ul style="list-style-type: none"> • Brownfield sites should be developed
SABRHE (1448)	<ul style="list-style-type: none"> • Allocation size thresholds should be set at 10 to 500 dwellings – dependent on development and sustainability (should not be on Green Belt). • Allocation of sites to provide specialist accommodation might be appropriate including 'retirement village' • Suitable sites need to be found for Gypsy and travelling showpeople (none in Brinsley)

	<ul style="list-style-type: none"> • Delivery of affordable homes needs to be maximised, certain sites may be more suitable than others to provide this (none in Brinsley) • Brownfield and employment sites should be developed before Green Belt • Sustainability and local need should determine development • Development should not be for political reasons • Core Strategy should have considered sites rather than 2 stage process
STRAG (3345)	<ul style="list-style-type: none"> • Priority should be given to brownfield sites first • SHLAA is insufficiently proactive • There is scope to increase the density of SHLAA sites • Contribution of windfall sites has been under estimated • Consultation forms disincentives to respond • Broxtowe officers gave the impression that the consultation was regarding where land was going to be needed rather than how much housing was needed • There have been changes in the land supply since the Core Strategy was submitted which has resulted in a net increase in the capacity in the South of the Borough • Employment land release & Hempshill Hall appeal are additional housing numbers which have not been taken into account in Core Strategy numbers • The Woodhouse Way site (in the City) should be counted in the Broxtowe housing provision numbers
GOGD (3010)	<ul style="list-style-type: none"> • Windfall sites should be used before the allocation of greenfield sites • Agricultural land and protected landscapes (SINCs, Mature landscapes, Green Belt etc.) should be safeguarded • Specialist accommodation can be provided on sites that have level ground, easy access to shops, local facilities and bus services • No size limits for allocation should be used • Infrastructure, facilities and open space access should be considered when allocating land for houses. • Up to date housing needs assessment should be done prior to Green Belt housing allocations.
Site Promoter(s) (Owner / Agent / Developer)	
Ian Gidley of IG Estates for the Robinson Trust. (4194)	"Very few if any sites in Broxtowe are likely to be economically viable with 30% affordable housing at the moment."
Steve Harley of Oxalis Planning for W Westerman Ltd. (2652)	<p>"In most cases it is our view that the Council's assumptions on delivery rates are over optimistic and that a large number of sites, due to their known constraints, will not be able to deliver the number of dwellings anticipated." Details are provided in an attached schedule.</p> <p>"In some cases, it is our view that the sites [in the SHLAA] do not meet the NPPF's 'developable' test and should not be taken into account in terms of housing delivery. For example the MoD site at Chetwynd Barracks..."</p> <p>"A non-implementation allowance (or lapse rate) of 10-15% [should be] applied to all sites where development has not yet commenced."</p>
Steve Harley of Oxalis Planning for Bloor Homes (Midlands) Ltd. (2685)	<p>"In most cases it is our view that the Council's assumptions on delivery rates are over optimistic and that a large number of sites, due to their known constraints, will not be able to deliver the number of dwellings anticipated." Details are provided in an attached schedule.</p> <p>"In some cases, it is our view that the sites [in the SHLAA] do not meet the NPPF's 'developable' test and should not be taken into account in terms of housing delivery. For example the MoD site at Chetwynd Barracks..."</p> <p>"A non-implementation allowance (or lapse rate) of 10-15% [should be] applied to all sites where development has not yet commenced."</p>
Oxalis Planning for Featherstones Planning & Development for Mrs D Viitanen. (2542)	"The Issues and Options consultation document for Kimberley identifies a number of sites, as developable, which are considered to have significant constraints. These constraints will affect the number of dwellings capable of being delivered on the sites and the Council should review its assessment accordingly." A list of five sites is provided.
Public	
Kimberley	
A Scott (2362) D Hodgson (2352) I Scott (2360) Mr & Mrs Wilson (4637) Mr & Mrs Munton (3580) J Garrigan (4631) P Wayman (3617) N Williamson (2177) M Blant (4744) J Gudgeon (4738) P Godber (4765) D Redgate (4756)	<u>Gypsies, Travellers and Travelling Show People:</u> <ul style="list-style-type: none"> • No sites are suitable for gypsies, travellers and travelling showpeople • Specialist accommodation and gypsy and traveller accommodation can only be provided where it isn't going to cause traffic and parking problems. • Gypsy and travellers should pay taxes and if they leave a mess they should pay to have it cleaned up • Sites should be located well away from the existing residents • No suitable sites within Kimberley as its quite densely populated • They have a bad reputation for antisocial behaviour, not paying tax, spoilers and wreckers of the environment and the local community have to pay for the mess that is left behind.
N Cargill (4739)	<u>Gypsies, Travellers and Travelling Show People:</u>

S Blant (4746) J Moulton (2418) T Godber (4767)	<ul style="list-style-type: none"> All sites should be considered for gypsies, traveller and travelling showpeople accommodation Various sites suitable for gypsies, travellers and travelling showpeople
M Smith (1479)	<u>Size Thresholds (20 dwellings):</u> <ul style="list-style-type: none"> Housing allocation size threshold should be 20 dwellings
A Scott (2362) D Hodgson (2352) I Scott (2360) J Gudgeon (4738) P Godber (4765) D Redgate (4756) N Williamson (2177)	<u>Size Thresholds (10 dwellings):</u> <ul style="list-style-type: none"> It is appropriate to use 10 dwellings as the size threshold for housing allocations
J Moulton (4629)	<u>Size Thresholds (5 dwellings):</u> <ul style="list-style-type: none"> It is appropriate to use 5 dwellings as the size threshold for housing allocations
A Clements (4191)	<u>Size Thresholds (3-4 dwellings):</u> <ul style="list-style-type: none"> 3-4 lots of brownfield sites for this size (housing allocation threshold)
J Cooke (632)	<u>Size Thresholds (2-3 dwellings):</u> <ul style="list-style-type: none"> Size limit threshold for housing allocations should be 2-3 dwellings depending on dwelling type
C Wilde (1214) J Garrigan (4631) N Cargill (4739)	<u>No Size Threshold</u> <ul style="list-style-type: none"> No size limit thresholds for allocations should be used No size limits for allocations should be used, any parcel of land that provides a sensible housing scheme should be used.
Mr & Mrs Wilson (4637) S Richards (4647)	<u>Size Thresholds (Other Issues):</u> <ul style="list-style-type: none"> Housing allocation size thresholds are location dependent and depend on what structures are being taken away from wildlife etc. Site allocation thresholds should depend on the size of the site
A Scott (2362) D Hodgson (2352) I Scott (2360) M Smith (1479) S Blant (4746) M Blant (4744) J Gudgeon (4738) P Godber (4765) D Redgate (4756) J Moulton (2418) T Godber (4767) J Moulton (4629) N Cargill (4739)	<u>Access to facilities and public transport:</u> <ul style="list-style-type: none"> New dwellings should be sustainably located with good access (easy walking distance) to public transport, schools with spaces, shopping/public facilities Sustainable housing that will increase housing stock but not overstretch existing facilities should be considered
D Hodgson (2352) Mr & Mrs Wilson (4637) P Wayman (3617) A Coombes (1796)	<u>Specialist Accommodation:</u> <ul style="list-style-type: none"> Specialist accommodation should be provided on flat sites near to local facilities Specialist accommodation can only be provided where it isn't going to cause traffic and parking problems. Suitable elderly accommodation would be in the form of a retirement village – like the one at Larkhill in Clifton or St Elphins at Darley Dale. They offer quality, spacious accommodation with a mix of design and size (unlike the ones at Walker Street Eastwood). There are facilities and services provided on site contained within landscaped grounds. Any schemes in Kimberley are likely to be small in scale and as such would be unlikely to entice residents out of their existing homes.
D Hodgson (2352)	<u>Affordable housing provision</u> <ul style="list-style-type: none"> Any sites are suitable of meeting the 30% affordable housing provision
A Clements (4191) G Hargreaves (4635)	<u>Brownfield Sites:</u> <ul style="list-style-type: none"> Impact of infrastructure and more appropriate brownfield sites haven't been considered (because of cost rather than impact to residents) More effort should be made to identify brownfields sites
Mr & Mrs Wilson (4637) C Wilde (1214) P Wayman (3617) J Moulton (4629)	<u>Traffic:</u> <ul style="list-style-type: none"> Parking traffic and noise should be considered regarding housing. Impact of traffic from new housing will exasperate problems on overcrowded narrow roads Increased noise and traffic will create a poor living environment
P Wayman (3617) M Smith (1479)	<u>Green Belt:</u> <ul style="list-style-type: none"> Loss of Green Belt will reduce breathing space for existing residents Use as little Green Belt land as possible
P Wayman (3617) Mr & Mrs Wilson (4637) N Williamson (2177)	<u>Other Issues</u> <ul style="list-style-type: none"> 600 dwelling in Kimberley will lead to considerable amenity loss by existing residents – housing figures should be reduced for Kimberley

J Moulton (4629)	<ul style="list-style-type: none"> No sites are appropriate to develop for housing Empty properties should be brought back into use before building more. In existing residential areas mainly dominated by the elderly it isn't fair to disturb these people by building more houses Kimberley does not have the resources to cope with an increase in population (i.e. doctors, bank, school, car parks) Greater emphasis should be given to the character of the environment within which development is proposed Greater emphasis should be given to existing infrastructure and its ability to absorb additional development Greater emphasis should be given to the quality of the living environment of the existing population and minimal disruption occurs. Housing needs to be contained in areas that have already been developed Drainage, appropriate architecture and consideration of cultural landscape should all be considered regarding housing.
MBA	
Amy Andrews (4470)	No threshold on homes allocations- especially small vacant brownfield sites.
Mrs Maureen Morgan (4669)	Allocation threshold of 5 or more homes.
Professor Chris Packham (4492)	>4 homes site size threshold. Consider environmental impact of homes, community safety, design character.
Brenda Mills (4676)	Allocation threshold of >3 homes.
James Frankel (3352)	Allocation threshold of 1 only.
Philip Shiel (4172)	Local highway impact should be considered.
John Andrews (4677)	
Christopher Searston (3552)	Older people's homes in areas supported by maximum transport modes. All sites can meet 30% affordable housing provision. Consider impact on sites in the historic environment. Brownfield sites.
Rosemary Walker (4496)	30+ Keep homes to a minimum- congestion.
Michael Woods (3605)	All sites. Availability of affordable housing.
Michelle Patel (4671)	
Allison Dobbs (4610)	Mixed communities, older people's homes. Gypsy & Traveller homes in countryside, non urban areas. Transport, local facilities.
K Marian Henshell (2870)	
Andrew Butler (1355)	>2
Dr J Patel (2224)	SHLAA does not cover all brownfield sites. Re-evaluate.
Susan Collins (731)	Brownfield not Green Belt. And for older peoples homes. Gypsy and traveller sites away from established communities. <100 homes- integrate with existing; brownfield sites.
James Collins (742)	
Terence Haycock & Wendy Walker (1288)	Brownfield.
William Staniforth (759)	
Terence Haycock & Wendy Walker (1288)	
Jackie Dennison and Andrew Dennison (2331)	
Jane Kuculyma (2341)	
Stephen Butt (2502)	
Mark Morleo (4670)	Anywhere for older peoples homes. Separate settlement site for gypsy and travellers. Small windfall sites. Use empty homes.
Dana Bielec (1034)	
Jane Kuculyma (2341)	Integrate homes for older people.
John Andrews (4677)	Non Green Belt. Protect rights of way. Homes rooflines should not dominate the skyline. 1+ ; especially brownfield sites, derelict areas.
Mr & Mrs B & F Bridges (3621)	Non Green Belt sites- green infrastructure- walking, cycling, wildlife. Not historic landscape or setting of historic landscape. Especially H407, H111, H132, H403, H410, H414, H259, H254. Traveller sites not adjacent to existing homes, in green corridor, or in heritage landscape. >5 dwellings.
Linda Allen (4517)	Sites in tram corridor.
Robert Stephens (737)	No traveller sites.
Jeff Allen (4519)	None, no provision for older peoples homes, no affordable homes- Green Belt, wildlife- especially birds.
V M Leyland (4184)	No size limits.
Alison Lihou (4183)	None. No affordable homes. – open space, wildlife habitats, agricultural land, landscape value.
Cicely Morgan (4078)	Brownfield- mixed use shops, offices, homes. Older peoples homes on accessible, level sites in existing communities with bus stops. 30% Affordable homes on Boots/Severn Trent site.

	All site sizes. Preserve some open spaces in south of Borough, more homes in north.
Other Rural	
T Bradley (2639)	<ul style="list-style-type: none"> • Single dwelling sites should be considered for allocation • It should be insured that housing is located where existing housing need is required and the public transport and highways networks are sustainable without additional infrastructure
Gordon & Janet Ellis (1368)	No sites, older peoples homes, traveller sitesmor affordable housing. One home limits. Green Belt, highways, quality of life, Bramcote as a village.
Not location specific	
S Thompson (2842)	<ul style="list-style-type: none"> • One person's views won't make much difference • View will depend on when development is due to take place

Awsorth Generally

Commentator Name (Commentator ID)	Summary of Comments
Statutory Consultees and Interest Groups	
CPRE (18)	<ul style="list-style-type: none"> • Development in Awsorth would create intolerable amount of traffic. • Development would cause significant narrowing of Green Belt wildlife corridor along Erewash Valley migration routes. • Loss of agricultural land. • Development unsustainable.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> • 2.82ha of accessible green space (4 areas), • Green space below Borough average • Deficiency of parks, natural and amenity green space. • Outdoor sports facilities in area sufficient.
Cllr Ball (315)	<ul style="list-style-type: none"> • No sites could accommodate gypsies or travelling show people as not enough care facilities or proper bus route • Small infill developments could be allocated (i.e. no threshold) • Awsorth has limited facilities • No access to health care facilities • Limited public transport • Green Belt should be protected to avoid coalescence between Cossall and Kimberley • Awsorth needs to retain its identity as a village
Site Promoter(s) (Owner / Agent / Developer)	
Steve Harley of Oxalis Planning for Mr R Lilley. (4198)	<p><u>Site H114 ('Deemed Unsuitable') – Gin Close Way, Awsorth</u></p> <p>The site could accommodate 150 dwellings.</p> <p>"The site is in-part previously developed having formerly accommodated a sewerage works, and part of the Digby (New Loudon) colliery. Its redevelopment would represent less harmful development than other more sensitive 'greenfield' locations. The site has excellent access from the by-pass, and good access to bus and pedestrian routes to existing local facilities in Kimberley and Awsorth...It is well related physically to the village of Awsorth and is close to existing employment sites nearby."</p>
Mark Flatman of iPlan Solutions for Whitehead (Concrete) Ltd and Foulds Investments Ltd. (615 and 1201)	<p><u>Site H333 ('Deemed Unsuitable') – Land West of Gin Close Way, Awsorth</u></p> <p>The site should be removed from the Green Belt and "allocated for use class B1 office employment use" and/or allocated "for a range of employment uses that encompasses a preference for use class B1 office accommodation". The site has "the potential to provide up to 16,000 sqm of office accommodation". "A specific allocation within the Site Allocations policy document is required in order to provide the certainty and incentive to a prospective developer...or an employer."</p> <p>A 'Landscape and Visual Appraisal', a 'Transport Assessment' and a 'Flood Risk Assessment' have been submitted previously. The site "serves no practical Green Belt purpose", including in landscape and visual terms.</p>
Public	
Peter Bestwick (4600) Bryan & Judi Eggleston (4679) Anthony Fletcher (4225) Richard Hind (2624) Joseph Holland (2806) Mrs Horton (4674) Mrs Mia Kee (4502) Andrew Lovell (4598) Dorothy Lovell (1404)	<ul style="list-style-type: none"> • There is general objection to any housing in Awsorth particularly on Green Belt land. • Brownfield and empty buildings should be used in preference to Green Belt. • Eastwood is a more suitable location to accommodate the housing numbers as it has better amenities. • One resident supports housing development on 194. • There is some support for elderly accommodation (114 is suggested). • Awsorth not seen appropriate to accommodate gypsy and travellers.

Owain Lovell (1403) Stephen Lovell (1405) Andrew North (4169)	
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Awsorth Sites

Commentator Name (Commentator ID)	Summary of Comments
35 - Land off Main Street Awsorth	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> Former landfill site underlain by principal aquifer with potential for development to cause pollution. Environmental assessment required.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Development should respect and reinforce existing green corridor particularly alongside watercourses and hedge features.
Public	
Abigail Perry (4223) James Wright (4224)	Site could be suitable for a gypsy and traveller site.
36 - The Ponderosa Awsorth	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> Adjacent to former landfill site and underlain by principal aquifer site which has potential for development to cause pollution. Environmental assessment required.
Public	
Abigail Perry (4223) James Wright (4224)	Generally support the site.
117 - Land at Newtons Lane Awsorth	
Statutory Consultees and Interest Groups	
CPRE (18)	<ul style="list-style-type: none"> Green Belt Agricultural land. Prominent position would have visual impact from West. Narrow Wildlife corridor. Would contravene NPPF policies 9 & 11.
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints. Site specific flood risk assessment focusing on sustainable surface water management required.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Site offers potential for major green space creation. Development should respect and reinforce existing green corridor particularly alongside watercourses and hedge features.
Anna Soubry MP (625)	<ul style="list-style-type: none"> Housing target puts this Green Belt site most at risk Object to developing this Green Belt site for housing
Site Promoter(s) (Owner / Agent / Developer)	
Two supporters	
Ian Gidley of IG Estates for the Robinson Trust. (4194)	<p><u>Site boundaries:</u> The developers' site is referred to as being SHLAA site 117 (no plan is included).</p> <p><u>Number of dwellings:</u> Not referred to.</p> <p><u>Ownership:</u> Not specified.</p> <p><u>Delivery timescale:</u> Not referred to.</p> <p><u>Affordable housing:</u> "Very few if any sites in Broxtowe are likely to be economically viable with 30% affordable housing at the moment."</p> <p><u>Other comments:</u> "Not viable" for accommodation for gypsies, travellers and travelling showpeople.</p>
Guy Longley of Pegasus Group for Miller Homes. (2538)	<p><u>Number of dwellings:</u> Not specified.</p>

	<p><u>Ownership:</u> Not specified.</p> <p><u>Delivery timescale:</u> Not specified.</p> <p><u>Green Belt:</u> Development “would have a limited impact on the Green Belt given the strong western boundary provided by the Awworth Bypass”.</p> <p><u>Constraints:</u> The developers “will be undertaking various supporting technical studies as required to demonstrate that there are no overriding constraints to the development of the site”.</p> <p><u>Affordable housing:</u> “As a housing market area, Awworth does provide some challenges... Further work will be required, including an understanding of the overall package of likely section 106 requirements, before the scale of affordable housing provision can be established.”</p> <p><u>Other comments:</u> Support from the Tribal study.</p>
Public	
M Beardsley (4222) S Berry (4220) Ann Brown (4665) Nicola Brownhill (4216) A R Dyer (4208) N Dyer (4207) Ms Elizabeth (4664) Fiona Harvey (4215) R Holland (4211) B Jones (4212) Samantha McCann (4206) R Morris (4219) Jean Nicholls (4221) Adam Richards (4213) Mick Riley (4217) P Roe (4210) Alan Spiby (4209) Phillip Streets (1792) Cliff Walker (4218) Cheryl Ward (4214) Richard Wells (4694)	<p><u>Green Belt</u></p> <ul style="list-style-type: none"> The loss of Green Belt was considered inappropriate and one resident sited the threat of coalescence with Ilkeston as a potential issue. <p><u>Transport</u></p> <ul style="list-style-type: none"> A major concern is that there would be severe traffic and access problems and the opening up of Newton's Lane could result in it being used as a rat run. The bus service is also seen as inadequate. <p><u>Amenity</u></p> <ul style="list-style-type: none"> There were a number of concerns regarding the privacy and loss of light and the potential noise from construction which would impact on the amenity of existing occupiers. <p><u>Environment</u></p> <ul style="list-style-type: none"> The impact on the environmental and historical importance of the area was seen as important particular the impact on the SINC and the loss of agricultural land. Some residents mentioned the possibility that developing the site would increase the likelihood of flooding. <p><u>Other</u></p> <ul style="list-style-type: none"> Inadequate infrastructure e.g. doctor's surgeries, schools, police were also seen as major concerns. The view of the wind turbine was seen as inappropriate for the new occupiers. Also the scale of the development was seen as disproportionate with the size of Awworth as a whole.
136 - East of Main Street Awworth	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> No constraints
Cllr Ball (315)	<ul style="list-style-type: none"> Excellent site for bungalows for the elderly Site near main road for access to bus route, post office and local shops.
Public	
S Adams (1054)	<ul style="list-style-type: none"> By-pass is congested and so at peak times people cut through Awworth. If the access to the allotments is from Old School Lane it would be on a blind bend. Main Street is narrow and is double yellow lined Delivery vans and parked cars at Nisa will make visibility difficult Schools and nursery generate traffic and pedestrians – likely to lead to accident Buildings down the road have been for sale for two years and so how can you justify more? Poor bus service in Awworth means people would have to drive
Miss Ball (3647)	Suitable for elderly accommodation because it is near facilities.
190 – North of Barlows Cottages Awworth	
Statutory Consultees and Interest Groups	
CPRE (18)	<ul style="list-style-type: none"> Green Belt. SINC on site needing special protection. Ecological survey of site required. Would contravene NPPF policies 9 & 11.
Environment Agency (4)	<ul style="list-style-type: none"> Low flood risk area Ordinary watercourse within site. Watercourse must remain open and site specific flood risk assessment and flood mitigation measures required.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Significant part of site covered by SINC 2/256 – species-rich neutral grassland which would need to be protected from development.
Parks & Environment	<ul style="list-style-type: none"> Development should respect and reinforce existing green corridor particularly alongside

Section Broxtowe Borough Council (2548)	watercourses and hedge features.
Cllr Ball (315)	<ul style="list-style-type: none"> Site would be suitable for meeting 30% affordable housing if accessed from Gin Close Way. Traffic calming measures would need to be put in place due to proximity with junction
Public	
Bryan & Judi Eggleston (4697)	One resident considers this site suitable for housing.
192 - West of Awsworth Lane South of Newtons Lane Cossall	
Statutory Consultees and Interest Groups	
CPRE (18)	<ul style="list-style-type: none"> Green Belt Agricultural land. Adjacent to SINC. Increase coalescence with Ilkeston. Impact on rural landscape. Prominent and indefensible Western boundary. Narrow wildlife corridor. Would contravene NPPF policies 9 & 11.
Environment Agency (4)	<ul style="list-style-type: none"> Former Common Farm landfill site underlain by principal aquifer with potential for development to cause pollution. Environmental assessment required. Site specific flood risk assessment focusing on sustainable surface water management required. Site specific flood risk assessment regarding infiltration of surface water need to be considered.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Area covered in rough grassland, scrub and hedgerows which may have nature conservation value and may support protected species.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Site offers potential for major green space creation. Development should respect and reinforce existing green corridor particularly alongside watercourses and hedge features.
Cllr Ball (315)	<ul style="list-style-type: none"> Access should be from Awsworth Lane not Newtons Lane Site in Cossall and could be developed with coalescence into Awsworth Site could provide affordable housing and specialist accommodation Site close to bus route
Site Promoter(s) (Owner / Agent / Developer)	
Ian Gidley of IG Estates for the Robinson Trust. (4194)	<p><u>Site boundaries:</u> The developers' site is the same as SHLAA site H192.</p> <p><u>Number of dwellings:</u> The site "would be capable of providing at least 200 dwellings". <i>(It is not clear whether this is just on the 'Housing site to 2028' shown on the developers' submitted drawing, or whether this includes their 'safeguarded land'.)</i></p> <p><u>Ownership:</u> The site is "predominantly owned by the Robinson Trust that is keen to see the site developed. There are 2 other significant landowners and both support development on their land." "There are no ransom strips."</p> <p><u>Delivery timescale:</u> Not referred to.</p> <p><u>Green Belt:</u> "Structural landscaping...could form a community woodland to create a strong physical southern boundary".</p> <p><u>Constraints:</u> "There are no major physical constraints to development." "There are no major abnormal or remediation costs associated with its development." "The site is not difficult to develop contrary to the statement in the Site Allocations Issues and Options document."</p> <p>"The nearest nature conservation sites are either the other side of the bypass or situated around the former canal. Both are located some way away from the site and will not be significantly affected by the proposed development. Moreover, development is likely to be complementary particularly with the structural landscaping proposed that will increase bio diversity and add to the wildlife corridor along the bypass and former canal."</p> <p>"An historic landfill site is recorded by the Environment Agency on the field between Common Farm and the bypass. The area of land involved is less than 3ha and is not essential to deliver the proposed development."</p> <p>"Sufficient highway capacity is likely and access into the site is straight forward."</p>

	<p><u>Affordable housing:</u> “There will be a limit on what is viable in terms of off-site contributions and affordable housing.” “Very few if any sites in Broxtowe are likely to be economically viable with 30% affordable housing at the moment.”</p> <p><u>Other comments:</u></p> <p>“Not viable” for accommodation for gypsies, travellers and travelling showpeople.</p> <p>“H192 has potential for specialist accommodation”.</p> <p>“If SHLAA site 192 is not needed for housing to 2028 then it should be safeguarded land.” (<i>The summited ‘concept plan’ shows part of the site as being safeguarded land.</i>)</p> <p>“Most services and facilities are within walking or cycling distance from the site”, including schools, recreation facilities and buses.</p> <p>Support from the Tribal report.</p> <p>Local schools have spare capacity.</p>
Public	
Mr & Mrs Judi Eggleston (4679)	One resident considers this site suitable for housing.
394 – Rear of 13-27 The Glebe Cossall	
Statutory Consultees and Interest Groups	
CPRE (18)	<ul style="list-style-type: none"> • Green Belt • Agricultural land. • Development would leave infill after farm vulnerable. • Indefensible boundary to West. • Prominent view from West.
Environment Agency (4)	<ul style="list-style-type: none"> • No constraints. • Site specific flood risk assessment focusing on sustainable surface water management required.
Site Promoter(s) (Owner / Agent / Developer)	
Ian Gidley of IG Estates for the Robinson Trust. (4194)	<p><u>Site boundaries:</u> The developers’ site is the same as SHLAA site H394.</p> <p><u>Number of dwellings:</u> The site “could be capable of providing at least 40 dwellings”.</p> <p><u>Ownership:</u> “The land is in single ownership.” “There are no ransom strips.”</p> <p><u>Delivery timescale:</u> Not referred to, however this is “one of the most deliverable housing sites in the Borough”.</p> <p><u>Constraints:</u> The site “has no physical or infrastructure constraints”.</p> <p><u>Affordable housing:</u> “There will be a limit on what is viable in terms of off-site contributions and affordable housing.” “Very few if any sites in Broxtowe are likely to be economically viable with 30% affordable housing at the moment.”</p> <p><u>Other comments:</u></p> <p>“Not viable” for accommodation for gypsies, travellers and travelling showpeople.</p> <p>“Most services and facilities are within walking or cycling distance from the site”, including schools, recreation facilities and buses.</p> <p>Support from the Tribal report.</p> <p>Local schools have spare capacity.</p>
Public	
Bryan & Judi Eggleston (4679)	The site is more suitable than 117 as it would have negligible impact on neighbouring amenity.
564 - Land at Gin Close Way Awsworth	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> • Historical flooding in vicinity • Surface water strategy required to reduce flooding to others. • Development would have potential to pollute groundwater

	<ul style="list-style-type: none"> Environmental assessment required.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Development should respect and reinforce existing green corridor particularly alongside watercourses and hedge features.
Public	
Abigail Perry (4223) James Wright (4224)	Support development of the site.

Brinsley Generally

Commentator Name (Commentator ID)	Summary of Comments
Statutory Consultees and Interest Groups	
CPRE (18)	<ul style="list-style-type: none"> Development in Brinsley would create loss of agricultural land. Destroy important wildlife corridor. Development unsustainable because of traffic and lack of facilities. Heritage of area affected.
Ashfield District Council (59)	<ul style="list-style-type: none"> Any development in Brinsley would impact upon the infrastructure in Underwood and possibly Jacksdale.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> 4.78ha of accessible green space per 1000 population (3 sites), Above Borough average of green space concentrated in East causing deficiencies elsewhere.
SABRHE (1448)	<ul style="list-style-type: none"> No sites in Brinsley appropriate for Gypsy or travelling showpeople No sites in Brinsley could deliver 30% affordable housing because of viability issues Policies 16 & 17 of the Core Strategy should mean that there are no changes to the Green Belt in Brinsley. Wildlife reports, English Heritage view and Local Nature Reserve should also mean Brinsley's Green Belt boundary is not changed. Flooding between Church Lane and the Headstocks and the Headstocks itself means that this area should not be built on Community facilities not needed in Brinsley Open access to Brinsley's 30 footpaths and nature reserves should be maintained Development in Brinsley cannot be justified on sustainability grounds The whole of Brinsley & heritage landscape should be protected Brinsley does not need new allocations for sporting provision or play space etc. Unwanted changes to Brinsley could have an adverse effect on members of the communities well-being Farm traffic and movement of livestock (inc. horses) should be taken into account when thinking about infrastructure and house building in Brinsley
Opposing Site Promoter(s)	
Paula Money of Phoenix Planning Ltd for Taylor & Burrows Property. (4200)	"The full allowance for Brinsley should be removed from the Core Strategy...as Brinsley is not a sustainable settlement". "Policy 1 and 14 of the Core Strategy identifies that the priority for new development is in firstly selecting sites already accessible by walking, cycling and public transport." "There is no evidence to support" the Council's claim that "to go any lower than 150 dwellings in Brinsley would put at risk of closure of existing facilities within the village".
Public	
Support	
Mr Alan Kee (4673) Mrs Mia Kee (450) Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405)	<ul style="list-style-type: none"> Agree with housing numbers but should be accommodated within Brinsley not elsewhere
Object	
Annabelle Adelman (2525) Peter Bestwick (4600) Sylvia Coles (1330) Maggie Guillon (4144) Richard Hind (2621) Brandon Kinton (1191) Jacqui Richmond (2888)	<ul style="list-style-type: none"> A number of residents do not consider any development in Brinsley is suitable Brownfield sites and unused buildings should be used. Potential coalescence with Eastwood is seen as an issue. Lack of public transport in Brinsley is seen as a barrier to development. Loss of historic landscape associated with DH Lawrence. Increase in flooding would impact on wildlife habitats.

Brinsley Sites

Commentator Name (Commentator ID)	Summary of Comments
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128 – Robin Hood Inn, 17 Hall Lane Brinsley	
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> Site adjacent to conservation area – character and significance of this need to be considered.
CPRE (18)	<ul style="list-style-type: none"> Green Belt Agricultural site adjacent to Conservation Area. Indefensible boundaries to South, East and West.
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints.
Brinsley Parish Council (67)	<ul style="list-style-type: none"> This site is appropriate to develop for housing.
Public	
Colin Barson (464) Maureen Lees (3423)	Supports the development of the site.
197 – North of Cordy Lane Brinsley	
Statutory Consultees and Interest Groups	
CPRE (18)	<ul style="list-style-type: none"> Green Belt Agricultural site. Issues with visual prominence, risk of flooding, impact on footpaths and coalescence with Underwood. No defensible boundary fulfils Green Belt purposes. Impact on character of area. Access would increase traffic and pollution problems. Would contravene NPPF policies 9 & 11.
Environment Agency (4)	<ul style="list-style-type: none"> Site specific flood risk assessment focusing on sustainable surface water management and analysis of watercourse through site required.
Ashfield District Council (59)	<ul style="list-style-type: none"> Concern about coalescence with Underwood if whole of site is developed.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Adjacent SINC 5/2328 and SINC 2/167 – mitigation for indirect impacts would be required which could include buffer zone.
Brinsley Parish Council (67)	<ul style="list-style-type: none"> No exceptional circumstances exist to justify the amendment of current green belt boundaries. Heritage site, development of which would threaten SINC's and wildlife corridors.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Site offers potential to provide green space for existing housing where there is a shortfall. Connection with underwood, need to identify, improve and protect the best green links in the area.
Public	
Support	
Brenden Kinton (1191)	considers the site suitable for housing.
Object	
Meryl Topliss (1204)	Objects to development on site
198 – East of Church Lane Brinsley	
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> Impact of development on setting of Grade II Listed church needs to be considered – not referenced in site assessments
CPRE (18)	<ul style="list-style-type: none"> SINC's and RIG's on site. Impact on Brinsley Headstocks and St James Listed church. Impact on character of village and wildlife. Well used footpaths on site and valuable open space. Would contravene NPPF policies 8, 9 11 & 12.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Adjacent SINC 5/2302 – mitigation for indirect impacts would be required including significant corridor/buffer along Brinsley Brook.
Brinsley Parish Council (67)	<ul style="list-style-type: none"> No exceptional circumstances exist to justify the amendment of current green belt boundaries. Heritage site, development of which would threaten SINC's and wildlife corridors.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Site could place significant demand on the Brinsley Headstocks Local Nature Reserve. Existing green corridors need to be respected and reinforced to maintain wildlife movement connecting to features such as the church and the cemetery.
SABRE (1448)	<ul style="list-style-type: none"> Heritage site Local Nature Reserve DH Lawrence's 'Country of my Heart' SINC & Wildlife corridors Historic mining landscape
Site Promoter(s) (Owner / Agent / Developer)	
Terry and Ann Anthony (717)	<ul style="list-style-type: none"> Disappointed with the decision to reduce the target of houses for Brinsley by 50. The target of 200 homes had gone through a number of consultation periods and the decision to reduce it was based on selected information from individuals in the enquiry.
Public	
A (4241)	<ul style="list-style-type: none"> Development would impact on the heritage associated with DH Lawrence and

<p> A (4265) S Adelman (2511) Carol Alton (1995) E Anderson (4292) J Anderson (2181) J Andrews (4269) Judith Ann (2181) J Atkinson (461) A Ball (4371) G Bannister (4348) Mr & Mrs Banks (2785) Jennifer Barber (4323) M Barck (4356) D Barker (4346) W Bashir (4382) Allan Baxter (2287) Martha Baxter (2288) Be (2134) G Beaver (1163) R Bellaway (4350) R J Betts (4267) Mr Birkin (4271) Chris Birkin (2488) Tanya Birkin (4272) J Boaden (4317) Mrs Booth (4247) J Booth (1599) P Bowler (4306) Neil Brice (1913) L & A Brudenell (4311) Willis Butler (4293) B Buttress (4254) S Calladine (4319) S Carp (4313) Patricia Carter (4228) P Chambers (4300) Shaun Chambers (4297) C Chaindale (4380) H Chester (2787) J Christian (4249) Ian Clews (4279) Graham Collier (4334) Jill Collier (4335) C Cresswell (4386) T Crompton (4314) B Curtis (4262) B J Dainty (4246) Berbal Dainty (4246) Rosemary Dainty (4280) Janey Daney (2247) Kenneth Davy (3868) S O Davey (4226) Nicola Davis (2355) Philip Davis (2357) M Dolhin-Rowland (1169) John Dosey (2247) M Dyer (4373) C Ellis (4302) A Enever (2134) J Egglsetone (1992) T Egglestone (2120) Bryan Fearn (4236) J Feeley (4363) Ruth Flanagan (4287) G Fortheringham (4367) D Fowkes (4259) G (4359) N Gardner (4368) S George (4261) Donna Gibbs (1930) Jackie Gibbs (1208) Jackie Gilman (4288) N Gallimore (3462) M Goddard (3449) </p>	<p>would have a detrimental impact on footpaths and landscapes and SINC sites.</p> <ul style="list-style-type: none"> • The site is not strategically located for jobs or services and the existing facilities including the bus services are inadequate. • Changes to the Green Belt boundary will impact on the character of Brinsley.
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Stanley Hall (4282) G Hand (4263) Kaye Hanna (4332) Tim Hanna (4333) Dawn Harrison (3856) Patrick Harrison (4244) C Hazeldine (4370) N Hazeldine (4369) E Hemsley (1625) J Hemsley (4232) Michael Henshaw (4341) N Heym (4318) Vincent Higgins (4286) I Higson (4353) R Hill (4309) Andy Hitchin (4320) Julie Hitchin (3863) Mr & Mrs Hodgkinson (4301) M Holmes (4299) Paul Holmes (4285) Wendy Holmes (1991) D Hull (1394) J Hull (4352) R Hutsby (4365) James Hyde (4328) Val Hyde (4327) H Inger (4253) Lisa James (4238) Wendy Jones (4230) S Kelham (4312) B Kent (4329) M Kent (3828) A King (4354) F King (3409) John King (4295) Ryan King (4296) Susan King (3393) M Kirk (4270) T Kirk (3400) R Kitchen (4360) K Large (4242) Jogn Ledger (2133) Bertha Ledger (4298) D Lee (4347) D S Lees (3423) M H Lees (4338) C Leivers (3405) Derek Leivers (4243) C Lemmons (4248) K Lindsey (4233) P Lindsey (4234) Barbara Lira (4325) Raymond Lira (4326) R Machin (4374) V J Machin (4375) Jason Marks (4290) Brain Marriott (3425) T Martin (4361) G Mason (4308) Martin Mawson (4342) L McGraw (4303) A Meakin (4358) M Melbourne (1933) Jill Mews (4307) R Mitchell (1938) E Modson (2098) A Moore (4345) G Moore (4344) R Moore (4343) I Moss (4278) M Musgrove (3463) K Nash (4349) Richard North (2271) Marjorie North (2272)	
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R Owen (4304) Y Owen (4305) Jean Oxley (2176) Philip Oxley (1164) Angela Page (4229) Darren Park (4268) Andrew Parker (2124) Graham Parker (4324) Jane Parker (2122) Lewis Parker (2008) A Pearce (4337) Dorothy Pearce (3415) E Pepper (4250) B Pickard (3410) G Pickard (4364) Mick Pieshilt (4377) S Potter (4260) A Poxon (1711) Amy Price (4237) M Price (2138) J Quigley (1928) M Quigley (3406) Shane Quigley (1981) Lisa Rainey (3391) Sam Rainey (4289) Carol Rhodes (3471) Kath Richard (4227) J Robertson (1934) J Robinson (3859) Carol Rose (4276) Alan Rowland (4273) Margaret Rowland (1169) D R Rowley (4362) F Rowley (4252) P Rowles (1936) S (4277) S (1937) Lynne Salt (4291) Vic Salt (3412) A Slater (4264) J Smith (4258) S Smith (2786) J Sokyryka (4256) V Stainsby (4384) A Stapleton (4315) C Stapleton (4316) G Stapleton (4378) I Stapleton (4379) I Stapleton (4351) W Storer (4255) Julie Straw (3519) Kevin Straw (3520) P Stuart (3476) Elizabeth Sisson (2147) G Sullivan (4355) J Swain (4310) E Swann (1690) J Swann (4381) Barrie Swindell (4322) Rita Swindell (4321) Andrew Swift (4376) B Taylor (4336) I Tellmann (1939) R & M Thackery (2421) C Thompson (4357) Rob Thwaites (3428) H Tilfoth (3398) N Tilfoth (4283) M Topliss (1204) Neil Topliss (1189) Grant Townroe (2470) Allyson Turner (4239) D Twells (2102) Hilda Walker (4281)	
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Colin Ward (2260) Jackie Ward (2261) Derek Watson (4235) D J Watson (4235) Irene Watson (2100) J Watson (2100) Christa Wardle (3470) Kingsley Webster (4275) Lisa Webster (4274) Diane West (4231) Lorraine West (4331) Thomas West (4330) C Wester (3397) C Westbrook (3820) T Westbrook (1207) E White (1993) M Whitehead (4385) C Willmot (4251) Dean Wilson (4339) Jackie Wilson (4340) P Windsor (4257) K Wint (4372) D Witham (1923) S Witham (1924) Janice Wooley (4245) Ralph Wooley (1168) Loris Wright (4240) Lynne Wysaki (4284) J Yates (4266)	
199 - North of Hall Lane Brinsley	
Statutory Consultees and Interest Groups	
Brinsley Parish Council (67)	<ul style="list-style-type: none"> No exceptional circumstances exist to justify the amendment of current green belt boundaries. Heritage site, development of which would threaten SINC's and wildlife corridors.
Public	
Support	
Colin Barson (464)	<ul style="list-style-type: none"> Some support development of this site. Potential site for specialist development
Object	
Meryl Topliss (1204)	<ul style="list-style-type: none"> One objection for the site
200 - West of High Street Brinsley	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints Surface water flooding to north of site requires investigation.
Brinsley Parish Council (67)	<ul style="list-style-type: none"> This site is appropriate to develop for housing only and could provide specialist accommodation.
SABRHE (1448)	<ul style="list-style-type: none"> Non Green Belt site Appropriate to develop for affordable housing Site could accommodate 40 dwellings for elderly persons Units provided on this site should be for Brinsley residents which would free up other homes for families.
Public	
Colin Barson (464) Maureen Lees (3423) Meryl Topliss (1204)	<ul style="list-style-type: none"> A number of the residents considered this site appropriate as it is brownfield. Potentially a suitable site for specialist development.
376 - Land opposite 28 Church Lane Brinsley	
Statutory Consultees and Interest Groups	
CPRE (18)	<ul style="list-style-type: none"> Green Belt Agricultural site Fulfills Green Belt function. Negative impact on Brinsley Headstocks. Would contravene NPPF policies 8, 9 11 & 12.
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints Surface water flooding through middle of site requires investigation.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Adjacent SINC 5/3405 – mitigation for indirect impacts would be required which could include buffer zone.
Brinsley Parish Council (67)	<ul style="list-style-type: none"> No exceptional circumstances exist to justify the amendment of current green belt boundaries. Heritage site, development of which would threaten SINC's and wildlife corridors.
Parks & Environment Section	<ul style="list-style-type: none"> Site could place significant demand on the Brinsley Headstocks Local Nature

Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Reserve. Existing green corridors need to be respected and reinforced to maintain wildlife movement connecting to features such as the church and the cemetery.
SABRE (1448)	<ul style="list-style-type: none"> Heritage site Local Nature Reserve DH Lawrence's 'Country of my Heart' SINC & Wildlife corridors Historic mining landscape
Public	
Meryl Topliss (1204)	Objection to development of the site.

Eastwood Generally

Commentator Name (Commentator ID)	Summary of Comments
Statutory Consultees and Interest Groups	
CPRE (18)	<ul style="list-style-type: none"> Development in Eastwood would create loss of Green Belt, footpaths and good agricultural land. Heritage of area affected. Loss of identity. Development unsustainable because of lack of employment for level of housing. Traffic implications through overloading of infrastructure.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> 8.82ha of accessible green space per 1000 population (4 sites) in Eastwood North and Greasley, above Borough average of green space concentrated in Southern edge of Ward. 1.82ha of accessible green space per 1000 population (8 sites) in Eastwood South, below Borough average, shortage in terms of amenity and natural green space. Developer contributions in Eastwood could support the restoration and enhancement of Cromford Canal (inc. Broxtowe Country Trail, Bennerley Viaduct and Erewash Valley).
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> All sites in existing Eastwood South and Greasley area are mostly infill and therefore little argument against these proposals. Is enough land however being left for other development such as employment, retail etc. Proposed new site North of site 413 (previous waste tip of the Moorgreen Pit) to take the majority of new dwellings (323+), as one large site preferred
Cllr Michael Brown (320)	<ul style="list-style-type: none"> Housing figure for Eastwood is a maximum
Cllr Simpson (1607)	<ul style="list-style-type: none"> Should have more employment allocations
GOGD (3010)	<ul style="list-style-type: none"> All previously allocated & brownfield sites within Eastwood and Greasley are suitable to develop for housing There are enough previously allocated sites in Eastwood/ Greasley to fulfil housing requirement. Green Belt boundaries should remain the same for future generations to enjoy. The Gilt Brook possibly supports native crayfish Fields West of Gilt Brook supports partridge, hares and diverse bird life including gold finches, yellow hammers & birds of prey. Roads in Greasley Parish will not cope with the amount of housing suggested or further development of any kind. The public transport only has significant services along the A610 Nottingham Road Other areas have a local hourly service Monday to Saturday and an hourly service on the B600. Greasley still subsumed into Eastwood Since 1962 Giltbrook village & Newthorpe have been constant building site Giltbrook Farm estate still to be completed despite starting in 1981 Still areas from 2004 Local Plan waiting to be developed. Eastwood, Newthorpe and Giltbrook now linked together despite previously being separate communities No infrastructure for housing, schools and roads – will not take more around Greasley/Eastwood
Site Promoter(s) (Owner / Agent / Developer)	
Paula Money of Phoenix Planning Ltd for Taylor & Burrows Property (4200)	<p>The agents disagree with the calculation of the figure in the consultation document for 'Total left to find in Eastwood'. They consider that this figure should be "at least 397", rather than 247. Details are given; the main points include:</p> <ul style="list-style-type: none"> "Given the previous historical lapse rate..., it is considered that the Council should provide an element of flexibility to the housing land supply figures and incorporate provision for a lapse rate to ensure that the housing land requirement is delivered over the plan period." A "lapse rate" of 8% is proposed, to apply to sites with planning permission and/or under construction. The agents disagree with the Council's assessment of several sites which do not have planning permission but where development 'may be suitable'. A detailed schedule is provided.

	<ul style="list-style-type: none"> The agents consider it “inappropriate to take account of sites where the permissions have been lapsed particularly on those sites where permission has been lapsed for more than 2 years”. Single plots for which permission has lapsed “should come forward under the windfall allowance”. There is a “high degree of uncertainty” regarding “the redevelopment of the Raleigh employment site on Church Lane, Eastwood”. “The overall windfall allowance should reflect the past windfall rates” and “a proportion of the windfall allowance” should be “reapportioned from Eastwood to Kimberley”. A figure “of 80 windfalls coming forward over the 1-5 year period is a more realistic assumption”. <p>“There is a locally specific need for accommodation tailored to more elderly groups in the Greasley Wards.”</p> <p>“It would be appropriate to identify safeguarded land that can be released if Eastwood fails to fulfil the housing need for the plan period. Safeguarding land beyond the 2028 plan period will also ensure that the long term housing needs for Eastwood is met in the future.”</p>
Mark Flatman of iPlan Solutions Ltd for Caunton Engineering Ltd. (178)	<p><u>Proposed new site – land adjacent to Moorgreen Industrial Park</u></p> <p>“The owners wish to enter into a constructive dialogue with the Council with the aim of securing a specific site allocation for trailer storage and also provision of a dedicated site for the temporary pre-construction erection of the fabricated steel frameworks within the adopted Site Allocations document...This will necessitate a detailed examination and revision of Green Belt boundaries in close proximity to the business...It is therefore formally requested that Broxtowe BC work with Caunton Engineering Ltd and its professional advisers in order to amend the existing Green Belt boundary adjacent to this business...Further work is required by the advisers to Caunton as a prerequisite to being able to specifically identify the precise boundaries that require adjustment.”</p> <p>The “land requirement allocation for Caunton Engineering” should be “made in addition to other employment land allocations that comprise part of the required minimum [in the ACS] 15ha provision”, in order to “support and engender their continual survival”.</p>
Public	
Support	
Jackie Dennison (2331) Mr Alan Kee (4673)	
Object	
Mrs Bampton (2627) Dorothy Banton (2621)	Level ground sites nearer to Eastwood should be developed.
Sheila Hague (3095)	Supports E35
R Connor (4155)	Objects to any development at Common's Close – services and roads cannot cope with more development.
Geoffrey Stapleton (4435)	Objects to more development generally
Louis Formon (4439)	Development on brownfield
Jane Clarke (4180)	No sites appropriate
Anne Beardsley (4147) Jacqueline Greaves (2993) David Lock (4440) Sasha Miel (3566) Mr & Mrs E Sutton (4171)	<ul style="list-style-type: none"> Object to Green Belt development in Greasley and Beauvale. Insufficient school and doctor's surgeries. Potential flooding. Insufficient sewage system Loss of farmland
Darren Potter (2833)	Objects to sites in the centre of Eastwood and East – threat of coalescence with Kimberley.
John Naylor (3511)	Objects to 205, 113 and 131
David Small (4389)	The Burnhams site is suitable for housing.
Scott Walker and Margaret Allen (2585)	Objects to housing development on West of Moorgreen and North of Mill road.
Maureen Adams (3049) John Adams (3054)	Objects to site 271.
A Hutchinson (3134) Mr Richards (3182)	Objects to site 205.
Mrs Mia Kee (4502)	Appropriate
Mrs Fletcher (3083) Angela Lings (4596)	Brownfield sites and empty houses could be used. Size limits appropriate to the size of the brownfield sites.
Helena Lings (4595)	Brownfield sites near town centres should be used for housing.
Denise Garratt (3653)	Housing could impact on existing business causing noise complaints.
Carol Bridgeman (4602)	Brownfield sites should be used over Green Belt. Flooding/infrastructure provision and affordability all issues.
Peter & Sylvia Lofley (4607)	Increased traffic and drainage issues plus loss of valuable green space/wildlife.
Brian Brown (2157) Mr Frogson (2932) Glenis Gregory (3033) Iris Hill (3027) Mr Kevin (2419) Adrian Knowles (2944)	All previously allocated sites and brownfield sites should be included – Detail of infrastructure and housing needs is required.

Marie Knowles (2946) Mrs Linda (3029) Barbara Wigley (2961) Richard Wood (4177)	
Charles Andrews (4157)	Former public houses can be used for housing.
Barbara Wing (2453)	All previously allocated sites and brownfield sites. Sites with level access should be considered for elderly.
Margaret Naylor (3018)	Development should be on brownfield sites. Infrastructure is insufficient.
Paul Turner (2588)	Only brownfield sites use.
Dawn Beverly (4181)	Windfall sites should be used before greenfield. Easily accessible flat sites should be used for specialist accommodation.
Robert Ollershaw (3068)	<ul style="list-style-type: none"> Brownfield sites should be used. Details of infrastructure should be taken into account.
Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405)	<ul style="list-style-type: none"> Gypsy and travellers cannot be accommodated and would remove sites needed for other uses. Allocation of sites should be phased to reduce Green Belt release. Agree with the housing numbers - Least favoured sites should be safeguarded to avoid growth above this. 106,126,205,213,256,492,506,517 are also available.
Peter Davies (3167) Margaret Ollenshaw (2923)	<ul style="list-style-type: none"> Brownfield land should be protected. Greasley not recognised.
David Pepper (4162)	<ul style="list-style-type: none"> Brownfield sites only
Anthony Kirby (3404)	<ul style="list-style-type: none"> No development
Thomas McCormack (4599)	<ul style="list-style-type: none"> No development on green belt
Peter Bestwick (4600)	<ul style="list-style-type: none"> Unused buildings should be used.
Jacqui Richmond (2888)	<ul style="list-style-type: none"> Objects
Maggie Guillon (4144) Peter Harrison (2568)	<ul style="list-style-type: none"> Brownfield sites Up to date housing assessment is required.
Richard Hind (2624)	<ul style="list-style-type: none">
Robert Willmott (672)	<ul style="list-style-type: none"> No green belt land should be released.
M Pickering (4666)	<ul style="list-style-type: none"> Only brownfield sites
Mr Fletcher (3144)	<ul style="list-style-type: none"> Brownfield only/insufficient infrastructure.
John Twells (3495) Joan Wade (3165)	<ul style="list-style-type: none">
Frank Dorkes (4706)	Brownfield only

Eastwood Sites

Commentator Name (Commentator ID)	Summary of Comments
3 – Wade Printers (and adjacent land) Baker Road	
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> Impact on wider setting of Greasley Castle Scheduled Monument needs to be considered.
CPRE (18)	<ul style="list-style-type: none"> Green Belt 70% Greenfield Agricultural land. Adjacent SINC to East. Site should be split down into different ownerships. Significant wildlife impact, species rich hedgerow boarder's site & impact on wildlife corridor. No defensible boundary. Coalescence issues. Bordered by ridge and furrow farmland. Currently used by recreation company. Potential contamination. Highly viable from mature landscape area. Access and transport issues. Impact on tourism. Would contravene NPPF policies 8, 9 11 & 12.
Environment Agency (4)	<ul style="list-style-type: none"> Site specific flood risk assessment focusing on sustainable surface water management required. Drain adjacent to East of site that will need site specific flood risk assessment. Historic use of site potential for development to cause pollution to secondary aquifer environmental assessment required.
Nottinghamshire	<ul style="list-style-type: none"> Adjacent SINC 5/273 – questions extent of SINC boundary

County Council (211)	<ul style="list-style-type: none"> • Mitigation for indirect impacts would be required which could include buffer zone. • Mitigation for direct impact may involve reduction in developable space.
Greasley Parish Council (71)	<ul style="list-style-type: none"> • Not necessary to develop this site, • The Southern part of Eastwood has better access to the A610 and to employment opportunities where there are more brownfield sites and less impact on the landscape. • Important site for preventing coalescence between Eastwood and Kimberley.
Eastwood Town Council (69)	<ul style="list-style-type: none"> • Not suitable for development.
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> • Disagree with Council assessment, should not be developed for residential.
Cllr John Rowland (1605)	<ul style="list-style-type: none"> • The brownfield portion of this site would be acceptable for housing.
Anna Soubry MP (625)	<ul style="list-style-type: none"> • Object to Green Belt portion of site being developed for housing • Developing the brownfield part of the site acceptable • Concern that name of site is misleading
Cllr Michael Brown (320) Cllr M Handley (316) County Cllr J Handley (3648)	<ul style="list-style-type: none"> • Only brownfield part of the site is acceptable for residential redevelopment
GOGD (3010)	<ul style="list-style-type: none"> • Needs to remain as Green Belt • Brownfield part of site should be developed first
Site Promoter(s) (Owner / Agent / Developer)	
Paula Money of Phoenix Planning Ltd for Taylor & Burrows Property. (4200)	<p><u>Site boundaries:</u></p> <p>The developers' site combines parts of sites H3 and H206, plus some additional land, and has an area of approximately 17.9 ha.</p> <p>There would be "potential to provide additional housing in the future" to the west and south, within the remainder of sites H3 and H206.</p> <p><u>Number of dwellings:</u> "Approximately 330."</p> <p><u>Ownership:</u> Not specified.</p> <p><u>Delivery timescale:</u> Not specified.</p> <p><u>Green Belt:</u> The Gilt Brook would be "a stronger more defensible boundary to the green belt than presently exists", "creating a softer edge to the settlement boundary than presently exists". It would be "logical, defensible and tangible".</p> <p><u>Constraints:</u> A 'Drainage Assessment' has been undertaken. This concludes: "The risk of flooding to the proposed development and surrounding areas from all sources is considered to be low providing [as proposed] the development is contained within Food Zone 1" and; "The implementation of a sustainable surface water drainage strategy... will ensure that there is no increase in flood risk to surrounding areas through the disposal of surface water run-off in the post development scenario".</p> <p>A 'Transport Report' has been undertaken. It concludes: "Overall in transportation terms, the site has significant sustainable transport opportunities and there are no identified overriding transport related issues to the proposed residential development."</p> <p>A 'Landscape and Visual Appraisal' has been undertaken. It concludes: "In summary, the proposals offer the opportunity for residential development within acceptable levels of landscape and visual impact, with some visual and landscape benefits, the retention of the green belt gap between Kimberley and Giltbrook, the formation of new logical and defensible Green Belt boundaries and without pushing development further into the open countryside than adjacent development already does."</p> <p><u>Affordable housing:</u> "The Baker Road site is likely to be able to viably sustain a higher percentage of affordable housing than sites with lower value market areas. The landowners will endeavour to provide the full affordable housing requirement."</p> <p><u>Other comments:</u> "It is acceptable to the landowner to provide an element of open market housing in order to meet the aging population of the local area", "if appropriate".</p> <p>The existing industrial buildings "are in a poor state of repair and do not meet the needs of a modern day</p>

	<p>business” and their site “consists of a non-conforming use within an existing residential area”.</p> <p>“A number of key facilities are located within walking and cycling distance including post office, shops, public house, primary school, college, churches and a recreation ground.”</p> <p>A bus stop providing an hourly local service is 75m away and a stop providing a 10 minute service to Nottingham, Eastwood and Ripley is 550m away.</p> <p>Support from the Tribal study.</p> <p>A “priority is to enable the reclamation of the former tip site and improve the ecological value and management of the SINC site which can be facilitated by the redevelopment of the wider area.”</p>
D.W. Hill of Hill & Company for Giltbrook Landowners Consortium. (3651)	<p><u>Site boundaries:</u> The developers’ site is SHLAA site H206, plus part of site H3 and some additional land.</p> <p>The developers “remain of the opinion” that “it would be to the mutual advantage of the parties” if their land and the adjacent land (“the Wade site”) were developed “as a comprehensive whole”. “However it is self evident that the Consortium’s land can be developed in isolation.”</p> <p><u>Number of dwellings:</u> “Approximately 280 dwellings...and significantly more if it was developed comprehensively with the Wades site.” (A figure of 500 homes is mentioned with regard to schools.)</p> <p><u>Ownership:</u> The Giltbrook Landowners Consortium “collectively own” site H206. They believe that site H3 and other adjoining land “is currently owned by Wades Printers”.</p> <p><u>Delivery timescale:</u> “All landowners support development within the next five years.”</p> <p><u>Green Belt:</u> “With thoughtful mitigation” development “can be achieved without a significant impact on the gap between the settlements of Giltbrook and Kimberley.”</p> <p><u>Constraints:</u> “There are no ownership issues and no known impediments to the land being developed for housing and possibly other ancillary uses within the next five years.”</p> <p><u>Affordable housing:</u> The site will make a “significant contribution...to local housing need, including 30% affordable housing”.</p> <p><u>Other comments:</u></p> <p>A “replacement site” for the Giltbrook Surgery on the Consortium’s land “could be of interest”.</p> <p>The site “could accommodate” an additional single-form entry primary school, if it was needed for a comprehensive development.</p> <p>There would be “advantages of extending the area of importance for nature conservation to the north southwards by creating a stream-side buffer zone”.</p> <p>The site has several bus stops within a few minutes’ walk and is close to primary and secondary schools, the Ikea retail park and local shops.</p>
Public	
John Adams (3054) Maureen Adams (3049) David Broadhead (3136) Brian Brown (2157) Stuart Flack (3013) Mr Frogson (2932) Glenis Gregory (3033) Peter Harrison (2568) Iris Hill (3027) Keith Housley (3173) Sydney Meaking & Anne Keeling (3180) Mr Kevin (2419) Adrian Knowles	<p><u>Green Belt</u></p> <ul style="list-style-type: none"> • Many object because development will cause urban sprawl and destroy character – Newthorpe/Giltbrook and the Alma Hill/Gilthill area of Kimberley. • Tribal did not recommend the site – no defensible boundary. • Some support the site because they favour the use of brownfield sites • Some consider the Wade printers part of the site should be developed. <p><u>Environment</u></p> <ul style="list-style-type: none"> • Important SINC adjacent the site • Horse grazing pasture/agricultural land • Loss of valuable wildlife • Footpaths will be lost. • Part of site is undevelopable due to colliery.

(2944) Marie Knowles (2946) Mrs Linda (3029) Peter & Sylvia Lofley (4607) Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405) Leanard Marshall (2954) Sasha Miel (3566) John Naylor (3511) Sandra Naylor (2558) Geoffrey Richards (3182) Hannah Sedgwick (4432) Ross Watchorn (2951) Richard Wood (4177)	
34 - Land off Acorn Avenue Giltbrook	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> • Historical flooding in vicinity • Surface water strategy required to reduce flooding to others. • Development has potential to pollute groundwater • Environmental assessment required.
Eastwood Town Council (69)	<ul style="list-style-type: none"> • Site developable subject to environmental services and access arrangement. • Run off water issues.
Eastwood Liberal Democrats (446)	<ul style="list-style-type: none"> • Agree with Council assessment.
Cllr John Rowland (1605)	<ul style="list-style-type: none"> • It is expected that this site would be developed before proposals to develop Green Belt are considered.
Anna Soubry MP (625)	<ul style="list-style-type: none"> • Concern about flooding and impact on existing sewerage system
Cllr Michael Brown (320) Cllr M Handley (316) County Cllr J Handley (3648)	<ul style="list-style-type: none"> • Site has planning permission and should be developed before Green Belt is considered.
Public	
Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405)	<ul style="list-style-type: none"> • Support application for 67 dwellings.
125 - Land at Church Street Eastwood	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> • No specific constraints.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> • Remnant area of neutral grassland which may have conservation value.
Eastwood Town Council (69)	<ul style="list-style-type: none"> • Number of dwellings should be reduced due to drainage and surface water run off issues.
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> • Agree with Council assessment.
Public	
Margeret Ellis (4644) Andrew Lovell (4598) Dorothy Lovell	<ul style="list-style-type: none"> • This is a previously developed site and is therefore appropriate. • Support for 31 dwellings. • Request to retain the small meadow in order to protect views and wildlife corridors.

(1404) Owain Lovell (1403) Stephen Lovell (1405) Anthony Worrall (4601)	
129 - Telford Drive Eastwood	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints.
Eastwood Town Council (69)	<ul style="list-style-type: none"> Site not suitable for development
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> Agree with Council assessment.
Public	
Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405)	<ul style="list-style-type: none"> Support allocation for 14 dwellings Two potential road accesses which need to be considered.
130 - Church Street Eastwood (Raleigh)	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> Site specific flood risk assessment focusing on sustainable surface water management required. Historic use underlain by secondary aquifer with potential for development to cause pollution. Environmental assessment required.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Area of grassland and scrub which may have conservation value.
Eastwood Town Council (69)	<ul style="list-style-type: none"> Should be retained for employment use.
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> Disagree with Council assessment, should not be developed for residential.
Public	
Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405) Peter Pounder (4145)	<ul style="list-style-type: none"> Support allocation for 40 dwellings Employment use uncertain so potential for housing or a mixed development Careful design of road access is required.
134 – Springbank Primary School Devonshire Drive Eastwood	
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> Impact on the conservation area and adjacent Grade II Listed Building need to be considered. Note conversion of existing school building.
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints.
Eastwood Town Council (69)	<ul style="list-style-type: none"> Sensitive design required.
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> Agree with Council assessment.
Cllr John Rowland (1605)	<ul style="list-style-type: none"> It is expected that this site would be developed before proposals to develop Green Belt are considered.
Site Promoter(s) (Owner / Agent / Developer)	
Nottinghamshire County Council (211)	
Public	
Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405) Peter Pounder (4145) Iris Taylor (4437)	<ul style="list-style-type: none"> Supports - previously developed site appropriate. Site is suitable for meeting affordable housing provision.

Troy Tegart (4435) Anthony Worrall (4601)	
138 - Walker Street Eastwood	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints. Site specific flood risk assessment focusing on sustainable surface water management required.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Area of grassland, scrub and post-industrial habitat which may have conservation value.
Eastwood Town Council (69)	<ul style="list-style-type: none"> Canyons and RO Wood St/ Garden road open space should be retained. Access onto Nottingham Road needs to be improved Suggest reduction in dwelling number to 180.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Opportunities for good levels of amenity, natural green space and play provision Proximity of existing sporting provision needs to be considered. Probability that the site acts as a wildlife stepping stone with Beauvale Brook corridor and Plumpton Way and the open areas of New Eastwood. Open area and North/South green connections required.
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> Disagree with Council assessment, only 150 dwellings could be accommodated.
Moorgreen Residents Association (2961)	<ul style="list-style-type: none"> Ideal for elderly accommodation as close to town centre and easily accessible.
Site Promoter(s) (Owner / Agent / Developer)	
Nottinghamshire County Council (211)	
Public	
David Small (4389) Michael Spurgin (1481) Gill Watson (4431) Stuart Walker (2585) Coleen Fletcher (3122) Timothy Fletcher (3123) Amanda Peters (2908) Peter Pounder (4145) Anthony Worrall (4601) Troy Tegart (4435) Iris Taylor (4437) Peter & Sylvia Lofley (4607) Barbara Wigley (2961) Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405) Eileen Benton (4605) M Pickering (4666)	<ul style="list-style-type: none"> There is general support for the site for 201 dwellings because it is a brownfield site and therefore will avoid encroaching the Green Belt. Some residents suggest the site is suitable for a development for the elderly. There is some suggestion that the site could be suitable for Gypsy and Travellers. It is suggested that there is some scope to increase the 201 dwellings on the part of the site, closest to the town centre to relieve pressure elsewhere.
143 - South of Smithurst Road Giltbrook	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> Site specific flood risk assessment focusing on sustainable surface water management required. Flood mitigation assessment required for drain on Western boundary of site.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Area of grassland and scrub which may have conservation value.
Eastwood Town Council (69)	<ul style="list-style-type: none"> Agree with Councils assessment.
Parks & Environment Section Broxtowe	<ul style="list-style-type: none"> Concern over wildlife corridors which need to be maintained and enhanced.

Borough Council (2548)	
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> • Agree with Council assessment.
Cllr Michael Brown (320) Cllr M Handley (316) County Cllr J Handley (3648)	<ul style="list-style-type: none"> • Site has planning permission and should be developed before Green Belt is considered.
Public	
Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405)	<ul style="list-style-type: none"> • Support permission for 91 dwellings
146 – Chewton Street Newthorpe	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> • No specific constraints. • Site specific flood risk assessment focusing on sustainable surface water management required.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> • Area of grassland and hedgerows which may have conservation value.
Eastwood Town Council (69)	<ul style="list-style-type: none"> • Concern re: former use contamination and gas emissions.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> • Expectation for good levels of amenity, natural green space and play provision as per last planning application. • Concern over wildlife corridors which need to be maintained and enhanced.
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> • Disagree with Council assessment, should not be developed for residential.
Public	
Sarah Pheasant (4696) Ann Hemstock (4167) Ethel Watford (4168) C Doyle (4170) M Connor (4153) RD Bateman (4148) DJ Stenson (4149) JM Kirk (4150) Mr & Mrs Salt (4151) Shirley Brown (4152) Mrs Brown (4390) Malcolm Pass (4391) Franz Harris (4178) WB Cooney (4392) Kenneth Calder (4731) Mr & Mrs Harris (4394) M Stuart (4395) BJ Fletcher (4397) E Harris (4399) FR Harris (4400) Susan Reed (4402) I Longden (4403) Mr & Mrs D Pacey (4404) Dorota Anflick (4405) Martin Paul Birch (4406) JS Beresford (4407) K & J Butler (4408)	<p><u>Contamination Issues</u></p> <ul style="list-style-type: none"> • Many residents have strong health and safety concerns regarding the former landfill use of the site and consider there has not been sufficient analysis into the potential impacts. One resident states that there is no proof that the bentonite wall will prevent contamination issues. • One concern is that no-one will want to live on the site due to safety issues so it will be left vacant. • The number of houses should be lowered to resolve the landfill issue. Additional housing could be able to come forward at a later date. • Some residents question why development of the site is still an option after being rejected a number of times. <p><u>Transport</u></p> <ul style="list-style-type: none"> • There are also concerns regarding the increase in cars and traffic safety. One resident suggests that an access off the A610 may prevent safety issues and avoid the need to lose existing dwellings. <p><u>Community Facilities</u></p> <ul style="list-style-type: none"> • It is also thought that local facilities are inadequate to cope with the increase in population. • There is concern that planned infrastructure for the Giltbrook development has not been built despite assurances and this is likely to be the same for this development. <p><u>Environment</u></p> <ul style="list-style-type: none"> • There is also concerns about wildlife on the site as it is thought to be rich and varied and that not enough detailed studies have been undertaken. • The loss of valuable public open space and footpaths is also raised as an issue. <p><u>Other Issues</u></p> <ul style="list-style-type: none"> • One resident considers the new dwellings will not be in keeping with the surrounding dwellings and that bungalows should be planned to match the predominant house type of the area. • Another concern is that social housing will have an impact on the area.

K & S Robson (4409) Ben Wilde (4410) Agniesska Gaslor (4411) Paul Davies (4412) Claire Wylie (4413) Jenna Reid (4414) Mrs J Rowley (4415) Mr Surgery & Ms Bostock (4416) Mrs B Hale (4417) Mr & Mrs Cordon (4152) Miss ZL Marston (4418) Jenifer Maloney (4419) CS Aldred (4420) Tim Marston (4421) DL Opie (4422) J Howard (4423) D Fyffe (4424) James Marshall (4425) D Seymour (4426) Andrew Hamilton Nashed (4427) M Savage (4428) KH Marston (4429) Elaine Doy (4430) Jason Roofe (4442) Tracey Oxford (4443) Ian Berry (4444) Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405)	
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147 - East of Pinfold Road Newthorpe

Statutory Consultees and Interest Groups

Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints.
Eastwood Town Council (69)	<ul style="list-style-type: none"> Concern about achievability due to access issues.
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> Agree with Council assessment.
Cllr John Rowland (1605)	<ul style="list-style-type: none"> It is expected that this site would be developed before proposals to develop Green Belt are considered.
Cllr Michael Brown (320) Cllr M Handley (316) County Cllr J Handley (3648)	<ul style="list-style-type: none"> Site has planning permission and should be developed before Green Belt is considered.

Public

Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405)	<ul style="list-style-type: none"> Support outline permission for 20 dwellings.
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163 - Chewton Street Eastwood

Statutory Consultees and Interest Groups

English Heritage (142)	<ul style="list-style-type: none"> No specific constraints.
Eastwood Town	<ul style="list-style-type: none"> Better design required.

Council (69)	
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> Agree with Council assessment.
Public	
Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405)	<ul style="list-style-type: none"> Support allocation for 12 dwellings
201 – Rear of the Island Eastwood	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints.
Eastwood Town Council (69)	<ul style="list-style-type: none"> Work in progress
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> Agree with Council assessment.
Public	
Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405)	<ul style="list-style-type: none"> Support permission for 15 dwellings
203 – Nether Green East of Mansfield Road Eastwood	
Statutory Consultees and Interest Groups	
CPRE (18)	<ul style="list-style-type: none"> Green Belt Agricultural land. Important for Green Belt purposes Impact on setting of town and used for recreation. Adjacent SINC. No defensible boundary. Impact on wildlife corridor. Sensitive wetland area – water quality could be disturbed. Coalescence issues. Impact on tourism. Would contravene NPPF policies 8, 9 11 & 12.
Environment Agency (4)	<ul style="list-style-type: none"> South West and Western boundary within flood zone 3. Sequential test and flood risk assessment (if sequentially preferable) required. Flood risk management and biodiversity protection required for Brinsley Brook on Western part of site.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Adjacent SINC 2/259 – mitigation for indirect impacts would be required which could include buffer zone. Area of grassland and hedgerows which may have conservation value.
Greasley Parish Council (71)	<ul style="list-style-type: none"> Not necessary to develop this site The Southern part of Eastwood has better access to the A610 and to employment opportunities where there are more brownfield sites and less impact on the landscape. This site is part of a valued landscape.
Eastwood Town Council (69)	<ul style="list-style-type: none"> Suitable for development. Would like open space to be provided and suggest a reduction in dwellings to 180.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Concern over wildlife corridors which need to be maintained and enhanced.
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> Disagree with Council assessment, should not be developed for residential.
Cllr John Rowland (1605)	<ul style="list-style-type: none"> Questioned whether housing is required at this location.
Cllr Michael Brown (320) Cllr M Handley (316) County Cllr J Handley (3648)	<ul style="list-style-type: none"> Site is in Greasley Are houses required in this location? Has site been identified over other sites because it has a more define boundary (ie railway line)
GOGD (3010)	<ul style="list-style-type: none"> Needs to remain as Green Belt
Site Promoter(s) (Owner / Agent / Developer)	
Steve Harley of Oxalis Planning for	<u>Site boundaries:</u> The developers' site is the same as SHLAA site 203.

<p>Bloor Homes (Midlands) Ltd. (2685)</p>	<p><u>Number of dwellings:</u> An overall number is not given, however “up to 200 homes” could be provided on the “north-western part” / “western half” of the site.</p> <p><u>Ownership:</u> The full site is “under the control” of Bloor Homes.</p> <p><u>Delivery timescale:</u> Not referred to.</p> <p><u>Green Belt:</u> The site “makes a limited contribution to the purposes of the Green Belt” and would have “robust and defensible boundaries”.</p> <p><u>Constraints (these points relate to the “western half” of the site):</u></p> <ul style="list-style-type: none"> • “Appropriate flood compensation can be provided” and therefore “flood risk is not a constraint to development”. • “The site can be accessed safely” and “the local road network has the capacity to accommodate the traffic generated by the site”. • “There are no constraints to development in terms of the trees in and around the site.” • “There are no ecological constraints to the development of this site.” • “Development would have a limited visual impact, and limited negative impact on the wider landscape.” <p><u>Affordable housing:</u> Not referred to.</p> <p><u>Other comments:</u></p> <p>“The assessment as contained in the consultation document which describes around half the site as being at risk at risk of 1 in 100 flood...is inaccurate should be amended.”</p> <p>“The site is described as ‘undulating’...in fact it is relatively flat...This too could be revisited and updated.”</p>
<p>Opposing Site Promoter(s)</p>	
<p>Paula Money of Phoenix Planning Ltd for Taylor & Burrows Property. (4200)</p>	<p>“The site is located to the north of Eastwood with a projected growth towards Brinsley. It is therefore considered that this site does not meet all of the three criteria and therefore should be identified as an Amber site.”</p> <p>“Whilst the whole area around Eastwood has links with the works of DH Lawrence, the area to the north, between Eastwood and Brinsley has the most significance... The landscape sensitivity, therefore, is higher than to the east of Giltbrook and more sensitive to change.”</p> <p>“The option area is highly visible when approaching Eastwood from the north and development would have an impact on the setting of the Town.”</p> <p>Development would “greatly alter the setting of Eastwood whilst pushing the town’s presence into open countryside, and also increasing the risk of coalescence with Brinsley”.</p> <p>“The line of the former railway track appears logical in plan form, but is poorly defined at ground level, unlike the route of the Gilt Brook to the east.”</p> <p>“The site is not well connected to the existing high frequency bus service” and has “identical services to Brinsley”.</p> <p>The site has constraints “in relation to flood risk issues and drainage”.</p>
<p>Public</p>	
<p>Support</p>	
<p>Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405)</p>	<ul style="list-style-type: none"> • The site could be considered for 300 dwellings Careful design and mitigation would be required which may reduce the developable area.
<p>Object</p>	
<p>A Poxton (4387) Mr & Mrs Tryner (4388) B & L Wysocki (4284) Angela Lings (2621) Andrew Lings</p>	<p><u>Transport</u></p> <ul style="list-style-type: none"> • Mansfield road and A610 is already congested and more houses will increase this. • Limited scope for infrastructure improvement • Poor/limited bus frequency after 7pm <p><u>Green Belt</u></p> <ul style="list-style-type: none"> • Some are concerned there is a threat of coalescence between Eastwood and Brinsley. • There are no exceptional circumstances to allow the release of Green Belt.

(4596) Robert Ollerenshaw (3068) Margaret Ollenshaw (2923)	<ul style="list-style-type: none"> • Other consider that as Tribal recommended appropriate direction for growth with defensible boundary. <p><u>Environment</u></p> <ul style="list-style-type: none"> • The site is farmland and would impact on the DH Lawrence heritage. • The site also is important for wildlife (including bats) and is at risk of flooding. • The foul drains are insufficient – surface runoff would be increased by development. <p><u>Other</u></p> <ul style="list-style-type: none"> • Eastwood has highest unemployment rate in Broxtowe • People have to travel to work making traffic congestion worse • Development of the site is a 'done deal' as councillors have been seen touring the site with developers
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204 – North of 4 Mill Road Beauvale

Statutory Consultees and Interest Groups

English Heritage (142)	<ul style="list-style-type: none"> • Impact on setting of Grade II Listed D H Lawrence primary school (site 496) needs to be considered.
CPRE (18)	<ul style="list-style-type: none"> • Green Belt • Agricultural land. • Coalescence issues. • Impact on public amenity value. • Well used footpath crossing site. • Prominent site on which development would have visual impact. • Impact on tourism. • Wildlife corridor. • No defensible boundary to North. • Access and transport issues. • Would contravene NPPF policies 8, 9 11 & 12.
Environment Agency (4)	<ul style="list-style-type: none"> • Site specific flood risk assessment focusing on sustainable surface water management required.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> • Area of grassland and hedgerows which may have conservation value.
Greasley Parish Council (71)	<ul style="list-style-type: none"> • Not necessary to develop this site • The Southern part of Eastwood has better access to the A610 and to employment opportunities where there are more brownfield sites and less impact on the landscape. • This site is part of a valued landscape.
Eastwood Town Council (69)	<ul style="list-style-type: none"> • Not suitable for development as Green Belt and would compromise plans for industrial area off Engine Lane.
Anna Soubry MP (625)	<ul style="list-style-type: none"> • Object to this Green Belt site being developed for housing
GOGD (3010)	<ul style="list-style-type: none"> • Needs to remain as Green Belt

Site Promoter(s) (Owner / Agent / Developer)

GraceMachin Planning & Property (4701)	<p><u>Site boundaries:</u> The developers' site is SHLAA site H204 with slightly expanded boundaries and an area of 5.2 ha.</p> <p><u>Number of dwellings:</u> "circa 150 new homes."</p> <p><u>Ownership:</u> "There are no ownership or third party constraints that would prevent development of the site in its entirety." (The correspondence implies a single owner, although the submitted plan indicates two.)</p> <p><u>Delivery timescale:</u> "Interest has already been received from PLC & Private House builders/Developers to ensure immediate housing delivery."</p> <p><u>Affordable housing:</u> Not referred to.</p> <p><u>Other comments:</u> Access is achievable from Telford Drive, Dovecote Road via the Ram Inn PH car park and Bosworth Drive.</p>
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Opposing Site Promoter(s)

Paula Money of Phoenix Planning Ltd for Taylor & Burrows Property (4200)	<p>The site "does not appear to provide a suitable access solution to serve the development".</p> <p>The site "is visually prominent and would have a detrimental impact to the wider countryside location".</p> <p>Development "may lead to increased dependence upon the use of the car and localised congestion".</p>
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Public

Christopher Bampton (2627) Abigale Jay Dorothy Banton	<ul style="list-style-type: none"> • Object building on Green Belt • Site provides important links to Colliers Wood. • There is a lack of public transport and the site is not sustainably located. • There is likely to be a significant increase in cars if the site is developed.
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Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405) Robert Ollerenshaw (3068) Margaret Ollenshaw (2923)	
206 – East of Baker Road/North of Nottingham Road Giltbrook	
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> Impact on wider setting of Greasley Castle Scheduled Monument needs to be considered.
CPRE (18)	<ul style="list-style-type: none"> Green Belt Agricultural land. Part mature landscape area. SINC on site. Impact on character and visual amenity. Is a wildlife corridor (Gilt Brook) and public open space. Drainage or pollution impact on brook. Flooding issues. Site has historical importance. Coalescence issues. Access issues. Footpath crossing site. Traffic issues. Would contravene NPPF policies 8, 9 11 & 12.
Environment Agency (4)	<ul style="list-style-type: none"> Site specific flood risk assessment focusing on sustainable surface water management required.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Part of site covered by SINC 2/274 – marshy grassland which would need to be protected from development. Adjacent SINC 5/253 – mitigation for indirect impacts would be required which would include significant green corridor/buffer along the Brinsley Brook. Area of grassland and hedgerows which may have conservation value.
Greasley Parish Council (71)	<ul style="list-style-type: none"> Not necessary to develop this site, The Southern part of Eastwood has better access to the A610 and to employment opportunities where there are more brownfield sites and less impact on the landscape. Important site for preventing coalescence between Eastwood and Kimberley.
Eastwood Town Council (69)	<ul style="list-style-type: none"> Not suitable for development due to topography and potential flooding from River Giltbrook.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Concern over wildlife corridors which need to be maintained and enhanced.
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> Disagree with Council assessment, should not be developed for residential.
Anna Soubry MP (625)	<ul style="list-style-type: none"> Object to this Green Belt site being developed for housing
GOGD (3010)	<ul style="list-style-type: none"> Believe crayfish have been spotted in Brook Land should remain as open space as it prevents coalescence between Giltbrook and Kimberley Land used for good farming “Small shopping parade within 10-15 minute walk” – no mention of adjacent Giltbrook Retail Park Last area of Green Belt in the village Needs to remain as Green Belt
Site Promoter(s) (Owner / Agent / Developer)	
Paula Money of Phoenix Planning Ltd for Taylor & Burrows Property. (4200)	<p><u>Site boundaries:</u></p> <p>The developers' site combines parts of sites H3 and H206, plus some additional land, and has an area of approximately 17.9 ha.</p> <p>There would be “potential to provide additional housing in the future” to the west and south, within the remainder of sites H3 and H206.</p> <p><u>Number of dwellings:</u> “Approximately 330.”</p> <p><u>Ownership:</u> Not specified.</p>

	<p><u>Delivery timescale:</u> Not specified.</p> <p><u>Green Belt:</u> The Gilt Brook would be “a stronger more defensible boundary to the green belt than presently exists”, “creating a softer edge to the settlement boundary than presently exists”. It would be “logical, defensible and tangible”.</p> <p><u>Constraints:</u></p> <p>A ‘Drainage Assessment’ has been undertaken. This concludes: “The risk of flooding to the proposed development and surrounding areas from all sources is considered to be low providing [as proposed] the development is contained within Food Zone 1” and; “The implementation of a sustainable surface water drainage strategy... will ensure that there is no increase in flood risk to surrounding areas through the disposal of surface water run-off in the post development scenario”.</p> <p>A ‘Transport Report’ has been undertaken. It concludes: “Overall in transportation terms, the site has significant sustainable transport opportunities and there are no identified overriding transport related issues to the proposed residential development.”</p> <p>A ‘Landscape and Visual Appraisal’ has been undertaken. It concludes: “In summary, the proposals offer the opportunity for residential development within acceptable levels of landscape and visual impact, with some visual and landscape benefits, the retention of the green belt gap between Kimberley and Giltbrook, the formation of new logical and defensible Green Belt boundaries and without pushing development further into the open countryside than adjacent development already does.”</p> <p><u>Affordable housing:</u> “The Baker Road site is likely to be able to viably sustain a higher percentage of affordable housing than sites with lower value market areas. The landowners will endeavour to provide the full affordable housing requirement.”</p> <p><u>Other comments:</u></p> <p>“It is acceptable to the landowner to provide an element of open market housing in order to meet the aging population of the local area”, “if appropriate”.</p> <p>The existing industrial buildings “are in a poor state of repair and do not meet the needs of a modern day business” and their site “consists of a non-conforming use within an existing residential area”.</p> <p>“A number of key facilities are located within walking and cycling distance including post office, shops, public house, primary school, college, churches and a recreation ground.”</p> <p>A bus stop providing an hourly local service is 75m away and a stop providing a 10 minute service to Nottingham, Eastwood and Ripley is 550m away.</p> <p>Support from the Tribal study.</p> <p>A “priority is to enable the reclamation of the former tip site and improve the ecological value and management of the SINC site which can be facilitated by the redevelopment of the wider area.”</p>
<p>D.W. Hill of Hill & Company for Giltbrook Landowners Consortium. (3651)</p>	<p><u>Site boundaries:</u></p> <p>The developers’ site is SHLAA site H206, plus part of site H3 and some additional land.</p> <p>The developers “remain of the opinion” that “it would be to the mutual advantage of the parties” if their land and the adjacent land (“the Wade site”) were developed “as a comprehensive whole”. “However it is self evident that the Consortium’s land can be developed in isolation.”</p> <p><u>Number of dwellings:</u> “Approximately 280 dwellings...and significantly more if it was developed comprehensively with the Wades site.” (A figure of 500 homes is mentioned with regard to schools.)</p> <p><u>Ownership:</u> The Giltbrook Landowners Consortium “collectively own” site H206. They believe that site H3 and other adjoining land “is currently owned by Wades Printers”.</p> <p><u>Delivery timescale:</u> “All landowners support development within the next five years.”</p> <p><u>Green Belt:</u> “With thoughtful mitigation” development “can be achieved without a significant impact on the gap between the settlements of Giltbrook and Kimberley.”</p>

	<p><u>Constraints:</u> “There are no ownership issues and no known impediments to the land being developed for housing and possibly other ancillary uses within the next five years.”</p> <p><u>Affordable housing:</u> The site will make a “significant contribution...to local housing need, including 30% affordable housing”.</p> <p><u>Other comments:</u></p> <p>A “replacement site” for the Giltbrook Surgery on the Consortium’s land “could be of interest”.</p> <p>The site “could accommodate” an additional single-form entry primary school, if it was needed for a comprehensive development.</p> <p>There would be “advantages of extending the area of importance for nature conservation to the north southwards by creating a stream-side buffer zone”.</p> <p>The site has several bus stops within a few minutes’ walk and is close to primary and secondary schools, the Ikea retail park and local shops.</p>
Public	
Support	
David Broadhead (3163)	
Object	
Cynthia Harrison (2567) Peter Harrison (2568) Sam Butler (4682) Maureen Adams (3049) John Adams (3054) Geoffrey Richards (3182) Anne Hutchinson (3134) Keth Housley (3173) Sydney Meaking and Anne Keeling (3180) Hannah Sedgewick (4432) Sandra Naylor (2558) Stuart Flack (3013) John Naylor (3511) Mrs Fletcher (3083) Peter & Sylvia Lofley (4607) Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405) Peter Harrison (2568)	<p><u>Green Belt</u></p> <ul style="list-style-type: none"> • If the site is developed there is potential coalescence of Newthorpe/Giltbrook and Alma Hill/Gilthill area of Kimberley. • Tribal did not consider this an appropriate direction for growth. • Valuable Green Belt with no defensible boundary. Gap between Eastwood and Kimberley would be eroded <p><u>Environment</u></p> <ul style="list-style-type: none"> • The loss of land which is important as part of the DH Lawrence heritage and for recreational purposes. • There is considered to be important wildlife on the site. • Site requires extensive mitigation measures and a SINCE. • Site is at risk of flooding • Site is valuable agricultural land and used for recreation. <p><u>Transport</u></p> <ul style="list-style-type: none"> • The traffic associated with IKEA is already an issue which will be worsened by the proposed development. <p><u>Other</u></p> <ul style="list-style-type: none"> • There is no mention of the retail park and employment site in the site description. Just ‘a small shopping parade’.
208 – West of Moorgreen	
Statutory Consultees and Interest Groups	
CPRE (18)	<ul style="list-style-type: none"> • Green Belt • Agricultural Land. • Elevated, prominent amenity land, development would be visually intrusive. • Impact on tourism. • Coalescence issues, no defensible boundary to the North. • Impact on wildlife corridor. • Would cause traffic issues. • Would contravene NPPF policies 8, 9 11 & 12.
Environment Agency (4)	<ul style="list-style-type: none"> • Site specific flood risk assessment focusing on sustainable surface water management required.
Greasley Parish Council (71)	<ul style="list-style-type: none"> • Not necessary to develop this site • The Southern part of Eastwood has better access to the A610 and to employment opportunities

	<ul style="list-style-type: none"> where there are more brownfield sites and less impact on the landscape. This site is part of a valued landscape.
Eastwood Town Council (69)	<ul style="list-style-type: none"> Not suitable for development. Development would compromise plans for industrial area off Engine Lane.
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> Disagree with Council assessment, should not be developed for residential.
Anna Soubry MP (625)	<ul style="list-style-type: none"> Object to this Green Belt site being developed for housing
GOGD (3010)	<ul style="list-style-type: none"> Needs to remain as Green Belt
Opposing Site Promoter(s)	
Paula Money of Phoenix Planning Ltd for Taylor & Burrows Property. (4200)	<p>"The site presently does not have an appropriate access."</p> <p>"The site is visually prominent and will have a significant impact on the landscape."</p>
Public	
Christopher Bampton (2627) Dorothy Banton (2621) Claire and Ian Pilsworth (2623) Miss A Briggs (4434) Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405) Robert Ollerenshaw (3068) Margaret Ollenshaw (2923)	<ul style="list-style-type: none"> This is a green field site so should not be developed as there are other more suitable sites. Wildlife will be destroyed Access will be hazardous Drains are inadequate/the area is on a floodplain Schools have insufficient capacity to cope with further development. Insufficient jobs for the area. Traffic congestion will be exacerbated.
313 - Brookhill Leys Farm Eastwood	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Adjacent SINC 2/245 – mitigation for indirect impacts would be required which could include buffer zone.
Eastwood Town Council (69)	<ul style="list-style-type: none"> Agree with Councils assessment.
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> Agree with Council assessment.
Public	
Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405)	<ul style="list-style-type: none"> Support allocation for 14 dwellings. The site is unlikely to be used for employment and in residential area. Employment use may also prove to be appropriate.
349 - 66 Dovecote Road Eastwood	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints.
Eastwood Town Council (69)	<ul style="list-style-type: none"> Agree with Councils assessment.
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> Disagree with Council assessment, only 8 dwellings could be accommodated.
Public	
Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405)	Support for around 11 dwelling.
413 – Mansfield Road Nether Green	
Statutory Consultees and Interest Groups	

English Heritage (142)	<ul style="list-style-type: none"> Setting of Grade II Listed Eastwood Hall will need to be considered.
Environment Agency (4)	<ul style="list-style-type: none"> Ordinary watercourse to North and South of boundaries. Southern boundary within flood zone 3 suitable easement for flood risk management and biodiversity protection should be used. Site specific flood risk assessment focusing on sustainable surface water management required. Historic use as landfill site has potential for development to cause pollution to secondary aquifer, environmental assessment required. Site underlain by Made Ground and deterioration of water quality of adjacent brook suggests site causing pollution.
Eastwood Town Council (69)	<ul style="list-style-type: none"> Not suitable for development. Retain as industrial park. Road improvements requested to Old Derby Road and access roads onto Langley Mill Island.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Concern over wildlife corridors which need to be maintained and enhanced.
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> Site was in the ownership of the National Coal Board and was a lagoon site. Should be used for residential development (instead of employment) Dwelling numbers could reduce to 350 dwellings (with addition of new site to the North).
Opposing Site Promoter(s)	
Paula Money of Phoenix Planning Ltd for Taylor & Burrows Property. (4200)	"The owners are pursuing a purely industrial scheme."
Public	
Anthony Arnold (4118) Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405)	<ul style="list-style-type: none"> This site is favourable over Green Belt sites and its allocation would avoid adding to congestion in the town centre. This is an appropriate if no longer required for employment.
496 – Greasley Beauvale D H Lawrence Primary School	
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> Need to ensure that residential use is most suitable and viable use for this Grade II Listed Building and is sympathetic to designation reasons Have we explored alternatives including employment use? Lower residential density might be more appropriate given significance of asset.
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints Nearby watercourse (that EA have no knowledge of) requires investigation.
Eastwood Town Council (69)	<ul style="list-style-type: none"> Agree with Councils assessment.
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> Agree with Council assessment.
Public	
Developers should provide appropriate infrastructure	<ul style="list-style-type: none"> Support – conversion should be around 10 and should be sensitive to listed building.
508 – Hilltop House Nottingham Road Eastwood	
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> Consider impact of development on adjacent Grade II Listed memorial.
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints.
Eastwood Town Council (69)	<ul style="list-style-type: none"> Site sold to the NHS – Not to be included.
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> Disagree with Council assessment, should not be developed for residential.
Moorgreen Residents Association (2961)	<ul style="list-style-type: none"> Ideal for elderly accommodation as close to town centre and easily accessible.
Public	
Peter Pounder (4145)	supports
Andrew Lovell (4598)	Support for about 10 dwellings.

Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405)	
514 – Hall Farm Cockerhouse Road Eastwood	
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> Site includes Grade II Listed Hall Farm buildings 98 dwellings is likely to impact upon the setting of these buildings Further consideration of these issues is required.
CPRE (18)	<ul style="list-style-type: none"> Green Belt Agricultural land. Grade II Listed Buildings on site. TPOs to East & North West of site. Access issues. Would contravene NPPF policies 9, 11 & 12.
Environment Agency (4)	<ul style="list-style-type: none"> Site specific flood risk assessment focusing on sustainable surface water management required.
Eastwood Town Council (69)	<ul style="list-style-type: none"> Agree with development within Farm but oppose further development of site.
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> Agree that site should be developed for residential Dwelling numbers should be reduced to a maximum of 40 (with addition of new site to the North) so that site could accommodate large detached homes with large gardens. Trees on Eastern side of site must be retained.
Opposing Site Promoter(s)	
Paula Money of Phoenix Planning Ltd for Taylor & Burrows Property. (4200)	<p>“Question is raised with regards to whether this site can be appropriately developed without impacting upon the setting of the Listed Building.”</p> <p>“Question is raised with regards to the potential access solution and the impact upon mature trees protected by a TPO.”</p>
Public	
Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405)	<ul style="list-style-type: none"> Site could be considered for 98 dwellings. Tribal recommended, defensible boundary. Careful design required due to Listed Building and TPOs
517 - Bailey Grove Road Eastwood	
Statutory Consultees and Interest Groups	
Greasley Parish Council (71)	<ul style="list-style-type: none"> Why is the site not being actively pursued for development? Would support residential development in this area particularly affordable dwellings.
519 - Land off Thorn Drive & West of the Pastures Newthorpe	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints. Site specific flood risk assessment focusing on sustainable surface water management required.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Area of grassland and scrub which may have conservation value.
Greasley Parish Council (71)	<ul style="list-style-type: none"> Allocated for open space therefore departure from Local Plan needs to be granted before land can be considered deliverable or developable for residential use. Site prevents coalescence between Newthorpe Common and Giltbrook.
Eastwood Town Council (69)	<ul style="list-style-type: none"> Culvert needs to be re-opened to direct surface water run off to prevent flooding.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Concern over wildlife corridors which need to be maintained and enhanced.
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> Disagree with Council assessment, only 20 dwellings could be accommodated.
Anna Soubry MP (625)	<ul style="list-style-type: none"> Concern about flooding and impact on existing sewerage system
Public	
Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405)	<ul style="list-style-type: none"> Support for application for 33 dwellings.

Anthony Worrall (4601) Peter Pounder (4145) Alan Brown (4436) Iris Taylor (4437) Nigel Lowe (2195)	<p><u>Environment</u></p> <ul style="list-style-type: none"> Topography is very steep. Loss of wildlife – site includes a nature reserve. Site should be left as open space – policies protect this. <p><u>Flooding</u></p> <ul style="list-style-type: none"> There is some dispute that the EAs comments regarding the flooding and that building houses will increase surface run off. There is the suggestion that development of allotments or maintained grassed area may address flooding issues. <p><u>Other</u></p> <ul style="list-style-type: none"> The site constraints are inaccurate and misleading. There is some dispute that of the final reasoned judgement that land is suitable
521 - Beamlight Automotive Newmanleys Road Eastwood	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> Site specific flood risk assessment focusing on sustainable surface water management required. Historic use and adjacent landfill site potential for development to cause pollution to secondary aquifer. Environmental assessment required.
Eastwood Town Council (69)	<ul style="list-style-type: none"> Gas migration from adjacent landfill site needs investigation. Access from the by-pass for lorries and junction improvements at Main St, Newmanleys Road needs improvement. Land should be given to improve access for lorries to Belwood Foods.
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> Disagree with Council assessment, should not be developed for residential.
Site Promoter(s) (Owner / Agent / Developer)	
Bob Woollard of Planning and Design Group Ltd for St Modwen Properties PLC. (430)	<p><u>Site boundaries:</u> The developers' site is SHLAA site H521 plus land not in SHLAA: 1. Additional land to the NW (most, but not all, of both the allocated employment site EM1k and ELAA site E35) 2. Additional land to the SE (the remainder of the existing employment site).</p> <p><u>Number of dwellings:</u> The developers do not specify the site area (<i>although they give precise boundaries, so we can measure it</i>) or their proposed number of dwellings.</p> <p><u>Ownership:</u> Single owner, St Modwen Properties.</p> <p><u>Delivery timescale:</u> The intention is of "developing the site within the next five years". (<i>Although the developers also say that "the site is capable of delivering the majority of its capacity within a 5 year period" [emphasis added].</i>)</p> <p><u>Ecology:</u> An 'Extended Phase 1 Habitat Survey and Daytime Bat Inspection' has been submitted. This concludes that redevelopment "is unlikely to impact on wildlife and will not lead to a significant loss of habitat".</p> <p><u>Constraints:</u> "There are no significant physical or policy constraints to its development." However, Japanese knotweed is present – this "requires special treatment for its removal and disposal".</p> <p><u>Affordable housing:</u> It "may be difficult to achieve a high level of affordable housing provision" due to "lower values in this area and the brownfield nature of the site".</p> <p><u>Other comments:</u></p> <p>Wholly within existing urban area; primarily brownfield land; bus stop serving the town centre within 200m; primary and secondary schools, plus medical centre, within 1km.</p> <p>Application to be submitted early in 2014. (<i>As at 20-03-14, only an application for demolition, 13/00787/DEM, has been submitted.</i>)</p> <p>There is "no reasonable prospect of the site being reused for employment purposes".</p> <p>Development "might provide the potential to access additional developable land off Chewton Street".</p>
Public	
Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405)	<ul style="list-style-type: none"> There is general support for developing this brownfield site over Green Belt.

Troy Tegar (4435) Peter Pounder (4145) Anthony Worrall (4601) Jean Daniel (4135) Iris Taylor (4437)	
Alex, Kurcewicz (4433) Anthony Kirby (4605)	<p><u>Transport</u></p> <ul style="list-style-type: none"> A residents group (Newmanleys Road) have strong concerns regarding road safety. <ul style="list-style-type: none"> -Newmanleys road is not designed for through traffic -A610 slip road is unsafe as it's designed for industrial traffic. -Additional volume of traffic will worsen the safety issues. -The site constraints are unclear whether they relate to the collective impact or for an individual site 'existing highway network has capacity' -A comprehensive traffic survey in cooperation with the County is required. <u>Other</u> The resident's group have concerns regarding the impact on 1-13 Newmanleys Road due to the disruption from the demolition works. The uncertainty regarding the intentions of the strip of land to the rear and the boundary treatments and retaining wall is raised. The resident's group general welcome quality homes on the site and would like the opportunity to discuss their issues with St Modwen.
522 - Castle College Chewton Street Eastwood	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints. Site specific flood risk assessment focusing on sustainable surface water management required.
Eastwood Town Council (69)	<ul style="list-style-type: none"> Work in progress
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> Disagree with Council assessment, should not be developed for residential.
Public	
Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405)	<ul style="list-style-type: none"> Support planning permission for 36 dwellings

Kimberley Generally

Commentator Name (Commentator ID)	Summary of Comments
Statutory Consultees and Interest Groups	
CPRE (18)	<ul style="list-style-type: none"> Loss of good quality agricultural land. Narrow roads in Kimberley are easily blocked and development will exasperate this. Development unsustainable as not enough employment opportunities compared to level of housing proposed.
Nuthall Parish Council (74)	<ul style="list-style-type: none"> 2008 Tribal study identified Green Belt in Kimberley of 'high importance' and that there are 'coalescence of settlement issues'.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> 2.85ha of accessible green space per 1000 population (10 sites), below Borough average. Under provision of all green space but mainly in non-residential areas.
Greasley Civic Society / Kimberley (2823)	<ul style="list-style-type: none"> All sites could provide specialist accommodation. No sites could accommodate gypsies and travelling showpeople. Green Infrastructure (extensive tree and hedge) should be provided in each site. The amount of housing allocated is excessive and needs to be reduced.
Cllr Cooper (1601)	<ul style="list-style-type: none"> Would favour a retirement home complex in Kimberley to be included in the allocation figure Retirement complex would release other housing in the area and would create employment opportunities.
Site Promoter(s) (Owner / Agent / Developer)	
Nick Baseley of Ian Baseley Associates for Messrs J, D, J & I Wild. (634)	<p><u>Site H112 ('Deemed Unsuitable') – Land south of Spring Hill, Kimberley</u></p> <p>Two options are identified relating to parts of the site. These should either be allocated or, if not required now, identified as 'safeguarded land'. Both could be "delivered with certainty during the early part of the Plan period".</p>

	<p>'Option 1' relates to "the most northerly part of the site between the adjacent residential development to the east on Little Lane and the adjacent residential development to the west on Spring Hill". This would represent "a logical rounding-off". This part of the site is "free of any technical or physical constraints". The southern edge of this part of the site would form a suitable Green Belt boundary. This part of the site "does not serve any" of the purposes of the Green Belt "in a meaningful manner". It is close to local bus routes.</p> <p>'Option 2' would extend 'Option 1' so that the southern boundary would "align with the allotments to the west and the natural ridgeline that bisects the land east to west".</p>
Opposing Site Promoter(s)	
Mark Jones of Jas. Martin & Co. for Southwell and Nottingham Diocesan Board of Finance (4705)	<p><u>Site H424 ('Deemed Unsuitable') – South-West of Motorway, North-East of Main Road Watnall</u></p> <p>"Unsuitable" as development would "seriously impact upon the natural environment" and "development sprawl would arise without containment".</p>
Mark Jones of Jas. Martin & Co. for Southwell and Nottingham Diocesan Board of Finance (4705)	<p><u>Site H416 ('Deemed Unsuitable') – Watnall Bakery, Main Road Watnall</u></p> <p>"Unsuitable" as development would "seriously impact upon the natural environment" and "development sprawl would arise without containment".</p>
Public Support	
M Kee (4502)	<ul style="list-style-type: none"> • Appropriate
Public Objections	
<p>Mr & Mrs Munton (3580)</p> <p>J Poizer (4628)</p> <p>M Hatton (3577)</p> <p>P Wayman (3617)</p> <p>D Cousins (4648)</p> <p>M Carmichael (4647)</p> <p>Mr & Mrs Heptonstall (4646)</p> <p>Mr & Mrs Brunt (4645)</p> <p>M Ellis (4644)</p> <p>Mr & Mrs East (4658)</p> <p>K Creswell (4657)</p> <p>N Summers (4656)</p> <p>M Smith (1479)</p> <p>M Naylor (3018)</p> <p>P Turner (2588)</p> <p>B Wigley (2961)</p> <p>S Page (2578)</p> <p>G Gregory (3033)</p> <p>B Brown (2457)</p> <p>D Beverly (4181)</p> <p>M Knowles (2946)</p> <p>D Pepper (4162)</p> <p>W Granger (2027)</p> <p>B Bakewell (1424)</p> <p>M Guillon (4144)</p> <p>A Lovell (4598)</p> <p>D Lovell (1404)</p> <p>O Lovell (1403)</p> <p>S Lovell (1405)</p> <p>P Russell (1257)</p> <p>Richard Hind (2624)</p> <p>Robert Willmott (672)</p> <p>Mr Fletcher (3144)</p> <p>Frank Dorkes (4706)</p>	<p><u>Traffic Issues:</u></p> <ul style="list-style-type: none"> • Traffic problems around Church Hill and High Street – road has poor visibility and is narrow • Extra traffic from new development in Eastwood will make the lives of people living near the A610 unbearable • Up-to-date noise assessment required. • All local roads in Kimberley congested and people use other routes (e.g. through Larkfield Road and onto Watnall Road) to cut down on waiting times • Overcrowded, narrow roads in the town • At peak times the roads are gridlocked • Traffic congestion especially around Kimberley Town Centre and Nuthall roundabout • A610 no longer relieves roads in Kimberley • Traffic at peak times unacceptably high – have to get up earlier to get to work • More air pollution from traffic creates health concerns • Cycling is dangerous • Only limited bus lanes • Existing roads (Nuthall Island & A610) cannot cope with peak hour traffic • Doubts over validity of traffic survey carried out by the Council <p><u>Noise from roads:</u></p> <ul style="list-style-type: none"> • Noise from these roads horrendous <p><u>Existing facilities:</u></p> <ul style="list-style-type: none"> • Kimberley is struggling with doctors, schools and banking facilities • Provision of new school will need to be considered and a site allocated before housing begins. • Education and health provision should be a priority – this should be done first to ensure there is still space for them after housing development has occurred • A new health centre is required because a doctors surgery was lost a few years ago and only one small dental practice exists – can local residents decide the location of the new health facility? • With an aging population Kimberley has little provision for elderly • Need to retain green open space for future generations <p><u>Parking Issues:</u></p> <ul style="list-style-type: none"> • Often overflow from church park on the Church Hill <p><u>Employment Issues:</u></p> <ul style="list-style-type: none"> • There isn't much employment remaining in Kimberley, residents have no option but to find work elsewhere <p><u>Green Belt Issues:</u></p> <ul style="list-style-type: none"> • Kimberley has enough sites without needing to touch the Green Belt. • Existing open space and Green Belt vital resource for the community • Green Belt should be protected. • Allocation of sites should be phased to reduce Green Belt release. <p><u>Wildlife:</u></p>

	<ul style="list-style-type: none"> Land left at top of Hardy Close is a good example of a stepping stone site left for wildlife – although it contains no specific species Tree sparrow once widely seen in the area is now difficult to find anywhere else. <p><u>Other Issues:</u></p> <ul style="list-style-type: none"> Concern about the 600 dwellings proposed in Kimberley - excessive Homes built in this area is against the interests of local residents Town already developed quite intensively Disruption to existing residents of development Survey and improvement needs to be carried out before further development is undertaken. Many residents feel that their views are not represented by the local Town Council. Eastwood Road properties have problems with surface-water runoff draining away too slowly down the current drainage system. No sites suitable for gypsies, travellers or travelling showpeople in Kimberley All previously allocated sites and brownfield sites (in urban areas) should be included and used Windfall sites should be used before greenfield. Easily accessible flat sites should be used for specialist accommodation. Detail of infrastructure and housing needs is required Developers have no concern for local communities. Gypsy and travellers cannot be accommodated and would remove sites needed for other uses. Agree with the housing numbers – Least favoured sites should be safeguarded to avoid growth above this.
J Garrigan (4631) A Clements (4191) S Page (2578) A McCartney (4604) E Dunstan (4048) A Lovell (4598) D Lovell (1404) O Lovell (1403) S Lovell (1405)	<p><u>Other Site Issues:</u></p> <ul style="list-style-type: none"> Church Road Watnall (?) capable of meeting 30% affordable housing provision target Site 188 is appropriate to develop for housing, specialist accommodation and would be able to provide 30% affordable housing provision. Site 253 should be considered. 229, 424 and 114 are suitable for housing 227 is suitable for specialist accommodation 229 and 424 are capable of meeting affordable homes target. Site 426 is not suitable, wildlife area with TPOs, 14 dwellings would be squeezed in and traffic would be increased, drainage issues on Chiltern Drive 229,112,118,188,227,364,416,430,424,494 are all inappropriate for development.

Kimberley Sites

Commentator Name (Commentator ID)	Summary of Comments
103 – Land east of New Farm Lane Nuthall	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints.
CPRE (18)	<ul style="list-style-type: none"> Green Belt Agricultural land. SINCs and RIGs on site. Coalescence issues. Access issues. Noise from M1 and potentially HS2. Would contravene NPPF policies 9 & 11.
HS2 (3852)	<ul style="list-style-type: none"> Not within current HS2 Phase Two route with no works proposed to the M1 in this location.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Site entirely covered by SINC 5/753 – species-rich calcareous grassland which should not be developed.
Nuthall Parish Council (74)	<ul style="list-style-type: none"> Site should not be allocated because it is strategically important to maintain openness and prevent coalescence. Disagree with Councils assessment that this site is a partly recommended direction for growth in Tribal reports.
Site Promoter(s) (Owner / Agent / Developer)	
Barratt Homes North Midlands. (331)	<p><u>Site boundaries:</u> Each of sites H103 and H105 “can be considered on its merits, or alternatively, Site Ref H103 can facilitate development on Site Ref H105 should the latter be more appropriate for residential development”. <i>(This is all they say on the subject and I don't know what they have in mind – possibly using H103 to widen part of New Farm Lane so as to provide better access to H105?)</i></p> <p><u>Number of dwellings:</u> Not specified.</p>

	<p><u>Ownership:</u> Not specified.</p> <p><u>Delivery timescale:</u> Not specified.</p> <p><u>Green Belt:</u> Development would result in only “limited encroachment in to the Green Belt (to the north) should it come forward on its own”.</p> <p><u>Affordable housing:</u> The site is “capable of providing 30% Affordable Housing”.</p> <p><u>Other comments:</u> The site “can be accessed via Ayscough Avenue and/or New Farm Lane”.</p> <p>Should be designated as ‘safeguarded land’ if not allocated for housing.</p>
Public Objectors	
M Hatton (3577) D Hodgson (2352) A Scott (2362) I Scott (2360) A Lovell (4598) D Lovell (1404) O Lovell (1403) S Lovell (1405) B Littleton (1707)	<p><u>Access and Traffic Issues:</u></p> <ul style="list-style-type: none"> Most objectors to this site were concerned about the poor existing access arrangements to the site. One respondent was concerned that any new access would be used by farm traffic (HGV's) during unsociable hours (creating noise). There was also concern about the increase in traffic that development of the site would create and the impact upon the surrounding roads (including Watnall Road and the Nuthall Island) which were considered to be over capacity during peak times already. <p><u>Impact on existing facilities:</u></p> <ul style="list-style-type: none"> Most objectors also raised concern about the impact that development would have on the nearby infant and junior school (Larkfield) which was considered to be at capacity already and could not accommodate expansion in its immediate area and as such there is no close school for new and existing dwellings. <p><u>Wildlife:</u></p> <ul style="list-style-type: none"> Two responses noted the importance of the site for wildlife (such as bats, birds, birds of prey and foxes) which would be negatively affected if developed <p><u>Green Belt:</u></p> <ul style="list-style-type: none"> More than one objector felt that the site is not required for development and that other GB sites are more suitable. It was considered that the site should be kept in the countryside. It was also considered that the site provides a gap between M1 and built up areas of Hucknall and Bulwell. No exceptional circumstances exist to develop this piece of Green Belt. <p><u>Other Issues:</u></p> <ul style="list-style-type: none"> One respondent stated that the close proximity to a pig farm would create smell for future residents. Other more appropriate sites elsewhere Development would ruin rural appearance and character of the area. Impact on the peace and sanctity of Nuthall cemetery
105 - Land west of New Farm Lane Nuthall	
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints. Site specific flood risk assessment focusing on sustainable surface water management required.
CPRE (18)	<ul style="list-style-type: none"> Green Belt Agricultural site. Access issues. Noise from motorway and potentially HS2. Would contravene NPPF policy 9.
HS2 (3852)	<ul style="list-style-type: none"> Not within current HS2 Phase Two route with no works proposed to the M1 in this location.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Area of grassland which may have conservation value.
Nuthall Parish Council (74)	<ul style="list-style-type: none"> Site should not be allocated because it is strategically important to maintain openness and prevent coalescence. Disagree with Councils assessment that this site is a partly recommended direction for growth in Tribal reports.
Site Promoter(s) (Owner / Agent / Developer)	
Barratt Homes North Midlands. (331)	<p><u>Site boundaries:</u> Each of sites H103 and H105 “can be considered on its merits, or alternatively, Site Ref H103 can facilitate development on Site Ref H105 should the latter be more appropriate for residential development”. <i>(This is all they say on the subject and I don't know what they have in mind – possibly using H103 to widen part of New Farm Lane so as to provide better access to H105?)</i></p>

	<p><u>Number of dwellings:</u> Not specified.</p> <p><u>Ownership:</u> Not specified.</p> <p><u>Delivery timescale:</u> The site "is developable and deliverable within 0-5 years".</p> <p><u>Green Belt:</u> "The "Final Reasoned Judgement" for Site Ref H105 is endorsed."</p> <p><u>Affordable housing:</u> The site is "capable of providing 30% Affordable Housing".</p> <p><u>Other comments:</u> The site "can be accessed via existing properties on Ayscough Avenue".</p> <p>Should be designated as 'safeguarded land' if not allocated for housing.</p>
Public Opposition	
<p>M Hatton (3577) D Hodgson (2352) A Scott (2362) I Scott (2360) A Lovell (4598) D Lovell (1404) O Lovell (1403) S Lovell (1405) R Akers (4660) B Littleton (1707)</p>	<p><u>Traffic and Access:</u></p> <ul style="list-style-type: none"> Most opponents were concerned about the poor existing access arrangements to the site. There was concern that any new access would be used by farm traffic (HGV's) during unsociable hours (creating noise). There was also concern about the increase in traffic that development of the site would create and the impact upon the surrounding roads (including Watnall Road and Nuthall Island) which were considered to be over capacity during peak times already. <p><u>Impact on local facilities:</u></p> <ul style="list-style-type: none"> Most opponents also raised concern about the impact that development would have on the nearby infant and junior school (Larkfield) which was considered to be at capacity already and could not accommodate expansion in its immediate area and as such there is no close school for new and existing dwellings. <p><u>Green Belt Issues:</u></p> <ul style="list-style-type: none"> The site provides a gap between M1 and built up areas of Hucknall and Bulwell. Site should be kept in the countryside Site not required for development – there are other preferable GB sites. No exceptional circumstances exist to develop this site. <p><u>Wildlife Issues:</u></p> <ul style="list-style-type: none"> The importance of the site for wildlife (such as bats, birds, birds of prey and foxes) which would be negatively affected if developed <p><u>Design Issues:</u></p> <ul style="list-style-type: none"> Development would result in noise, disturbance and nuisance for residents and will impact on the residential amenity of existing residents. Size, depth, width and massing would have unacceptable adverse impact on properties adjacent to the site Development would create overlooking, loss of privacy, visually overbearing impact, overshadowing and additional noise. Proposal could lead to fragmented form of development Proposed quantity of development may not be achievable. <p><u>Other Issues:</u></p> <ul style="list-style-type: none"> The close proximity to a pig farm would create smell for future residents. Development contravenes Article 8 of the Human Rights Act ("a person has substantive right to respect for their private and family life") Development of this site will impact upon this property prices of this area (Spencer Drive) because of their large plots, view over the Green Belt, private access road, little noise and they're not overlooked – how will they be compensated Protected Oak trees have not been taken into consideration Water pressure is low in the area, existing demand is likely to affect existing residents. Development of the site would ruin the rural character and appearance of the area. Impact on the peace and sanctity of Nuthall cemetery
Public Support	
Mr P Wayman (3617)	<ul style="list-style-type: none"> Site suitable for housing development Could accommodate some of the 30% affordable housing provision.

	<ul style="list-style-type: none"> Traffic generated by development would access onto Watnall road thus avoiding Kimberley Town Centre. There will be problems however with the junction at Watnall Road and Nottingham Road (already problematic) Could benefit from the NET tram extension to Kimberley
113 - Land north of Alma Hill Kimberley	
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints. Site specific flood risk assessment focusing on sustainable surface water management required.
CPRE (18)	<ul style="list-style-type: none"> Green Belt Agricultural land. No defensible boundary. Prominent position. Hedgerows need to be protected. Impact on ridgeline, mature landscape area and visual amenity. Traffic issues. Would contravene NPPF policies 9 & 11.
Anna Soubry MP (625)	<ul style="list-style-type: none"> Housing target puts this Green Belt site most at risk Object to developing this Green Belt site for housing
Site Promoter(s) (Owner / Agent / Developer)	
Nick Baseley of Ian Baseley Associates for Messrs J, D, J & I Wild. (634)	<p><u>Site boundaries:</u> The developers' site is the same as SHLAA site H113. Site H113 is being promoted in isolation, however it "could also be delivered as part of a more comprehensive development in conjunction with the adjacent site H116",</p> <p><u>Number of dwellings:</u> Not specified.</p> <p><u>Ownership:</u> "Whilst the two sites [H116 and H113] are being promoted separately, the intentions of both landowners in making their sites available for development at the earliest opportunity are closely aligned and fully compatible."</p> <p><u>Delivery timescale:</u> Not specified, however the sites are "readily and easily deliverable and developable".</p> <p><u>Green Belt:</u> The site "does not serve any" of the purposes of Green Belt "in a meaningful manner". "The ridgeline to the north of the site in conjunction with the mature hedgerows surrounding the site form easily recognisable and long term defensible boundaries."</p> <p><u>Constraints:</u> The site is "free of any environmental constraints".</p> <p><u>Affordable housing:</u> Not referred to.</p> <p><u>Other comments:</u> Other sites are "significantly less suitable for release", i.e. sites H473 (Home Farm, Nottingham Road, Nuthall), H131 (Church Hill, Kimberley), H411 (2 High Street, Kimberley) and H215 (adjacent Kimberley Depot). Well served by local bus routes. The sites are in "close association with the existing settlement framework boundary" and development "would represent a logical rounding-off".</p>
Public Support	
P Wayman (3617) M Smith (1479) A Lovell (4598) D Lovell (1404) O Lovell (1403) S Lovell (1405) Miss Ball (3647)	<p><u>Green Belt Issues:</u></p> <ul style="list-style-type: none"> Oppose Green Belt development but if Green Belt sites have to be used then this site is most suitable. Tribal recommended appropriate direction for growth Preferable site to be removed from the GB for 72 dwellings. Defensible boundary in combination with 116 <p><u>Housing Issues:</u></p> <ul style="list-style-type: none"> Site suitable for housing development Could accommodate some of the 30% affordable housing requirement Design should preclude further encroachment into 229. <p><u>Traffic and Access Issues:</u></p> <ul style="list-style-type: none"> Would access onto Cliff Boulevard and could avoid passage through Kimberley Town Centre.

	<ul style="list-style-type: none"> Cliff Boulevard is however narrow with traffic calming measures Additional traffic from site travelling towards Eastwood Road would cause delays at the junction with Maws Lane especially at peak times – potential to cause a hazard from traffic trying to turn into the blocked Maws Lane. Site would not have easy access to frequent public transport due to the narrow width of surrounding roads.
116 - Land north of Alma Hill Kimberley	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints. Site specific flood risk assessment focusing on sustainable surface water management required.
CPRE (18)	<ul style="list-style-type: none"> Green Belt Agricultural land. Prominent position. No defensible boundary. Hedgerows need to be protected. Visual impact from ridgeline. Traffic impact on road up to Alma Hill. Would contravene NPPF policies 9 & 11.
Anna Soubry MP (625)	<ul style="list-style-type: none"> Housing target puts this Green Belt site most at risk Object to developing this Green Belt site for housing
Site Promoter(s) (Owner / Agent / Developer)	
Nick Baseley of Ian Baseley Associates for Mr & Mrs R Evans. (1436)	<p><u>Site boundaries:</u> The developers' site is SHLAA site H116 with a slightly amended boundary and a slightly smaller area. It is proposed that site H116 should be allocated in conjunction with site H113, with access through site H113 from Soarbank Close and/or Branklene Close.</p> <p><u>Number of dwellings:</u> Not specified.</p> <p><u>Ownership:</u> "Whilst the two sites [H113 and H116] are being promoted separately, the intentions of both landowners in making their sites available for development at the earliest opportunity are closely aligned and fully compatible."</p> <p><u>Delivery timescale:</u> Not specified, however the sites are "readily and easily deliverable and developable".</p> <p><u>Green Belt:</u> The site "does not serve any" of the purposes of Green Belt "in a meaningful manner".</p> <p>"The ridgeline to the north of the site in conjunction with the mature hedgerows surrounding the site form easily recognisable and long term defensible boundaries."</p> <p><u>Constraints:</u> The site is "free of any environmental constraints".</p> <p><u>Affordable housing:</u> Not referred to.</p> <p><u>Other comments:</u> Other sites are "significantly less suitable for release", i.e. sites H473 (Home Farm, Nottingham Road, Nuthall), H131 (Church Hill, Kimberley), H411 (2 High Street, Kimberley) and H215 (adjacent Kimberley Depot).</p> <p>Well served by local bus routes.</p> <p>The sites are in "close association with the existing settlement framework boundary" and development "would represent a logical rounding-off".</p>
Public Support	
P Wayman (3617) M Smith (1479) A Lovell (4598) D Lovell (1404) O Lovell (1403) S Lovell (1405) Miss Ball (3647)	<p><u>Green Belt Issues:</u></p> <ul style="list-style-type: none"> Oppose Green Belt development but if Green Belt sites have to be used then this site is most suitable. Could be released from GB for allocation of 45 dwellings. Site only viable with 113. In combination would form defensible boundary <p><u>Housing Issues:</u></p> <ul style="list-style-type: none"> Site suitable for housing development Could accommodate some of the 30% affordable housing requirement Design should preclude further encroachment into 229. <p><u>Traffic and Access Issues:</u></p> <ul style="list-style-type: none"> Would access onto Cliff Boulevard and could avoid passage through Kimberley Town Centre.

	<ul style="list-style-type: none"> • Cliff Boulevard is however narrow with traffic calming measures • Additional traffic from site travelling towards Eastwood Road would cause delays at the junction with Maws Lane especially at peak times – potential to cause a hazard from traffic trying to turn into the blocked Maws Lane. • Site would not have easy access to frequent public transport due to the narrow width of surrounding roads.
131 - Church Hill Kimberley	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> • No specific constraints. • Site specific flood risk assessment focusing on sustainable surface water management required.
CPRE (18)	<ul style="list-style-type: none"> • Green Belt • Agricultural land. • Mature Landscape area. • SINCs on site. • Impact upon Conservation Area. • Bordered by mature hedgerows. • Topography of land means access would be difficult. • Visual impact from ridgeline. • Traffic impact at High Street and Swingate. • Long Distance trail cuts across site. • Would contravene NPPF policies 8, 9 & 11.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> • Site entirely covered by SINC 2/276 – species-rich neutral grassland which should not be developed.
2 nd Kimberley Scouts (4445)	<ul style="list-style-type: none"> • Development of this site could potentially adversely impact upon a valuable community resource (Kettlebrook Lodge, Eastwood Road).
Anna Soubry MP (625)	<ul style="list-style-type: none"> • Housing target puts this Green Belt site most at risk • Object to developing this Green Belt site for housing
Cllr Robinson (307)	<ul style="list-style-type: none"> • Concerns regarding existing inadequate road infrastructure and vehicle noise from A610 • Not convinced that development here is wise or sustainable
Site Promoter(s) (Owner / Agent / Developer)	
Ms Jacqueline Clay (149)	<p><u>Site boundaries:</u> “As a member of the family also owns the cottage adjoining the land (Church Hill Cottage) we would be able to consider modification of the existing land boundary if needed to ease access onto the site.”</p> <p><u>Ownership:</u> The site is in single ownership.</p> <p><u>Other comments:</u> Ms Clay does not agree that the site should be designated as a Site of Importance for Nature Conservation (SINC).</p>
Opposing Site Promoter(s)	
Nick Baseley of Ian Baseley Associates for Mr & Mrs R Evans. (1436)	“The site forms part of a Site of Importance for Nature Conservation and there are notable level changes within and around the site.”
Nick Baseley of Ian Baseley Associates for Messrs J, D, J & I Wild. (634)	“The site forms part of a Site of Importance for Nature Conservation and there are notable level changes within and around the site.”
Public Objections	
J Poizer (4628) G Hargreaves (4635) P Wayman (3617) K Cresswell (4657) A McCartney (4604)	<p><u>Access and Traffic:</u></p> <ul style="list-style-type: none"> • Roads retain character of country land, are in a bad state of repair and are already at capacity. Large amounts of traffic from new development would be pushed onto quiet backwater of town. Victorian infrastructure of Kimberley cannot cope. • Development would access directly onto Church Hill or High Street. • Kimberley is regularly gridlocked around High Street, Green Lane and Main Street due to bus traffic, logistic deliveries and shoppers. Junction at Greens Lane and High Street busy and dangerous, new development in the area will increase congestion. • Access routes via Church Hill could be dangerous in the winter and High Street (between Dale Lane and Green Lane) is one way because it's not wide enough for two vehicles. • Cars parking on pavement on both sides of Laverstock Close restrict visibility and width of carriageway making it dangerous at the current time. Access and egress would be intolerable from Laverock Close or Dawwer Road. • Church Hill is unsuitable because it is steep and narrow, needs to be realigned to remove bend at the top to improve safety of cars travelling up the hill. • High Street is unsuitable because it is one way to accommodate residents parking, it would need to be widened along its entire length which would involve the demolition of existing properties. • If development is to happen here then consideration should be made to create

	<p>further access from Eastwood Road near to the BBC depot to improve traffic flow</p> <ul style="list-style-type: none"> Public right of way at Dawver Road would be compromised. <p><u>Noise Issues:</u></p> <ul style="list-style-type: none"> Noise levels from the A610 unacceptably above the recommended level and intrusive. Prevailing West to South Westerly winds, due to the shape and topography of the valley, gets funnelled easterly along the A610 which increases with the strength of the wind. Wanted noise reducing surface put on the A610 but nothing was done about this (contacted Cllr R Robinson). <p><u>Wildlife:</u></p> <ul style="list-style-type: none"> Development of this and other adjacent sites would decimate all wildlife to the North of the A610. Site forms a wildlife corridor which is worthy of retention – further investigation needed – lack of past disturbance could have resulted in wide variety of flora and fauna taking up residence. Wildlife seen in gardens at Laverstock Close include: Robins, Bluetits, Great Tits, Chaffinches, Blackcaps, Jackdaws, Magpies, Long Tailed Tits, Goldfinches, Green Woodpecker, Willow Tits, Coal Tits, Great Spotted Woodpeckers, Kestrels, Sparrow Hawks, Buzzards and Tawny Owls. <p><u>Green Belt Issues:</u></p> <ul style="list-style-type: none"> Green Belt that infills between Church Hill/ High Street and the A610 Only area of open land within town of Kimberley Highly valued by residents as recreational space with footpaths giving the feel of countryside. <p><u>Other Issues:</u></p> <ul style="list-style-type: none"> At Laverstock Close Dense layer of sandstone just below the surface and underground springs that required culverting cause difficulties for the builders and it's likely that these issues will be experienced further down the hill as well. Harmful impact on lives and wellbeing of existing residents Development of this site would increase surface water run-off and flood risk on Eastwood Road near Nine corners
Public Support	
A Lovell (4598) D Lovell (1404) O Lovell (1403) S Lovell (1405) Mr & Mrs East (4658) J Cooke (632) J Moulton (4629) Miss Ball (3647)	<ul style="list-style-type: none"> Tribal recommend appropriate direction for growth Preferable Green Belt site. Consideration given to removing from the Green Belt for allocation of 26 dwellings Sustainable location SINC on the railway cutting requires protection. Site is suitable for specialist housing Site could accommodate gypsy, travellers and travelling showpeople.
140 - Builders Yard Eastwood Road Kimberley	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints. Site specific flood risk assessment focusing on sustainable surface water management required. Impacts on former landfill adjacent to Southern boundary should be investigated.
Greasley Civic Society / Kimberley (2823)	<ul style="list-style-type: none"> This site is appropriate to develop for housing. Capable of meeting 30% affordable housing provision.
Public Support	
J Moulton (4629) M Smith (1479) J Poizer (4628) Mr & Mrs Munton (3580) J Cooke (632) P Wayman (3617) S Page (2578) A Lovell (4598) D Lovell (1404) O Lovell (1403) S Lovell (1405)	<ul style="list-style-type: none"> Site is appropriate for housing development Site is capable of meeting the 30% affordable housing provision Site is appropriate for specialist housing Support allocation for 22 dwellings
144 - South of Eastwood Road Kimberley	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints. Site specific flood risk assessment focusing on sustainable surface water management required. Impacts on former landfill adjacent to Southern boundary should be investigated.

Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Area of grassland and trees which may have conservation value.
Public Support	
J Cooke (632) P Wayman (3617) M Smith (1479) S Page (2578) A Lovell (4598) D Lovell (1404) O Lovell (1403) S Lovell (1405)	<ul style="list-style-type: none"> Site is appropriate for housing development Site is suitable for specialist accommodation Site capable of meeting the 30% affordable housing target. Support allocation for around 40 dwellings
Public Objections	
J Kinton (4655) M Ellis (4644) Mr & Mrs Brunt (4645) Mr & Mrs Heptonstall (4646) M Carmichael (4647) D Cousins (4648) K Fezovich (4649) C Travers (4650) D Haywood (4651) J Gill (4652) J Mcloughlin (4654) Mr & Mrs Hogan (4653) Mr & Mrs East (4658) K Cresswell (4657) N Summers (4656) Mr & Mrs Ellis (4697)	<p><u>Wildlife</u></p> <p>All objectors raised concern over the loss of a rich wildlife habitat stating that the:</p> <ul style="list-style-type: none"> ➤ Embankment was a well-established mature wildlife corridor that has been there for over 100 years and has many old trees, shrubs and brambles etc. which provide nesting site, shelter and food for birds, including 6 species on the red protected list and 5 on the amber protected list. Birds listed include; Green and Spotted Woodpeckers, Owls, Bullfinches, house sparrow, tree sparrow, finches, tits, blackbirds, jays, crows, fieldfare, starling, redwing, pheasants and Hawks. ➤ Embankment also provides habitat for mammals such as foxes, badgers, hedgehogs and voles ➤ Residents have collected information of some of the species found in this area – pack submitted separately ➤ The meadow is rich in grasses, brambles, nettles, thistles, wildflowers and weeds which provide food for the seed eating birds, bees, insects, butterflies and moths and a place to lay eggs. ➤ Amphibians also inhabit the meadow and one resident of Eastwood Road has seen Great Crested Newts in his garden. ➤ Potential area for roosting Bats (two types have been spotted) as they swoop around the area. ➤ Acts as a pocket of tranquillity for wildlife which relies on this area to survive. ➤ It is also considered that the area is especially important considering the loss of habitat occurring as a result of the proposed Brewery development and site 215. <p>Most objectors felt that the site should be protected, with one respondent stating that the planting of native trees would enhance the area further.</p> <p>Some objectors thought that there could be a compromise that if development were going to go ahead then they would like to see the embankment and part of the small field/meadow retained.</p> <p><u>Traffic:</u></p> <p>Most respondents also raised concern about the potential removal of the embankment which currently acts as a noise barrier and reduces the impact of the traffic on the A610. Some felt that the current level of noise from the A610, even with the embankment, is unacceptable. It was considered that additional development would increase the traffic on the A610 thus exacerbating the situation further.</p> <p>Some individuals expressed concern about future air quality from increased traffic using the A610.</p> <p>Most respondents were concerned with additional traffic on already congested roads, in particular it was considered that Eastwood Road is already busy and that putting in a new junction would be dangerous whereby egress from site would be compromised. The situation was considered to be worsened by parking problems, with some residents finding it hard to park near their own properties and the safety of getting out of cars and leaving cars parked along the road. There was also the expression of a long standing concern about the speed of the road and the size of the vehicles using the road. The increase in traffic and the lack of crossing places on the road especially to the Hall-om-Wong open space (where children play) was considered dangerous.</p> <p>One respondent (although unsure) stated that the impact of new development could potentially be mitigated by high boundary fences, a proper traffic island/traffic light junction and speed cameras.</p> <p><u>Design:</u></p> <p>Some respondents were concerned about outlook from existing property once development takes place. It was considered that development would impinge on properties on Eastwood Road as houses would have to be built right up to the edge of existing properties. There was also concern that the impact of new development and overlooking from new houses would have a negative impact on house prices. One respondent felt that this could potentially be mitigated by compensating existing residents</p> <p><u>Other Issues:</u></p>

	<ul style="list-style-type: none"> • Light pollution from new development and street lights would destroy the view of the night sky • Removal of quality of life of existing elderly residents • Concern about the removal of the embankment to make more room for building • Site provides opportunity for wildlife enthusiasts and photographers • Land is only good for horses and stables • Screens unsightly Kimberley Depot • Historic use as allotments should be re-instated (with one respondent stating that some local residents had expressed an interest in buying or renting land from the owner for this purpose). It was considered that this would provide healthy pastime, satisfy growing interest in allotments in the local area and would provide habitats for local wildlife • Site offsets pollution from the A610 • Concern that people will not have the funds to buy the houses developed leading to yet another empty housing estate. • Concern for safety of children playing in gardens if new houses are built (with the potential for people to watch them) • Councils response (20 July 2004) to Development Portfolio = <i>"it is likely to be desirable to retain and enhance some wildlife habitat in the eastern part of the site under proposed new policy in the Environments chapter"</i> (reference to 2004 Local Plan policies E3 'other nature conservation resources' & E18 'species protection').
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145 – Land between 3 and 12 Hardy Close Kimberley

Statutory Consultees and Interest Groups

English Heritage (142)	<ul style="list-style-type: none"> • Part of site falls within a Conservation Area and therefore impact upon this will need to be considered.
Environment Agency (4)	<ul style="list-style-type: none"> • No specific constraints.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> • Adjacent Kimberley Railway Cutting SSSI and SINC 2/71 • Mitigation for indirect impacts would be required which could include buffer zone. • Area of grassland which may have conservation value.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> • Soft edge to site would help to mitigate impact on railway cutting managed by Nottinghamshire Wildlife Trust.

Public Support

J Poizer (4628) Mr & Mrs Munton (3580) J Cooke (632) P Wayman (3617) M Smith (1479) S Page (2578) A Lovell (4598) D Lovell (1404) O Lovell (1403) S Lovell (1405)	<ul style="list-style-type: none"> • Site is appropriate for housing development • Site is suitable for specialist housing • Site is capable of meeting the 30% affordable housing target • Support planning permission for 22 dwellings.
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210 – South-east of 32 - 40 Maws Lane Kimberley

Statutory Consultees and Interest Groups

Environment Agency (4)	<ul style="list-style-type: none"> • No specific constraints.
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Public Support

Mr & Mrs Munton (3580) P Wayman (3617) M Smith (1479) S Page (2578) A Lovell (4598) D Lovell (1404) O Lovell (1403) S Lovell (1405)	<ul style="list-style-type: none"> • Site is appropriate for housing • Site is capable of meeting the 30% affordable housing provision • Site is appropriate for specialist housing • Support allocation for 12 dwellings • Nature conservation constraints need to be overcome
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215 - Land adjacent to Kimberley Depot Eastwood Road Kimberley

Statutory Consultees and Interest Groups

Environment Agency (4)	<ul style="list-style-type: none"> • No specific constraints. • Site specific flood risk assessment focusing on sustainable surface water management required. • Impacts on former landfill adjacent to Southern boundary should be investigated.
CPRE (18)	<ul style="list-style-type: none"> • Green Belt • 70%+ Greenfield site • SINCS on site. • Impact on footpath and Long Distance trail which cuts across site. • Visual impact on area. • Would contravene NPPF policies 8, 9, 11 & 12.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> • Site partly covered by SINC 2/140 – disused railway which would need to be protected from development. • Area of grassland, hedgerows and scrub which may have conservation value.
Parks & Environment Section	<ul style="list-style-type: none"> • Soft edge to site would help to mitigate impact of A610.

Broxtowe Borough Council (2548)	
2 nd Kimberley Scouts (4445)	<ul style="list-style-type: none"> Development of this site could potentially adversely impact upon a valuable community resource (Kettlebrook Lodge, Eastwood Road).
Anna Soubry MP (625)	<ul style="list-style-type: none"> Housing target puts this Green Belt site most at risk Object to developing this Green Belt site for housing
Cllr Robinson (307)	<ul style="list-style-type: none"> Concerns regarding existing inadequate road infrastructure and vehicle noise from A610 Not convinced that development here is wise or sustainable
Opposing Site Promoter(s)	
Nick Baseley of Ian Baseley Associates for Mr & Mrs R Evans. (1436)	"The site forms part of a Site of Importance for Nature Conservation and its development would be visually significant when viewed from the A610. The site also contains a significant level of vegetation which would need to be removed to make way for its comprehensive development (or retained with a reduced site capacity)."
Nick Baseley of Ian Baseley Associates for Messrs J, D, J & I Wild. (634)	"The site forms part of a Site of Importance for Nature Conservation and its development would be visually significant when viewed from the A610. The site also contains a significant level of vegetation which would need to be removed to make way for its comprehensive development (or retained with a reduced site capacity)."
Public Support	
M Hatton (3577) J Cooke (632) S Blant (4746) A Lovell (4598) D Lovell (1404) O Lovell (1403) S Lovell (1405) Y Walsham (4603)	<ul style="list-style-type: none"> Site is most appropriate in Kimberley; if any Green Belt has to be used it should be sites such as this one that is not in agricultural use. No coalescence risk and is close to Kimberley town centre. Tribal recommended as an appropriate location for growth Development would help boost numbers and protect more vulnerable sites. Suitable for housing development and specialist accommodation due to proximity to services and amenities Site could be removed from the GB for 180 dwellings. Sustainable location. The SINC and nature conservation would need protecting and would provide a defensible boundary along the A610 particularly in combination with 131. Access would require suitable location i.e. 411. Site should be separated into smaller parts based on developability.
Public Objections	
J Poizer (4628) P Wayman (3617) M Ellis (4644) K Cresswell (4657) A McCartney (4604) Mr & Mrs Bescom (4703)	<p><u>Traffic Issues:</u></p> <ul style="list-style-type: none"> Roads retain character of country land, are in a bad state of repair and are already at capacity. Roads are insufficient, Victorian infrastructure of Kimberley cannot cope. Large amounts of traffic from new development will be pushed onto quiet backwater of town. Development would access directly onto Church Hill or High Street. Junction at Greens Lane and High Street busy and dangerous, new development in the area will increase congestion Access routes via Church Hill could be dangerous in the winter, road needs to be realigned to remove bend at the top to improve safety of cars travelling up the hill. High Street (between Dale Lane and Green Lane) is one way because it's not wide enough for two vehicles. It would need to be widened along its entire length which would involve the demolition of existing properties. Cars parking on pavement on both sides of Laverstock Close restrict visibility and width of carriageway making it dangerous at the current time. Public right of way at Dawver Road would be compromised. <p><u>Green Belt Issues:</u></p> <ul style="list-style-type: none"> Green Belt that infills between Church Hill/ High Street and the A610 Only area of open land within town of Kimberley Highly valued by residents as recreational space with footpaths giving the feel of countryside. <p><u>Wildlife Issues:</u></p> <ul style="list-style-type: none"> Object to any development on the SINC and railway cutting. Site and embankment forms a natural wildlife corridor to garden and green spaces used as feeding ground, which is worthy of retention – further investigation needed – lack of past disturbance could have resulted in wide variety of flora and fauna taking up residence. Wildlife seen in gardens at Laverstock Close include: Robins, Bluetits, Great Tits, Chaffinches, Blackcaps, Jackdaws, Magpies, Long Tailed Tits, Goldfinches, Green Woodpecker, Willow Tits, Coal Tits, Great Spotted Woodpeckers, Kestrels, Sparrow Hawks, Buzzards, Barn owls, Tawny Owls and Bats,. Flowers provide food for butterflies and caterpillars where other meadows have been decimated by housing. Development of this and other adjacent sites would decimate all wildlife to the North of the A610 <p><u>Noise Issues:</u></p>

	<ul style="list-style-type: none"> Noise level from the A610 is above the recommended level and is intrusive. Prevailing West to South Westerly winds, due to the shape and topography of the valley, gets funnelled easterly along the A610 which increases with the strength of the wind. Wanted noise reducing surface put on the A610 but nothing was done about this (contacted Cllr R Robinson). Embankment acts as a barrier to the noise <p><u>Other Issues:</u></p> <ul style="list-style-type: none"> Harmful impact on lives and wellbeing of existing residents At Laverstock Close Dense layer of sandstone just below the surface and underground springs that required culverting cause difficulties for the builders and it's likely that these issues will be experienced further down the hill as well. Development of this site would increase surface water run-off and flood risk on Eastwood Road near Nine corners. Embankment acts as a barrier to other housing sites proposed.
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218 - South of Kimberley Road Nuthall

Statutory Consultees and Interest Groups

Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Great Crested Newts believed to be in pond on site.
Nuthall Parish Council (74)	<ul style="list-style-type: none"> No objection to the allocation of this site for residential development.

Site Promoter(s) (Owner / Agent / Developer)

Bob Woollard of Planning and Design Group Ltd for Mr Philip Turton. (4193)	<p><u>Site boundaries:</u> The developers' site is SHLAA site H218, plus some additional land that would give access to Kimberley Road.</p> <p><u>Number of dwellings:</u> The agents appear to agree with the SHLAA estimate of 30 dwellings.</p> <p><u>Ownership:</u> Single ownership, by client.</p> <p><u>Delivery timescale:</u> 6+ years (unlikely to be brought to market within the next five years”).</p> <p><u>Constraints:</u> “There are no significant physical or policy constraints to its development.”</p> <p><u>Affordable housing:</u> Not referred to.</p> <p><u>Other comments:</u> Wholly within the existing urban area.</p> <p>Close to: bus stops (with frequent services); infant, junior and secondary schools; medical and dental centres; pharmacy, library, post office; and district centre.</p> <p>Suitable access can be achieved without demolition.</p>
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Public Support

Mr & Mrs Munton (3580) J Cooke (632) P Wayman (3617) S Page (2578) A Lovell (4598) D Lovell (1404) O Lovell (1403) S Lovell (1405)	<ul style="list-style-type: none"> Site is appropriate for housing Support allocation for 30 dwellings
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219 - West of the Paddocks Nuthall

Statutory Consultees and Interest Groups

Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints.
Nuthall Parish Council (74)	<ul style="list-style-type: none"> No objection to the allocation of this site for residential development.

Public Support

Mr & Mrs Munton (3580) J Cooke (632) P Wayman (3617) S Page (2578) A Lovell (4598) D Lovell (1404) O Lovell (1403) S Lovell (1405)	<ul style="list-style-type: none"> Site is appropriate for housing Support allocation for 19 dwellings
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228 – North-west of Chestnut Drive Nuthall

Statutory Consultees and Interest Groups

Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints.
Sport England (48)	<ul style="list-style-type: none"> Part of playing field – object – unless evidence shows site is no longer required or replacement is being provided.

Public Support

J Moulton (4629) Mr & Mrs Munton (3580) P Wayman (3617) M Smith (1479) A Lovell (4598) D Lovell (1404) O Lovell (1403) S Lovell (1405)	<ul style="list-style-type: none"> Site is appropriate for housing Supports development of specialist accommodation here as it is completely flat and close to other specialist accommodation (The Spinney). Support allocation for 24 dwellings
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234 - Land at New Farm Nuthall

Statutory Consultees and Interest Groups

Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints. Site specific flood risk assessment focusing on sustainable surface water management required.
CPRE (18)	<ul style="list-style-type: none"> Green Belt Agricultural land. Within 200m of HS2 preferred route. SINC present on and adjacent to site. Coalescence issue. Access issues. Noise from motorway and HS2. Would contravene NPPF policies 9 & 11.
HS2 (3852)	<ul style="list-style-type: none"> Not within current HS2 Phase Two route with no works proposed to the M1 in this location.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Site entirely covered by SINC 5/753 – species-rich calcareous grassland which should not be developed.
Nuthall Parish Council (74)	<ul style="list-style-type: none"> Site should not be allocated because it is strategically important to maintain openness and prevent coalescence. Disagree with Councils assessment that this site is a partly recommended direction for growth in Tribal reports.

Site Promoter(s) (Owner / Agent / Developer)

Mark Jones of Jas. Martin & Co. for Southwell and Nottingham Diocesan Board of Finance (4705)	<p><u>Site boundaries:</u></p> <p>The developers' site is site H234, "in conjunction with" site H105.</p> <p>Additional land, north of the dismantled railway, is "available...if required".</p> <p><u>Number of dwellings:</u></p> <p>"Up to 50", or 130 including site H105.</p> <p><u>Ownership:</u></p> <p>Not specified.</p> <p><u>Delivery timescale:</u></p> <p>Not specified.</p> <p><u>Green Belt:</u></p> <p>The site would be "contained" by "natural", "mature" boundaries, including the dismantled railway, motorway and residential development, so forming a "natural pocket for expansion".</p> <p><u>Constraints:</u></p> <p>"There are no occupation restrictions attached to the land".</p> <p>HS2 will have only "limited effect on the subject site over and above that from the motorway".</p> <p><u>Affordable housing:</u></p> <p>Not referred to.</p> <p><u>Other comments:</u></p> <p>The site "benefits good access" with "public transport and shops available locally".</p>
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Public Objections

M Hatton (3577) D Hodgson (2352) A Scott (2362) I Scott (2360) R Akers (4660) A Lovell (4598) D Lovell (1404) O Lovell (1403) S Lovell (1405) B Littleton (1707)	<p><u>Traffic & Access Issues:</u></p> <ul style="list-style-type: none"> Poor existing access arrangements to the site. Concern that any new access would be used by farm traffic (HGV's) during unsociable hours (creating noise). Increase in traffic on the surrounding roads (including Nuthall Island), considered to be over capacity during peak times already. Junction at Watnall Road and Nottingham Road already problematic. <p><u>Impact on existing facilities:</u></p> <ul style="list-style-type: none"> All respondents also raised concern about the impact that development would have on the nearby infant and junior school (Larkfield) which was considered to be at capacity already and could not accommodate expansion in its immediate area and as such there is no close school for new and existing dwellings. <p><u>Green Belt Issues:</u></p> <ul style="list-style-type: none"> The site provides a gap between M1 and built up areas of Hucknall and Bulwell. Site should be kept in the countryside Not required other Green Belt sites are preferable. No exceptional circumstances exist to develop this site. <p><u>Wildlife Issues:</u></p> <ul style="list-style-type: none"> Important of the site for wildlife (such as bats, birds, birds of prey and foxes) which would be negatively affected if developed <p><u>Design Issues:</u></p> <ul style="list-style-type: none"> Size, depth, width and massing would have unacceptable adverse impact on properties adjacent to the site Development would create overlooking, loss of privacy, visually overbearing impact, overshadowing and additional noise. Proposal could lead to fragmented form of development Proposed quantity of development may not be achievable. <p><u>Other Issues:</u></p> <ul style="list-style-type: none"> Close proximity to a pig farm would create smell for future residents. Development of this site will impact upon this property prices of this area (Spencer Drive) because of their large plots, view over the Green Belt, private access road, little noise and their not overlooked – how will they be compensated Protected Oak trees have not been taken into consideration Water pressure is low in the area, existing demand is likely to affect existing residents. Development would result in noise, disturbance and nuisance for residents and will impact on the residential amenity of existing residents. Development contravenes Article 8 of the Human Rights Act (“a person has substantive right to respect for their private and family life”) Development of the site would ruin the rural character and appearance of the area. Impact on the peace and sanctity of Nuthall cemetery
Public Support	
P Wayman (3617)	<ul style="list-style-type: none"> If Green Belt sites have to be used (which he opposes) then this site is most suitable Could accommodate some of the 30% affordable housing provision. Traffic generated by development would access onto Watnall road thus avoiding Kimberley Town Centre. Could benefit from the NET tram extension to Kimberley
271 - Gilt Hill Farm Kimberley	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints. Site specific flood risk assessment focusing on sustainable surface water management required.
CPRE (18)	<ul style="list-style-type: none"> Green Belt 70%+ Greenfield Agricultural land. Coalescence risk between Kimberley and Eastwood. Visual impact from ridgeline. Impact upon mature Landscape area. SINCs on site. Would contravene NPPF policies 9 & 11.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Area of grassland and hedgerows which may have conservation value.
Greasley Parish Council (71)	<ul style="list-style-type: none"> Not necessary to develop this site The Southern part of Eastwood has better access to the A610 and to employment opportunities where there are more brownfield sites and less impact on the landscape. Important site for preventing coalescence between Eastwood and Kimberley.
Cllr Cooper (1601)	<ul style="list-style-type: none"> Green Belt but no longer farmed and has many derelict buildings. Building on this site is preferable to other Green Belt sites in Kimberley

	<ul style="list-style-type: none"> Please consider site for retirement complex, it has good access to public transport, retail park and town centre.
Site Promoter(s) (Owner / Agent / Developer)	
Oxalis Planning for Featherstones Planning & Development for Mrs D Viitanen. (2542)	<p><u>Site boundaries:</u> The developers' site is the same as SHLAA site H271.</p> <p><u>Number of dwellings:</u> "Around 200 units".</p> <p><u>Ownership:</u> "There is a willing landowner."</p> <p><u>Delivery timescale:</u> Not referred to.</p> <p><u>Green Belt:</u> "A defensible boundary could be provided through a sensitive design-led approach to the site's character and location."</p> <p><u>Affordable housing:</u> Not referred to.</p> <p><u>Other comments:</u></p> <p>Support from the Tribal report.</p> <p>The site is "accessible to bus routes and local retail, social and community facilities".</p> <p>"The Gilt Hill Farm site offers the potential for housing development suitable for the elderly and retired, and is in a sustainable location for this form of development close to existing facilities."</p> <p>The agents consider that the reference in the SHLAA to the site being "visible from the A610" should be reconsidered, as this "is not necessarily in itself a weakness or a constraint".</p>
Public Support	
J Cooke (632) S Patel (4791) T Fernie (3645) J Evans (3627) J Kaur (3348) I Inglis (3217) R Lilley (3077) D Viitanen (3075) J & S Evans (2922) L Dawn (4611) R Smith (4612) L Smith (4613) C Dainty (4614) C Smith (4615) J Woolley (4616) J O'Connor (4617) J Dawn (4618) L Lilley (4619) R Lilley (4620) R & E Plumb (4621) M Barnes (4622) J Doddy (4623) S Easom (4624) T Sysom (4625) P Howkins (2839) L Evans (4772) J Dawn (4773) M Bryan (4774) C Moore (4775) C Dawn (4776) A Harrison(4777) A Rowark (4778) J Kitchen (4779) N Bory (4780) J Ireson (4781) C Sanderson (4782) R Harrison (4783) H Harrison (4784) J Palmer (4785) E Harrison (4786)	<ul style="list-style-type: none"> Site is suitable for gypsy, traveller and travelling showpeople accommodation Site appropriate for housing development Should be developed as a retirement village Green Belt boundaries should be amended around the site Safeguarded land boundaries should be located at Gilt Hill Farm – new boundary to protect Green Belt by creation of country park

E Walker (4787) A Spellman (4788) E Marsh (4789) P Driver (4790) D Nunn (4634)	
Public Objections	
P Wayman (3617) A Lovell (4598) D Lovell (1404) O Lovell (1403) S Lovell (1405)	<ul style="list-style-type: none"> • Site is inappropriate for development • Tribal did not consider appropriate. • Urban sprawl and encroachment into the countryside and no defensible boundary • Important gap between Eastwood and Kimberley and development would constitute coalescence. • Impact on SINC and mature landscape and agricultural land. • Site important for recreation. • Site would not have easy access to frequent public transport due to the narrow width of surrounding roads.
285 - Land north of Alma Hill west of Millfield Road Kimberley	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> • No specific constraints. • Site specific flood risk assessment focusing on sustainable surface water management required.
CPRE (18)	<ul style="list-style-type: none"> • 70%+ Green Belt • 70%+ Greenfield • Agricultural land. • Part of site prominent. • Negative visual impact • Coalescence risk • Would contravene NPPF policies 9.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> • Area of grassland and mature hedgerows which may have conservation value.
Public Objections	
Mr & Mrs Hoyland (2328)	Their garden has been included in the red line and is not available for development.
Mrs Winwood (4643) Mrs Rawson (4633) P Wayman (3617) A Lovell (4598) D Lovell (1404) O Lovell (1403) S Lovell (1405)	<p><u>Green Belt Issues:</u></p> <ul style="list-style-type: none"> • Tribal did not consider appropriate. • Urban sprawl and encroachment into the countryside and no defensible boundary • Important gap between Eastwood and Kimberley and development would constitute coalescence. <p><u>Traffic and Access Issues:</u></p> <ul style="list-style-type: none"> • Loss of footpaths and encroachment onto an un-adopted road. • Site would not have easy access to frequent public transport due to the narrow width of surrounding roads. <p><u>Wildlife Issues:</u></p> <ul style="list-style-type: none"> • Impact on wildlife (including Monk Jack Deer) • Impact on SINC and mature landscape and agricultural land. <p><u>Other Issues:</u></p> <ul style="list-style-type: none"> • Site important for recreation.
411 - 2 High Street Kimberley	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> • No specific constraints. • Site specific flood risk assessment focusing on sustainable surface water management required. • Small watercourse to South West boundary needs to be included in the flood risk assessment.
CPRE (18)	<ul style="list-style-type: none"> • Green Belt • 70% Greenfield • Agricultural site. • Visual impact from ridgeline. • Traffic impact on High Street and Swingate.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> • Adjacent SINC 2/140 mitigation for indirect impacts would be required which could include buffer zone. • Area of grassland and scrub which may have conservation value.
Anna Soubry MP (625)	<ul style="list-style-type: none"> • Housing target puts this Green Belt site most at risk • Object to developing this Green Belt site for housing
Cllr Robinson (307)	<ul style="list-style-type: none"> • Concerns regarding existing inadequate road infrastructure and vehicle noise from A610 • Not convinced that development here is wise or sustainable
Site Promoter(s) (Owner / Agent / Developer)	

Beech Architects Ltd. (2484)	<p><u>Number of dwellings:</u> Not referred to.</p> <p><u>Ownership:</u> Not referred to.</p> <p><u>Delivery timescale:</u> Not referred to.</p> <p><u>Green Belt:</u> "Green belt boundary being moved to the A610 makes it both defensible, permanent and identifiable."</p> <p><u>Affordable housing:</u> Not referred to.</p> <p><u>Other comments:</u></p> <p>The current farm is "no longer viable" and is "incompatible with the adjacent built up residential area evidenced by complaints from adjoining neighbours and the high number of crimes committed".</p> <p>The site is close to the town centre, a primary school and a "main corridor bus link".</p> <p>"South facing slope of site offers opportunity for passive solar design, solar hot water and photovoltaics."</p> <p>Support from the Tribal study.</p> <p>"Northern edge of site could provide opportunity for over55's/ retirement living due to location and proximity of services."</p>
Opposing Site Promoter(s)	
Nick Baseley of Ian Baseley Associates for Mr & Mrs R Evans. (1436)	"The site extends beyond the immediate development limit to the south west of Kimberley which would lead to a noticeable sprawling effect. In addition, the site contains a significant level of vegetation which would need to be removed to make way for its comprehensive development (or retained with a reduced site capacity)."
Nick Baseley of Ian Baseley Associates for Messrs J, D, J & I Wild. (634)	"The site extends beyond the immediate development limit to the south west of Kimberley which would lead to a noticeable sprawling effect. In addition, the site contains a significant level of vegetation which would need to be removed to make way for its comprehensive development (or retained with a reduced site capacity)."
Public Objections	
K Cresswell (4657) P Wayman (3617) J Poizer (4628) Miss Ball (3647) A McCartney (4604) Mr & Mrs Bescom (4703)	<p><u>Traffic:</u></p> <ul style="list-style-type: none"> • Church Hill could be dangerous in the winter, road needs to be realigned to remove bend to improve safety of cars travelling up the hill. High Street (between Dale Lane and Green Lane) is one way because it's not wide enough for two vehicles; it would need to be widened along its entire length which would involve the demolition of existing properties. • Existing roads already at capacity and in a bad state of repair. Concern that large amounts of traffic from new development will be channelled onto quiet backwater of town. The existing junction at Greens Lane and High Street considered busy and dangerous. • Parking: Cars parking on pavement on both sides of Laverstock Close restrict visibility and width of carriageway making it dangerous. • Victorian infrastructure of Kimberley cannot cope. • Public right of way at Dawver Road would be compromised. <p><u>Noise Issues:</u></p> <ul style="list-style-type: none"> • topography of land and prevailing West to South Westerly winds creates funnelling effect for road noise (due to the shape of the valley) along the A610. • Previous campaign to install noise reducing surface on the A610 but nothing was done about this (contacted Cllr R Robinson). • Current levels of road noise considered unacceptably high and intrusive and there is a concern that this will get worse. <p><u>Wildlife:</u></p> <ul style="list-style-type: none"> • Wildlife seen in gardens at Laverstock Close include: Robins, Bluetits, Great Tits, Chaffinches, Blackcaps, Jackdaws, Magpies, Long Tailed Tits, Goldfinches, Green Woodpecker, Willow Tits, Coal Tits, Great Spotted Woodpeckers, Kestrels, Sparrow Hawks, Buzzards and Tawny Owls. • Site forms a wildlife corridor which is worthy of retention – further investigation needed – lack of disturbance could have resulted in wide variety of flora and fauna taking up residence. <p><u>Other Issues:</u></p>

	<ul style="list-style-type: none"> • Development of this site would increase surface water run-off and flood risk on Eastwood Road near Nine corners. • Site highly valued by residents as recreational space with footpaths giving the feel of being in the countryside. • Only area of open land within town of Kimberley • At Laverstock Close Dense layer of sandstone just below the surface and underground springs that required culverting cause difficulties for the builders and it's likely that these issues will be experienced further down the hill as well. • Green Belt that infills between Church Hill/ High Street and the A610 • Harmful impact on lives and wellbeing of existing residents • Site could be suitable for gypsies and travellers
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Public Support

J Moulton (2418) C Beech (2484) R Paternoster (4734) S Williams (4735) E Beech (4736) T Beech (4737) J Gudgeon (4738) N Cargill (4739) Mr S S? (4740) T Gudgeon (4741) J Hollingworth (4742) P Archer (4743) A Tipping (2345) M Blant (4744) N Townsend (4745) S Blant (4746) J Chapman (4747) P Routledge (4748) M Fradley (4749) G Kay (4750) M (4751) P Dale (4752) J Dale (4753) W Smith (4754) S Swindell (4755) D Redgate (4756) P Redgate (4757) G Townsend (4758) R Redgate (4759) J Haddon (4760) S Haddon (4761) P Just (4762) G Boaum (4763) D Litchfield (4764) G Godber (4765) N Williamson (2177) D Hall (4766) A Coombes (1796) T Godber (4767) R Blant (4768) E Blant (4769) J Blant (4770) A Lovell (4598) D Lovell (1404) O Lovell (1403) S Lovell (1405)	<ul style="list-style-type: none"> • Sustainable location and suitable for development given proximity (short walk) to shops, post office, doctors, facilities, schools, major bus corridor and future tram stop in Kimberley Town centre • The A610 is the natural Green Belt boundary because it would form a defensible boundary • Suitable for housing development and specialist accommodation • Suitable for 30% affordable housing provision • Not suitable for gypsies, travellers and travelling showpeople due to slope of site • Housing well contained within already developed area • Could accommodate high density development • Could accommodate small homes and affordable flats • Building here would allow same amount of homes to be built (as per the Kimberley Depot plan) without the need to cut down woodland and an old railway. • Tribal recommended as appropriate direction for growth. • Potential for releasing from GB for 100 dwellings.
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428 – Rear of Chilton Drive Watnall

Statutory Consultees and Interest Groups

Environment Agency (4)	<ul style="list-style-type: none"> • No specific constraints.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> • Adjacent Kimberley Railway Cutting SSSI and SINC 2/71 • Mitigation for indirect impacts would be required which could include buffer zone.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> • Community tree planting and mature tree planting on site needs to be considered. • Soft edge to site would help to mitigate impact on railway cutting managed by Nottinghamshire Wildlife Trust.

Public Objections

J Moulton (4629) Mr & Mrs Smith (4627) D Saxton (4659) Mr & Mrs Wilson (4637) J Scott (4638)	<u>Natural Environment Issues</u> <ul style="list-style-type: none"> • The area acts as a green corridor which is rich in wildlife being used particularly as a roosting and feeding area by bats, but also by Ringtail Doves, Owls, birds, squirrels and foxes. • Some trees in this area protected by TPO's –the removal of these could potentially
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V Oldham (4158) P Tivey (4173) L Coy (4675) S Richards (4647) J Garrigan Mr & Mrs Jones	<ul style="list-style-type: none"> cause soil erosion and wind damage to existing properties Trees should be protected for the birds SSSI for Permian gymnosperm fossils which should be protected Area of beauty. Trees planted a few years ago – waste of tax payers' money <p><u>Traffic, Parking and Access Issues</u></p> <ul style="list-style-type: none"> Existing traffic and parking problems (particularly along Chilton Drive/Cloverlands Drive at school opening and closing times because of proximity to Kimberley school) which would be exasperated by further development. Concern about the safety of school children (especially on Newdigate Street) if traffic were to increase. Proposed yellow lining of Newdigate Road from Cloverlands Drive to Victoria Street will not improve parking and traffic situation. Concern about access of emergency vehicles especially as there is an elderly residential complex on the road. 24 hour traffic monitoring (of existing situation) should be considered. There isn't sufficient space for number of houses and access issues <p><u>Other Issues</u></p> <ul style="list-style-type: none"> Site slopes considerably down towards disused railway cutting Unfair to create noise in an area that has an elderly population. Some of the existing properties direct run-off water down to the disused railway cutting via soakaways, development of the site would remove natural drainage. Site is valued and well used by the community and should be protected and enhanced (e.g. by providing seating) for recreational use for the existing residents (e.g. park or allotments) The Council have already spent money on improving access for recreational use (including laying paths, repairing the footbridge and clearing overgrown railway cutting) The site is not viable because it is too small and development would put too much pressure on existing built up area. Green Belt boundaries should be extended to include this area Children can play football in the streets (off Chilton Drive) and toboggan when it snows Earth moving heavy machinery, heavy lorries going in and out of the estate. Area for safe play
Public Support	
Mr & Mrs Munton (3580) P Wayman (3617) S Page (2578) A Lovell (4598) D Lovell (1404) O Lovell (1403) S Lovell (1405)	<ul style="list-style-type: none"> Site is appropriate for housing Site can provide specialist accommodation Would prefer one building, either old peoples home or youth community centre. Leaving some space for wildlife and pleasant walking area Support allocation for 16 dwellings
473 – Home Farm Nuthall	
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> Site is within Conservation Area Includes 3 Grade II Listed Buildings (plus curtilage buildings), impact on these need to be considered.
CPRE (18)	<ul style="list-style-type: none"> Green Belt 70% brownfield site. Within Conservation Area Grade II Listed Building on site.
Environment Agency (4)	<ul style="list-style-type: none"> Historic use of site could have potential for development to cause pollution to principal aquifer Environmental assessment required.
HS2 (3852)	<ul style="list-style-type: none"> Not within current HS2 Phase Two route with no works proposed to the M1 in this location.
Nuthall Parish Council (74)	<ul style="list-style-type: none"> Site is suitable for residential allocation (for conversion of existing buildings).
Anna Soubry MP (625)	<ul style="list-style-type: none"> Housing target puts this Green Belt site most at risk Object to developing this Green Belt site for housing
Opposing Site Promoter(s)	
Nick Baseley of Ian Baseley Associates for Mr & Mrs R Evans. (1436)	"The site contains a range of Listed Buildings and is within the Conservation Area providing a significant constraint to its development. The site also abuts the M1 motorway leading to significant issues of noise. Vehicular access is and has been an issue in the past and there is a potential contamination issue. Moreover, part of the site is within a 200 metre buffer of the preferred route for HS2."
Nick Baseley of Ian Baseley Associates for Messrs J, D, J & I	"The site contains a range of Listed Buildings and is within the Conservation Area providing a significant constraint to its development. The site also abuts the M1 motorway leading to

Wild. (634)	significant issues of noise. Vehicular access is and has been an issue in the past and there is a potential contamination issue. Moreover, part of the site is within a 200 metre buffer of the preferred route for HS2."
Public Support	
Mrs J Cooke (632) A Lovell (4598) D Lovell (1404) O Lovell (1403) S Lovell (1405)	<ul style="list-style-type: none"> • Site is suitable for specialist accommodation • Support allocation through conversion of existing building for 14 dwellings. • Not considered necessary to remove site from GB to allow conversion. • Object to any demolition.
518 – Rear of 127 Kimberley Road Nuthall	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> • No specific constraints.
Nuthall Parish Council (74)	<ul style="list-style-type: none"> • No objection to the allocation of this site for residential development.
Public Support	
Mr & Mrs Munton (3580) J Cooke (632) P Wayman (3617) S Page (2578) A Lovell (4598) D Lovell (1404) O Lovell (1403) S Lovell (1405)	<ul style="list-style-type: none"> • Site is appropriate for housing development • Support allocation for 20 dwellings
586 – Kimberley Brewery	
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> • Grade II Listed Buildings (LB) on site. • Buildings form substantial and distinctive part of Kimberley Conservation Area (CA) (considered to be 'at risk' on the 2013 register). • Concern over the number of dwellings proposed and impact upon the significance of heritage assets and the woodland within the site which contributes to the character of the CA. • TPO, SSSI & SINC have not been picked up in site constraints. • Number for allocation more than for hybrid scheme EH were consulted on and they felt that even the lower figure would constitute substantial harm to the LB's and CA. • Recognise need for development to regenerate buildings. • Have alternate uses for buildings been explored (i.e. employment uses)? • Concern over the level of development and the potential loss of important features of the existing buildings and CA.
Environment Agency (4)	<ul style="list-style-type: none"> • No specific constraints. • Site specific flood risk assessment focusing on sustainable surface water management required.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> • Area of woodland which may have conservation value.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> • Specific comments provided as part of current planning application. • Need to preserve green connection through site which forms a link connecting to Erewash Valley.
Greasley Civic Society / Kimberley (2823)	<ul style="list-style-type: none"> • This site is appropriate to develop for housing. • Site should be allocated for employment use • Should remain and be enhanced by Green Infrastructure.
Public Support	
J Moulton (4629) J Poizer (4628) Mr & Mrs Munton (3580) J Cooke (632) C Wilde (1214) S Richards (4647) J Garrigan (4631) P Wayman (3617) Mr & Mrs East (4658) S Page (2578) A Lovell (4598) D Lovell (1404) O Lovell (1403) S Lovell (1405) D Pepper (4162) Miss Ball (3647)	<ul style="list-style-type: none"> • Connected to main road with a good flow of traffic • Site is appropriate for housing development • Site looks dilapidated and vandalised • Access here capable of dealing with larger vehicles • Site can provide specialist accommodation • Could accommodate some of the 30% affordable housing provision. • Support allocation of 160 dwellings. • Sympathetic design required and retention of public footway. • Some scope to increase the density. • Apartment buildings could be suitable for specialist accommodation. • Mixed use potential

MBA Generally

Commentator Name	Summary of Comments
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(Commentator ID)	
Statutory Consultees and Interest Groups	
CPRE (18)	Loss of large part of narrow Green Belt gap/wildlife corridor between Bramcote, Beeston, Chilwell, Toton and Stapleford. Loss of best quality agricultural land. Coalescence, prominent land, noise issues from A52, Mature landscape area and Prominent Area for Special Protection all need to be considered.
Parks & Environment Section Broxtowe Borough Council (2548)	<p>Beeston – general under provision throughout Beeston of focused in North, West and Central. Ryland has good coverage of outdoor sports and parks but limited access to natural and amenity green space.</p> <p>Chilwell – general shortage of natural and amenity green space, good access to parks and sports facilities.</p> <p>Bramcote – above Borough average but North/South wedge on Western edge under-provided for.</p> <p>Stapleford – just under Borough average, outdoor sports and parks well provided for, shortage of natural green space and amenity areas.</p> <p>Toton – Good mixed range of all green space type but shortage in Northern and Western areas.</p> <p>Attenborough – no under provision.</p> <p>Trowell – above Borough average but no parks and limited play opportunities. Provision concentrated in Southern and Western boundaries which are most populated.</p> <p>Nuthall – under Borough average, lots of small sites, also lots of restricted access sites (not inc. in analysis), shortage of natural green space. Also low parks coverage and to a lesser extent outdoor sports provision.</p> <p>Greasley – under provision across all areas but predominantly natural green space, outdoor sports and parks.</p>
Bramcote Conservation Society (13)	<ul style="list-style-type: none"> • Bramcote has 4th highest population density in Broxtowe • Large number of least preferred sites allocated between Chilwell Lane, Common Lane, Inham Nook and Stapleford/Toton. • Common Lane and Chilwell lane unsuitable for heavy traffic • High quality agricultural and Green Belt in this area should be protected
Cllr Ball (315)	<ul style="list-style-type: none"> • Beeston Rylands should be used for low carbon or renewable energy developments
Site Promoter(s) (Owner / Agent / Developer)	
Steve Harley of Oxalis Planning for W Westerman Ltd. (2652)	<p><u>Sites H109 and H212 ('Deemed Unsuitable') – Low Wood Road and North of Nottingham Road Nuthall</u></p> <p>“The two sites combined are controlled by W. Westerman Ltd and Strawsons Property, and these two landowners are working together...Development could commence in years 6-10.”</p> <p>“The site assessment provided in the consultation document downplays the transport accessibility of this site, particularly in the increasingly likely scenario where a NET line extension to Kimberley and/or Eastwood is provided. A new Park & Ride facility could be provided as part of the development of this site.”</p> <p>“The tone and content of the Council's assessment should be revisited...In particular, the judgement that it is 'highly unlikely to come forward as a housing site' should be removed.”</p> <p>“As a minimum we consider this site should be identified for development in the longer-term, and safeguarded through removal of the site from the Green Belt now.”</p>
Paula Money of Phoenix Planning (UK) Ltd for Gaintame Ltd. (647)	<p><u>Site H421 ('Deemed Unsuitable') – Land at Nottingham Road Nuthall bounded by A610 and M1</u></p> <p>The proposal is for a “retirement village” potentially involving two 40-bed care homes, 245 ‘extra care’ units and 220 apartments and bungalows for rent or sale on the open market.</p> <p>With regard to the Green Belt: “the installation of HS2 along the western boundary would undermine the importance of this site in terms of its openness”; the provision of substantial landscaping belts would “retain the undeveloped nature of the site” from vantage points along the M1 slip road and along the A610; “the site is enclosed by development on three sides and therefore it is not considered that the development of this would encroach into the open countryside”; “with significant green belt land being protected to the north, south and west it is not considered that this site in isolation would lead to the coalescence of settlements”; and in any case “the benefits of the development...far outweigh any perceived harm in terms of the impact upon the green belt”.</p> <p>Noise “can be addressed through the layout and design” and “there are at present no further known constraints to the development of this site that need to be outlined at this stage”.</p> <p>The site is in “a highly sustainable location” and is close to public transport, shops and community facilities.</p> <p>The properties for rent or sale “would be subject to standard requirements in relation to affordable housing”.</p>

Mark Jermy of the Halsall Lloyd Partnership for Mr and Mrs Rathour. (4202)	<p><u>Site H127 ('Deemed Unsuitable') – Bramcote Hills Golf Course</u></p> <p>The proposal is for a “retirement village” on the western part of the golf course, accessed from Deddington Lane, for “approximately 100-120” bungalows, flats and “assisted care units” for “over 55 years”, in order to “positively address the key themes of Broxtowe Borough Council emerging ‘new’ Older persons Housing Strategy”.</p> <p>Development would be “mainly single storey”, “nestling within the dense vegetation” so as “to ensure no or limited external visual or character impact”.</p> <p>This is a “sustainable” location with proximity to public transport, shops, medical services, post office, banks etc.</p> <p>The eastern part of the site would be “enhanced and provided for public amenity use”.</p> <p>Affordable housing “could be accommodated subject to viability/need in relation to the type of housing provided”.</p>
Evenbay Ltd (4204)	<p><u>Proposed new site – land at Sandiacre Road, Stapleford</u></p> <p>The Green Boundary should be amended “to follow the flood bank” and allow development for “at least 10 first time buyer / affordable houses or alternatively a nursing or care home for the elderly”. “I do not believe this action will encourage further applications of this type...this piece of land is unique because it is bordered by houses to the North, South and East with flood bank and pumping station being the border to the West.”</p>
Opposing Site Promoter(s)	
Mark Jones of Jas. Martin & Co. for Southwell and Nottingham Diocesan Board of Finance (4705)	<p><u>Site H421 ('Deemed Unsuitable') – Land at Nottingham Road Nuthall bounded by A610 and M1</u></p> <p>An allocation “would be difficult” because of HS2.</p>
Mark Jones of Jas. Martin & Co. for Southwell and Nottingham Diocesan Board of Finance (4705)	<p><u>Site H365 ('Deemed Unsuitable') – East of Motorway / West of Low Wood Road Nuthall</u></p> <p>An allocation “would be difficult” because of HS2.</p>
Mark Jones of Jas. Martin & Co. for Southwell and Nottingham Diocesan Board of Finance (4705)	<p><u>Site H212 ('Deemed Unsuitable') – East of Motorway / North of Nottingham Road Nuthall</u></p> <p>An allocation “would be difficult” because of HS2.</p>
Public	
Mr David Negus (4165)	<p>Remove Green Belt north of Awsworth to A610 and west of Awsworth Lane.</p> <p>Bramcote Ridge and Bramcote Hills and Bramcote Ridge should still be protected.</p>
Peter Thompson (4448)	Homes for older people on 'Sandcliffe', Nottingham Road and Moults Yard, Stapleford sites.
Mrs Brenda Mills (4676)	Theatre cultural facility in Stapleford.
Mrs Sarah Lawrence (3587) Mr Michael Woods (3605)	<p>Beeston and Toton brownfield sites first for homes.</p> <p>Homes for older people in areas of good accessibility.</p>
Mr Eric Fell (4482)	
Mike and Gill Cresswell (4498)	Homes should be near transport hubs and new infrastructure.
Mr K Creswell (4657)	<ul style="list-style-type: none"> • Homes built in Nuthall area is against the interests of local residents • Existing roads (Nuthall Island & A610) cannot cope with peak hour traffic • Doubts validity of traffic survey carried out by the Council
Paul Russell (1529)	<ul style="list-style-type: none"> • All available brown field sites should be used. • Accessible sites only should be used
Joel & Vivienne Jackson (4568)	<ul style="list-style-type: none"> • No sites are suitable. The Stanton and Staveley site is enough to serve the area. • Smaller sites are suitable for specialist development. • Affordable housing already on the Feathers and Warren Pub site • Utilities would be overstretched if there was more development.
Barbara Bakewell (1424)	<ul style="list-style-type: none"> • The South has borne the brunt of development and is most densely populated with less green space. • The South has borne the brunt of development and is most densely populated with less green space.
Philip Sugden (1488)	<ul style="list-style-type: none"> • It is not possible to plan for development until the precise detail of HS2 is confirmed
Richard Hind (2624)	<ul style="list-style-type: none"> • Brownfield sites only
David Pearson (720)	<ul style="list-style-type: none"> • Brownfield first, especially omitting H414, H221, H123, H356, H104. • Peatfield Court, former older people's homes should be considered. • Many sites do not have the infrastructure, such as accessible public transport, to support. • Need to enforce 30% affordable homes.
David Skidmore (4686)	<ul style="list-style-type: none"> • New homes would alter character here- urban sprawl.- • H111, H343, H412, H407, H132, H403, H259, H20, H254. • Infrastructure inadequate, roads over capacity. • Green Belt.

Kevin & Anne Milton (4692)	<ul style="list-style-type: none"> Object H111, H407, H410, H412. Loss of Green Belt. Traffic. Impact on GP surgeries and schools significant.
Graham Lockwood (965)	<ul style="list-style-type: none"> Object- Green Belt.
Mrs Betty Cliffe (633)	<ul style="list-style-type: none"> H343, H412- traffic increase- include Chilwell Lane. H343- wildlife corridor. Suggest tree belt on southern boundary of College site and School site to separate from new homes. Common Lane- recreational use- retain for walking, cycling. Northern part of H111- access issue, and recreational access.
Dr John Billingsley (4189)	<ul style="list-style-type: none"> Not H343, H412, H111, H407- Green Belt- prevent merging of towns. Sites in almost all Green Belt at Bramcote.
Mr. J. Smith (670)	<ul style="list-style-type: none"> Object- H111, H412- traffic, Green Belt
Derek & Tricia Read (4518)	<ul style="list-style-type: none"> Object- are large areas of brownfield sites in the old mining areas. People health benefit and wildlife.
Gordon & Janet Ellis (1368)	<ul style="list-style-type: none"> Object- H111, H132, H407 and especially H412, H343. Bramcote village lost, become suburb. Green Belt. Traffic- Town Street.
Graeme Myring (4711)	<ul style="list-style-type: none"> No sites in Bramcote should be developed

MBA Sites

Commentator Name (Commentator ID)	Summary of Comments
1 - 92-106 Broadgate Beeston	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints.
Public – all opposed	
Lloyd Wildish (4683) Wendy Bell (4506) Sue Robinson (4698) James Wall (4513) Carole Wall (4514) Mr E Channon (4661)	<ul style="list-style-type: none"> Negative impact of added traffic to Albert, Lower and Fletcher Roads. Parking issue Concern about utilities capacity Flood risk Concern about access to existing properties Wildlife, climate change mitigation. Spread the harm across the Borough.
6 - N K Motors 205a Bye Pass Road Chilwell	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> Located in flood zone 3 Adjacent to unnamed watercourse. Sequential test and flood risk assessment (if sequentially preferable) required. Historic use of site could have potential for development to cause pollution to secondary aquifer, environmental assessment required.
12 - Moults Yard 68-70 Nottingham Road Stapleford	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> Historic use of site could have potential for development to cause pollution to principal aquifer Environmental assessment required.
Public – all support	
Mrs Brenda Mills (4676) Mr & Mrs Roger & Maureen Jones (3536) Janet Langton (4092)	<ul style="list-style-type: none"> Could provide specialist accommodation for older people Capable of meeting affordable housing provision Suitable for development.
20 - Chetwynd Barracks Chetwynd Road Chilwell	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> Site specific flood risk assessment focusing on sustainable surface water management required. Historic use of site potential for development to cause pollution to secondary aquifer Environmental assessment required.
28 - Hofton & Sons Regent Street Beeston	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints.
51 - Pinfold Trading Estate Nottingham Road Stapleford	
Statutory Consultees and Interest Groups	

Environment Agency (4)	<ul style="list-style-type: none"> Site specific flood risk assessment focusing on sustainable surface water management required. Historic use of site could have potential for development to cause pollution to principal aquifer, Environmental assessment required.
Public	
Support	
Mrs Brenda Mills (4676)	<ul style="list-style-type: none"> Could be suitable for specialist accommodation for older people
Object	
Mr & Mrs Roger & Maureen Jones (3536)	<ul style="list-style-type: none"> Should replace business site like for like and/or extend.
95 - Allotments Hassocks Lane Beeston	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> Comments on planning application remain valid.
104 – Land off Coventry Lane Bramcote	
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> Impact on setting of Grade II Listed Trowell Hall and bridges along Nottingham Canal needs to be considered. Large scale development may have wider impacts on heritage assets (e.g. at Strelley and Wollaton).
CPRE (18)	<ul style="list-style-type: none"> Green Belt Agricultural (largely Best and Most Versatile).
Environment Agency (4)	<ul style="list-style-type: none"> Site specific flood risk assessment focusing on sustainable surface water management required.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Site partly covered by SINC 2/6 –canal which would need to be protected from development.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Green link from Stapleford Hill towards the Erewash Valley should be preserved and enhanced. Significant green link should also be maintained alongside Coventry Lane connecting Stapleford Hill and the Crematorium with railway wildlife corridors and Nottingham Canal Local Nature Reserve. Buzzards and Barn Owls use these areas to hunt and therefore a substantial area of habitat needs to be maintained.
Bramcote Conservation Society (13)	<ul style="list-style-type: none"> Site has important Green Belt function to stop coalescence and urban sprawl. Scenic site, wildlife corridors, tranquil and used by walkers means site should be protected
Site Promoter(s) (Owner / Agent / Developer)	
Nick Grace of GraceMachin for Messrs Simms, Carty and Briggs. (4197)	<p><u>Site boundaries:</u> The developers' site forms part (about a quarter) of SHLAA site H104.</p> <p><i>The exact site boundaries are unclear, as the agent's letter refers to three ownerships whereas the submitted plan shows four.</i></p> <p><u>Site area:</u> <i>Either 23.2 ha or 28.0 ha, depending on clarification of the previous point.</i></p> <p><u>Ownership:</u> There are <i>three or four</i> owners; however all are "supportive of development and the site".</p> <p><u>Green Belt:</u></p> <p>The proposed would be "a boundary of permanence and clarity". <i>(No details are given.)</i></p> <p>"If our clients land was not allocated as a preferred site for employment / commercial development we would still support the Green Belt Boundary being amended at this time to identify our clients land outside of the Green Belt."</p> <p><u>Other comments:</u></p> <p>The site should be allocated for employment.</p> <p>"Submissions have been made by Savills that the land could be developed for housing. However, the land is equally (if not better) suited to employment development taking into account its proximity to Coventry Lane and neighbouring land uses."</p> <p>"Allocation of this land for employment purposes would compensate for land being identified for housing elsewhere in the Borough."</p> <p>"Delivering a 'string' of employment sites on the western edge of Nottingham which are attractive to the market will balance the need to deliver homes and jobs to 2028."</p>

	<p>"This land is well suited as a location for industrial and commercial development which would complement the large scale Nottingham Business Park with more modest sized properties, better suited to expanding local industries as well as smaller scale office users."</p>
Public	
P Wayman (3617)	<ul style="list-style-type: none"> • If Green Belt sites have to be used (which he opposes) then this site is most suitable
107 - Land at Woodhouse Way Nuthall	
Statutory Consultees and Interest Groups	
CPRE (18)	<ul style="list-style-type: none"> • Green Belt • Agricultural Land (Best & Most Versatile). • Coalescence risk. • Increase traffic congestion. • Increase noise pollution. • SINC on site.
Environment Agency (4)	<ul style="list-style-type: none"> • Comments on planning application remain valid.
HS2 (3852)	<ul style="list-style-type: none"> • HS2 Phase 2 route likely to have direct impact on developable space.
Nottingham City Council (849)	<ul style="list-style-type: none"> • Would not support the development of this site.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> • Site partly covered by SINC 5/755 –woodland which would need to be protected from development.
Nuthall Parish Council (74)	<ul style="list-style-type: none"> • Site should not be allocated because it is strategically important to maintain openness and prevent coalescence. • The inclusion of housing on Toton and site 220 (Hempshill Hall) should be reason to exclude this site.
Site Promoter(s) (Owner / Agent / Developer)	
Matthew Fox of GVA for Nuthall Nottingham LLP and the Severn Trust. (4199)	<p><u>Site boundaries:</u> The developers' site is SHLAA site H107. If the HS2 route is not confirmed, the whole site should be released for development. If it is confirmed, a site of 17.9 ha west of the route should be released.</p> <p><u>Number of dwellings:</u> "At least 300." (Although there is one reference to "up to 300".)</p> <p><u>Ownership:</u> "The land available for development (to the east of the "initial preferred" HS2 route...) is under the ownership of three parties, all of whom have expressed an intention to sell their land upon the grant of planning permission for residential-led development." "The Severn Trust are one of the landowners west of Woodhouse Way and Nuthall Nottingham LLP is a joint venture between the developers Wrenbridge Land Ltd and Hortons' Estate."</p> <p><u>Delivery timescale:</u> "It is envisaged that c.80 dwellings could be completed per annum from 2015/16 onwards, meaning that the whole development would be delivered in the five-year period to April 2019."</p> <p><u>Green Belt:</u></p> <p>"The "initial preferred" route for phase two of HS2, if selected and safeguarded by the government, would provide a permanent and readily recognisable physical feature to provide a clear and revised defensible boundary to the Green Belt."</p> <p>Housing development at Nottingham Business Park "will reinforce the defensible boundary to the south".</p> <p>If HS2 is not implemented, the motorway would form a suitable Green Belt boundary.</p> <p>The agent suggests that responses to consultation on the recent planning application indicate that "the site is not viewed as a valuable piece of the Nottingham-Derby Green Belt".</p> <p><u>Constraints:</u> Several assessments, undertaken for the recent planning application, "have demonstrated there are no technical "showstoppers" to the proposed development".</p> <p><u>Affordable housing:</u> The development would "deliver a proportion of affordable housing". "Larger sites, such as the land west of Woodhouse Way, are better placed to help deliver the borough's affordable housing needs".</p> <p><u>Other comments:</u></p> <p>The site "may be appropriate for specialist accommodation in the form of an "extra-care"</p>

	<p>village for retirees/elderly” and “there could also be sheltered accommodation and a nursing home”.</p> <p>There are “several bus stops on Mornington Crescent”.</p> <p>Capped mine shafts would be “located under open space or roads to avoid any potential impact upon development”.</p> <p>“A large part of the site will be retained as “open” land and, moreover, will be publicly accessible.”</p>
Opposing Site Promoter(s)	
Mark Jones of Jas. Martin & Co. for Southwell and Nottingham Diocesan Board of Finance (4705)	An allocation “would be difficult” because of HS2.
Public – all oppose	
Yvonne Walsham (4603)	<ul style="list-style-type: none"> • Site is not appropriate for housing – market demand is only moderate. • Site subject to noise pollution from A610 and M1. • Potential vibration from HS2. • Site is important to prevent coalescence of Nottingham and Nuthall
108 - Field Farm north of Ilkeston Road Stapleford	
Statutory Consultees and Interest Groups	
CPRE (18)	<ul style="list-style-type: none"> • Green Belt • Agricultural (part Best & Most Versatile) site. • Adverse impact on Stapleford Hill SINC. • TPOs.
Environment Agency (4)	<ul style="list-style-type: none"> • Majority of site within flood zone 1 • Watercourse (Boundary Brook) dissects site meaning some within flood zone 3. • Sequential approach confirmed, site specific flood risk assessment required.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> • Adjacent SINC 5/1086 mitigation for indirect impacts would be required which could include buffer zone. • Area of grassland and scrub which may have conservation value.
Stapleford Town Council (73)	<ul style="list-style-type: none"> • Site suitable for residential development providing that infrastructure improvements undertaken. • Could also be suitable for specialist accommodation. • Capable of meeting the 30% affordable housing target.
Bramcote Conservation Society (13)	<ul style="list-style-type: none"> • Scenic site • Wildlife corridors • Tranquil • Used by walkers • Site should be protected • Poor public transport links and proximity to grid-locked roads. • Not sustainable
Anna Soubry MP (625)	<ul style="list-style-type: none"> • Object to allocation of site • Due to be subject of Public Inquiry and outcome not known • Transport infrastructure can't cope • Additional traffic impact of proposed Stanton development – additional information required.
STRAG (3345)	<ul style="list-style-type: none"> • Can't understand why early commitment for development at Field Farm was taken over Toton • Toton is a key site which could relieve pressure for Green Belt release at Field Farm • Field Farm is a housing estate rather than an SUE and so should be dealt with as an allocation in the part 2 Local Plan • Additional capacity elsewhere in the Borough now makes the inclusion of Field Farm unnecessary • Delivery timescale of housing at Field Farm optimistic (as per HH appeal) and therefore no long or short term justification for including Field Farm as an allocation • Development of sites 108, 123 & 356 will enclose Stapleford Hill Woodland and cut of an ecological corridor. • Eastern part of Field Farm (East of the plantation and old farmhouse) along with sites 123 & 356 should be protected and enhanced for wildlife to link corridor to wider area • An extension of Stapleford Hill Local Nature Reserve should be pursued together with additional means to update and implement the LNR's management plan.
Site Promoter(s) (Owner / Agent / Developer)	
Steve Harley of Oxalis Planning for W Westerman Ltd. (2652)	“We continue to support the proposed removal from the Green Belt and allocation of this site in the Core strategy, for delivery within the first 5 years of the Plan.”
Public	
Support	
Brenda Mills (4676) Mike and Gill Cresswell (4498)	<ul style="list-style-type: none"> • Could be suitable for specialist accommodation for older people. • Could be suitable for affordable housing provision.

	<ul style="list-style-type: none"> 30% affordable housing provision.
Object	
Mr David Negus (4165) Pete and Shirley Brown (4128)	<ul style="list-style-type: none"> Should not be removed from Green Belt. Development will add to congestion A52-M1. Last piece of green land in the area.
111 – Land off Moss Drive Bramcote	
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> Setting and significance of Bramcote Conservation Area needs to be considered.
CPRE (18)	<ul style="list-style-type: none"> Green Belt Agricultural Land.
Environment Agency (4)	<ul style="list-style-type: none"> Site specific flood risk assessment focusing on sustainable surface water management required.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Site partly covered by SINC 2/304 –woodland which would need to be protected from development. Area of grassland and woodland which may have conservation value.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Potential mitigation by securing woodland off Moss Drive for public use. Maintain a green corridor between Bramcote village and Bramcote Ridge with Erewash Valley. Substantial wildlife buffer along the A52 needs to be incorporated into any proposals. Small corridors to connect with tram corridor and Common Lane would be preferable.
123 - Coventry Lane Bramcote	
Statutory Consultees and Interest Groups	
CPRE (18)	<ul style="list-style-type: none"> Green Belt Agricultural site Adverse impact on Stapleford Hill SINC. TPOs.
Environment Agency (4)	<ul style="list-style-type: none"> Site specific flood risk assessment focusing on sustainable surface water management and flood risk from Boundary Brook required.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Adjacent SINC 5/1086 mitigation for indirect impacts would be required which could include buffer zone. Area of grassland and scrub which may have conservation value.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Green link from Stapleford Hill towards the Erewash Valley should be preserved and enhanced. Significant green link should also be maintained alongside Coventry Lane connecting Stapleford Hill and the Crematorium with railway wildlife corridors and Nottingham Canal Local Nature Reserve.
Bramcote Conservation Society (13)	<ul style="list-style-type: none"> Site has important Green Belt function to stop coalescence and urban sprawl. Scenic site, wildlife corridors, tranquil and used by walkers means site should be protected
STRAG (3345)	<ul style="list-style-type: none"> Development of sites 108, 123 & 356 will enclose Stapleford Hill Woodland and cut of an ecological corridor. Eastern part of Field Farm (East of the plantation and old farmhouse) along with sites 123 & 356 should be protected and enhanced for wildlife to link corridor to wider area An extension of Stapleford Hill Local Nature Reserve should be pursued together with additional means to update and implement the LNR's management plan
Site Promoter(s) (Owner / Agent / Developer)	
Bob Woollard of Planning and Design Group Ltd for J McCann (Nottm) Ltd. (3850)	<p><u>Site boundaries:</u> The developers' site is SHLAA sites H123 and H 356, combined.</p> <p><u>Number of dwellings:</u> "Up to 250."</p> <p><u>Ownership:</u> "The H356 site is in the majority control of J McCann (Nottm) Ltd, with a remnant area at the north eastern tip controlled by a landowner who has confirmed a willingness to bring the site forward for development. Site H123 is Council owned".</p> <p><u>Delivery timescale:</u> "Within the next five years." (Although the developers also say that "the site is <u>capable</u> of delivering the <u>majority</u> of its capacity within <u>a</u> 5 year period" [emphasis added].)</p> <p><u>Green Belt:</u> The land has "limited value in serving Green Belt purposes"; the railway line would be a "suitable and defensible boundary".</p> <p><u>Ecology:</u> An 'Ecological Appraisal' including a 'Phase 1 Habitat survey' has been submitted. This involves recommendations on 12 items, including: the creation of new wetlands, a faunal underpass, a compensatory bat roost and barn owl roost features; wider ecological connectivity; and reducing the cumulative impact on the adjacent Local Nature Reserve.</p>

	<p><u>Constraints:</u> There are "no significant physical or policy constraints to its development". However, roosting bats are present (on site 136).</p> <p><u>Affordable housing:</u> "It is the current intention of the developer to provide up to 30% affordable housing on the site, subject to viability issues and the identification of any abnormal costs."</p> <p><u>Other comments:</u> An application is to be submitted "shortly". Support from the Tribal study. Significant proportion of brownfield land. Within easy reach of essential facilities, including bus stops and primary and secondary schools. Served by the A6002 off road cycle path.</p>
127 - Bramcote Ridge Golf Course	
Statutory Consultees and Interest Groups	
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> • Would be good to see the site preserved as a formal or informal green corridor.
Site Promoter(s) (Owner / Agent / Developer)	
	(See 'MBA Generally' for agent's submissions on this 'deemed unsuitable' site.)
Public – all support	
Mr & Mrs Roger & Maureen Jones (3536)	<ul style="list-style-type: none"> • Suitable for homes for older people.
135 - Field Lane Chilwell	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> • No specific constraints. • Site specific flood risk assessment focusing on sustainable surface water management required.
Public – all oppose	
Teresa Mary Roger Graham and Sarah Louise Dunsdon (4508, 4509, 4510) Ms G A Miller (4687) Mr R Disney & Ms T Saunders (4688) John & Anne Dubbury (4511) K. Sanderson (4690) Paul Hayward (4693) David and Angela Waldram (4127) Dr Jon Gallego (4190) Barbara Selwood (2) Mr & Mrs Abbott (4685) John Stanton (4689) John & Rosemary Palethorpe (4700)	<p><u>Suitability:</u></p> <ul style="list-style-type: none"> • Not suitable for affordable housing, or gypsy and travellers. <p><u>Habitat and Wildlife:</u></p> <ul style="list-style-type: none"> • Loss of Green Space • Hobgoblin Wood and other mature trees are habitats for birds on RSPB amber and red lists, bats and other wildlife • T.P.O. • Biodiversity • Climate change mitigation • Pollution and drainage control <p><u>Traffic / Transport:</u></p> <ul style="list-style-type: none"> • Congestion. • Parking. • Access road • Noise • Traffic. <p><u>Alternatives:</u></p> <ul style="list-style-type: none"> • Use Beeston town centre instead. <p><u>Other Issues:</u></p> <ul style="list-style-type: none"> • Consultation not in accordance with the SCI 2009. • Chilwell high population density. • Security of MoD land. • Foul and surface water drainage issues at Field Lane/Penhryn Crescent. • Community facilities. • Trees would be TPO if site not MoD land.
Petition	
Charlotte White (4190) Mrs Salisbury (4713) Stuart and Michelle White (4714) Sandra and Bernd Younger (4715)	<ul style="list-style-type: none"> • The signatories to a petition object to development of the site: • There are numerous wildlife and tree species on the site which will be removed to the detriment of biodiversity. • Field Lane is already congested, extra vehicles will exacerbate this. • There may be security issues

<p>Kath Sanderson (4690) Geoff and Carole Heath (4716) John Stanton (4689) John and Anne Dudson (4511) Rob Disney (4688) Bexley Sears and Andrea Bartle (4718) Darren and Deborah Gladden Potter (4719) Mrs Margaret Rose Smith (4720) Simon John Cotton (4721) Rosemary Joy Cotton (4722) Charles Michael Cotton (4723) Mr & Mrs Colin Withers (4725) Mrs Iris Measures (4724) Mrs Alice Farmer (4726) Mr James Samples (4724) Natalie Di Tullio (4667)</p>	<ul style="list-style-type: none"> • The tranquillity and outlook of the area will be decreased. • The army are required to 'alienate' the site. • Other brownfield sites and houses that will not sell. • Council has a duty to preserve existing services. • Lack of consultation.
150 – Beeston Maltings Dovecote Lane	
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> • Buildings on site include non-designated heritage assets and therefore consideration should be given to retain and convert them.
Environment Agency (4)	<ul style="list-style-type: none"> • Historic use of site could have potential for development to cause pollution to secondary aquifer • Environmental assessment required.
178 - Land north of Nottingham Road Trowell Moor	
Statutory Consultees and Interest Groups	
CPRE (18)	<ul style="list-style-type: none"> • Green Belt • Agricultural land.
Environment Agency (4)	<ul style="list-style-type: none"> • Site specific flood risk assessment focusing on sustainable surface water management required.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> • Green link from Stapleford Hill towards the Erewash Valley should be preserved and enhanced. • Significant green link should also be maintained alongside Coventry Lane connecting Stapleford Hill and the Crematorium with railway wildlife corridors and Nottingham Canal Local Nature Reserve. • Buzzards and Barn Owls use these areas to hunt and therefore a substantial area of habitat needs to be maintained.
Bramcote Conservation Society (13)	<ul style="list-style-type: none"> • Site has important Green Belt function to stop coalescence and urban sprawl. • Scenic site, wildlife corridors, tranquil and used by walkers means site should be protected
Public – all oppose	
Michael Poppleston (1318) V Haslam (1390)	<ul style="list-style-type: none"> • Object to development of this site. • No consultation with City residents • Congestion on Bilborough Road already bad when Motorway closed • Only open space for nearby residents • Provide buffer from noise and pollution of Motorway and potentially HS2 • Loss of woodland and hedgerows and wildlife habitat • Loss of quality of life for residents
195 - Land adjacent to 428 Queens Road West Chilwell	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> • Located in flood zone 3. • Sequential test and flood risk assessment (if sequentially preferable) required. • Historic use of site could have potential for development to cause pollution to secondary aquifer • Environmental assessment required.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> • Green infrastructure pinch point between Golf course/Trent Valley and Tram corridor – desirable to see north/south green connectivity.
220 - Land east of Low Wood Road Nuthall	
Statutory Consultees and Interest Groups	
CPRE (18)	<ul style="list-style-type: none"> • Greenfield • Agricultural land. • Protected Open area and would lose open character /or function of area. • SINC on site. • Exasperated traffic congestion problems. • Visual impact on adjoining Green Belt. • Impact on Grade II Listed Buildings. • Loss of mature trees and woodland.
Environment Agency (4)	<ul style="list-style-type: none"> • Majority of site within flood zone 1 • Watercourse dissects site meaning some within flood zone 3.

	<ul style="list-style-type: none"> Sequential approach and specific flood risk assessment required.
Nottingham City Council (849)	<ul style="list-style-type: none"> Would not support the development of this site.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Site partly covered by SINC 2/57 – parkland, grassland, woodland and ponds which would need to be protected from development.
Nuthall Parish Council (74)	<ul style="list-style-type: none"> No objection to the allocation of this site for residential development.
Public – all support	
Mr A Clements (4191)	<ul style="list-style-type: none"> This site is suitable for the accommodation of gypsies, travellers and travelling showpeople.
230 - Lower Regent Street Beeston	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> Located in flood zone 3. Sequential test and flood risk assessment (if sequentially preferable) required.
Site Promoter(s) (Owner / Agent / Developer)	
Ms Helen Greenfield, KLG Glass (Chilwell) Ltd. (4137)	"As a business owner on the site being reviewed...I object to your plan/proposals for redevelopment of this site on every level."
231 - Wollaton Road Beeston	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> Historic use of site could have potential for development to cause pollution to principal aquifer Environmental assessment required.
Site Promoter(s) (Owner / Agent / Developer)	
Mr Peter Sisson of WEBS Training Ltd. (4136)	Part of the site is not available for redevelopment.
232 - Sandiacre Road Stapleford	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> Located in flood zone 3. Sequential test and flood risk assessment (if sequentially preferable) required. Historic use of site could have potential for development to cause pollution to principal aquifer Environmental assessment required.
HS2 (3825)	<ul style="list-style-type: none"> HS2 Phase 2 route potential to impact on site as a result of proximity.
Site Promoter(s) (Owner / Agent / Developer)	
Michael Evans of Jigsaw Planning and Development Limited for Maple Framing Limited. (4205)	"The consideration of this employment site for alternative housing use is not warranted when balanced against the need to protect jobs and support the local economy. In any event, the prospects of assembling many different private ownerships, would almost certainly mean that the site can never be realistically delivered for housing purposes." The site should be "discounted from consideration as rapidly as possible. Failure to do so, may result in unnecessary uncertainty for future business investment and threaten employment on this site and the economy of the area".
237 – The Boots Company Beeston Site	
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> Setting of Grade I Listed Buildings needs to be considered.
Natural England (21)	<ul style="list-style-type: none"> Protected species identified on site - appropriate surveys required. Close proximity of number of wildlife sites including SSSI at Attenborough would need to be protected from adverse development impacts. Proposed green infrastructure should protect and enhance these sites.
Environment Agency (4)	<ul style="list-style-type: none"> Located in flood zone 3. Sequential test and flood risk assessment (if sequentially preferable) required. Historic use of site could have potential for development to cause pollution to secondary aquifer Environmental assessment required.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Can link through to adjacent site (258). Sites on edge of Trent Valley = nationally important migratory route for wetland birds. Canal is important green corridor. Potential mitigation to restore surrounding area to wet grassland. SUDs and provision of reed beds could provide good habitat and improve water quality. Development should build on Beeston Waterfront concept. Access for walkers and cyclists needs to be addressed including potential renewal and re-siting for footbridge crossing canal. Road connection towards Thane Road would change character of area and cause serious traffic problems.
Cllr Michael Brown (320)	<ul style="list-style-type: none"> Not relevant to Greasley
County Cllr P Owen (1338)	<ul style="list-style-type: none"> Existing site boundary should be used
Cllr J Owen (321)	<ul style="list-style-type: none"> Existing site boundary should be used
Cllr Simpson (1607)	<ul style="list-style-type: none"> Site is capable of meeting 30% affordable housing requirement Should be allocated for employment
SABRHE (1448)	<ul style="list-style-type: none"> Site boundary should be as per the Core Strategy
Opposing Site Promoter(s)	

Paul Stone of Signet Planning Ltd for Peveril Securities / UKPP (Toton) Limited. (974)	"There is scepticism amongst the Nottingham commercial agents that this site, even with significant Government investment, is capable of delivering housing."
Public	
Support	
Christopher Searston (3552) Mia Kee (4502) Mr & Mrs Roger & Maureen Jones (3536) Michael Woods (3605) Alan Kee (4673) Michelle Patel (4671) Richard Kemp-Eyre (463) Andrew Butler (1355) Stephen Butt (2502) Susan Collins (731) James Collins (742) Dana Bielec (1034) Terence Haycock & Wendy Walker (1288) Jane Kuculyma (2341) Yvonne Gibbons (1529) Brian Gibbons (1530) David Eley (1367) Mr Appleyard (4159) Mr & Mrs Tarlton Weatherall (4186) Kevin Culverwell (4163) Doctor Paul S Dyer (1365) Dean Fazey (571) Richard Kemp-Eyre (463)	<p><u>Suitability:</u></p> <ul style="list-style-type: none"> • Can provide 30% affordable housing provision. • Should use all of site • Suitable of providing accommodation for older people. • Suitable of providing accommodation for Travellers • Brownfield <p><u>Boundaries:</u></p> <ul style="list-style-type: none"> • Boundaries as per consultation. • Agree with current boundary; • Market and demand to determine boundaries. • Boundary change to enclose new homes development under one council area. <p><u>Traffic and Transport:</u></p> <ul style="list-style-type: none"> • Necessary infrastructure needs to be in place- like public transport. • Development integrated around the main tram line and HS2 is suitable. • Close proximity to railway. <p><u>Access:</u></p> <ul style="list-style-type: none"> • Road access needs to be considered • Use Thane Road access. <p><u>Facilities:</u></p> <ul style="list-style-type: none"> • Close proximity to playing field, youth centre, cinema, gym. • Proximity to employment uses B1 and B8 <p><u>Other Issues:</u></p> <ul style="list-style-type: none"> • Supports brownfield site development • The site should only be used for housing. • Ensure development of surrounding area and facilities. • Housing at the outer and any employment development closer to Boots works and A52-access and noise mitigation. • Development away from the canal to retain green canalside.
Richard Kemp-Eyre (463) Dean Fazey (571) Doctor Paul S Dyer (1365)	Until NET and Park and Ride impact assessment.
Object	
Mr A Coombes (1796) Mr J Gudgeon (4738) Mr J Moulton (2418) Mr P Godber (4765) Mr D Redgate (4756) Mr R Blant (4768) Mrs E Blant (4769) Mr J Blant (4770) Eleri Dunstan (4080) Barbara Bakewell (1424) Philip Sugden (1488) David Eley (1367) Graeme Myring (4711)	<ul style="list-style-type: none"> • Should be left for employment. • Houses shouldn't be squeezed on just for profit. • Investment should be made to address contamination issues. • Not possible to define the site boundaries or the mix and location of uses until the details of HS2 are confirmed. • Irregular bus service to Nottingham and none to Beeston - no convenient alternative. • Local services would be overwhelmed. • Loss of wildlife corridors.
239 - Works Bailey Street Stapleford	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> • Located in flood zone 3. • Sequential test and flood risk assessment (if sequentially preferable) required.
258 – Land at Lilac Grove Beeston	
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> • Setting of Grade I Listed Buildings needs to be considered.
Natural England (21)	<ul style="list-style-type: none"> • Protected species identified on site - appropriate surveys required. • Close proximity of number of wildlife sites including SSSI at Attenborough would need to be protected from adverse development impacts. • Proposed green infrastructure should protect and enhance these sites.
Environment Agency (4)	<ul style="list-style-type: none"> • Located in flood zone 3. • Sequential test and flood risk assessment (if sequentially preferable) required. • Historic use of site could have potential for development to cause pollution to secondary aquifer • Environmental assessment required.

Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Area of grassland and scrub which may have conservation value.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Opportunity to create strong green space links with adjacent Leyton Crescent Recreation Ground and Allotments. Sites on edge of Trent Valley = nationally important migratory route for wetland birds. Canal is important green corridor. Potential mitigation to restore surrounding area to wet grassland. SUDs and provision of reed beds could provide good habitat and improve water quality. Development should build on Beeston Waterfront concept. Access for walkers and cyclists needs to be addressed including potential renewal and re-siting for footbridge crossing canal. Road connection towards Thane Road would change character of area and cause serious traffic problems.
Cllr Michael Brown (320)	<ul style="list-style-type: none"> Not relevant to Greasley
County Cllr P Owen (1338)	<ul style="list-style-type: none"> Existing site boundary should be used
Public - oppose	
Doctor Paul S Dyer (1365)	<ul style="list-style-type: none"> No development on Severn Trent land- green separation of Beeston Rylands and new development. Boots site as boundary. Open space should be at the edge of the new development, bordering Beeston Rylands as a green corridor. Housing at the outer and any employment development closer to Boots works and A52-access and noise mitigation. Development away from the canal to retain green canalside.
261 - Brethren Meeting Hall Hillside Road Beeston	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints.
265 – Beeston Police Station	
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> Site includes Grade II Listed Buildings and is within the Conservation Area, impact on these needs to be considered.
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints.
298 – Spring Farm Nottingham Road Trowell Moor	
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> Impact on setting heritage assets in Strelley needs to be considered.
CPRE (18)	<ul style="list-style-type: none"> Green Belt Agricultural land. Adverse effect on Prominent Area for Special Protection and local nature reserve. Water courses.
Environment Agency (4)	<ul style="list-style-type: none"> Within flood zone 1 Site dissected by watercourse. Site specific flood risk assessment and potentially mitigation proposals required.
HS2 (3852)	<ul style="list-style-type: none"> HS2 Phase 2 route likely to have direct impact on developable space.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Green link from Stapleford Hill towards the Erewash Valley should be preserved and enhanced. Significant green link should also be maintained alongside Coventry Lane connecting Stapleford Hill and the Crematorium with railway wildlife corridors and Nottingham Canal Local Nature Reserve. Buzzards and Barn Owls use these areas to hunt and therefore a substantial area of habitat needs to be maintained.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Prominent Area for Special Protection identified under constraints heading Landscape Quality and Character which has not been defined or referenced in the documents.
Bramcote Conservation Society (13)	<ul style="list-style-type: none"> Site has important Green Belt function to stop coalescence and urban sprawl. Scenic site, wildlife corridors, tranquil and used by walkers means site should be protected
Site Promoter(s) (Owner / Agent / Developer)	
Martin Herbert of Brown & Co for Mrs Barbara Haynes (3551)	<p><u>Site boundaries:</u> The developers' site seems to be the same as SHLAA site H298. <i>However the plan that indicates this is marked "for guidance purposes only". Another plan, marked "green belt release", shows a much larger area.</i> The agents suggest that development might take place in conjunction with "other adjoining land". <i>It is not clear whether this would be the additional land shown on the "green belt release" plan.</i></p> <p><u>Affordable housing:</u> "Subject to further viability testing, one would hope that the affordable housing target suggested could be met."</p> <p><u>Other comments:</u></p>

	<p>Specialist accommodation “could be built into a comprehensive development scheme”.</p> <p>“Land within our client’s property could be made available for employment uses”; however “B8 development would not be appropriate here”.</p> <p>Support from the Tribal study.</p>
Public	
Michael Poppleton (3354)	<p>Recreational use.</p> <p>Traffic.</p> <p>Existing defensible boundary appropriate.</p>
V Haslam (1390) Paul Frankel (3355)	<ul style="list-style-type: none"> • No consultation with City residents • Congestion on Bilborough Road already bad when Motorway closed • Only open space for nearby residents • Provide buffer from noise and pollution of Motorway and potentially HS2 • Loss of woodland and hedgerows and wildlife habitat • Loss of quality of life for residents • Heritage should be considered • Insufficient infrastructure and roads.
301 - 7a Middleton Crescent Beeston	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> • Located in flood zone 3 and includes Tottle Brook. • Sequential test and flood risk assessment (if sequentially preferable) required. • Water Resource Act 1991 & Midlands Land Drainage Byelaws mean prior written consent from EA required which is not guaranteed.
Public	
Maureen Morgan (4669) Mr Woodland (4672) Phil Turley (4491) Carl Oakland (4192) Caron Cox (4187) Professor Chris Packham (4492)	<p>Not suitable for high density of homes.</p> <p>No through road from Wollaton Vale to Derby Road if developed; and short lane to 7A should be closed.</p>
Professor Chris Packham (4492)	Reflect population profile in development design.
Prof Dragos Axinte and Mrs Mirela Axinte (4493)	Loss of character, treescape, wildlife.
310 - Neville Sadler Court Beeston	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> • Located in flood zone 3. • Sequential test and flood risk assessment (if sequentially preferable) required.
Public	
Support	
Philip Shiel (4172)	<ul style="list-style-type: none"> • Few smaller homes that match existing would be suitable. • Homes for older people an appropriate replacement.
Object	
Sue Andrews (4681)	<p>Density too great for existing infrastructure- parking, and character of the street scene. Cul-de-sacs with family semi- homes should be maintained.</p> <p>Suitable for homes for older people- same as H389.</p> <p>Or allocate as an area of tranquillity or green infrastructure.</p> <p>Loss of off-street front car parking spaces.</p> <p>Loss of Lower to Fletcher Roads cycleway- should be separate cycle and foot paths.</p> <p>Fletcher/Lower Roads should be no through route.</p>
Lea Guetta (4678) Allison Dobbs (4610)	Area understood to be used for green.
Rachel McCarthy (4680) Wendy Bell (4506) Lloyd Wildish (4683) Susan Wildish (4684)	<p>Development will open roads to through traffic.</p> <p>Public utilities infrastructure inadequate.</p> <p>Parking.</p>
Wendy Bell (4506) J Brown (4507) Lloyd Wildish (4683) Susan Wildish (4684) Ann Dykes (4695)	<p>Footpath.</p> <p>Green space instead.</p> <p>Trees.</p>
Mr & Mrs Ward (4179)	Public footpath /wildlife lost
343 – St Johns College Peache Way Bramcote	
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> • Site is within Conservation Area and includes 3 Grade II Listed Buildings, impact on setting and significance needs to be considered.
Environment Agency (4)	<ul style="list-style-type: none"> • No specific constraints.

	<ul style="list-style-type: none"> Site specific flood risk assessment focusing on sustainable surface water management required.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Potential mitigation by securing woodland off Moss Drive for public use.
Sport England (48)	<ul style="list-style-type: none"> Object to this site unless evidence is available to show that the site is no longer required or a replacement is being provided.
Site Promoter(s) (Owner / Agent / Developer)	
Jon Pope of Antony Aspbury Associates for St John's College. (4201)	<p><u>Site boundaries:</u> The developers' site is SHLAA site H343.</p> <p><u>Number of dwellings:</u> "Up to 35 dwellings."</p> <p><u>Ownership:</u> The site is owned by the College.</p> <p><u>Delivery timescale:</u> "This site could come forward much sooner [than 6-10 years] and deliver the needed homes within the next 5 years."</p> <p><u>Affordable housing:</u> Not referred to.</p> <p><u>Other comments:</u></p> <p>A 'Site Access and Parking Appraisal' has been undertaken. This concluded that the development "could be delivered without adversely affecting the level of parking provision required by the College", and that adequate access arrangements can be achieved.</p> <p>Development would "enable refurbishment and redevelopment works to proceed on the existing College campus buildings which include a listed building and other heritage assets",</p> <p>The site is "in a highly sustainable location".</p>
Public – all object	
Dr John Billingsley (4189) Gordon & Janet Ellis (1368)	<ul style="list-style-type: none"> Object because of impact on Bramcote Conservation Area. Protected Open Area. Past Planning Applications have been refused 2003.
356 - East of Field Farm Sidings Lane Bramcote	
Statutory Consultees and Interest Groups	
CPRE (18)	<ul style="list-style-type: none"> Green Belt Agricultural site Adverse impact on Stapleford Hill SINC. TPOs.
Environment Agency (4)	<ul style="list-style-type: none"> Site specific flood risk assessment focusing on sustainable surface water management required.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Green link from Stapleford Hill towards the Erewash Valley should be preserved and enhanced. Significant green link should also be maintained alongside Coventry Lane connecting Stapleford Hill and the Crematorium with railway wildlife corridors and Nottingham Canal Local Nature Reserve.
Bramcote Conservation Society (13)	<ul style="list-style-type: none"> Site has important Green Belt function to stop coalescence and urban sprawl. Scenic site, wildlife corridors, tranquil and used by walkers means site should be protected
STRAG (3345)	<ul style="list-style-type: none"> Development of sites 108, 123 & 356 will enclose Stapleford Hill Woodland and cut of an ecological corridor. Eastern part of Field Farm (East of the plantation and old farmhouse) along with sites 123 & 356 should be protected and enhanced for wildlife to link corridor to wider area An extension of Stapleford Hill Local Nature Reserve should be pursued together with additional means to update and implement the LNR's management plan
Site Promoter(s) (Owner / Agent / Developer)	
Bob Woollard of Planning and Design Group Ltd for J McCann (Nottm) Ltd. (3850)	<p><u>Site boundaries:</u> The developers' site is SHLAA sites H123 and H356, combined.</p> <p><u>Number of dwellings:</u> "Up to 250."</p> <p><u>Ownership:</u> "The H356 site is in the majority control of J McCann (Nottm) Ltd, with a remnant area at the north eastern tip controlled by a landowner who has confirmed a willingness to bring the site forward for development. Site H123 is Council owned".</p> <p><u>Delivery timescale:</u></p>

	<p>"Within the next five years." (Although the developers also say that "the site is <u>capable</u> of delivering the <u>majority</u> of its capacity within a 5 year period" [emphasis added].)</p> <p><u>Green Belt:</u> The land has "limited value in serving Green Belt purposes"; the railway line would be a "suitable and defensible boundary".</p> <p><u>Ecology:</u> An 'Ecological Appraisal' including a 'Phase 1 Habitat survey' has been submitted. This involves recommendations on 12 items, including: the creation of new wetlands, a faunal underpass, a compensatory bat roost and barn owl roost features; wider ecological connectivity; and reducing the cumulative impact on the adjacent Local Nature Reserve.</p> <p><u>Constraints:</u> There are "no significant physical or policy constraints to its development". However, roosting bats are present (on site 136).</p> <p><u>Affordable housing:</u> "It is the current intention of the developer to provide up to 30% affordable housing on the site, subject to viability issues and the identification of any abnormal costs."</p> <p><u>Other comments:</u> An application is to be submitted "shortly". Support from the Tribal study. Significant proportion of brownfield land. Within easy reach of essential facilities, including bus stops and primary and secondary schools. Served by the A6002 off road cycle path.</p>
Nick Grace of GraceMachin Planning & Property for Messrs Roberts (4196)	<p><u>Site boundaries:</u> The developers' site is part of SHLAA site H356 (the north-eastern part). The proposal is for an extension of the Field Farm development to the north-east, involving this site and neighbouring land, accessed from Coventry Lane.</p> <p><u>Number of dwellings:</u> Not specified.</p> <p><u>Delivery timescale:</u> Not specified.</p> <p><u>Green Belt:</u> The railway line "would provide a boundary of permanence and clarity". "If the Field Farm Allocation was not enlarged...we would still support the Green Belt Boundary being amended at this time to identify our clients land outside of the Green Belt."</p> <p><u>Constraints:</u> The site "is not burdened by a site 'abnormal' that would prevent development coming forward".</p> <p><u>Affordable housing:</u> "In principle the comprehensive development of our clients land and neighbouring land would have in principle the ability to deliver affordable housing up to 30%."</p> <p><u>Other comments:</u> "This site could provide specialist accommodation for the elderly." Development here would benefit from the development at Field Farm, because of access to open space, rights of way, "a medical centre, a local centre with educational space, pub, etc."</p>
Public – all support	
Mr & Mrs Roger & Maureen Jones (3536)	<ul style="list-style-type: none"> Support
360 - Chetwynd Barracks Chetwynd Road Chilwell	
Statutory Consultees and Interest Groups	

Environment Agency (4)	<ul style="list-style-type: none"> Site specific flood risk assessment focusing on sustainable surface water management required. Historic use of site potential for development to cause pollution to secondary aquifer environmental assessment required.
389 - Neville Sadler Court Beeston	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> Located in flood zone 3. Sequential test and flood risk assessment (if sequentially preferable) required.
Public – all oppose	
Sue Andrews (4681)	<p>Density too great for existing infrastructure- parking, and character of the street scene. Cul-de-sacs with family semi- homes should be maintained.</p> <p>Suitable for homes for older people- like for like replacement. Or allocate as an area of tranquillity or green infrastructure.</p> <p>Loss of off-street front car parking spaces.</p>
Rachel McCarthy (4680) Wendy Bell (4506) Susan Wildish (4684) Allison Dobbs (4610)	<p>Development will open roads to through traffic. Public utilities infrastructure inadequate. Parking. Homes should be low level.</p>
Lloyd Wildish (4683) Susan Wildish (4684)	Out of character.
Allison Dobbs (4610)	Area understood to be used for green.
398 - Manor Garage 365 Nottingham Road Toton	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> Adjacent to River Erewash part of site is close to or is functional floodplain (flood zone 3b) and should not be developed. Prior written consent from EA required which is not guaranteed.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Water vole and otter are known to use the river in this area and development would offer opportunities for bank treatment to enhance habitat for these protected species. Investigation of access opportunities for connection to Barton Lane needed.
407 – Land between A52 Stapleford and Chilwell Lane Bramcote	
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> Setting and significance of Bramcote Conservation Area needs to be considered. Not recognised in constraints.
Environment Agency (4)	<ul style="list-style-type: none"> Site specific flood risk assessment focusing on sustainable surface water management including analysis of ordinary watercourse required.
Public	
Mr & Dr Ellis (1368)	<ul style="list-style-type: none"> Thought no further applications could be made on the land until 2027
408 - Myford Machine Tools Wilmot Lane Beeston	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> Comments on planning application remain valid.
410 - South of Baulk Lane Stapleford	
Statutory Consultees and Interest Groups	
CPRE (18)	<ul style="list-style-type: none"> Green Belt Agricultural Land (B&MV)
Environment Agency (4)	<ul style="list-style-type: none"> Site specific flood risk assessment focusing on sustainable surface water management required.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Area of grassland and scrub which may have conservation value.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Maintain a green corridor between Bramcote village and Bramcote Ridge with Erewash Valley. Substantial wildlife buffer along the A52 needs to be incorporated into any proposals. Small corridors to connect with tram corridor and Common Lane would be preferable.
Bramcote Conservation Society (13)	<ul style="list-style-type: none"> Site has important Green Belt function to stop coalescence and urban sprawl.
Site Promoter(s) (Owner / Agent / Developer)	
Steve Harley of Oxalis Planning for W Westerman Ltd. (2652)	<p>Number of dwellings: 75-100 units.</p> <p><u>Green Belt:</u> "The site makes a very limited contribution to the purposes of the Green Belt."</p> <p><u>Other comments:</u> "The references to the potential for an adverse impact on the 'greenway' running through the site are unduly negative." The inspector's conclusions regarding coalescence "appear to be at odds with the site assessment by Broxtowe Borough Council".</p>
Public	

Support	
Brenda Mills (4676) Alan & Sandra Greatorrex (1585)	<ul style="list-style-type: none"> Support development of the site.
Object	
R.M. Mott (4129) Peter Thompson (4448) Marjorie Evans (4449) R&M&O Woodall (4530 & 4531) Judith Lemon (4458) Mark Jackson (4454) Dr David Thew (4459) Alan Jefferies (4475) G Muggleton (4691) Stuart Wyer (4699) G Hallas (4460) Sally Hallam (4461) Dr Gill Yamin (4663) Dr Ben Pearson (4462) Mr & Mrs P.K. Arnold (4463) Deborah E Watmough (3929) J K Langton (4156) Cicely Morgan (4078) David Negus (4165) Robert Leyland (3969) P J Tysome (4141) Donald Eastwood (4608) Amy Andrews (4470) Dr Gill Yamin (4663) Ken Willett (4055)	<p><u>Suitability:</u></p> <ul style="list-style-type: none"> Not suitable for older people - hillside and out of centre. Affordable housing target unlikely to be met. <p><u>Green Belt:</u></p> <ul style="list-style-type: none"> Green Belt loss coalescence of Stapleford, Bramcote, Chilwell and Toton Health benefits of GB. <p><u>Environment:</u></p> <ul style="list-style-type: none"> agricultural land loss - Best and most versatile need for tree-scape retention adjacent Prominent Area for Special Protection adjacent Conservation Area and SINC Erewash Valley Trail negated Ancient hedgerow at Nottingham Road junction. Existing Green Infrastructure needed to mitigate air pollution from A52/M1. Ancient hedgerow and veteran trees. Supports wildlife. <p><u>Boundary:</u></p> <ul style="list-style-type: none"> Remove Green Belt east of the Baulk Lane Greenway. No defensible boundary west of the Greenway. Development could lead to encroachment onto the Ridge and loss of defensible physical boundary. Coalescence between Stapleford and Bramcote <p><u>Traffic and Transport</u></p> <ul style="list-style-type: none"> pollution from A52 and extra transport pollution additional congestion to Nottingham Road and Derby from Baulk Lane Highway danger to local schoolchildren. Road over the A52 at Baulk Lane would need excessive alteration. Knock on effect of traffic congestion on the Nottingham Road Conservation Area. <p><u>Access:</u></p> <ul style="list-style-type: none"> access- narrow and one pavement pedestrian access improvement would be needed with additional footpath need to protect greenway Use of Baulk Lane/Common Lane access would lead to environmental pollution, especially for vulnerable groups; Constrained access <p><u>Other Issues:</u></p> <ul style="list-style-type: none"> Contrary to published evidence, site floods Topography of site will exacerbate existing flooding of "Severals" properties. Overlooking of existing homes due to site's elevation. Drainage problems - will add significant cost. Protect Baulk Lane trees. Lack of consultation contact. Not appropriate because its greenfield Some old wells on properties on west side of Baulk Lane and alleged springs in the hillside. Car owners will use stores out of Stapleford, as site is out of centre. Greenway will lose its purpose. Smaller developments may be more acceptable.
Deborah E Watmough (3929)	environment
Petition	
Sally Hallam (4461) David Thew (4459) J K Langton (4156) PS Giles (4450) Peter Thompson (4448) G Thompson (4451) Mrs & Mrs P & J Corden (4452) R Hughes (4483) W D Morgan (4077)	<ul style="list-style-type: none"> Green Belt Agricultural land Are used recreationally. Access constraint. Drainage issue - hillside. Air and noise pollution due to A52. Lack of local infrastructure. Alternative options: <ul style="list-style-type: none"> * Multiple smaller brownfield sites e.g. land near "Sandiccliffe", Nottingham Road,

<p> Cicely Morgan (4078) Mr & Mrs M L Jackson (4454) E Pepper (4250) Stephen Potter (4460) Sir/Madam (4521) W White (4455) Sir/Madam (4522) G S Freeman (4456) Sir/Madam (4523) Geof Widdowson (3610) Sir/Madam (4524) Tracy Wyr (4457) Sir/Madam (4525) Sir/Madam (4526) Gill Yannin (4527) Penny Saunders (4528) Majorie Evans (4449) Joan Kime (4529) Mr & Mrs Bridges (3621) Roger Woodall (4530) Maggie Woodall (4531) Owain Woodall (4532) Mr & Mrs Pay (4533) Chris Collins (4534) Mark Collins (4535) Shier Shierbaum (4536) H Shierbaum (4537) C Flarell (4464) J Waite (4465) P Balloch (4466) L Waite (4467) Sir/Madam (4538) L Jents (4468) S Hazeldine (4469) A Andrews (4470) Sir/Madam (4539) C Heathcote (4471) A P Stone (4472) B A Batchelor (4473) D B Batchelor (4474) Alan Jeffries (4475) Deborah E Watmough (3929) Liz Watmough (4476) J Traffurelli Brook (4477) 4478 4479 4540 4541 4480 4481 4482 4542 4543 4483 4484 4485 4486 4487 4544 4545 4488 4489 4490 4546 4547 4548 4549 4550 4551 4552 4553 4554 4556 4557 </p>	<p> Stapleford. * More use of less congested areas in north of Broxtowe - Eastwood/Greasley. • Portas Review recommendation - homes in town centres, possibly affordable housing. </p>
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412 – Chilwell Lane Bramcote (south of Common Lane)

Statutory Consultees and Interest Groups

English Heritage (142)	<ul style="list-style-type: none"> Setting of adjacent Conservation Area needs to be considered.
CPRE (18)	<ul style="list-style-type: none"> Green Belt Agricultural land. Coalescence risk.
Environment Agency (4)	<ul style="list-style-type: none"> Site specific flood risk assessment focusing on sustainable surface water management required.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Potential mitigation by securing woodland off Moss Drive for public use.

Site Promoter(s) (Owner / Agent / Developer)

George Breed of Persimmon Homes North Midlands for the L.H. Pearson Trust. (412)	<p><u>Site boundaries:</u> The developers' site exactly matches H412.</p> <p><u>Number of dwellings:</u> The developers suggest 74 dwellings – although they also suggest that their submitted layout “is not representative” of what they will want.</p> <p><u>Delivery timescale:</u> Timescales for delivery are not mentioned, although the site is “deliverable”.</p> <p><u>Green Belt:</u> Enhancement of the mature boundary hedge would provide a “defensible” and “legible” Green Belt boundary.</p> <p><u>Other comments:</u> “Small infill development”. Support from the Tribal studies. Not subject to transport or other constraints.</p>
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	On a bus route; close to tram route and HS2 station; many facilities close by, including infant, primary and secondary schools, health centre / pharmacy, food stores, public parks, churches, library, police station.
Public – all oppose	
Martin Christian (4494) Wendy and David Cholerton (4495)	<ul style="list-style-type: none"> Traffic Issues Agricultural land. Concern about impact on wildlife and recreation. Noise pollution.
414 - Land behind Sisley Avenue Stapleford	
Statutory Consultees and Interest Groups	
CPRE (18)	<ul style="list-style-type: none"> Green Belt Agricultural Land.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Maintain a green corridor between Bramcote village and Bramcote Ridge with Erewash Valley. Substantial wildlife buffer along the A52 needs to be incorporated into any proposals. Small corridors to connect with tram corridor and Common Lane would be preferable.
Bramcote Conservation Society (13)	<ul style="list-style-type: none"> Site subject to previous planning inquiry which was refused and so shouldn't be considered again.
Site Promoter(s) (Owner / Agent / Developer)	
Steve Harley of Oxalis Planning for W Westerman Ltd. (2652)	<p><u>Number of dwellings:</u> 75-100 units.</p> <p><u>Green Belt:</u> "The site makes a very limited contribution to the purposes of the Green Belt."</p>
Public	
Support	
Brenda Mills (4676)	<ul style="list-style-type: none"> Could be suitable for affordable housing provision.
Object	
Timothy Watchorn (4499) Barbara Plant (4500) Elaine Hollingsworth (4501)	<ul style="list-style-type: none"> No street accessibility.
415 - Ashlands Bilborough Road Trowell	
Statutory Consultees and Interest Groups	
CPRE (18)	<ul style="list-style-type: none"> Green Belt. SINCs & RIGs on site.
Environment Agency (4)	<ul style="list-style-type: none"> Site specific flood risk assessment focusing on sustainable surface water management required.
Bramcote Conservation Society (13)	<ul style="list-style-type: none"> Site has important Green Belt function to stop coalescence and urban sprawl. Scenic site, wildlife corridors, tranquil and used by walkers means site should be protected
Public – all oppose	
Jennifer Sanderson (4497) Graeme Myring (3354) Paul Frankel (3355) Jennifer Frankel (3354)	<ul style="list-style-type: none"> Object to Green Belt modification. Concern about proximity to heritage assets (i.e. Conservation Area) Insufficient infrastructure and roads will cause congestion and pollution. Landscape. Area of tranquillity. Wildlife should be considered
419 - Wadsworth Road Stapleford	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints.
Public	
Brenda Mills (4676)	could be suitable for specialist accommodation for older people
A M Watt (4515) live & Elaine Brown (4516)	<p>Should be sensitive to neighbourhood, including density.</p> <p>TPO constraint.</p> <p>Topography- slopes to the north. Drainage implications due to former school groundworks.</p> <p>Coal issue.</p> <p>Wildlife.</p> <p>Parking- plus school.</p>
420 - Land north of Stapleford Road Trowell	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> Site specific flood risk assessment focusing on sustainable surface water management required. Historic use of site potential for development to cause pollution to secondary aquifer environmental assessment required.
449 – Beeston Cement Depot Station Road Beeston	
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> Impact on setting of Listed railway buildings needs be considered.
Environment Agency (4)	<ul style="list-style-type: none"> Located in flood zone 3.

	<ul style="list-style-type: none"> Sequential test and flood risk assessment (if sequentially preferable) required. Historic use of site could have potential for development to cause pollution to secondary aquifer, Environmental assessment required.
458 - Wyndham Court Field Lane Chilwell	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints.
460 - Peatfield Court Peatfield Road Stapleford	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints.
HS2 (3852)	<ul style="list-style-type: none"> HS2 Phase 2 route potential to impact on site as a result of proximity.
499 - Beeston Business Park Technology Drive Beeston	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> Located in flood zone 3. Sequential test and flood risk assessment (if sequentially preferable) required. Historic use of site could have potential for development to cause pollution to secondary aquifer, Environmental assessment required.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Opportunity for green links to adjacent Nature Reserve and sports pitches. Consider enhancement of traffic free walking and wildlife connection from Beeston town centre to the Beeston waterfront (ideally touching on the water frontage to the reserve within the site). Existing trees, boundary features and land along railway should be improved. The site has Kestrels, Tawny Owls and bats. Design should preserve function and open aspect of green finger of open space connecting habitats from SSSI to garden habitats in the Rylands.
Site Promoter(s) (Owner / Agent / Developer)	
Barratt Homes North Midlands. (331)	<p><u>Number of dwellings:</u> "Approximately 250 dwellings", as part of an overall mixed use scheme.</p> <p><u>Ownership:</u> "The Company is the preferred residential developer and a legal interest is currently being secured with the Landowner/Site Promoter."</p> <p><u>Delivery timescale:</u> The residential component would be "delivering units within 0-5 years".</p> <p><u>Constraints:</u> "There are no major constraints preventing the site coming forward."</p> <p><u>Affordable housing:</u> "Current indications are provision of 30% affordable housing may not be achievable, with a lower level being offered."</p>
Mr John Williams of PlanIT Planning and Development Ltd for M7 Real Estate. (4203)	<p><u>Number of dwellings:</u> "c250 residential units."</p> <p><u>Ownership:</u> The owner of the Business Park is M7 Real Estate.</p> <p><u>Delivery timescale:</u> The site "is capable of delivering residential completions within a 1 to 5 year period".</p> <p><u>Affordable housing:</u> Not referred to.</p> <p><u>Other comments:</u> A planning application will be submitted in spring 2014.</p>
Public – all oppose	
Mr. J. Potter (3630)	<ul style="list-style-type: none"> Should be sensitive to River Trent riverscape. View would be improved by removal of 7-storey building. Green Belt
509 - Trowell Freight Depot Stapleford Road Trowell	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> Site specific flood risk assessment focusing on sustainable surface water management required. Historic use of site could have potential for development to cause pollution to secondary aquifer Environmental assessment required.
HS2 (3852)	<ul style="list-style-type: none"> HS2 Phase 2 route likely to have direct impact on developable space.

520 - Garages off Hall Drive Chilwell	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints.
543 - Inham Nook Methodist Church Pearson Avenue Chilwell	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> No specific constraints.
548 - Beeston Van Hire 2 Barton Way Chilwell	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> Located in flood zone 2. Sequential test and flood risk assessment (if sequentially preferable) required.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Green infrastructure pinch point between Golf course/Trent Valley and Tram corridor – desirable to see north/south green connectivity.
551 - Feathers Inn 5 Church Street Stapleford	
Statutory Consultees and Interest Groups	
Environment Agency (4)	No specific constraints.
588 – Land to west of Bilborough Road Strelley	
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> Impact on setting of Broad Oak Farm scheduled monument and Conservation Area needs to be considered. Not recognised in constraints.
Environment Agency (4)	<ul style="list-style-type: none"> Site specific flood risk assessment focusing on sustainable surface water management required.
Public	
Christopher Searston (3552) Sarah Lawrence (3587) Jennifer Frankel (3354) Jennifer Sanderson (4497) M Trendall (3353) Michael Woods (3605)	Heritage assets- Close to a conservation area with an Article 4 direction. H588- ancient monument of Coal mining remains at Broad Oak Farm, Strelley. Protect alongside ancient woodlands.
Jennifer Frankel (3354) Jennifer Sanderson (4497) M Trendall (3353)	Agricultural land. Recreational use.
Jennifer Sanderson (4497) M Trendall (3353)	Congestion and pollution. Landscape. Area of tranquillity.
Michael Woods (3605)	Wildlife, scheduled monuments, heritage assets, greenfield.
Mike and Gill Cresswell (4498)	Object.
T Bradley (2639)	<ul style="list-style-type: none"> Boundary abuts an English Heritage Scheduled Monument Historic copse included in allocation Contrary to NPPF because of proximity to heritage assets
Jennifer Appleyard (4702) Kenneth Appleyard (4704)	Development would destroy the historic character of Strelley village. Site is valuable arable land and should be protected.
Michael Trendall (3353)	Roads are already overloaded. Area should remain Green Belt Valuable agricultural and ecological land
V Haslam (1390)	<ul style="list-style-type: none"> No consultation with City residents Congestion on Bilborough Road already bad when Motorway closed Only open space for nearby residents Provide buffer from noise and pollution of Motorway and potentially HS2 Loss of woodland and hedgerows and wildlife habitat Loss of quality of life for residents
Jennifer Frankel (3354)	<ul style="list-style-type: none"> Object to Green Belt modification. Proximity to heritage asset.
Paul Frankel (3355)	<ul style="list-style-type: none"> Heritage and wildlife should be considered Insufficient infrastructure and roads.
New Farm Nuthall	
Site Promoter(s) (Owner / Agent / Developer)	
Nick Grace of GraceMachin Planning & Property for Mr William Haynes. (4195)	<p><u>Site boundaries:</u> A plan with specific boundaries is provided; the site is largely within GB_MBA21 and partly within GB_MBA22.</p> <p><u>Other comments:</u> The site should be allocated for employment.</p> <p>If the enlargement of Blenheim Industrial Estate is delayed, pending a final decision on HS2, “we would still support the Green Belt Boundary being amended at this time to ensure that our clients land is outside of the green belt and therefore safeguarded for future development”.</p>

	<p>"There are considered to be sufficient landscape belts (woodland) to ensure that matters of noise, smell and disturbance would be mitigated."</p> <p>"An employment allocation in this location could accommodate a full range of employment uses from B1 to B8."</p> <p>The site "has excellent access to the M1 via junction 26 and the development of HS2 will enhance the suitability of the land for commercial rather than residential development".</p>
Toton - (133, 254, 259, 403, 132, 407 & 358)	
Statutory Consultees and Interest Groups	
Western Power Distribution (236)	<ul style="list-style-type: none"> No objection to overhead power lines being re-routed underground and new terminal pylon in SW corner of site but funding must be secured from 3rd party and WPD secure all required consents and permissions for the works.
CPRE (18)	<ul style="list-style-type: none"> Green Belt Agricultural land (B&MV). Erewash migratory corridor. Coalescence risk. Part (site 132) would be highly visible from A52. Impact on wildlife corridor. Noise issues from A52. Mature landscape to North Prominent area for special protection and Bramcote Conservation Area. SINC & RIGs on part (site 358).
Natural England (21)	<ul style="list-style-type: none"> Two local wildlife sites immediately adjacent to the railway line and two to the North West of the proposed site which should be protected and enhanced and linked by green infrastructure. Development should not impact on SSSIs at Attenborough and Holme Pit to the South of the site.
Environment Agency (4)	<ul style="list-style-type: none"> Site specific flood risk assessment focusing on sustainable surface water management required. <p>Site 358 - (Toton Sidings)</p> <ul style="list-style-type: none"> Located within flood zones 1, 2 & 3. Sequential test and flood risk assessment (if sequentially preferable) required. Historic use of site could have potential for development to cause pollution to principal aquifer. Environmental assessment required. <p>Site 133</p> <ul style="list-style-type: none"> Within flood zone 1 Unmapped ordinary watercourse borders site. Planning proposals acceptable subject to flood mitigation proposals.
HS2 (3852)	<ul style="list-style-type: none"> No specific comment however, footprint of proposed Hub station (as shown in consultation documentation) should be taken into consideration. <p>Sites 133 & 358</p> <ul style="list-style-type: none"> HS2 Phase 2 route likely to have direct impact on developable space.
Nottinghamshire County Council (211)	<p>Site 358</p> <ul style="list-style-type: none"> Partly covered by SINC 5/2210 –mosaic of habitats on railway sidings which would need to be protected from development. <p>Site 133</p> <ul style="list-style-type: none"> Adjacent SINC 5/2210 mitigation for indirect impacts would be required which could include buffer zone.
Brinsley Parish Council (67)	<ul style="list-style-type: none"> Boundary should be set as per the result of the ACS and Toton is the most sustainable location offering the maximum development benefits.
Greasley Parish Council (71)	<ul style="list-style-type: none"> 250 dwellings should be the maximum that can be accommodated. Indirect consequences for employment land being a minimum figure.
Stapleford Town Council (73)	<ul style="list-style-type: none"> Site suitable for residential development providing that infrastructure improvements undertaken. Site boundary should recognise Parish boundary, highways and rights of way. Further info needed re: Tram extension, HS2, Economic development and open space siting. Could also be suitable for specialist accommodation and is capable of meeting the 30% affordable housing target.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Site could help to address the shortage of green space provision in this area. <p>(Sites 133, 254, 259 & 358) –</p> <ul style="list-style-type: none"> Erewash Valley should be respected and enhanced as a living landscape. Walking and cycling routes should be developed and improved both along the valley and connection to it. Aspiration to make direct link towards Attenborough and Erewash Valley via Toton fields. <p>(Sites 403, 132 & 407)</p> <ul style="list-style-type: none"> Maintain a green corridor between Bramcote village and Bramcote Ridge with

	<p>Erewash Valley.</p> <ul style="list-style-type: none"> Substantial wildlife buffer along the A52 needs to be incorporated into any proposals. Small corridors to connect with tram corridor and Common Lane would be preferable.
Sport England (48)	<ul style="list-style-type: none"> Additional school playing fields need to be allocated to accommodate growth and loss of existing.
Beeston & District Civic Society (1460)	<ul style="list-style-type: none"> Distinction between Chilwell, Bramcote, Stapleford and Toton should be retained. Area heavily used for recreation and has landscape value. Land on East side of Stapleford Lane should not be considered to be 'within the vicinity' of the HS2 station and should be excluded for housing development.
Bramcote Conservation Society (13)	<ul style="list-style-type: none"> Building is inevitable at Toton sidings Toton site not particularly scenic. Excellent transport links Appropriate site boundary West of Toton Lane up to the A52.
Anna Soubry MP (625)	<ul style="list-style-type: none"> Please refer to previous submissions regarding Toton Toton should not be strategic location for growth Welcome HS2 at the Sidings but this means housing cannot be accommodated on the site Green Belt boundary here should not be amended HS2 timescales means that area should be available for infrastructure changes required Area prevents coalescence between Stapleford and Toton Area valued by nearby residents Concerns about the number of dwellings proposed
Cllr Michael Brown (320) Cllr M Handley (316) County Cllr J Handley (3648)	<ul style="list-style-type: none"> Decision to remove Toton as a site from the Core Strategy made perfect sense No one knows what will happen and what development might be required as a result of HS2 Numbers in other areas should be re-evaluated as a result of including Toton again.
County Cllr P Owen (1338)	<ul style="list-style-type: none"> Toton Green Belt should not be sacrificed
Cllr J Owen (321)	<ul style="list-style-type: none"> Toton Green Belt should not be sacrificed
Cllr Simpson (1607)	<ul style="list-style-type: none"> Should be allocated for employment
SABRHE (1448)	<ul style="list-style-type: none"> Site boundaries should be as per the Peveril Securities planning application Sustainable and economically viable proposal Sustainable sites should be developed before less sustainable sites
STRAG (3345)	<ul style="list-style-type: none"> This is a key location for housing and employment which could release employment sites elsewhere for redevelopment
Philip Sugden (1488)	<ul style="list-style-type: none"> Not possible to define the site boundaries or the mix and location of uses until the details of HS2 are confirmed.
TEPS (455, 1442, 1514, 637)	<ul style="list-style-type: none"> Broxtowe has been 'over-eager' to allow the change of use of employment sites to residential – some if not all of these allocations should be protected for industrial redevelopment. Late change to the CS process and the lack of consultation should mean that this decision is 'null and void' Broxtowe should maximise economic benefits that HS2 will bring – or face losing it to Derby The prospect of HS2 coming to Toton is significantly more than a 'reasonable prospect' Toton residents do not want to lose their Green Belt or have HS2 Toton will coalesce with neighbouring communities which is unacceptable in current planning regulations. Concern about the loss of identity of Toton Some Toton residents accept that if they have HS2 development should be the 'right change' for the 'right reason' (e.g. science park) Toton residents should be fully involved in the decision-making process Land to East and West of Stapleford Lane should be protected from development until the HS2 hub is being constructed. Only HS2 compatible development should be allowed on the land (as is the case surrounding E'Mid's airport) to create an 'economic gateway', supported by Derby and Nottingham Chamber of Commerce. Development should be designed and constructed with a highly sympathetic approach to preserving the current natural environment Building housing on the site is detrimental to providing a strong competitive economy, it also only creates short-term job prospects Because of Green Belt constraints Broxtowe do not need to demonstrate a 5 years land supply or could spread shortfall across other sites in the borough. Without Toton the housing figures can already be picked up in the distribution across the rest of the borough (which will mean they can't have a reduction in their housing figures) Broxtowe should force Boots to carry out the remediation work on their site thus bringing housing delivery forward sooner

	<ul style="list-style-type: none"> • Toton is taking the brunt of development and has done for the last 100 years • Toton residents are ignored and were not consulted on NET and HS2 • Councillors are ignoring the local residents and are not empowering them to engage with the planning process • Residents sceptical of Peverils offering as a benefit to community • Residents sick of writing objection letters with numerous consultations designed to 'wear people down'. • HS2 is being used as an excuse to build housing on the land and this could prejudice future development • Councillors are afraid of the developers • There are other non-green belt options and fairer green belt options than the Toton site • BBC and Councillors spend too long trying to get around the rules rather than working with them and are too comfortable with the developers • Grade 2 and 3 agricultural land – arguably some of the best in the district, already food shortage in other parts of the world • Mercia Mudstone which forms highly productive farming belt that runs up to the centre of the country • Important wildlife corridor and flight path for avifauna • Landscape and visual merits • Toton's history is not appreciated and important buildings have already been lost • Loss of dog walking area • Traffic congestion on the road already bad • Area provides a green lung for residents • Development would put unacceptable strain on existing facilities • Empty homes exist in Broxtowe • Broxtowe has less GB than other Nottinghamshire districts which makes it more important. • Toton and Chilwell Meadows one of the most densely populated areas in Broxtowe. • Development here would set a precedent for other sites leading to urban sprawl • Development of the site needs to facilitate movement including the extension of the NET tram • HS2 will reduce the desirability of new properties to potential buyers. • Noise levels of HS2 do not seem to have been taken into account
Site Promoter(s) (Owner / Agent / Developer)	
Paul Stone of Signet Planning Ltd for Peveril Securities / UKPP (Toton) Limited (974)	<p><u>Site boundaries:</u> The developers propose an enlarged site including part of the Sidings and some land east of Toton Lane and south of the NET line.</p> <p><u>Number of dwellings:</u> "The application is for a maximum of 650 dwellings." The developers also refer to the ACS inspector suggesting "a minimum of 650".</p> <p><u>Delivery timescale:</u> The development "is capable of delivery without delay".</p> <p><u>Affordable housing:</u> The development "is capable of delivering affordable housing".</p> <p><u>Other comments:</u> Support from the ACS, its examination, its SA and associated Council reports. Support from the Tribal report. Support from the Volterra report. "Whilst land to the south of the tram line could be released in view of the impact of the now constructed NET terminus, to extend development further east and north would have serious adverse impacts." With regard to employment development, "it is considered that the Council should proceed with caution so as not to have an adverse impact on the delivery of economic development in the Regeneration Zones in Nottingham City and at the Beeston Enterprise Zone." Employment space "should be restricted to B1(a) and appropriate B1(b) uses".</p>
Steve Harley of Oxalis Planning for W Westerman Ltd. (2652)	<p>"W. Westerman Ltd strongly welcome the intention to identify a proposed strategic location for growth associated with the NET and proposed HS2 station at Toton"</p> <p><u>Site boundaries:</u></p>

	<p>However, “the Council needs to be more ambitious and genuinely strategic in its approach...the Council should identify a much wider area within which to plan, comprehensively, for a major mixed-use development scheme...it would be appropriate to plan for at least 20-25 hectares of employment land immediately adjacent to the proposed HS2 Station...the Lille example suggests that this [the Council’s proposal] is a significant way short of the potential to capture the potentially transformational economic growth and employment benefits which HS2 might bring... Our proposed strategic location covers all or part of a number of identified SHLAA sites both east and west of Toton Lane [sites 254, 259, 132, 133, 403, 407].”</p> <p><u>Delivery timescale:</u> “Development could commence in the first 5 years of the Core Strategy period, and delivery would continue through the later tranches.”</p> <p><u>Other comments:</u></p> <p>Whilst the Tribal report “is an important part of the evidence base, it is ‘high level’ in nature and does not provide a level of detailed analysis upon which specific allocation decisions can be made. Decisions must be based on a much finer grain of analysis...In any event, Tribal’s report is more nuanced than the SHLAA assessment suggests...The tone and content of the Council’s assessment should be revisited...In particular, the potential for strategic mixed-use development with a focus on employment and economic development would relate well to any future High Speed Rail station hub. This should be reflected in the Council’s assessment.”</p>
Steve Harley of Oxalis Planning for Bloor Homes (Midlands) Ltd. (2685)	<p>“Bloor Homes strongly welcome the intention to identify a proposed strategic location for growth associated with the NET and proposed HS2 station at Toton”</p> <p><u>Site boundaries:</u> However, “the Council needs to be more ambitious and genuinely strategic in its approach...the Council should identify a much wider area within which to plan, comprehensively, for a major mixed-use development scheme...it would be appropriate to plan for at least 20-25 hectares of employment land immediately adjacent to the proposed HS2 Station...the Lille example suggests that this [the Council’s proposal] is a significant way short of the potential to capture the potentially transformational economic growth and employment benefits which HS2 might bring... Our proposed strategic location covers all or part of a number of identified SHLAA sites both east and west of Toton Lane [sites 254, 259, 132, 133, 403, 407].”</p> <p><u>Delivery timescale:</u> “Development could commence in the first 5 years of the Core Strategy period, and delivery would continue through the later tranches.”</p> <p><u>Other comments:</u></p> <p>Whilst the Tribal report “is an important part of the evidence base, it is ‘high level’ in nature and does not provide a level of detailed analysis upon which specific allocation decisions can be made. Decisions must be based on a much finer grain of analysis...In any event, Tribal’s report is more nuanced than the SHLAA assessment suggests...The tone and content of the Council’s assessment should be revisited...In particular, the potential for strategic mixed-use development with a focus on employment and economic development would relate well to any future High Speed Rail station hub. This should be reflected in the Council’s assessment.”</p>
Liam Tate of Barton Willmore for Tej Properties Ltd. (3556)	<p><u>Site boundaries:</u> The developers’ site “comprises the former railway sidings”.</p> <p><u>Number of dwellings:</u> “In the event that a HS2 Hub Station were not to emerge our Client proposes residential development of approximately 200-220 dwellings.”</p> <p><u>Ownership:</u> Tej Properties is the owner of the site.</p> <p><u>Constraints:</u> The site “is subject to some constraints including a SINC. However...the site can address these constraints.”</p> <p><u>Affordable housing:</u> The developers “request that that each site is examined on its own merits before the quantum and tenure split of affordable housing provision is determined”.</p> <p><u>Other comments:</u></p>

	<p>"The boundary of the Strategic Location for Growth should be amended to include our Client's site at Toton Sidings in its entirety."</p> <p>"Our client reached an agreed position with the Council and neighbouring landowners" with regard to the Core Strategy and would "like to see this agreement reflected within the Site Allocations".</p> <p>The developers request that "policies proposed through the Site Allocations document are sufficiently flexible so that sites can be judged on a case by case basis".</p>
Mr and Mrs Britton (3676)	The owners of a property adjacent to site H133 advise that they would like their land to be included in the future development site.
Opposing Site Promoter(s)	
Bob Woollard of Planning and Design Group Ltd for J McCann (Nottm) Ltd. (3850)	<p>"We see no justification for a strategic site which extends to the east of Toton Lane onto land south of the tram line". The land here is "of high amenity value". Development here would involve "creating a defensible boundary" rather than "using a 'readily recognisable' established boundary".</p> <p>Development at Toton should be "employment based" rather than "housing based", with around 150 houses (as mentioned in an HS2 Ltd report), in order to avoid "a waste of an opportunity to provide crucial economic growth".</p> <p>Safeguarded land should be used.</p>
Martin Herbert of Brown & Co for Mrs Barbara Haynes (3551)	"It is important that this [the Toton strategic location] is not too substantial so it provides suitable alternatives for sustainable development in other locations and to provide a mix of sites that will deliver growth."
Public	
Support	
T Bradley (2639) Rachel Gravett (2854) Colin Corbett (876) Mike and Gill Cresswell (4498) A Coombes (1796) Michael Woods (3605) Mr Young (4175) Mr & Mrs Tarlton-Weatherall (4186) Christopher Searston (3552) Rosemary Walker (4496) David Negus (4165) Brenda Mills (4676)	<p><u>Suitability:</u></p> <ul style="list-style-type: none"> • Most appropriate site for housing • Could accommodate 30% affordable housing. • (Site 133) Could be suitable for specialist accommodation for older people <p><u>Boundary:</u></p> <ul style="list-style-type: none"> • Boundary west of Toton Lane. • M1 and A52 are most appropriate boundaries • Boundaries to be determined by market and demand. <p><u>Accessibility:</u></p> <ul style="list-style-type: none"> • New tram line nearby • Transport hub. <p><u>Other Issues:</u></p> <ul style="list-style-type: none"> • Cover all unbuilt up area.
Object	
Mia Kee (4502) Susan Collins (731) James Collins (742) Val Walker (1093) B. Parkes (1268) Terence Haycock & Wendy Walker (1288) Jackie Dennison (2331) J.A. & H Hodgkinson (2872 & 2389) Jane Kuculyma (2341) Denis Noonan (4140) Ann McLennan (4505) Roger & Maureen Jones (3536) Alan Kee (4673) Richard Kemp-Eyre (463) Dr Martin Tuffs (1008) Tina Ward (1552) Dr J Patel (2224) Hiroko Clark (1523) Andy Clark (784) Dana Bielec (1034) M.R. Smith (1476) John Peberdy (1699) Graham Doherty (1768) Judith Newton (2277) Jackie Dennison (2331) Mr and Mrs P. Davis (2376) Roger Lewis (4134)	<p><u>Green Belt</u></p> <ul style="list-style-type: none"> • Broxtowe has less Green Belt than other Notts districts. • No exceptional circumstances therefore No case for release of Green Belt. • Site fulfils four of five purposes of Green Belt Check sprawl, prevent neighbouring towns merging, safeguarding the countryside, and preserving the special character of historic towns. • Key area because it prevents Nottingham and Derby merging. • Narrowest Green Belt area and only green area in Toton. • Provides outdoor amenity space <p><u>HS2</u></p> <ul style="list-style-type: none"> • Development should only be allowed if HS2 is guaranteed – therefore safeguard land until HS2 is master-planned and then design when HS2 confirmed. • No need for a rush decision as HS2 will not be built until 2030. • Development should ensure an appropriate provision for HS2 and not sterilise land for HS2 development. <p><u>Alternative Use Options:</u></p> <ul style="list-style-type: none"> • Non-residential uses post HS2. <p><u>Traffic/Transport:</u></p> <ul style="list-style-type: none"> • Traffic at Bardills interchange. • School road safety. • Pollution. • Only tram extension to HS2 hub station. • Infrastructure cannot support the growth. • Congestion. • Public transport on B6003 poor. Need new service

Keith Austin (4138) Ann McLennan (4505) Dean Fazey (571) Kenneth O. Hourd (2358) Stephen Butt (2502) J Gudgeon (4738) D Redgate (4756) Margaret Ould (1444) Robert Stephens (737) V M Leyland (4184) John Dunn (478) Mr & Mrs J Ellis (479) Mr & Mrs Stanley (492) David L. Howley (689) J & J R Copley (1181) B. Parkes (1268) M.R. Smith (1476) J M Steed (1484) Andrew Dennison (2331) J M Newton (2395) Keith Austin (4138) Cynthia Wilson (4143) P A Earp (4146) Jo Copley (4503) P. Eley (4504) Ann McLennan (4505) Mark Morleo (4670) Jeff Allen (4519) Yvonne Gibbons (1529) Brian Gibbons (1530) Graeme Myring (4711) Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405) Alan and Christine Longhurst (598) William Moseley (4609) David Eley (1367) Robert Willmott (672) Keven Culverwell (4163) David Pearson (720) Barbara Bakewell (1424) Mr & Dr Ellis (1368) Linda Allsopp (2277) William Staniforth (759) Brenda Mills (4676) Kathryn Harrison (516)	<ul style="list-style-type: none"> Need an improved integrated public transport system and impact assessment on highways. Infrastructure can't support. B6003. Increase in cars will cause further congestion. <p><u>Environment:</u></p> <ul style="list-style-type: none"> Is a wildlife corridor. Agricultural land - Grade 2 and 3a. Green corridor. Protect hedgerows- bird habitat. Site is 100% of green land in Toton. Loss of cycle paths, bridleways, walking space; hedgerows, wildlife habitat. Removes open spaces. <p><u>Facilities:</u></p> <ul style="list-style-type: none"> Lack of school places - local schools have no capacity. Pub/restaurant inappropriate as existing local facilities. Medical surgery unnecessary as no need (refer closure of Stapleford Care Centre). 380 sq m convenience store, two no. 95 sq m retail units unnecessary as existing local facilities, especially Stapleford District Centre. <p><u>Alternative Site Options:</u></p> <ul style="list-style-type: none"> Stanton site in Erewash an alternative- any cooperation? The South has borne the brunt of development and is most densely populated with less green space - Allocation should be spread All discounted sites in the Green Belt should be re-considered. Only 50-75 homes developments in green Belt. <p><u>Other Issues:</u></p> <ul style="list-style-type: none"> Good design quality essential. Business use only. Not homes. Starter business/science park. Business park only connected to HS2 hub station. Should enhance beneficial use as per 81 of the NPPF Flood risk- River Erewash. Employment provision in Stapleford as an alternative. Brownfield first - lead to smaller developments causing less congestion. Development will downgrade area. Potential for recreational use. Toton will lose local distinctiveness and the character of the area will change. Population density - 20% extra homes in area. Thought no further applications could be made on the land until 2027 Existing community well balanced. Should seek local enhanced beneficial use of land. No evidence of matching homes mix to local needs.
David L. Howley (689)	Flooding to north of Seaburn Road properties. Support 40-50 homes.
R Blant (4768) E Blant (4769) J Blant (4770)	<ul style="list-style-type: none"> New houses, infrastructure and industry will be needed here Please also leave lots of open space for people to enjoy
J M Steed (1484)	Tree stand would act as a noise barrier to existing Sidings and HS2.
Eleri Dunstan (4080)	A realistic option . Good road network and liveable space need to be considered
Paul Russell (1257)	HS2 should be moved to EM Parkway and Toton site used for housing and light industry.
Gordon & Janet Ellis (1368)	No development east of Stapleford/Toton Lane.

Other Rural Generally

Commentator Name (Commentator ID)	Summary of Comments
Statutory Consultees and Interest Groups	
Moorgreen Residents Association (2961)	<ul style="list-style-type: none"> Watnall Brickworks would be ideal location for gypsy, travellers and travelling showpeople as it would have minimum impact on neighbouring properties.
Public	
Ms Rachel Gravett (2854)	Strelley- heritage assets and recreation. Low development of homes west of Bilborough Road.
Eleri Dunstan (4080)	Cossall or Trowell suitable for development.
Richard Hind (2624)	Brownfield sites only
Kerry Hayes (4139)	The Forge off Ilkeston Road should be considered for housing.

Tony Winson (1315)	No development on rural sites.
Phil Smith (1579)	Development of 533 would encroach on heritage value of Strelley village. Erosion of Green Belt Loss of agricultural land Insufficient agriculture.
Jennifer Appleyard (4702)	Historic environment of 533 should and should not be built on. Brownfield sites should be built on. Farmland should be protected.
Kenneth David Appleyard (4704)	533 should not be built on Brownfield sites near shops and public transport should be used.

Other Rural Sites

Commentator Name (Commentator ID)	Summary of Comments
189 - Land at Smithfield Avenue Trowell	
Statutory Consultees and Interest Groups	
CPRE (18)	<ul style="list-style-type: none"> Green Belt Agricultural land. Long Distance trail cuts across site. SINCs & RIGs on site.
Environment Agency (4)	<ul style="list-style-type: none"> Site specific flood risk assessment focusing on sustainable surface water management required.
HS2 (3852)	<ul style="list-style-type: none"> Works to M1 in this location based on proposed HS2 phase Two route however unlikely to affect site directly.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Site partly covered by SINC 2/6 –canal which would need to be protected from development. Area of grassland, hedgerows and scrub which may have conservation value.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> Encroaches into the Nottingham Canal Local Nature Reserve.
513 - Land belonging to Stubbing Wood Farm Watnall	
Statutory Consultees and Interest Groups	
Environment Agency (4)	<ul style="list-style-type: none"> Site specific flood risk assessment focusing on sustainable surface water management required.
Ashfield District Council (59)	<ul style="list-style-type: none"> Any future development contributions from this site should be made available to Ashfield DC as development would affect the services and infrastructure in Hucknall.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Adjacent SINC 2/319 mitigation for indirect impacts would be required which could include buffer zone. Area of grassland and scrub which may have conservation value.

Topic 2 Green Belt

Commentator Name (Commentator ID)	Summary of Comments
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> No comment on Green Belt issues other than those for specific sites.
Natural England (21)	<ul style="list-style-type: none"> Opportunities should be taken to link Green Belt into green infrastructure and ecological networks.
Nuthall Parish Council (74)	<ul style="list-style-type: none"> Green Belt should not be amended and no safeguarded land identified in Nuthall Parish. Safeguarded land can fall within existing identified sites (in Nuthall Parish) and should allow for possibility of future sites within the settlement coming forward. Green Belt within Nuthall Parish has great significance which has not been properly identified within the criteria used to assess sites for development. A Green Belt review should be undertaken which assesses the criteria of GB as set out in the NPPF.
Brinsley Parish Council (67)	<ul style="list-style-type: none"> Green Belt boundaries should not be amended in Brinsley Amending Green Belt in Brinsley it would affect heritage sites, SINCs and wildlife corridors. Amending the Green Belt does not comply with the NPPF and there are no exceptional circumstances to justify it.
Greasley Parish Council (71)	<ul style="list-style-type: none"> Comprehensive Green Belt review (alongside other councils) required prior to the allocation of Green Belt sites. No exceptional circumstances established to justify release of Green Belt.

Stapleford Town Council (73)	<ul style="list-style-type: none"> Like to maintain as much Green Belt as possible to avoid coalescent with Nottingham City, Trowell and Toton. The issue of safeguarding land and small anomalies should be discussed post Core Strategy. Support management of Green Belt for public good.
Beeston & District Civic Society (1460)	<ul style="list-style-type: none"> Distinction between Chilwell, Bramcote, Stapleford and Toton should be retained. Area heavily used for recreation and has landscape value.
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> Development in the Green Belt should be strictly controlled.
National Federation of Gypsy Liaison Groups (4447)	<ul style="list-style-type: none"> Traveller sites are likely to be needed in the Green Belt as suitable locations in the Urban Area will be 'impossible' to find.
Greasley Civic Society / Kimberley (2823)	<ul style="list-style-type: none"> Green Belt boundaries should not be amended High rise accommodation in Greater Nottingham Kimberley has very little Green Belt left
Moorgreen Residents Association (2961)	<ul style="list-style-type: none"> Brownfield sites with planning permission should be developed first before Green Belt land is considered. Not necessary to amend Green Belt boundaries. Green Belt in Greasley Parish prevents coalescence with Eastwood, Kimberley and Greater Nottingham. Green Belt in Greasley Parish important for tourism (D H Lawrence & Beauvale Priory), wildlife and recreation.
Bramcote Conservation Society (13)	<ul style="list-style-type: none"> Green Belt boundaries should not be amended – they are there to stop development Other than the HS2 site there are no other exceptional circumstances to allow development in the Green Belt New brownfield sites may come to light – potentially Chetwynd Barracks that would reduce need for Green Belt release
Cllr John Rowland (1605)	<ul style="list-style-type: none"> Comprehensive review of Green Belt required prior to building.
Anna Soubry MP (625)	<ul style="list-style-type: none"> Object to housing development in the Green Belt Green Belt review should be conducted as matter of urgency
Cllr Michael Brown (320) Cllr M Handley (316) County Cllr J Handley (3648)	<ul style="list-style-type: none"> No building on Green Belt until a comprehensive review of the Green Belt undertaken Green Belt sites chosen at random based on proximity to urban areas leading to piecemeal erosion Any development would have landscape issues on Lawrence's 'Country of my Heart'. Building on Green Belt would have environmental effects Green Belt is required for recreation and valuable farm land.
Cllr M Handley (316)	<ul style="list-style-type: none"> Green Belt review should have been done prior to site allocations.
County Cllr P Owen (1338)	<ul style="list-style-type: none"> Green Belt in Broxtowe has strategic importance and should not be sacrificed
Cllr J Owen (321)	<ul style="list-style-type: none"> Green Belt boundaries should not be amended Green Belt in Broxtowe has strategic importance and should not be sacrificed
Cllr Ball (315)	<ul style="list-style-type: none"> Awsworth Green Belt should remain the same to prevent coalescence with Cossall, Kimberley and Ilkeston
SABRHE (1448)	<ul style="list-style-type: none"> Green Belt boundaries should not be amended until brownfield and employment sites have been utilised. Amendments to boundaries should only be undertaken on specific sites when development is unavoidable. Review of the Green Belt needs to be undertaken before sites are allocated
STRAG (3345)	<ul style="list-style-type: none"> Comprehensive Green Belt review needs to be undertaken (with other authorities) with full public consultation Green Belt retained with a long-term perspective Delivery on brownfield sites has been underestimated and this will impact on the amount of Green Belt that needs to be released Amendments to the Green Belt should be kept to a minimum Whole of Green Belt between Broxtowe and Nottingham City is under threat Stapleford, Trowell, Bramcote, Toton, Long Eaton and Beeston would lose their identity through urban sprawl Loss of Green Belt would mean quality of life of residents decrease (through loss of amenity land), it would have a devastating effect on wildlife and would cause traffic problems.
GOGD (3010)	<ul style="list-style-type: none"> Green Belt boundaries should only be amended in exceptional circumstances. Green Belt boundaries should not be amended around Eastwood or Greasley
Site Promoter(s) (Owner / Agent / Developer)	
Paul Stone of Signet Planning Ltd for Peveril Securities / UKPP (Toton) Limited. (974)	"The Council is urged to review green belt boundaries to endure through to at least 2040 and so designate "safeguarded land"."
Ian Gidley of IG Estates for the Robinson Trust. (4194)	"It is essential... that new Green Belt boundaries allow sufficient sustainable growth in the long term too post 2028."

Nick Baseley of Ian Baseley Associates for Mr & Mrs R Evans. (1436)	"The possibility of amending Green Belt boundaries to meet the development needs of Broxtowe beyond 2028 (i.e. safeguarded land) is supported." "The identification of larger sites, such as H215, as safeguarded land is encouraged to firstly enable the smaller, easily developable and less impacting sites to assist in contributing towards Broxtowe's growth requirements."
Nick Baseley of Ian Baseley Associates for Messrs J, D, J & I Wild. (634)	"The possibility of amending Green Belt boundaries to meet the development needs of Broxtowe beyond 2028 (i.e. safeguarded land) is supported." "The identification of larger sites, such as H215, as safeguarded land is encouraged to firstly enable the smaller, easily developable and less impacting sites to assist in contributing towards Broxtowe's growth requirements."
Martin Herbert of Brown & Co for Mrs Barbara Haynes (3551)	"It would be inappropriate at this stage to legislate for Green Belt boundaries beyond the end of the Plan Period."
Matthew Fox of GVA for Nuthall Nottingham LLP and the Severn Trust. (4199)	"The 3,600 dwelling allocation to be delivered within or adjoining the MBA must be a "minimum" figure given that the Key Settlement provision (2,550) is an "up to" / maximum figure... there is a large supply of potentially deliverable/developable land adjoining the MBA to help achieve the spatial strategy of urban concentration... Green Belt sites adjoining the MBA should be assessed and allocated prior to any Green Belt releases adjoining the Key Settlements... [therefore] Green Belt releases elsewhere should be unnecessary."
Guy Longley of Pegasus Group for Miller Homes (2538)	Regarding safeguarded land, "it would be logical to consider needs beyond 2028 to ensure that the Core Strategy and Allocations DPD are sufficiently flexible to take account of changing circumstances".
Mark Jermy of the Halsall Lloyd Partnership for Mr and Mrs Rathour. (4202)	Green belt boundaries should be amended to meet development needs to 2028 at Field Farm and "between Bilborough Rd & M1 corridor". The latter should also be 'safeguarded land' for the period beyond 2028.
Beech Architects Ltd. (2484)	The A610 should form the Green Belt boundary for Kimberley and Eastwood.
Mark Flatman of iPlan Solutions Ltd for Cauntton Engineering Ltd. (178)	<p>"It would be entirely reasonable...in order to ensure a further Greenbelt review is not required at the end of the current local plan period in 2028, that the Council now extrapolates the current levels of development requirement for a further 15 years beyond 2028 in order to derive the amount of Safeguarded land that is to be required to be identified within the current Site Allocations Development Plan Document...Underlying the Green Belt Policy, the normal restraints of Open Countryside planning policy automatically endure and protect land from development."</p> <p>In the consultation document, "no new employment allocations are proposed" and "in many instances, the prospect of possible re-allocation of existing employment land to accommodate the housing requirements is mooted... there is a necessity to identify compensatory new sites for employment purposes within the emerging Site Allocations plan document, particularly if these can be provided in a location adjacent to and in support of an existing successful business" [such as on Green Belt land adjacent to Cauntton's premises]. "The analysis within the Issues and Options consultation document is one-dimensional, being solely focused upon provision of further housing sites...it is most disappointing that no analysis is contained within the Issues and Options document of potential employment sites or the requirements of significant existing employees."</p>
Mark Flatman of iPlan Solutions for Whitehead (Concrete) Ltd and Foulds Investments Ltd. (615 and 1201)	In the consultation document, "no new employment allocations are proposed" and "in many instances, the prospect of possible re-allocation of existing employment land to accommodate the housing requirements is mooted... there is a necessity to identify compensatory new sites for employment purposes within the emerging Site Allocations plan document" [such as by amending the Green Belt at Whitehead's premises]. "The analysis within the Issues and Options consultation document is one-dimensional, being solely focused upon provision of further housing sites...it is most disappointing that no analysis is contained within the Issues and Options document of potential employment sites."
Public	
Awsworth	
Ann Brown Ms Elizabeth Alan Spiby Bryan & Judi Eggleston Kathryn Willis Mrs Horton Andrew North Anthony Fletcher Carol Bridgeman Richard Wood Peter Bestwick Richard Hind	<ul style="list-style-type: none"> • Generally residents are adverse to any development in the Green Belt as important green space will be lost and there is the threat of coalescence. • The Green Belt at Awsworth bypass should be amended. • Safeguarded land should not be taken out of the Green Belt. The 2028 generation should decide.
Brinsley	
Neil Topliss (1189) Ana Adelmann (2525) Maureen Lees (3423) Meryl Topliss (1204)	<ul style="list-style-type: none"> • The majority of residents feel that no Green Belt amendments should be used in Brinsley as no extenuating circumstances can be demonstrated. • The use of brownfield sites is seen as more appropriate. One resident considers there is scope to alter the boundary around Cordy Lane.

Brandon Kinton (1191) Vin Corcoran (4606) Robert Ollerenshaw (3068) Peter Bestwick (4600) Richard Hind (2624)	<ul style="list-style-type: none"> • Removing Church Lane from the Green Belt is seen as inappropriate. • There will be an adverse impact on the historic landscape associated with DH Lawrence.
Eastwood	
David Small (4389) Michael Spurgin (1481) Gill Watson (4431) Tracy Walker (3034) Stuart Walker (2585) Amanda Peters (2908) Mr & Mrs Wysocki (4284) Sarah Pheasant (4696) Cynthia Harrison (2567) Colin Hall (2974) Peter Pounder (4145) Maureen Adams (3049) John Adams (3054) Audrey Measures (4188) Mr Richards (3182) A Hutchinson (3134) Leonard George (2954) Keith Housley (3173) Sydney Meakin (3180) Ernest Patterson (3178) Stuart Flack (3013) Anthony Arnold (4118) Jean Daniel (4135) Mrs Bampton (2627) Dorothy Banton (2621) Sheila Hague (3095) Miss Briggs (4434) Alexander Baxter (4132) Troy Tegar (4435) Jane Clarke (4180) David Lock (4440) Jacqueline Greaves (2993) Darren Potter (2833) Anne Beardsley (4147) Mr & Mrs Sutton (4171) Mr & Mrs Hall (4125) Susan Bean (4441) John Naylor (3511) Sasha Miel (3566) Sylvia Coles (1330) Colin Barson (464) Angela Lings (4596) Vin Corcoran (4606) Helena Lings (4595) Andrew Lings (4597) Denise Garratt (3653) Carol Bridgeman (2195) Mrs Fletcher (3083) Mrs Linda (3029) Mr Kevin (2419) Charles Andrews (4157) Iris Hill (3027) Adrian Knowles (2944) Barbara Wing (2453) Margaret Naylor (3018) Paul Turner (2588) Mr Frogson (2932) Barbara Wigle (2961) Susan Page (2578) Brian Brown (2157) Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405) Margaret Ollenshaw (2923) Robert Ollenshaw (3068) David Pepper (4162) Anthony Kirby (3404)	<ul style="list-style-type: none"> • The majority of residents consider Green Belt boundaries should only be altered in exceptional circumstances at all and should be preserved for future generations to prevent urban sprawl. • A comprehensive Green Belt review is required • Brownfield sites e.g. Walker Street are an eyesore and should be developed before Green Belt. • There are enough brownfield sites to accommodate housing needs. • Important farmland would be lost and there is a Medieval farmhouse has been found in Nethergreen. • Wildlife would be lost • Green Belt is required for emotional well being. • Development in Green Belt will cause flooding issues. • One resident considers the Green Belt could be amended near Cordy Lane. • There is the possibility of realignment of GB North of Eastwood along the dismantled railway to allow 514 and 203 to come forward. • A balanced mix should be sought.

<p>Eileen Benton (4605) Thomas McCormack (4599) Peter Bestwick (4600) Maggie Guillon (4144) Richard Hind (2624) Robert Willmott (672) M Pickering (4666) Mr Fletcher (3144) Peter Harrison (2568) Frank Dorkes (4706) David Broadhead (3163) Charlotte Fox (4707)</p>	
Kimberley	
<p>A Scott (2362) M Hatton (3577) I Scott (2360) L Coy (4675) Mr & Mrs Wilson (4637) J Moulton (4629) J Poizer (4628) C Wilde (1214) D Hodgson (2352) A Clements (4191) S Richards (4647) J Garrigan (4631) D Haywood (4651) D Cousins (4648) M Carmichael (4647) Mr & Mrs Brunt (4645) J McLoughlin (4654) Mr & Mrs Hogan (4653) N Summers (4656) M Smith (1479) S Page (2578) R Hind (2624) Mr & Mrs East (4658) J Kinton (4655) K Cresswell (4657) G Hargreaves (4635) K Fezovich (4649) M Guillon (4124)</p>	<p><u>Green Belt boundaries (should not be amended):</u></p> <ul style="list-style-type: none"> • Green Belt boundaries should not be amended • No need to amend Green Belt boundaries because have enough existing sites in Kimberley • Land should not be safeguarded • Green Belt should be protected • It should be left as it is for the public • Green belt boundaries should not be amended; they were set to protect communities and wildlife. • Oppose developing Green Belt land – will create unacceptable loss of wildlife habitat • Green Belt eroded in the past – opposed to any further erosion.
<p>M Hatton (3577) M Ellis (4644) A Coombes (1796) N Williamson (2177) S Blant (4746) N Cargill (4739) M Blant (4744) J Gudgeon (4738) J Moulton (2418) T Godber (4767) P Godber (4765) D Redgate (4756) N Williamson (2177)</p>	<p><u>If Green Belt boundaries are changed:</u></p> <ul style="list-style-type: none"> • Land not in agricultural use should be used first • Following that lower agricultural grade land (3 or below) should be used first • Green Belt boundaries should only be amended when there is no other option. • National Planning Policy should be considered regarding the Green Belt (re: attributes of the GB) • Green Belt boundaries should be amended to be adjacent to a defensible boundary like a road, railway or river in line with the NPPF. • Green Belt boundaries should be amended in close proximity to the tram and services of Kimberley
<p>P Wayman (3617) K Cresswell (4657) P Russell (1257)</p>	<p><u>Correcting Anomalies:</u></p> <ul style="list-style-type: none"> • Green Belt should only be amended to address small anomalies in exceptional circumstances • Boundaries should only be altered where there are small anomalies (NW Chestnut Drive, Maws Lane, Clifton Drive)
<p>D Hodgson (2352) J Moulton (4629) A Clements (4191) J Poizer (4628) P Wayman (3617) K Cresswell (4657) R Blant (4768) E Blant (4769) J Blant (4770) R Willmott (672)</p>	<p><u>Other Green Belt Issues:</u></p> <ul style="list-style-type: none"> • Gaps are needed to prevent urban sprawl and coalescence. • Countryside should be available to local residents for recreational and leisure use. • Nuthall already joins Watnall, further building at Watnall and Hucknall would result in a continuous expansion of Nottingham urban areas. • Unsure of the difference between Green Belt and Greenfield • Green Belt is important to residents to provide natural boundaries and quality of life. • Removal of Green Belt is to make planners and politicians lives easier • We should look to use smaller brownfield sites first as there are many of them in the area. • Green areas are being developed too intensely nationally • Communities should not be treated the same way, some communities may be able to cope with more Green Belt release than others • Every alternative avenue for development should be examined first

	<ul style="list-style-type: none"> • Small entrapments of land between large roads and existing housing should be used for extra housing and recreation. • Outside of towns large Green Belt releases should not happen • Green Belt will be required in the future for food production • Kimberley cannot accept Green Belt release – Green Belt in Kimberley is a valuable asset • Loss of Green Belt will reduce the environmental value of footpaths and bridleways – provide residents of the town with access to the countryside • Pressure on the Green Belt should be reduced • Borough Council and National Government see Green Belt as the developers bonanza and don't offer anything other than token protection • A balanced mix should be sought.
Mr & Mrs Munton (3580)	<u>Green Belt boundaries should not be extended to the A610:</u> <ul style="list-style-type: none"> • If Green Belt boundaries run along the A610 there will be impact on quality of life for existing residents, no local walks left and there will be more noise, pollution and risk of flooding.
J Cooke (632) M Blant (4744) S Blant (4746) N Williamson (2177) A Coombes (1796) J Gudgeon (4738) J Moulton (2418) T Godber (4767) P Godber (4765) D Redgate (4756) A Tipping (2348) N Cargill (4739) A Lovell (4598) D Lovell (1404) O Lovell (1403) S Lovell (1405)	<u>Green Belt should be extended to A610</u> <ul style="list-style-type: none"> • A610 is logical and in line with previous Planning Inspector Recommendation • Land up to the A610 should be safeguarded • Green Belt boundary should only be moved to the A610, small area of land surrounded by housing development which is not accessible, in line with previous recommendations and national policy • would release land for development whilst containing the town to sensible limits. • Realign GB South of Kimberley along A610 and eastern edge of trees of the railway cutting to allow 411 and 215 to come forward
J Cooke (632)	<ul style="list-style-type: none"> • Green Belt (GBK3) should be extended to Home Farm but avoid marsh land • Green Belt (GBK4) should be extended to Gilt Hill Farm and field at side of road
Mr & Mrs Heptonstall (4646)	<ul style="list-style-type: none"> • Site 144 boundary should not be amended
M Ellis (4644)	<ul style="list-style-type: none"> • Land should be safeguarded between large housing blocks to provide wildlife corridors. • Nature embankments should also be considered regarding Green Belt
A Lovell (4598) D Lovell (1404) O Lovell (1403) S Lovell (1405)	<ul style="list-style-type: none"> • Suggest re-aligning the GB south of Kimberley at E31 to allow for 131 and 215 to be developed. • Realign GB near Alma hill to allow 113 and 116 to come forward.
S Patel (4791) T Fernie (3645) J Evans (3627) J Kaur (3348) I Inglis (3217) R Lilley (3077) D Viitanen (3075) J & S Evans (2922) L Dawn (4611) R Smith (4612) L Smith (4613) C Dainty (4614) C Smith (4615) J Woolley (4616) J O'Connor (4617) J Dawn (4618) L Lilley (4619) R Lilley (4620) R & E Plumb (4621) M Barnes (4622) J Doddy (4623) S Easom (4624) T Sysom (4625) P Howkins (2839) L Evans (4772) J Dawn (4773) M Bryan (4774) C Moore (4775) C Dawn (4776) A Harrison (4777) A Rowark (4778)	<u>Green Belt boundaries should be amended around Gilt Hill Farm:</u> <ul style="list-style-type: none"> • land should be safeguarded here by the creation of a country park to protect the Green Belt

J Kitchen (4779) N Bory (4780) J Ireson (4781) C Sanderson (4782) R Harrison (4783) H Harrison (4784) J Palmer (4785) E Harrison (4786) E Walker (4787) A Spellman (4788) E Marsh (4789) P Driver (4790)	
A McCartney (4604)	<ul style="list-style-type: none"> Boundaries could be amended at 424,229 and 114.
Mr & Mrs Tarlton-Weatherall (4186)	Good agricultural land should be kept.
MBA	
Robert Leyland (3969) Brenda Mills (4676) Christopher Searston (3552) Michael Woods (3605) Gordon & Janet Ellis (1368) Alison Lihou (4183)	Wildlife resource. Best and most versatile agricultural land- food security. Protects recreational routes. Open space.
Amy Andrews (4470) Brenda Mills (4676)	Consider access to green infrastructure.
Brenda Mills (4676) Deborah E Watmough (3929) James Frankel (3352) Sarah Lawrence (3587) Roger & Maureen Jones (3536) Rosemary Walker (4496) Jennifer Sanderson (4497) Victoria Haslam (1390) Matthew Popow (1417) K Marian Henshell (2870) Elaine Hollingsworth (4501) Michelle Patel (4671) Andrew Butler (1355) Richard Kemp-Eyre (463) John Dunn (478) William Staniforth (759) Judith Newton (1883) Jackie Dennison (2331) Jane Kuculyma (2341) J M Newton (2395) Cynthia Wilson (4143) Jo Copley (4503) H Wilkinson (3972) Richard Hind (2624) Gordon & Janet Ellis (1368) Robert Stephens (737) Jeff Allen (4519) Philip Smith (4176)	<p>No alteration. No exceptional circumstances. Brownfield first. Regeneration of north Broxtowe first. Brownfield sites in Broxtowe and Nottingham City.</p>
Deborah E Watmough (3929) Christopher Searston (3552) Sarah Lawrence (3587) Michael Woods (3605) Dana Bielec (1034)	Health and wellbeing, recreation and environment. Tranquillity.
Mia Kee (4502) Barbara Plant (4500) Alan Kee (4673)	No alteration- brownfield first. GB review should be undertaken before allocations.
Mike and Gill Cresswell (4498)	Field Farm and Toton/A52 as boundaries. Conservation Areas as criteria.
Alan Kee (4673) Dr Martin Tuffs (1008) Stephen Butt (2502)	<p>Green Belt review. No exceptional circumstances. Brownfield first.</p>
Dr J Patel (2224)	Check sprawl.
Susan Collins (731)	Lowers local carbon footprint.
Dana Bielec (1034) Mr & Mrs Abbott (4685)	Detrimental to forestry and wildlife habitats.
Margaret Ould (1444)	Consider width of Green Belt by area.
Jane Kuculyma (2341)	No employment provision- regenerate north Broxtowe first.
Eleri Dunstan (4080)	Incentives to develop brownfield sites should be considered. Any infringement on GB should maintain an open feel.
Mr & Mrs Abbott (4685)	Flood protection.

Yvonne and Brian Gibbons (1529 & 1530)	No Green Belt development. Toton site is used by Toton and Stapleford residents.
Joel & Vivienne Jackson (4568)	Green Belt is sacrosanct
Barbara Bakewell	No exceptional circumstances Toton area should be protected. Other areas more suitable for HS2
Paul S Dyer (1365)	Severn Trent land in Green Belt, Beeston Rylands. Protect urban greenspace not unnecessary existing Green Belt land.
Philip Sugden (1488)	Cannot plan to change green belt boundaries until the details of HS2 have been confirmed Councils should work together to achieve a consistent approach – Notts CC should have overall control.
Richard Hind (2624) Mark Morleo (4670) Mr Appleyard (4159)	Boundaries should not be altered
David Pearson (720)	Allocation of consultation sites in the Green Belt would lead to merging with Nottingham City. 430 hectares of Green Belt would be lost and 98% of the consultation sites are in the Green Belt, and 97% of the proposed homes. The Green Belt boundary should be considered in a wider context than “development requirements”. NPPF refers to special circumstances. Review of GB should be independent, involving all agencies and the general public. Review should be undertaken Borough-wide and surrounding areas; sites not considered individually as the loss of any Green Belt has wider implications. 2028 timescale too long to make reasoned judgement due to variables. No safeguarded land.
B & F Bridges (3621)	No alteration. Especially historic significance.
Jonathan Lihou (4182)	No alteration- open space, agricultural land.
Paul Langston (4164)	Minimal, prefer brownfield.
V M Leyland (4184)	Amenity value, community identity.
Alan & Sandra Greateorex (1585)	Quality of life
Donald Eastwood (4608)	Green Belts protect environment – breathing space'
William Moseley (4609)	No exceptional circumstances
Janet Langton (4092)	Green Belt should be protected.
Mr Young (4175)	Purpose is to prevent urban sprawl
Mr & Mrs Longhurst (598)	Need for a comprehensive review of Green Belt.
Graeme Myring (4711)	Bramcote GB is at a minimum and should not be altered. Infill sites are not being fully developed.
Other Rural	
Jennifer Frankel (3354) Richard Hind (2624) Tony Winson (1315) Jennifer Appleyard (4702) Kenneth Appleyard (4704)	No alteration- regenerate brownfield sites and poor housing areas. Create small satellite villages and new towns rather than extensions. No alteration of boundaries Ecological corridors should be protected. Green Belt should be sacrosanct.

Topic 3 - Economic Issues/Job Creation

Commentator Name (Commentator ID)	Summary of Comments
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> No comment other than those for specific sites.
Natural England (21)	<ul style="list-style-type: none"> Reference emerging Broxtowe Green Infrastructure Strategy to relay importance of Green Infrastructure in economic terms to the Borough.
Ashfield District Council (59)	<ul style="list-style-type: none"> Additional employment allocations should not be made so long as there is an enabling policy to deliver business growth not in the plan.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Local employment policies should make adequate provision for waste management and waste related development and would welcome the opportunity to discuss suitability of existing or proposed employment sites.
Brinsley Parish Council (67)	<ul style="list-style-type: none"> Brownfield sites should be developed for housing.
Stapleford Town Council (73)	<ul style="list-style-type: none"> No additional allocations required Support previous employment sites now being considered for housing. Economic viability should not be compromised (i.e. HS2). Support new businesses in Stapleford.
Greasley Civic Society / Kimberley (2823)	<ul style="list-style-type: none"> Allocations for employment should be restricted to offices.
Moorgreen Residents Association (2961)	<ul style="list-style-type: none"> Employment land allocations should not be made until all existing shop and industrial premises in the borough are full. Only light industry and office uses should be allowed in Greasley Parish as the roads can't cope with HGV traffic. No industrial sites should be used for residential purposes if it means the Green

	Belt is at risk for industrial uses.
Anna Soubry MP (625)	<ul style="list-style-type: none"> • Little innovation for suggested growth of economic issues/job creation • No evidence of whether, or to what extent, COU applications from commercial to residential has been pursued to reduce pressure on the Green Belt.
Cllr Michael Brown (320) Cllr M Handley (316) County Cllr J Handley (3648)	<ul style="list-style-type: none"> • Any employment welcome • Requirement would depend on what businesses would want to come into the Borough.
County Cllr J Handley (3648)	<ul style="list-style-type: none"> • Employment allocations should be near to existing settlements to reduce need to travel to work
County Cllr P Owen (1338)	<ul style="list-style-type: none"> • Employment land should be used for housing
Cllr J Owen (321)	<ul style="list-style-type: none"> • Employment land should be used for housing
SABRHE (1448)	<ul style="list-style-type: none"> • Too much employment land already • No need to allocate more • Houses should be developed where jobs are and where urban regeneration is needed, not in areas lacking employment and public transport
GOGD (3010)	<ul style="list-style-type: none"> • No new employment allocations required in Greasley/Eastwood because 3 to 6 have been redesigned for housing
Site Promoter(s) (Owner / Agent / Developer)	
Paul Stone of Signet Planning Ltd for Peveril Securities / UKPP (Toton) Limited. (974)	"There is concern that there is too much employment land at these strategic sites [Nottingham City, Boots / Severn Trent EZ, Toton] and there is a potential threat to Nottingham City Centre in terms of its ability to attract B1a uses."
Nick Grace of GraceMachin for Mr William Haynes. (4195)	<p>"Broxtowe are providing an insufficient choice, range and location of employment sites for developers to bring forward."</p> <p>"The majority of employment land supply is not 'good quality' and in the region only circa 50% of the available space could be described as both good quality and available."</p> <p>"In Greater Nottingham there is a clear geographical imbalance of supply, with a relative deficiency to the west of Nottingham, which is because of motorway access and its attractiveness to most occupiers."</p>
Mark Flatman of iPlan Solutions Ltd for Cauntton Engineering Ltd. (178)	In the consultation document, "no new employment allocations are proposed" and "in many instances, the prospect of possible re-allocation of existing employment land to accommodate the housing requirements is mooted... there is a necessity to identify compensatory new sites for employment purposes within the emerging Site Allocations plan document, particularly if these can be provided in a location adjacent to and in support of an existing successful business" [such as on Green Belt land adjacent to Cauntton's premises]. "The analysis within the Issues and Options consultation document is one-dimensional, being solely focused upon provision of further housing sites...it is most disappointing that no analysis is contained within the Issues and Options document of potential employment sites or the requirements of significant existing employees."
Mark Flatman of iPlan Solutions for Whitehead (Concrete) Ltd and Foulds Investments Ltd. (178 and 1201)	In the consultation document, "no new employment allocations are proposed" and "in many instances, the prospect of possible re-allocation of existing employment land to accommodate the housing requirements is mooted... there is a necessity to identify compensatory new sites for employment purposes within the emerging Site Allocations plan document". "The analysis within the Issues and Options consultation document is one-dimensional, being solely focused upon provision of further housing sites...it is most disappointing that no analysis is contained within the Issues and Options document of potential employment sites in the Awsworth area."
Nick Grace of GraceMachin for Messrs Simms, Carty and Briggs. (4197)	"It is wrong to say that there is no demand for employment land development...Commercial freehold investments are in demand in the right locations and of the right type." Examples are given of recent developments at Chilwell, Colwick and Calverton.
Beech Architects Ltd. (2484)	"More small scale starter units adjacent town centres and transport corridors. More live work and mixed use."
Public	
Awsworth	
Mrs Horton (4674) Andrew North (4169) Joseph Ernest (2806)	<ul style="list-style-type: none"> • Ikea is larger than was originally planned which reduces the need for extra employment space. • Immigration should be reduced. • Sites should be close to existing employment sites.
Brinsley	
Lynne Wysocki (4284) Ana Adelmann (2525) Brandon Kinton (1191)	<ul style="list-style-type: none"> • One resident questions whether extra units may be appropriate at Moorgreen Industrial estate but considers the Toton site more appropriate. • One resident considers Brinsley does not require any more business. • Heritage, horticulture and farming are considered suitable employment uses for Brinsley

Eastwood	
<p>Mrs Brown (4390) Tracy Walker (3034) Stuart Walker (2585) Amanda Peters (2908) Cynthia Harrison (2567) Colin Hall (2974) Maureen Adams (3049) John Adams (3054) Mr Huchinson (1805) Leonard Marshall (2974) Sydney Meakin (3180) S Naylor (2558) Ernest Patterson (3178) Stuart Flack (3013) Alexander Baxter (4132) Troy Tegart (4435) Jane Clarke (4180) David Lock (4440) Jacqueline Greaves (2993) Darren Potter (4147) Anne Beardsley (4171) Mr & Mrs Sutton (4441) Susan Bean (1330) Sylvia Coles (464) Colin Barson Mau (4323) Denise Garratt (3653) Carol Bridgeman (4602) Mrs Linda (3029) Mr Kevin (2419) Charles Andrews (4157) Iris Hill (3027) Paul Turner (2588) Barbara Wigley (2961) Susan Page (2578) Glenis Gregory (3033) Brian Brown (2157) Dawn Beverly (4181) Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405) Robert Ollerenshaw (3068) David Pepper (4162) Anthony Kirby (3404) Eileen Benton (4605) Thomas McCormack (4599) Richard Hind (2624) Peter Harrison (2568) Frank Dorkes (4706)</p>	<p><u>Brownfield</u></p> <ul style="list-style-type: none"> Some residents consider employment sites should be accommodated on exiting brown field sites with good transport links e.g. Newmanleys Rd/Beamlight, Morrgreen colliery site. Vacant offices in town centres should be utilised. South of the A610 is appropriate <p><u>Need</u></p> <ul style="list-style-type: none"> It is considered by some that not enough employment sites are available for the proposed houses. Employment sites have been designated for housing implying that there is not a need. Jobs are needed more than housing and sites should remain in employment use. <p><u>Use</u></p> <ul style="list-style-type: none"> Heavy waste uses should be separate from residential uses. Large distribution centres should be avoided and manufacturing/light industry encouraged. B1 & B2 uses should be restricted. More business and houses creates unsustainable load on services. <p><u>Other</u></p> <ul style="list-style-type: none"> Employers dictate where they want to locate not allocations documents. Allocation of sites does not create jobs a feasibility study should be undertaken. One residents opposes removing Wade Printer site for housing Traffic congestion caused by existing sites.
Kimberley	
D Hodgson (2352)	<ul style="list-style-type: none"> Additional employment allocations should be made Allocations should be restricted to certain uses Agree with Councils assessment of employment land
L Coy (4675)	<ul style="list-style-type: none"> No new employment allocations needed Agree with Councils assessment of employment land Local areas of employment needed to reduce need for long car journeys.
Mr & Mrs Wilson (4637)	<ul style="list-style-type: none"> Encourage employment but there are plenty of derelict sites that can be used without building more Agree with Councils assessment of employment land
J Moulton (4629)	<ul style="list-style-type: none"> No new employment allocations needed Agree with Councils assessment of employment land
A Clements (4191)	<ul style="list-style-type: none"> No new employment allocations needed Employment allocations should be taken into account with the roads and other infrastructure – this is where the Council are going wrong. Disagrees with the Councils assessment as doubts it is accurate Should take into account all of the existing commercial and industrial sites that are up for let and derelict.
J Cook (632)	<ul style="list-style-type: none"> No more employment allocations should be made E13 & E29 should be restricted to B2 & B8 E30 should be restricted to B1 & B8

	<ul style="list-style-type: none"> • Agree with Councils assessment of employment land
C Wilde (1214)	<ul style="list-style-type: none"> • Additional employment allocations should be made • Agree with Councils assessment of employment land • Consideration should be given to whether the employment use will require heavy/large vehicles and whether this is suitable for the roads in the area
J Garrigan (4631)	<ul style="list-style-type: none"> • No to everything
P Wayman (3617)	<ul style="list-style-type: none"> • Roads and streets in the town are unsuitable for large vans and HGV's which employment sites would need. • There is a lack of land for smaller potential employment sites that can accessed from the main roads. • Existing retails shops in the town struggle because of high rents and new proposed retail offer in sites such as the Brewery which will split the shopping offer to the detriment of both new and existing retail units.
Mr & Mrs East (4658)	<ul style="list-style-type: none"> • Employment allocation should be made within the Brewery site • Employment allocations should be restricted to B1 & B2 uses
	<ul style="list-style-type: none"> • No new employment allocations should be made • Agree with councils assessment of existing employment sites
M Smith (1479) N Cargill (4739) N Williamson (2177) S Blant (4746) M Blant (4744) J Gudgeon (4738) J Moulton (2418) P Godber (4765) D Redgate (4756)	<ul style="list-style-type: none"> • No new employment allocations should be made • Agree with councils assessment of existing employment sites
Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405)	<ul style="list-style-type: none"> • No new employment sites needed. Appropriate sites could be restricted to specific uses.
Eleri Dunstan (4080)	<ul style="list-style-type: none"> • Future of employment sites should be considered.
R & E Plumb (4621)	<ul style="list-style-type: none"> • Employment should take precedent over housing to encourage reduction of local car travel.
Paul Russell (1257)	<ul style="list-style-type: none"> • There are plenty of empty premises e.g Giltway
Andrew McCartney (4604)	<ul style="list-style-type: none"> • New houses would impact on existing business.
MBA	
Brenda Mills (4676)	Consider accessibility and traffic generation.
Deborah E Watmough (3929)	Storage and distribution only.
Christopher Searston (3552) Michael Woods (3605) Mike and Gill Cresswell (4498)	Use brownfield sites. Regenerate sites.
Roger & Maureen Jones (3536)	Extend existing areas where possible. No overall reduction in business sites.
Mike and Gill Cresswell (4498)	On edge of town centres. Co-ordination with adjoining local planning authorities.
K Marian Henshell (2870)	Re-use empty buildings.
Michelle Patel (4671)	Vicinity of HS2 hub station. Potential of HS2 economic growth.
Andrew Butler (1355)	No industrial use near homes.
Richard Kemp-Eyre (463)	Brownfield sites, including Toton Sidings.
Natalie Di Tullio (4667)	Sites with easy accessibility to tram.
Yvonne and Brian Gibbons (1529 & 1530)	
Philip Sugden (1488)	Additional employment provision should only be made once the details of HS2 have been confirmed. Employment uses will be influenced by incentives from Central Government.
David Pearson (720)	Need a positive policy to vary employment uses, especially retail, in areas like Stapleford.
Cicely Morgan (4078)	Accessible to homes and needy areas.
Mr Appleyard (4159)	Boots should be allocated for housing.
Donald Eastwood (4608)	Brownfield should be used. Offices and light industry should be allocated.
Other Rural	
Jennifer Frankel (3354)	More evidence(information) needed.
Barbara Batchelor (4473)	Not on Green Belt land – uses which are least disruptive.
Jennifer Appleyard (4702)	Sites should be changed to housing.
Kenneth Appleyard (4704)	Employment sites left

Topic 4 - Climate Change

Commentator Name	Summary of Comments
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(Commentator ID)	
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> Check EH's policy through various guidance documents. There is a need to differentiate between technical potential and deployable potential.
Natural England (21)	<ul style="list-style-type: none"> Designated landscapes and nature conservation area sites should be fully protected. Reference emerging Broxtowe Green Infrastructure Strategy to relay value of GI to help mitigate climate change.
Seven Trent Water (222)	<ul style="list-style-type: none"> Greater emphasis needs to be placed on consequences of extreme rainfall that conventional pipe systems and SUDs may not manage. Some development is shown on or near to existing Source Protection Zones and assessments need to be carried out during and after development. Water Efficiency and Sustainable Water Systems should be encouraged in new homes.
Environment Agency (4)	<ul style="list-style-type: none"> Focus is almost entirely on renewable technology and not enough consideration given to reducing flood risk. Sequential and exception tests not included in the DPD docs despite the CS saying this would be done.
Ashfield District Council (59)	<ul style="list-style-type: none"> Specific sites for renewable energy should not be allocated because flexibility is required to adapt to the ever changing renewable industry.
Brinsley Parish Council (67)	<ul style="list-style-type: none"> No land should be developed in flood areas.
Greasley Parish Council (71)	<ul style="list-style-type: none"> Flood risk to sites North of Eastwood and West of Kimberley has not been sufficiently investigated.
Stapleford Town Council (73)	<ul style="list-style-type: none"> All new builds should be properly insulated Energy saving measures should be incorporated into design Flood risk should be investigated.
Moorgreen Residents Association (2961)	<ul style="list-style-type: none"> Improved public transport to outlying areas to reduce use of cars.
National Farmers Union (118)	<ul style="list-style-type: none"> Scope for renewable energy everywhere especially if small scale If specific sites are identified this could restrict sites elsewhere in the borough.
Cllr Michael Brown (320) Cllr M Handley (316) County Cllr J Handley (3648)	<ul style="list-style-type: none"> Climate change is out of our hands Residents have mixed ideas about this topic. Should be dealt with at a national not local scale Flooding is a key issue which needs to be dealt with prior to building
SABRHE (1448)	<ul style="list-style-type: none"> Some land (eg Brinsley Headstocks) floods despite it not being listed by Severn Trent as an area at risk. Building should not be allowed on flood plains (not just those designated) Land that assists surface run off (eg between Church Lane and Headstocks) should be left to fulfil its function
GOGD (3010)	<ul style="list-style-type: none"> All new development should be energy efficient
Site Promoter(s) (Owner / Agent / Developer)	
Liam Tate of Barton Willmore for Tej Properties Ltd. (3556)	It is "imperative that any policies included in the Site allocations document are not too prescriptive in their approach to renewable energy and that any future policy acknowledges other ways in which proposals can address climate change".
Mark Jermy of the Halsall Lloyd Partnership for Mr and Mrs Rathour. (4202)	"Clear policies need to be agreed alongside Environment Agency / Severn Trent and Notts CC 'SUDS' body regarding disposal of surface water. Severn Trent should specifically have a responsibility to contribute to storm attenuation etc alongside developers, as they benefit from the water retained."
Beech Architects Ltd. (2484)	"All housing development should include energy generation and high levels of insulation in excess of building regulations."
Public	
Awsorth	
Alan Spiby (4208) Kathryn Willis (Mrs Horton) Andrew North	<ul style="list-style-type: none"> The new wind turbine situated in Awsorth are generally not supported – wind turbines are considered inefficient. Some support wind and solar power. The traffic generated by Ikea increases carbon footprint. Flooding is a concern with more development.
Brinsley	
Colin Barson (464) Maureen Lees (1330) Brandon Kinton (1191) Maggie Guillon (4144)	<p><u>Flooding</u></p> <ul style="list-style-type: none"> The signatories to a petition and others consider that development on flood plains will cause surface run-off and flooding and therefore should not be approved. Development on flood plains should be avoided. Nethergreen floods and development of Coney Grey would make this worse. Climate change will lead to increased flooding therefore sites with a large risk should be avoided. Flooding in Giltbrook from new development is a concern. <p><u>Solar Power</u></p>

	<ul style="list-style-type: none"> One resident considers solar panels should be used on industrial buildings. Solar power should be promoted and built into new builds. <p><u>Wind Turbines</u></p>
Eastwood	
Susan Brown (4390) David Small (4389) Michael Spurgin (1481) Tracy Walker (3034) Stuart Walker (2585) Peter Pounder (4145) John Adams (3054) N Hutchinson (1805) A Hutchinson (3134) Len Marshall (2954) Sydney Meakin (3180) Ernest Patterson (3178) Stuart Flack (3017) Dorothy Banton (2621) Tony Worrall (4601) Alexander Baxter (4132) Troy Tegart (4435) Louis Formon (4439) Jane Clarke (2993) Jacqueline Greaves (2833) Darren Potter (4596) Angela Lings (4595) Helena Lings (4597) Andrew Lings (3653) Denise Garratt (4602) Carol Bridgeman (2195) Mr Kevin (2419) Charles Andrews (4157) Barbara Wing (2453) Barbara Wigley (2961) Susan Page (2578) Margaret Ollenshaw (2923) David Pepper (4162) Anthony Kirby (3404) Eileen Benton (4605) Maggie Guillon (4144) Richard Hind (2624) Frank Dorkes (4706)	<ul style="list-style-type: none"> Some residents consider wind turbines are inefficient and expensive and are a political tool. There is some objection to the existing STW turbine. A few residents support wind turbines and favour them over coal power stations and housing developments. One resident considers the efficiency of wind turbines should be demonstrated. <p><u>Transport</u></p> <ul style="list-style-type: none"> A better bus service would reduce reliance on the car. Building more houses increases emissions to the detriment of the environment. One resident suggests a parking fee for commercial vehicle on residential roads. <p><u>Other</u></p> <ul style="list-style-type: none"> Energy efficient houses should be incorporated into new developments with recycling centres. One resident suggests hydro-electric power may be more efficient. Solar farms or wind turbines at industrial sites as they wouldn't cause much disruption. Need for micogeneration installations.
Kimberley	
D Hodgson (2352)	<ul style="list-style-type: none"> Sites should be allocated for renewable energy developments Wind farms should be located away from residential areas All new buildings should have solar panels Drainage on existing streets and new developments should be improved to avoid flooding
L Coy (4675)	<ul style="list-style-type: none"> Too much building on Greenfield areas will increase risk of flooding. Knock-on effect of run-off water and water lying because of changing weather patterns
Mr & Mrs Wilson (4637)	<ul style="list-style-type: none"> Sites should be allocated for wind turbines but these should be located away from residential areas
J Moulton (4629)	<ul style="list-style-type: none"> Sites should be identified for renewable energy developments Solar panels should be provided on new-builds about a specific altitude
A Clements (4191)	<ul style="list-style-type: none"> Sites should be identified for renewable energy developments Wind turbines are inefficient Combined heat and gas as well as solar power is efficient and provides substantial input Consider putting solar panels on all Local Authority properties – this is no use to short-term thinking politicians
Mr & Mrs Munton (3580)	<ul style="list-style-type: none"> Sites should not be identified for renewable energy
J Cook (632)	<ul style="list-style-type: none"> Hillside sites should be identified for renewable energy developments as they can use shorted wind turbines and are more exposed for solar panels Storm frequency and intensity may increase and so sites that flood should be avoided or works undertaken to ensure that flooding doesn't occur
C Wilde (1214)	<ul style="list-style-type: none"> Sites should be identified for renewable energy Flood and drainage assessments are important (i.e. is proposed drainage adequate taking into account cumulative effect of existing development)
J Garrigan (4631)	<ul style="list-style-type: none"> All new houses to be fitted with solar energy Existing houses spend more money
P Wayman (3617)	<ul style="list-style-type: none"> No objection to wind turbines in principle but not specialised enough to suggest

	specific sites.
Mr & Mrs Heptonstall (4646)	<ul style="list-style-type: none"> Wind turbines are a threat to the environment being visually unacceptable, noisy and economically doubtful.
Mr & Mrs East (4658)	<ul style="list-style-type: none"> Sites should not be allocated for renewable energy developments.
M Smith (1479)	<ul style="list-style-type: none"> Sites should be identified for renewable energy developments Small scale wind turbines could be located near Swingate All new housing should be built with energy saving as a major consideration
N Cargill (4739)	<ul style="list-style-type: none"> Sites should be identified for renewable energy developments Housing should be as energy efficient as possible
A Coombes (1796)	<ul style="list-style-type: none"> Sites should be identified for renewable energy developments (solar & windfarms) Consideration should be given to proximity to bus and tram routes to limit traffic.
N Williamson (2177)	<ul style="list-style-type: none"> Sites should be identified for renewable energy developments There are several eco-friendly schemes to facilitate new homes
S Blant (4746)	<ul style="list-style-type: none"> Sites should be identified for renewable energy developments Housing needs to use the latest green technology and environmentally sources of energy Car usage needs to be replaced by buses or bicycles so build close to town centre
M Blant (4744)	<ul style="list-style-type: none"> Sites should be identified for renewable energy developments All sites should incorporate renewable energy systems (e.g. solar hot water) Some sites could accommodate a wind turbine (site 411) Car usage needs to be replaced by buses or potential tram
J Gudgeon (4738) J Moulton (2418) A Tipping (2348) T Godber (4767) P Godber (4765) D Redgate (4756) R Blant (4768) E Blant (4769) J Blant (4770)	<ul style="list-style-type: none"> Sites should be identified for renewable energy developments All housing sites should incorporate renewable energy technologies (e.g. solar hot water, PV, MVHR & Heat Pumps) Housing should be in areas to reduce car usage
Paul Russell (1257)	<ul style="list-style-type: none"> Renewables should be promoted and the roofs of commercial buildings utilised. Materials from sustainable sources.
Andrew McCartney (4604)	<ul style="list-style-type: none"> 424,229 and 122 are suitable sites for renewable energy developments.
Maggie Guillon (4144)	<ul style="list-style-type: none"> Reducing Green Belt damages ecological balance.
Miss Ball (3647)	<ul style="list-style-type: none"> Site suitable for renewable developments
MBA	
Amy Andrews (4470)	Green Belt contributes to climate change resilience.
Dr David Thew (4459)	Prefer wind turbines on Windmill Hill above site H410 to homes.
Brenda Mills (4676)	Impacts of high homes density and potential heavy industry.
Deborah E Watmough (3929) H Wilkinson (3972) Philip Shiel (4172)	Wind turbines where most effective. If land could be grazed too.
James Frankel (3352) David Eley (1367)	Developments should maximise energy efficiency.
Christopher Searston (3552)	Low carbon developments on brownfield sites with no visual impact on Green Belt or Conservation Areas.
Roger & Maureen Jones (3536)	Restrict developments leading to road traffic pollution.
Chris Packham (4492)	Need wind maps evidence in order to comment. Promote low carbon housing.
Mike and Gill Cresswell (4498)	Homes near transport hubs.
Michael Woods (3605)	All except wind turbines on greenfield.
Elaine Hollingsworth (4501)	Traffic emissions.
Dean Fazey (571)	Emissions from new development.
Dana Bielec (1034) Andrew Watt (4515) Jeff Allen (4519)	No wind turbines.
Jackie Dennison (2331)	Wind turbines in Green Belt rather than homes- carbon offset. Plant trees/wildflowers.
Jane Kuculyma (2341)	Development would increase CO2 emissions.
Philip Shiel (4172)	New homes will potentially lead to higher flood risk.
Allison Dobbs (4610)	Away from high density homes areas.
Natalie Di Tullio (4667)	Use renewable construction methods.
Mr & Mrs Abbott (4685)	Consider building materials, construction methodologies and construction waste disposal, contamination.
Yvonne and Brian Gibbons (1529 & 1530)	Wind turbines and solar panels not cost effective
Barbara Bakewell (1424)	Toton is gridlocked increasing CO2 levels
E Channon (4661)	Wind turbines, solar panels on large developments.
Philip Sugden (1488)	Sites should not be considered for renewable developments Should wait to see what happens between 2015 and 2017.
David Pearson (720)	Wind turbines not viable.

	Traffic pollution one of main causes- reduce traffic- commercial and domestic. Bicycle policy no use. Reduce congestion.
Gordon & Janet Ellis (1368)	Solar panels on all new builds.
Jonathan Lihou (4182)	Wind turbines in largest open spaces.
Mark Morleo (4670)	On brownfield sites.
Paul Langston (4164)	Preferably away from population centres.
Alison Lihou (4183)	Any largest open spaces for wind turbines.
Kevin Culverwell (4163)	Solar powered on new house developments in Green Belt
Donald Eastwood (4608)	Solar farms are harmful for ecology.
Janet Longton (4092)	Site 410 for wind turbines. Possibility of flooding.
Mr Young (4175)	Wind turbines are a blight.
Graeme Myring (4711)	Wind turbines and solar not efficient.
Other Rural	
Jennifer Frankel (3354)	All new homes should have solar panels.
T Bradley (2639)	<ul style="list-style-type: none"> Specific sites should be identified for low carbon or renewable energy developments All sites are appropriate for low carbon and renewable developments Flooding potential should be considered regarding climate change
Barbara Batchelor (4473)	<ul style="list-style-type: none"> No wind turbines in populated areas or Green Belt

Topic 5 - Town Centres

Commentator Name (Commentator ID)	Summary of Comments
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> See EH's guidance on retailing in settlements.
Nottingham City Council (849)	<ul style="list-style-type: none"> Main town centre uses below 1,000sqm should not need to provide an impact assessment.
Brinsley Parish Council (67)	<ul style="list-style-type: none"> Any proposed development should be on brownfield sites within or adjacent to existing principal urban areas.
Stapleford Town Council (73)	<ul style="list-style-type: none"> Linear town with 19th & 20th century frontages Sympathetic new development should be encouraged. Support enhancement of Town Centre through work with Town Centre Team. Balance needs to be sought of Town Centre uses to ensure viability and economic growth. Recognise and maintain value the historic environment of Stapleford Town.
Beeston & District Civic Society (1460)	<ul style="list-style-type: none"> More imaginative mixed use development should be considered including residential above commercial and higher densities.
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> Eastwood town centre is in major need of redevelopment.
Greasley Civic Society / Kimberley (2823)	<ul style="list-style-type: none"> No more out of town retail Eastwood and Kimberley are 'big enough' they should be developed to their full potential. Empty shops should have tax incentives to get them let Better local bus services and free car parking required. Takeaways, cafes and charity shops should be restricted.
Bramcote Conservation Society (13)	<ul style="list-style-type: none"> Town centres should be made more welcoming Parking should be easier and free More plants More benches and seats
Cllr Michael Brown (320) Cllr M Handley (316) County Cllr J Handley (3648)	<ul style="list-style-type: none"> Portas Review is hypothetical Stop out of town retail centres
County Cllr J Handley (3648)	<ul style="list-style-type: none"> Property rents in towns are high Financial incentives required to encourage businesses into towns
Cllr Ball (315)	<ul style="list-style-type: none"> Free parking for town centre users Charity shops and takeaways should be limited
SABRHE (1448)	<ul style="list-style-type: none"> Assist developers to bring flats above shops into use Flats above shops can help to fulfil affordable home target
GOGD (3010)	<ul style="list-style-type: none"> Eastwood - shop fronts should be made to look like D H Lawrence heritage town to attract visitors Eastwood should be kept to M/P streets Keep paintwork the same Build on D H Lawrence at Eastwood
Site Promoter(s) (Owner / Agent / Developer)	
Andrew Astin of Indigo Planning Limited for Sainsbury's Supermarkets Ltd. (3554)	The Sainsbury's store at Kimberley should be designated as a prime shopping frontage, "due to the important anchor function it performs".
Beech Architects Ltd. (2484)	"The need to integrate more office uses in town centres rather than on business parks away from facilities."

Public	
Awsworth	
Joseph Holland (2806) Miss Ball (3647)	One resident considers that empty shops should be changed to residential use after 1 year. Free parking
Brinsley	
Colin Barson (464)	<ul style="list-style-type: none"> One resident considers supermarkets should be restricted to out of town sites. Houses should be concentrated on the fringe of town centres
Eastwood	
Susan Brown (4390) Michael Spurgin (1481) Amanda Peters (2908) Tracy Walker (3034) Stuart Walker (2585) Peter Pounder (4145) Maureen Adams (3049) John Adams (3054) Stuart Flack (3013) Alex Kurecewicz (4433) Peter Pounder (3095) Alexander Baxter (4145) Troy Tegar (4132) Jacqueline Greaves (4435) Angela Lings (2993) Helena Lings (4596) Andrew Lings (4595) Denise Garratt (4597) Carol Bridgeman (3653) Mrs Fletcher (4602) Mrs Linda (3083) Mr Kevin (3026) Charles Andrews (2419) Barbara Wigley (4157) Susan Page (2961) Robert Ollerenshaw (2578) Eileen Benton (3068) Richard Hind (2624) Robert Willmott (672) Frank Dorkes (4706)	<u>Change of use</u> <ul style="list-style-type: none"> A change of use should be more flexible in town centres. Shopping habits have changed so town centres should re-thought along with the Portas review. Betting, charity and fast food shops should be limited.. There are considered to be too many takeaways. Town centres should be full of shops. Lower rents could encourage business. Small businesses should be encouraged. One resident considers 'adult' shops should be restricted in town centres. Temporary uses could help to increase footfall. Some residents support change of use to residential – too many empty shops. A smaller town centre is more appealing. Town centres should be made more compact with less proliferation of uses <u>Transport</u> <ul style="list-style-type: none"> Parking charges should be abolished Eastwood requires an inner by-pass More pedestrian and cycle friendly. <u>Other</u> <ul style="list-style-type: none"> Town centres should be enlarged to support growth. Frontages should be kept in line with existing buildings – uniform look. One resident considers Eastwood should be a heritage town. Centre should be used to its full potential. Retail parks destroyed town centres.
Kimberley	
A Scott (2362) Barbara Wigley (2961)	<ul style="list-style-type: none"> Kimberley Town Centre is in need of redevelopment/refurbishment There should be no more supermarket chains in town centres Smaller independent outlets should be encouraged
D Hodgson (2352)	<ul style="list-style-type: none"> More shops and a bank is required in Kimberley Tidy up town centre Kimberly town centre needs much improvement.
I Scott (2360)	<ul style="list-style-type: none"> Kimberley Town Centre is in need of redevelopment/refurbishment No more supermarkets should be allowed
J Moulton (4629)	<ul style="list-style-type: none"> Betting shops, takeaways should be in ratio to other services such as newsagents, green-grocers, fashion retailers and public houses.
A Clements (4191)	<ul style="list-style-type: none"> Any use that would mean large lorries coming into town every 5 minutes should be stopped Planning permission should not be given to supermarkets Small retailers should be encouraged.
J Cook (632)	<ul style="list-style-type: none"> Takeaways should be restricted in town centres because they cause smells, litter and encourage loitering
P Wayman (3617)	<ul style="list-style-type: none"> Kimberley has a well-defined town centre based on Main Street, Greens Land and James Street. Good selection of retail shops well used by residents Splitting retail element of town by adding retail in other areas is likely to be detrimental to existing businesses.
M Smith (1479)	<ul style="list-style-type: none"> Town centre boundaries should contract to reflect the current position (i.e. just below James Street) Free parking should continue where possible Queens Head (empty public house) would make an ideal indoor market or venue for pop up shops and would attract more people to the outdoor market Betting shops and cheap drinks outlets should be restricted. There should be a mixture of retail, cultural and community services Consideration of rate relief for new retail businesses
N Cargill (4739)	<ul style="list-style-type: none"> Changes should to be made to town centre boundaries or shopping

	frontages <ul style="list-style-type: none"> Free parking and any assistance to small businesses should be encouraged Better facilities like toilets, open green spaces and benches should be considered
Susan Page (2578)	<ul style="list-style-type: none"> Shopping habits have changed. Town centres should re-thought along with the Portas review. Could be used for housing. More pedestrian and cycle friendly
Eleri Dunstan (4080)	<ul style="list-style-type: none"> Less traffic
R & E Plumb (4621)	<ul style="list-style-type: none"> Town Centre prime shopping area to incorporate Main Street and James Street Certain uses should be restricted in town centres to ensure a wider base of varied shops – especially day time shops. Endeavour to encourage a bank
Paul Russell (1257)	<ul style="list-style-type: none"> Provision for greater densities should be made where existing infrastructure. Heavy industry/transport should be restricted. The design of Beeston Square should not be replicated.
Andrew McCartney (4604)	<ul style="list-style-type: none"> Large retailers should not be allowed in town centre. Traffic volume is high.
Miss Ball (3647)	<ul style="list-style-type: none"> There should be free parking
Robert Willmott (672)	<ul style="list-style-type: none"> Town centres made more compact with less proliferation of uses
MBA	
David Negus (4165)	Town Centre designations irrelevant- market will decide uses. Flexibility needed.
Peter Thompson (4448)	Permit long term empty retail property to change to homes.
Christopher Searston (3552)	Allow commercial buildings to change to residential/mixed use/offices.
Michael Woods (3605)	
Sarah Lawrence (3587)	Allocate homes (instead of Green Belt use).
Jennifer Frankel (3354)	
Susan Collins (371)	
James Collins (742)	
Roger & Maureen Jones (3536)	Restrict supermarkets and betting shops.
Richard Kemp-Eyre (463)	Apartments above ground floor retail units.
Michael Woods (3605)	Enhance transport links.
Mike and Gill Cresswell (4498)	More uses beyond PD rights.
Dana Bielec (1034)	Restrict hot food takeaways.
	Reduce pedestrianisation.
K Marian Henshell (2870)	Leisure facilities.
Jackie Dennison (2331)	No hypermarkets- diversify business. Public transport access.
Natalie Di Tullio (4667)	Manage A2 uses.
Yvonne and Brian Gibbons (1529 & 1530)	Less charity shops
	Accommodation for elderly in town centres
Barbara Bakewell (1424)	Towns should retain individual identities.
Philip Sugden (1488)	Town centre boundaries should not be altered until the details of HS2 are confirmed. Financial support from Central Government required Supermarkets/farmers markets should be limited to out of town locations. Roads need to be carefully designed.
G Williamson (4462)	<ul style="list-style-type: none"> Pedestrianisation of Town Centres should be considered. Town Centre traffic routes should be considered
David Pearson (720)	<ul style="list-style-type: none"> <u>Stapleford</u> Evidence base inaccuracies. Need positive policy for new retailers.
John Andrews (4677)	<ul style="list-style-type: none"> Prioritise derelict sites.
Linda Allen (4517)	<ul style="list-style-type: none"> More speciality shops.
Gordon & Janet Ellis (1368)	<ul style="list-style-type: none"> Less shops needed- internet.
Jonathan Lihou (4182)	<ul style="list-style-type: none"> More pedestrian areas.
Alison Lihou (4183)	
Cicely Morgan (4078)	<ul style="list-style-type: none"> Mix of commercial, social and homes (community). Less takeaways and licensed premises. Restrict large supermarkets. Allocate assembly and leisure uses, Beeston town square.
Mr Appleyard (4159)	<ul style="list-style-type: none"> More parking
Donald Eastwood (4608)	<ul style="list-style-type: none"> Exclusion or limitation of private transport – safety issues.
Janet Langton (4092)	<ul style="list-style-type: none"> Site 410 should remain in Green Belt.
Other Rural	
T Bradley (2639)	<ul style="list-style-type: none"> Town Centre boundaries should not be amended Hot food takeaways/eateries/coffee shops/ betting shops/ charity shops/ amusement arcades should all be limited in number Soulless pedestrianisation should be avoided

Topic 6 - Community Facilities

Commentator Name (Commentator ID)	Summary of Comments
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> No detailed comment to make at this time.
Natural England (21)	<ul style="list-style-type: none"> Provision should be made of accessible semi-natural green space in and around urban area. Recommend the use of Natural England's Accessible Natural Greenspace Standards. Reference emerging Broxtowe Green Infrastructure Strategy as this includes protection and enhancement of open space, Public Rights of Way and access issues.
Ashfield District Council (59)	<ul style="list-style-type: none"> Certainty in private investment through planning process is needed to ensure implementation. Should be linked to master planning for the whole area to create sustainable communities.
Stapleford Town Council (73)	<ul style="list-style-type: none"> Community facilities (multipurpose to accommodate all ages) and open space should be encouraged on large sites. Need to be properly managed (STC does not do this).
Sport England (48)	<ul style="list-style-type: none"> What evidence has been used to identify infrastructure requirements? What evidence is available to identify the right sites and right facilities? Policies should plan positively and evidence is required to understand the current position, what's required and impacts from new development. Does population growth impact upon leisure facilities which are already coming to the end of their useful life. Are improvement/enhancements required or are new facilities required, if so where?
2 nd Kimberley Scouts (4445)	<ul style="list-style-type: none"> Development of sites 131 & 215 could have implications for existing community facility Kettlebrook Lodge
The Theatres Trust (3757)	<ul style="list-style-type: none"> New facilities may need to stand alone but the general principle for sustainability should be that services are shared within new developments. 'Community' and 'cultural' facilities have different policies in the ACS – concern that this should remain consistent and are clear what facilities and services are covered in this section. Suggested description <i>"community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community"</i>.
Moorgreen Residents Association (2961)	<ul style="list-style-type: none"> Footpaths and the Green Belt in Greasley should be protected Any large scale development should be matched by similar increase in schools, doctors and clinics etc.
County Cllr J Handley (3648)	<ul style="list-style-type: none"> Schools, shops and doctors are required to service all communities Transport should be available for local communities
Cllr Simpson (1607)	<ul style="list-style-type: none"> Play areas and allotments should be provided on any site of more than 50 homes.
Cllr Ball (315)	<ul style="list-style-type: none"> Awsworth needs a cricket pitch and pavilion Existing community facilities should be upgraded
SABRHE (1448)	<ul style="list-style-type: none"> Local knowledge should be used to influence what community facilities and where.
GOGD (3010)	<ul style="list-style-type: none"> Allocations for community facilities not required (in Eastwood/Greasley)
Public	
Awsworth	
Bryan & Judi Eggleston (4679) Mrs Horton (4674) Andrew North (4169) Joseph Holland (2806)	<ul style="list-style-type: none"> It is considered that there are few facilities as existing and they could not cope with any new development. A community assessment should be undertaken. Multi-purpose community centres are required. A cricket pitch is desired.
Brinsley	
Colin Barson (464) Ana Adelman (2525) Meryl Topliss (1204) Brandon Kinton (1191) Helena Lings (4595)	<ul style="list-style-type: none"> It is generally considered that the community facilities are suitable for current residents but would be inadequate for any increase in population. The public transport provision is particularly seen as inadequate. Brinsley should rely on the facilities of Eastwood. A village hall and a skate board site may be required. One residents does not consider there is a need for a youth centre as the previous one closed. Community allotments are needed. The paths and footpaths should be maintained.
Eastwood	
Susan Brown (4390) David Small (4389) Michael Spurgin (1481) Maureen Adams (3049) John Adams (3054) N Hutchinson (1805)	<p><u>Sports/leisure provision</u></p> <ul style="list-style-type: none"> Oxylane (Sports village) should have been granted planning permission. Leisure facilities should be located so as not to cause noise disruption. Footpaths around Greasley should be protected. 521 and 146 require open spaces. <p><u>Transport</u></p>

A Huthcinson (3134) Leonard Marshall (2954) Stuart Flack (3013) Alex Kurecewicz (4433) Alexander Baxter (4132) Troy Tegart (4435) Andrew Lings (4597) Helena Lings (1191) Denise Garratt (3653) Carol Bridgeman (4602) Paul Turner (2588) Barbara Wigley (2961) Eileen Benton (4605) Peter Davies (3167) Frank Dorkes (4706)	<ul style="list-style-type: none"> • Consideration of traffic flow should be given when locating schools. • A new by-pass is required <u>Other</u> <ul style="list-style-type: none"> • Existing infrastructure needs improving and actual need should be assessed. • Empty shops could be used for social buildings. • Multi-use buildings should be considered. • Wood Street Girls centre could be utilised. • Much needed Children's centre has been up for sale for many years. • Communities for the elderly required. • Health and education are required.
Kimberley	
D Hodgson (2352)	<ul style="list-style-type: none"> • Schools and local facilities cannot cope with an influx of additional housing. • Local infant and junior schools are full • Additional doctors are required • Additional leisure facilities are required • Ease of access, good parking and public transport links should be considered for community facilities.
L Coy (4675)	<ul style="list-style-type: none"> • Sites should be multiple use so whole community can benefit • Access to doctors in Kimberley is a concern, one doctors surgery has already closed.
Mr & Mrs Wilson (4637)	<ul style="list-style-type: none"> • Sites should not be allocated for community facilities
J Moulton (4629)	<ul style="list-style-type: none"> • Sites should not be allocated for community facilities
A Clements (4191)	<ul style="list-style-type: none"> • Community facility allocation and provision depends on specific circumstances
Mr & Mrs Munton (3580)	<ul style="list-style-type: none"> • Doctors, schools, policing & employment facilities are required • Community facilities should not be 'stand alone'
J Cook (632)	<ul style="list-style-type: none"> • Kimberley OK but other areas in Broxtowe might benefit from new facilities
C Wilde (1214)	<ul style="list-style-type: none"> • School places would be difficult to find for more children • Safer crossing places should be considered • Well lit areas should be considered • All-age facilities should be considered
S Richards (4647)	<ul style="list-style-type: none"> • A lot of new young families moving into Kimberley • Youth Centre needed to focus children
G Hargreaves (4635)	<ul style="list-style-type: none"> • Regularly wait 3 weeks to see a doctor in Kimberley
P Wayman (3617)	<ul style="list-style-type: none"> • Kimberley is small/compact town with community facilities provided in its centre • Existing community facilities can be accessed by majority of town inhabitants • Any additional community facilities should be provided within the town centre.
Mr & Mrs Hogan (4653)	<ul style="list-style-type: none"> • Doctors, schools, Dentists and Banks in Kimberley should be considered
Mr & Mrs East (4658)	<ul style="list-style-type: none"> • New school and health facilities required in Kimberley • Provision of community facilities should be in proportion to the provision of new homes • Increasing cemetery facilities should be considered • New facilities and improvements should be planned before housing is created. • Feasibility of new infrastructure needs to be considered
M Smith (1479)	<ul style="list-style-type: none"> • No allocations should be made for community facilities
N Cargill (4739)	<ul style="list-style-type: none"> • No allocations should be made for community facilities
Susan Page (2578)	<ul style="list-style-type: none"> • Sites 215, 131 and 411 should be used for new health centre cinema and sport/leisure centre. • Supports tram extension to Kimberley
Eleri Dunstan (4080)	<ul style="list-style-type: none"> • Facilities are good
S Patel (4791) T Fernie (3645) J Evans (3627) J Kaur (3348) I Inglis (3217) R Lilley (3077) D Viitanen (3075) J & S Evans (2922) L Dawn (4611) R Smith (4612) L Smith (4613) C Dainty (4614) C Smith (4615) J Woolley (4616) J O'Connor (4617) J Dawn (4618) L Lilley (4619) R Lilley (4620)	<ul style="list-style-type: none"> • Retirement village should be created at Gilt Hill Farm • Large existing demand for elderly within Broxtowe, which will grow larger as the population ages. • Retirement village must be accessible to good transport links and shopping facilities

R & E Plumb (4621) M Barnes (4622) J Doddy (4623) S Easom (4624) T Sysom (4625) P Howkins (2839) L Evans (4772) J Dawn (4773) M Bryan (4774) C Moore (4775) C Dawn (4776) A Harrison (4777) A Rowark (4778) J Kitchen (4779) N Bory (4780) J Ireson (4781) C Sanderson (4782) R Harrison (4783) H Harrison (4784) J Palmer (4785) E Harrison (4786) E Walker (4787) A Spellman (4788) E Marsh (4789) P Driver (4790)	
MBA	
Brenda Mills (4676)	Avoid duplication of community facilities.
Deborah E Watmough (3929)	Libraries, leisure centres, community halls centrally if accessible.
Christopher Searston (3552) Sarah Lawrence (3587)	Recreational uses in Green Belt. Near to transport hubs.
Sue Andrews (4681)	Access to current transport infrastructure, tram inflexible. Sufficient parking in town centres needed.
Roger & Maureen Jones (3536)	Purpose built for multiple facilities.
Michael Woods (3605)	Use greenfield for outdoor facilities and educational facilities. Undertake gap analysis. Access for all- multi-modal.
Mike and Gill Cresswell (4498)	Use Green Belt for leisure uses only.
K Marian Henshell (2870) Philip Shiel (4172)	Access to public transport.
Andrew Butler (1355)	Schools, GP practices, greenspace. Road traffic impact and road safety near schools.
Dean Fazey (471)	Local consultation. Access. Car parking.
Yvonne and Brian Gibbons (1529 & 1530)	Walk in centre in Beeston
Andrew McCartney (4604)	Facilities are suitable
Barbara Bakewell (1424)	Green space as important as leisure buildings. Development put a drain on local infrastructure.
Paul S Dyer (1365)	Running tracks.
Philip Sugden (1488)	Central Government should consider allocations. Not considered until the details of HS2 have been confirmed.
Mr Appleyard (4159)	More Oap complexes.
Alan and Sandra Greatorex (1585)	H410 – area for visual amenity
Donald Eastwood (4608)	
Barbara Batchelor (4473)	Green Belt land should be left for the community for recreational purposes.
Mr & Mrs Longhurst (598)	Existing schools at capacity.
Other Rural	
Jennifer Frankel (3354)	Health centre and school provision in all developments.
Jackie Dennison (2331)	Local post offices, banks, libraries, youth provision.
T Bradley (2639)	Medical walk-in centre in Stapleford needs to be re-opened
Jennifer Appleyard (4702)	Too many school playing fields have been altered.

Topic 7 - Enhancing the Environment

Commentator Name (Commentator ID)	Summary of Comments
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> Focus is mainly on natural environment.

	<ul style="list-style-type: none"> • Positive strategy for conservation and enhancement needs to be set out including heritage at risk. • Landscape and historical landscape character assessments need to be carried out for large-scale expansion options. • Recognition of non-designated heritage assets is important through the development of a local list. • Up-to-date evidence base should be used. Inc. annual update of heritage counts survey. • Concerns regarding documents relating to historic environment considerations are not referenced. • No historic environment objectives have been identified. • Implications of development on the historic environment has not been analysed and assessed. • Historic environment should have its own dedicated heading. • Nottinghamshire Historic Environments Record (HER) should be used to gain info. Regarding underground historic environment assets.
Natural England (21)	<ul style="list-style-type: none"> • Reference emerging Broxtowe Green Infrastructure Strategy to emphasise its provision of fundamental evidence to the plan. • Specific sites should be protected and enhanced: SSSIs (Attenborough Gravel Pits, Sellers Wood Meadows Nuthall, Kimberley Railway Cutting, Sledder Wood Meadows Greasley, Robinettes Cossall). • Local Nature Reserves and Local Wildlife Sites need to be protected. • Greenwood Community Forest should be included.
Environment Agency (4)	<ul style="list-style-type: none"> • Integration of good quality green space is encouraged • GI is encouraged • Recreation opportunities should be managed to avoid areas of high biodiversity.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> • Undesignated sites may have ecological value • Ecological assessments of sites should be carried out before they are allocated for development. • Sites that consist wholly or partly of SINC's should not be considered further. • No reference to the Greater Nottingham ...
Brinsley Parish Council (67)	<ul style="list-style-type: none"> • One of the last remaining villages in Broxtowe • D H Lawrence 'country of my heart' means it is important for heritage & tourism. • Brinsley's mining history, nature reserve; landscape character and SINC should be regarded as a tourism asset and protected from unsustainable development such as that proposed.
Greasley Parish Council (71)	<ul style="list-style-type: none"> • Landscape and biodiversity constraints should limit development in areas North of Eastwood and West of Kimberley.
Stapleford Town Council (73)	<ul style="list-style-type: none"> • Hemlock Stone, Bobs Rock, wildlife corridors and established parks should all be protected / enhanced. • New areas need management plans and existing parks should be assessed to find optimal use.
Parks & Environment Section Broxtowe Borough Council (2548)	<ul style="list-style-type: none"> • Green space provision based on the Green Spaces Strategy 2009-2019. • All new development should have on-site green space provision if practicable. • New green space provision should; be functional and maintainable, take into account current level of green space in the area, retain special landscape features, be suitable for the type of development proposed and take into account the number of units proposed. • Sites under 50 dwellings would not be expected to provide designated parks, recreational areas or play space however natural green spaces or amenity areas may be expected. • Size thresholds are used for provision on larger sites e.g. 50+ or 150+ units. • Woodland close to development needs to be carefully considered. • The Green Infrastructure Strategy should inform site allocations.
Greasley Civic Society / Kimberley (2823)	<ul style="list-style-type: none"> • Extensive tree and hedge planting around each home built.
Moorgreen Residents Association (2961)	<ul style="list-style-type: none"> • D H Lawrence, wildlife and recreational use means Green Belt in Greasley Parish is important. • Eastwood/Greasley should be developed as a tourist attraction
National Farmers Union (118)	<ul style="list-style-type: none"> • 7 environmental criteria could be used to prevent development in rural areas. • Policy presumption should be in favour of development with protection of environment if it's threatened.
Cllr Michael Brown (320)	<ul style="list-style-type: none"> • All sites should be protected and enhanced • The environment should be enhanced by keeping it cleaner
Cllr M Handley (316)	<ul style="list-style-type: none"> • The existing Green Belt should be protected and enhanced
County Cllr J Handley (3648)	<ul style="list-style-type: none"> • Areas of biodiversity and natural tranquillity should be protected • Maintain green space in areas of development
County Cllr P Owen (1338)	<ul style="list-style-type: none"> • Existing Green Belt sites should be protected and enhanced
Cllr J Owen (321)	<ul style="list-style-type: none"> • All Green Belt sites should be protected
Cllr Simpson (1607)	<ul style="list-style-type: none"> • The Green Belt should be protected

Cllr Ball (315)	<ul style="list-style-type: none"> Erewash Valley, Nottingham Canal should be protected and enhanced
GOGD (3010)	<ul style="list-style-type: none"> All Green Belt should be protected Colliers Wood D H Lawrence should be protected
Site Promoter(s) (Owner / Agent / Developer)	
Beech Architects Ltd. (2484)	"The need for native planting in housing developments."
Public	
Awsworth	
Alan Spiby (4209) Kathryn Willis (4174) Mrs Horton (4674) Andrew North (4169) Joseph Holland (2806) Anthony Fletcher (4225)	<ul style="list-style-type: none"> Site 117 should be protected because there is important wildlife and the threat of subsidence. Important wildlife behind Barlow's Drive should be protected it's just recovering from opencast mining. Ikea site has taken much of Green Belt. Green Belt sites Newton'
Brinsley	
Mr & Mrs Wysocki (4284) Ana Adelman (2525) Sylvia Coles (1330) Meryl Topliss (1204) Brandon Kinton (1191) Iris Hill (3027)	<ul style="list-style-type: none"> A number of residents consider the wildlife corridors and the SINC to the north should be protected. The historic character, in particular the Headstocks and surrounding area associated with DH Lawrence should also be preserved. The loss of agricultural land is also cited as a problem. One resident considers a 'green barrier' should be created along Mansfield Rd.
Eastwood	
Sarah Pheasant (4696) Susan Brown (4389) David Small (1481) Michael Spurgin (4431) Gill Watson (2585) Stuart Walker (3122) Timothy and Colleen Fletcher (3123 & 2908) Amanda Peters (4390) Tracy Walker (3034) Cynthia Harrison Colin Hall Maureen Adams John Adams Audrey Measures Ross Wachorn Mr Richards A Hutchinson Len Marshall Keith Housley Sydney Meakin (3180) Ernest Patterson (3178) Stuart Flack (3013) Caraline Ryan (3338) Mrs Bampton (2627) Abigail Jay (4160) Dorothy Banton (2621) Sheila Hague (3095) Anthony Worrall (4601) Peter Pounder (4145) Tony Worrall (4601) Alexander Baxter (2195) Patrick Caines (4131) Troy Tegart (4435) Iris Taylor (4437) Louis Forman (4439) Jane Clarke (4180) David Lock (4440) Darren Potter (2833) Anne Beardsley (4147) Janet Sutton (4171) Mr & Mrs Hall (4125) Sasha Miel (3566) Deborah Fox (4771) Colin Barson (464) David Lees (3423) Angela Lings (4596) Helena Lings (4595) Andrew Lings (4597) Denise Garratt (3653) Carol Bridgeman (4602)	<p><u>Wildlife</u></p> <ul style="list-style-type: none"> Generally many people do not support any development on Green Belt and that wildlife should be protected. Site 146 is a wildlife habitat and should be protected. Nethergreen wildlife should be protected. Field next to Walker Street is valuable. Site 519 should be left as open space. Sites 204, 206 and 205 should remain as open space. Natural areas important for recreational purposes and the education of children. 129 has trees which support wildlife. One resident considers Watnall Wood area should be preserved. <p><u>Heritage</u></p> <ul style="list-style-type: none"> Hall Farm historic environment should be retained as Green Belt. Local areas and historic sites should remain as they are. Moor Green/Colliers wood should not be developed for housing or employment. Countryside in Giltbrook, Newthorpe and Greasley should be protected – supports important wildlife and DH Lawrence heritage. Land surrounding St Mary's Church is important. <p><u>Other</u></p> <ul style="list-style-type: none"> 519 should be maintained to avoid flooding Allotments should be maintained and footpaths protected. Land between Nuthall and Moorgreen is important and protects against urban sprawl. Antisocial behaviour on open areas is an issue. Land between Baker Road and Giltbrook should remain open to prevent coalescence. A buffer zone off Thorn drive and Rolleston Drive and Thistle Close is required. The Giltbrook should be protected. Bats at Colliers Wood

Mrs Fletcher (3083) Mrs Linda (3026) Mr Kevin (2419) Charles Andrews (4157) Adrian Knowles (2944) Barbara Wing (2453) Paul Turner (2588) Mr Frogson (2932) Barbara Wigley (2961) Susan Page (2578) Glenis Gregory (3033) Brian Brown (2157) Richard Wood (4177) Dawn Beverly (4181) Marie Knowles (2946) Robert Ollerenshaw (3068) Margaret Ollenshaw (2923) David Pepper (4162) Anthony Kirby (3404) Eileen Benton (4605) Thomas McCormack (4599) Richard Hind (2624) M Pickering (4666) Mr Fletcher (3144) Peter Davies (3167) Peter Harrison (2568) Frank Dorkes (4706) David Broadhead (3163) Charlotte Fox (4707) Ian Pilsworth (2945) Jamie Pilsworth (4708) Rebecca Pilsworth (4709) Nigel Fox (4710)	
Kimberley	
D Hodgson (2352)	<ul style="list-style-type: none"> Nature trails should be protected Kimberley to Bulwell cycle path should be protected for its bat, frog and newt population All Green Belt should be protected As many open spaces and woodland should be protected as possible
Mr & Mrs Wilson (4637)	<ul style="list-style-type: none"> Walking areas should be protected and enhanced Built up areas with trees that have been there for years should not be built on
A Clements (4191)	<ul style="list-style-type: none"> We should protect and enhance as many areas as possible Too many green fields have been lost Easy for politicians and local government workers not to protect any Politicians only have short term vision Car pollution, noise and fracking should be considered
Mr & Mrs Munton (3580)	<ul style="list-style-type: none"> All Green Belt should be protected Reduce traffic Preservation orders on building trees and historic hedgerows
J Cook (632)	<ul style="list-style-type: none"> SSSI between Hardy Close and Chilton Drive should be protected/enhanced
C Wilde (1214)	<ul style="list-style-type: none"> Public footpaths should be protected /enhanced by being well-lit and having seats along them. Planned nature walks and working parties to keep accessible Poo/waste bins should be provided at all main entrances and exits Make use of disused buildings (eyesores) such as old station hotel (which would make a nice house)
D Cousins (4648)	<ul style="list-style-type: none"> Trees should be kept where possible Protect the wildlife especially the things that need our help (e.g. bees, butterflies and plants) There aren't enough areas left untouched
M Carmichael (4647)	<ul style="list-style-type: none"> Plant trees and wildlife friendly plants
Mr & Mrs Heptonstall (4646)	<ul style="list-style-type: none"> Public footpaths should remain available
M Ellis (4644)	<ul style="list-style-type: none"> Destroying wildlife sites doesn't make them go elsewhere they simply die
M Smith (1479)	<ul style="list-style-type: none"> Green Corridors should be retained and where possible enhanced to provide joined up areas for nature conservation Old railway lines should be protected/enhanced to provide walking and cycling paths Retain green spaces in centre of Kimberley (i.e. areas around old Brewery site)
N Cargill (4739)	<ul style="list-style-type: none"> No sites should be protected/enhanced
S Blant (4746)	<ul style="list-style-type: none"> No sites should be protected/enhanced
Brian Brown (2157)	<ul style="list-style-type: none"> All Green Belt should remain as it is.
Eleri Dunstan (4080)	Site 426 has designated wildlife area and is important for residents as a recreational area.
S Patel (4791)	<ul style="list-style-type: none"> New country park should be created at Gilt Hill to future protect Green Belt boundary

<p>T Fernie (3645) J Evans (3627) J Kaur (3348) I Inglis (3217) R Lilley (3077) D Viitanen (3075) J & S Evans (2922) L Dawn (4611) R Smith (4612) L Smith (4613) C Dainty (4614) C Smith (4615) J Woolley (4616) J O'Connor (4617) J Dawn (4618) L Lilley (4619) R Lilley (4620) R & E Plumb (4621) M Barnes (4622) J Doddy (4623) S Easom (4624) T Sysom (4625) P Howkins (2839) L Evans (4772) J Dawn (4773) M Bryan (4774) C Moore (4775) C Dawn (4776) A Harrison (4777) A Rowark (4778) J Kitchen (4779) N Bory (4780) J Ireson (4781) C Sanderson (4782) R Harrison (4783) H Harrison (4784) J Palmer (4785) E Harrison (4786) E Walker (4787) A Spellman (4788) E Marsh (4789) P Driver (4790)</p>	
R & E Plumb (4621)	<ul style="list-style-type: none"> Dawvers bounded by Swingate / Babbington / Awsworth / A610 should be protected for agricultural / Heritage / Outdoor amenity space. Former Midland Railway cutting could be converted into a cycle route & walkway towards Nottingham with surrounding area managed to favour nature.
Andrew McCartney (4604)	131,215,411,219,518,218,253 should be protected.
Barbara Bakewell (1424)	Toton GB is prime agricultural land and the sidings is a SINC. The sidings offer a buffer with housing and the railway lines.
Mr & Mrs Longhurst (598)	All green belt land should be protected.
Mr & Mrs Tarlton-Weatherall (4186)	Green Belt and agricultural land and wildlife corridors should be protected.
MBA	
Robert Leyland (3969)	Protect the ridgeline.
Amy Andrews (4470)	Enhance Baulk Lane, Stapleford greenway.
Ken Willett (4055)	Green Belt in Stapleford supports historic town.
Amy Andrews (4470)	Greenway purpose lost if sites 111, 412, 407, 414, 132 and 403 are developed.
Sarah Lawrence (3587)	Allocate Conservation Areas with Article 4 Directions.
Victoria Haslam (1390)	Shaws Plantation, bridleways, footpaths, ancient species rich hedgerows and mature oaks.
Matthew Popow (1417)	Wildlife corridors.
Mike and Gill Cresswell (4498)	Heritage assets.
K Marian Henshell (2870)	
K Marian Henshell (2870)	Parks. New landscaping where appropriate.
Andrew Butler (1355)	Woodland and biodiversity sites.
Rachel Gravett (2224)	High density homes. An eco community development.
Jackie Dennison (2331)	Derelict land should not be turned into greenspaces/parks.
H Wilkinson (3972)	Field Farm.
Paul Russell (1257)	Vale of Greasley and Moorgreen should be preserved. Opencast should be stopped. More cycle tracks and pedestrian crossings.
Yvonne and Brian Gibbons	Green Belt sites are the 'lungs' of built up areas.

(1529 & 1530)	Necessary for recreation and relaxation
Joel & Vivienne Jackson (4568)	Green Belt should be protected for wildlife and walkers
Jon Gallego (4190)	H135- wildlife.
Paul S Dyer (1365)	GI between Beeston Rylands and Boots site.
Philip Sugden (1488)	Decisions regarding protected sites should not be made until the details of HS2 have been confirmed.
G Williamson (4662)	Existing Green Belt land should be protected/enhanced
Gordon & Janet Ellis (1368)	Woodlands, wildlife corridors.
Robert Stephens (737)	Toton meadows
Alison Lihou (4183)	All open spaces.
Cicely Morgan (4078)	H410.
Mr Appleyard (4159)	Allotments should be allocated.
Alan & Sandra Greatorex (1585)	
Donald Eastwood (4608)	410 does not provide defensible boundaries and development will cause further erosion of the green belt.
Mr Young (4175)	All Green Belt should be protected.
Mr & Mrs Ward (4179)	Development of 314 will lead to loss of access to public footpath
Graeme Myring (4711)	Greenbelt/wildlife around Bramcote should be protected.
Other Rural	
T Bradley (2639)	Conservation areas and historical and ecological assets should be protected/enhanced.
John Andrews (4677)	H410, H414, H407, H413, H132, H111, H110, H412. Derelict/brownfield land can be enhanced by development.
B & F Bridges (3621)	Sites in Erewash Valley Trail and Bramcote Hills Park.
Jonathan Lihou (4182)	H410, H221, H407, H111, H412, H110- green infrastructure, wildlife habitats.
Kevin Culverwell (4163)	Enhanced recycling initiatives. Policies for cleanliness of streets.
Barbara Batchelor (4473)	Protection of Green Belt
Tony Winson (1315)	Sites close to Strelley Village should be protected. Protection of Green Belt.
Jennifer Appleyard (4702) Kenneth Appleyard (4704)	Protect 588 and Green Belt

Topic 8 - Healthy Living

Commentator Name (Commentator ID)	Summary of Comments
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> Recognition that the protection of cultural facilities may also benefit heritage assets including wildlife corridors etc.
Natural England (21)	<ul style="list-style-type: none"> Reference emerging Broxtowe Green Infrastructure Strategy to emphasise value of GI to promote healthy living and improve well-being. GI needs to be considered at the outset to ensure it's fully integrated with existing green spaces.
Ashfield District Council (59)	<ul style="list-style-type: none"> Sites need to be considered alongside other development GI should be driven by local evidence base.
Brinsley Parish Council (67)	<ul style="list-style-type: none"> Landscape and semi-rural character of Brinsley important for health and well-being. Development would destroy way of life that has been enjoyed for generations.
Stapleford Town Council (73)	<ul style="list-style-type: none"> All age groups should be catered for Enhance existing established groups. New mixed use preferable – need to consider Broxtowe Health Partnership and Health & Well-being Board.
Sport England (48)	<ul style="list-style-type: none"> Broxtowe's Emerging Green Infrastructure Strategy and Sports Facilities Strategy appears to only cover Council owned and managed sites and is therefore not considered to be a robust evidence base. Broxtowe does not have a specific playing pitch strategy because it is considered by the Council that playing pitch provision is not deficient – this is not robust or up-to-date evidence. What evidence has been used to identify infrastructure requirements? What evidence is available to identify the right sites and right facilities? Policies should plan positively and evidence is required to understand the current position, what's required and impacts from new development.
Moorgreen Residents Association (2961)	<ul style="list-style-type: none"> Green Belt and footpaths in Greasley Parish should be protected for walkers and ramblers. Green spaces important for healthy living
Cllr J Owen (321)	<ul style="list-style-type: none"> Kimberley/Nuthall has sufficient sporting, play provision
Cllr Simpson (1607)	<ul style="list-style-type: none"> Outdoor play space and allotments should be provided on sites of more than 50 dwellings
Cllr Ball (315)	<ul style="list-style-type: none"> Cricket pitch and changing rooms needed in Awsworth Play area should be allocated in Cossall
GOGD (3010)	<ul style="list-style-type: none"> Had to tick yes on form otherwise no provision

Public	
Awsworth	
Alan Spibey (4209) Bryan & Judi Eggleston (4679) Kathryn Willis (4174) Andrew North (4169) Joseph Holland (2806) Miss Ball (3647)	<ul style="list-style-type: none"> • 117 would be suitable as allotments to contribute to healthier lifestyles. • A community assessment is required. • Sporting facilities are not sufficient for the proposed increase in housing. • Existing sites should be extended where possible. • Schools should be encouraged to use the countryside for exercise. • A new cricket pitch is required • Cycle routes and public transport need improving.
Brinsley	
Colin Barson (464) Maureen Lees (3423) Meryl Topliss (1204) Brandon Kinton (1191) Maggie Guillon (4124)	<ul style="list-style-type: none"> • There is valuable open space in Brinsley which helps with healthy living and this should be protected. • Sporting provision and allotments should be provided. • One resident suggests a skate board park by Brinsley Parish park.
Eastwood	
Michael Spurgin (1481) Susan Brown (4390) Amanda Peters (2908) Sarah Pheasant (4696) Colin Hall (2974) Peter Pounder (4145) Maureen Adams (3049) John Adams (3054) N Hutchinson (1805) A Hutchinson (3134) Leanord Marshall (2954) Ernest Patterson (3178) Stuart Flack (3013) Anthony Arnold (4118) Alex Kurcewicz (4433) Caraline Ryan (3338) Mrs Bampton (2627) Dorothy Banton (2621) Peter Pounder (4145) Tony Worrall (4601) Alexander Baxter (4132) Troy Tegart (4435) Louis Forman (4439) Jane Clarke (4180) Jacqueline Greaves (2993) Darren Potter (2833) Anne Beardsley (4147) Susan Bean (4441) Sylvia Coles (1330) Angela Lings (4596) Helena Lings (4595) Andrew Lings (4597) Denise Garratt (3653) Carol Bridgeman (4602) Mrs Linda (3029) Mr Kevin (2419) Charles Andrews (4157) Iris Hill (3027) Barbara Wing (2453) Paul Turner (2588) Brabara Wigley (2961) Glenis Gregory (3033) Brian Brown Dawn Beverly Robert Ollerenshaw Margaret Ollenshaw David Pepper (4162) Eileen Benton (4605) Maggie Guillon (4124) Richard Hind (2624) Robert Willmott (4666) Frank Dorkes (4706) David Broadhead, (3163)	<p><u>Green Belt</u></p> <ul style="list-style-type: none"> • It is generally thought that Green Belt should remain as it is for a healthy lifestyle. • Green Belt in Greasely is important for healthy living. <p><u>Existing sites</u></p> <ul style="list-style-type: none"> • Some residents consider there is enough provision as existing and assets are not used to their potential. • There are concerns that walks in the countryside would be prevented by development. • Some residents consider existing assets should be maintained and new development should provide, open space allotments and sporting provision. • Congestion caused by increase in housing is detrimental to health – vehicle free areas required. • One resident considers 521 and 146 (SHLAA sites) require open space if they are developed. <p><u>Potential Sites</u></p> <ul style="list-style-type: none"> • Two residents suggest that land adjoining Thorn Drive should be allocated as play space and the park and butterfly conservation project should be continued. • Some residents consider land at Giltbrook off Acorn Avenue should be allocated. <p><u>Other</u></p> <ul style="list-style-type: none"> • One resident believes that previously allocated sites for provision have not been developed as such. • There is a need for more allotments/community space.
Kimberley	
A Scott (2362)	<ul style="list-style-type: none"> • As many sites as possible should be allocated for recreational facilities • Open space is required to take walks and ride bikes with family

D Hodgson (2352)	<ul style="list-style-type: none"> • Around Kimberley school should be allocated for recreational facilities • Recreational facilities should be mixed use. • Essential to have good road and public transport access to sites. • Should be easy access to the countryside
I Scott (2360)	<ul style="list-style-type: none"> • As many sites as possible should be allocated for recreational facilities • Open spaces should be for leisure
L Coy (4675)	<ul style="list-style-type: none"> • Air quality is important and therefore consideration should be given to density of traffic in an area – Government have lowered speed limit on M1 in places to achieve this
J Moulton (4629)	<ul style="list-style-type: none"> • Sites should not be allocated for recreational uses • If they are they should be mixed use
A Clements (4191)	<ul style="list-style-type: none"> • Allocations and provision depend on site specific circumstances • There should be a good mix of housing and leisure facilities • Access to open space and countryside is provided by the green belt
J Cook (632)	<ul style="list-style-type: none"> • Amenity and play space should be provided where housing provision exceeds 100 homes. • Mixed uses are preferable • Footpaths should be retained and new ones created to provide access to town centres and other services
C Wilde (1214)	<ul style="list-style-type: none"> • Small football pitch required on Hall-om-wong with perimeter fence • More paths made around outer edges of park and swings (as the grass gets wet) • Small fenced play areas should be provided in the middle of houses • All houses should have access to gardens
P Wayman (3617)	<ul style="list-style-type: none"> • Kimberley already has sports and outdoor recreation spec in the town and it is hard to see where more could be provided. • The Leisure Centre, Stag recreation ground and Hall-om-wong Park don't need car transport to reach them.
M Smith (1479)	<ul style="list-style-type: none"> • Mixed use allocations should be made for recreational uses in association with other developments
N Cargill (4739)	<ul style="list-style-type: none"> • No specific sites should be allocated for recreational uses • Recreational uses should be in association with other developments
A Coombes (1796) N Williamson (2177) S Blant (4746) M Blant (4744) J Gudgeon (4738) J Moulton (2418) T Godber (4767) P Godber (4765) D Redgate (4756)	<ul style="list-style-type: none"> • Sites should be mixed use
R Blant (4768) E Blant (4769) J Blant (4770)	<ul style="list-style-type: none"> • Existing woodland should be retained for walking etc. • Old railways should be used for cycle paths or new tram lines • Sites should be mixed use • Daytime TV should be banned
Susan Page (2578)	<ul style="list-style-type: none"> • Sport and leisure/play facilities could be on 131,215 and 411.
Eleri Dunstan (4080)	<ul style="list-style-type: none"> • Recreational space is required for well being.
R & E Plumb (4621)	<ul style="list-style-type: none"> • Dawbys bounded by Swingate / Babbington / A610 should be protected for agricultural / Heritage / Outdoor amenity space. • Former Midland Railway cutting could be converted into a cycle route & walkway towards Nottingham with surrounding area managed to favour nature.
Paul Russell (1257)	<ul style="list-style-type: none"> • New Farm land could be allocated for sporting provision.
Maggie Guillon (4124)	<ul style="list-style-type: none"> • Green Belt should be untouched
MBA	
Amy Andrews (4470)	Green Belt use for outdoor sport and recreation- especially sites 410, 111, 412, 407, 414, 132, 403.
Brenda Mills (4676)	Allocations should be made in connection with large developments of homes.
Deborah E Watmough (3929)	Single use only.
Christopher Searston (3552)	Recreational allocations mix depends upon the site.
Roger & Maureen Jones (3536)	Include off road walking infrastructure.
Sarah Lawrence (3587)	Toton and Beeston brownfield sites.
Jennifer Frankel (3354)	Traffic pollution.
Michael Woods (3605)	Anywhere. Urban sprawl increases distance to greenfield for poor.
Victoria Haslam (1390) Matthew Popow (1417)	Allotments and parks.
Mike and Gill Cresswell (4498)	Golf courses on Green Belt
K Marian Henshel (2870) Michelle Patel (4671) Dean Fazey (571)	All and accessible. Mixed uses. Consider flood risk and proximity to congested transport corridors. Consider relation to density of homes.

Andrew Butler (1355)	Play space and outdoor amenity space on mixed use sites.
Rachel Gravett (2224)	Allotments.
Susan Collins (731) James Collins (742)	Quality outdoor spaces; Allotments (but not in Green Belt- brownfield sites).
Dana Bielec (1034)	Local facilities. Centralised facilities require travel.
Glenis Gregory (3033)	Kimberley has its own sports centre
Miss H Wilkinson (3972)	Allotments, Field Farm.
Mrs Allison Dobbs (4610)	Play space, sports provision and allotments universally.
Barbara Bakewell (1424)	Toton sidings should be retained for outdoor amenity.
Yvonne and Brian Gibbons (1529 & 1530)	Green Belt should be preserved.
Dr Jon Gallego (4190)	ii) and iii)
Paul S Dyer (1365)	i) and iii) between Beeston Rylands and Boots site. Need green corridors between and within new developments.
Philip Sugden (1488)	No expansion of sites should be made until the details of HS2 have been finalised
Linda Allen (4517)	Protect school playing fields.
Gordon & Janet Ellis (1368)	In all developments of 50+ homes. Mixed uses.
Jeff Allen (4519)	No development on playing fields.
Cicely Morgan (4078)	Outdoor amenity space most significant. Tranquillity. H410.
Kevin Culverwell (4163)	Local schools and brownbelt allocated for provision.
Donald Eastwood (4608)	Any provision.
Other Rural	
T Bradley (2639)	Leisure facilities on land west of Bilborough Road, Strelley should be allocated for specific sporting provision, play space, outdoor amenity space or allotments Sites should be single use
Barbara Batchelor (4473)	All communities should have access to facilities. Single or mixed use.
Jennifer Appleyard (4702)	Keep arable land

Topic 9 - Transport

Commentator Name (Commentator ID)	Summary of Comments
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> No detailed comments at this time.
Erewash Borough Council (60)	<ul style="list-style-type: none"> Support the site allocations document but note that any development near the boundary between Erewash and Broxtowe should take into account the cumulative impact of traffic with that of other sites planned on both sides of the boundary.
Ashfield District Council (59)	<ul style="list-style-type: none"> No size threshold should be applied and should be dictated by viability.
Nottingham City Council (849)	<ul style="list-style-type: none"> Requirement of transport measures should be assessed on a site by site basis (i.e. no threshold) If thresholds used then percentage margin should be included. Integrated transport hubs and linked sustainable systems are key and any safeguarded routes should be retained so long as there is sufficient capacity.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Individual development sites should be accompanied by a site specific Transport Assessment (or transport statement for smaller sites) and a cumulative impact transport assessment (where small sites are clustered together). Transport impact of the total quantum of development on non-strategic sites has already been taken into consideration (through the CS). All development will need to contribute towards a package of transport infrastructure required to support new development in the Borough (as set out in the Broxtowe Infrastructure Delivery Plan).
Nuthall Parish Council (74)	<ul style="list-style-type: none"> Impact of development on air quality for residents of Nuthall will be significant because of the M1, A610, junctions and traffic congestion in the area. Air Quality Management Assessments and improvements to traffic should be undertaken prior to development in Nuthall.
Greasley Parish Council (71)	<ul style="list-style-type: none"> Nuthall Island is already at capacity (as stated on p.49 of 2008 Tribal Report & CS transport modelling final report) which has wider impacts.
Stapleford Town Council (73)	<ul style="list-style-type: none"> Public transport well used locally but important to consider proximity to local amenities. Minority of local population cycle.
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> Increased traffic and road costs, sewerage system upgrades, education/welfare services will be in greater demand from new development needs consideration.
Greasley Civic Society / Kimberley (2823)	<ul style="list-style-type: none"> No tram wanted or needed in Kimberley, resurfacing existing roads would be best.
Moorgreen Residents Association (2961)	<ul style="list-style-type: none"> Moorgreen/Watnall area recently lost bus service to Nottingham with reduced service to Eastwood. More development would mean more cars on already congested roads.

Bramcote Conservation Society (13)	<ul style="list-style-type: none"> Common Lane and Chilwell Lane are narrow and unsuitable for heavy traffic. People like to use their cars and so roads need to be updated not ignored.
Anna Soubry MP (625)	<ul style="list-style-type: none"> Greater transport infrastructure detail required – specifically which roads will be improved and how No explicit reference of NET extension to Kimberley
County Cllr J Handley (3648)	<ul style="list-style-type: none"> Sustainable transport measures should be considered Impact of transport on the environment needs to be considered
County Cllr P Owen (1338)	<ul style="list-style-type: none"> Size threshold for sustainable transport measures should be 1000
Cllr J Owen (321)	<ul style="list-style-type: none"> Size threshold for sustainable transport measures should be 1000
Cllr Ball (315)	<ul style="list-style-type: none"> Size threshold for integrated transport measures should be 20 dwellings Integrated public transport needs to be considered
GOGD (3010)	<ul style="list-style-type: none"> No minimum size threshold for sustainable transport measures Infrastructure should be important part of any development
Mrs C Wilde (1214)	<ul style="list-style-type: none"> Size thresholds should be used Suitability of roads to take extra traffic at rush hour should be considered If long queues build up it is a health hazard for pedestrians
Site Promoter(s) (Owner / Agent / Developer)	
Beech Architects Ltd.	"The need for covered cycle parking in developments and the need for safe cycle routes and attractive well lit pedestrian routes."
Public	
Awsworth	
Alan Spiby (4209) Kathryn Willis (4174) Mrs Horton (4674) Andrew North (4169)	<ul style="list-style-type: none"> The public transport in Awsworth is considered poor. One resident considers a size threshold less than 25 or 50 were suggested.
Brinsley	
Mr & Mrs Wysocki (4284) Neil Topliss (1189) Ana Adelman (2525) Sylvia Coles (1330) Colin Barson (464) Meryl Topliss (1204) Brandon Kinton (1191)	<ul style="list-style-type: none"> Many residents consider that the existing roads are wholly insufficient for any new housing developments. The village is not sustainably located in terms of jobs and services and the bus service is inadequate. One resident considers the transport links to Eastwood should be improved to allow access to services. One resident believes the conflicts with rural uses of the roads add to the issues. There are no cycle lanes in Brinsley as it is not appropriate due to topography.
Eastwood	
David Small (4389) Michael Spurgin (1481) Lynne Wysocki (4284) Sarah Pheasant (4696) Susan Brown (4390) David Small (4389) Cynthia Harrison (2567) John Adams (3049) Audrey Measures (3054) Ross Watchorn (4188) N Hutchinson (2951) Mr Richards (1805) A Hutchinson (3182) Leonard Marshall (3134) Sydney Meakin (2954) Ernest Patterson (3180) Stuart Flack (3178) Anthony Arnold (3013) Alex Kurecewicz (4118) Mrs Bampton (4433) Dorothy Banton (2627) A Briggs (2621) Alexander Baxter (4434) Troy Tegart (4132) Louis Forman (4435) Jane Clarke (4010) Jacqueline Greaves (2993) Darren Potter (2833) Sasha Miel (3566) Angela Lings (4596) Helena Lings (4595) Andrew Lings (4597) Denise Garratt (3653) Carol Bridgeman (4602) Mrs Fletcher (3083) Mrs Linda (3029) Mr Kevin (2419)	<p><u>Public Transport</u></p> <ul style="list-style-type: none"> There is a general consensus of opinion that future occupiers of new developments are unlikely to use public transport and it is not generally considered to be sufficient. Poor bus services and no cycle routes – 203 Some Greasley residents consider the bus service is only sufficient along the A610. Extensions to the tram system are not required. Loss of the Greasley Watnall/Moorgreen bus services would put extra pressure on the roads. <p><u>Roads</u></p> <ul style="list-style-type: none"> Traffic congestion is an issue on Mansfield road. Eastwood, Giltbrook, Langley Mill – congestion because of Ikea. A610 has insufficient capacity for new development. Roads are narrow and not speed controlled in residential areas and parking is an issue. One resident has issues with commercial vehicles in residential areas. A number of residents have strong concerns regarding the safety issues with developing the site on Newmanleys road and that cooperation with Nottinghamshire County Council is important. The road through Moorgreen to Hilltop is used too heavily. Development will put more pressure on B6010 and B600. Resident's traffic 'check' suggest no more capacity for traffic in Moorgreen. <p><u>Walking/Cycling</u></p> <ul style="list-style-type: none"> Open space is required for walking and cycling safely and to improve links. <p><u>Other</u></p> <ul style="list-style-type: none"> Greasley's infrastructure is insufficient. Developers should provide appropriate infrastructure More than 20 houses should require sustainable transport measures. Elderly accommodation in town centres will reduce the need for parking.

Charles Andrews (4157) Iris Hill (3027) Adrian Knowles (2944) Barbara Wing (2453) Paul Turner (2588) Mr Frogson (2932) Barbara Wigley (2961) Glenis Gregory (3033) Brian Brown (2157) Richard Wood (4177) Marie Knowles (2946) Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405) Robert Ollerenshaw (3068) Margaret Ollenshaw (2923) David Pepper (4162) Anthony Kirby (3404) Eileen Benton (4605) Thomas McCormack (4599) Robert Willmott (4666) Mr Fletcher (3144) Peter Harrison (2568) David Broadhead (3163) Charlotte Fox (4707)	
Kimberley	
D Hodgson (2352)	<ul style="list-style-type: none"> • Watnall Road & Nottingham Road Nuthall are gridlocked during rush hour traffic. • Public transport needs a re-think, Watnall Road is not served by public transport. • Better and more regular road sweeping & gulley emptying is required. • Rainbow buses need to divert along Larkfields Road down Watnall Road to serve community better. • Roads in Kimberley need upgrading
L Coy (4675)	<ul style="list-style-type: none"> • No size threshold should be used for transport measures • Access to sites, capacity of existing roads and amount of use in peak times (including school opening and closing times) should be considered
J Scott (4638)	<ul style="list-style-type: none"> • Tram extension to Kimberley is a good idea
Mr & Mrs Wilson (4637)	<ul style="list-style-type: none"> • Safety for residents should be a key concern
Mr & Mrs Smith (4627)	<ul style="list-style-type: none"> • Too many cars and vans without adding more
J Moulton (4629)	<ul style="list-style-type: none"> • Kimberley has suffered too long at the hands of Trent Barton • Further development should increase transport provision (i.e. the tram) • Tram feasibility should be considered and proposed route should be protected
A Clements (4191)	<ul style="list-style-type: none"> • Size thresholds should be used • It has to be cost effective to provide bus lanes etc. • All housing developments should consider cycle lanes • Parking provision and public transport availability and cost should be considered.
J Cook (632)	<ul style="list-style-type: none"> • There should be provision of safe cycle paths between Nuthall, Kimberley and Eastwood • There should not be a size threshold for requiring sustainable transport measures
C Wilde (1214)	<ul style="list-style-type: none"> • Land should be taken from the front of the Brewery to create a large roundabout to improve traffic flows • There is an urgent need for safe pedestrian crossings all the way down Main Street & Eastwood Road especially outside Gilthill School. • Roads surrounding Gilthill, Hollywell and The Kimberley School are dangerous at end of school day.
G Hargreaves (4635)	<ul style="list-style-type: none"> • Transport and local infrastructure has not been updated to accommodate increasing traffic and population increase.
P Wayman (3617)	<ul style="list-style-type: none"> • Kimberley has an excellent bus service from several carriers. • This could be disrupted by additional population generated from new housing – bus services would likely need to be increased. • Busier bus stops could have a knock-on effect on traffic hold ups in Main Street as more time is taken to board the buses. • Restricted access to Swingate means that traffic builds up quickly and often people illegally navigate the wrong way down the one way system which is an accident waiting to happen. • The pedestrian footbridge that crosses the A610 bypass from Knowle Lane should be replaced with a road bridge to give residents of Swingate an alternative way in and out of the area which would alleviate problems on Greens Lane and stop motorists going the wrong way down the one way system.
D Haywood (4651)	<ul style="list-style-type: none"> • Too much congestion on Eastwood Road
K Fezovich (4649)	<ul style="list-style-type: none"> • High volume of traffic and transport pollution on Eastwood Road
Mr & Mrs Heptonstall (4646)	<ul style="list-style-type: none"> • Bus stops should be located so as not to hinder traffic flow – especially near schools

	<ul style="list-style-type: none"> Roads in Kimberley over congested especially at peak times
Mr & Mrs Hogan (4653)	<ul style="list-style-type: none"> Road congestion in Kimberley and Greens Lane to Sainsbury's should be considered
Mr & Mrs East (4658)	<ul style="list-style-type: none"> Existing public transport system in Nottingham is inadequate at peak times which will be exasperated by more houses Knock-on effect of more people travelling by car Tram network will not solve transport issue Feasibility of new infrastructure needs to be considered
K Cresswell (4657)	<ul style="list-style-type: none"> Kimberley and Nuthall could only cope with more development were if the tram was to be extended from Phoenix Park through Nuthall and Kimberley and onto the Ikea site – this could not be done using the existing roads. All 3 routes through Kimberley and Watnall are at a stand-still at peak times.
M Smith (1479)	<ul style="list-style-type: none"> No size thresholds for requiring sustainable transport measures should be applied
N Cargill (4739)	<ul style="list-style-type: none"> Developments within existing settlements requires less road building and infrastructure. New housing on bus routes results in less use of private cars. No minimum development size threshold should be applies for sustainable transport measures Proximity to public transport should be a consideration
A Coombes (1796)	<ul style="list-style-type: none"> Proximity to public transport should be a consideration
N Williamson (2177)	<ul style="list-style-type: none"> To keep good roads and road access should be a consideration
S Blant (4746)	<ul style="list-style-type: none"> New development should be within a 5 minute walk of public transport
M Blant (4744)	<ul style="list-style-type: none"> Public transport should be no more than 5 minutes' walk from future housing developments
J Gudgeon (4738) J Moulton (2418) P Godber (4765) D Redgate (4756)	<ul style="list-style-type: none"> No minimum size thresholds for sustainable transport measures All new housing should be within 5 minutes' walk public transport
A Tipping (2348)	<ul style="list-style-type: none"> There should be easy access to public transport to reduce the use of cars
T Godber (4767)	<ul style="list-style-type: none"> New housing development should be less than a 7 minute walk of public transport
R Blant (4768) E Blant (4769) J Blant (4770)	<ul style="list-style-type: none"> Regenerate old railway embankments for public electronic transport between towns to cut down on car usage
Susan Page (2578)	<ul style="list-style-type: none"> Kimberley has narrow roads. More housing would cause severe congestion.
Andrew Lovell (4598) Dorothy Lovell (1404) Owain Lovell (1403) Stephen Lovell (1405)	<ul style="list-style-type: none"> Developers should provide appropriate infrastructure
Eleri Dunstan (4080)	<ul style="list-style-type: none"> Cycle areas are needed.
R & E Plumb (4621)	<ul style="list-style-type: none"> Until road layout and vehicle capacity for the whole of Kimberley is assessed no major development should be considered (other than those at planning stage e.g. Brewery site), Increased road usage will overwhelm already overloaded Victorian town Sort these problems out and then come back to community to ask for ideas/support No sites should be developed (until problems are addressed) that feed onto High Street (e.g. E31, H131, H411 & H215) or Swingate, Cliff Boulevard, Maws Lane (H113, H210, H235) or Southern side of Eastwood Road (144). Increased traffic especially when static increases pollution and noise levels.
Paul Russell (1257)	<ul style="list-style-type: none"> Tram extension to serve existing population.
Andrew McCartney (4604)	<ul style="list-style-type: none"> Professional studies should be undertaken to determine need.
Miss Ball (3647)	<ul style="list-style-type: none"> Traffic calming measures on Eastwood Road required.
MBA	
Christopher Searston (4165) David Negus (3552)	50 dwellings threshold for sustainable transport measures (greater sustainable transport measures in Toton/Beeston). No cycle routes.
Brenda Mills (4676)	Sustainable transport measures in major developments (could be 10 homes or 0.5ha. +)
Deborah E Watmough (3929)	Pollution control and safety.
Sarah Lawrence (3587)	Cheaper if development is allocated with existing infrastructure, as Toton and Beeston.
Roger & Maureen Jones (3536)	Threshold to be determined site by site with public consultation.
Jennifer Frankel (3354)	Cumulative traffic management measures needed.
Rosemary Walker (4496)	Accessibility of transport for older people.
Michael Woods (3605)	Monitor capacity by mode.
Mike and Gill Cresswell (4498)	Homes near transport hubs.
K Marian Henshell (2870)	More cycling facilities.
Rachel Gravett (2224)	Dedicated cycle routes in all developments.
Dean Fazey (571)	No bus access to greenfield sites. Congestion and pollution issues.
Susan Collins (731) James Collins (742)	<100.
Yvonne and Brian Gibbons	Transport system does not need improving.

(1529 & 1530)	
Barbara Bakewell (1424)	Cyclists and pedestrians use Toton sidings to access services.
E Channon (4661)	Consider connections to Beeston station, especially tram.
Philip Sugden (1488)	Transport must be considered prior to developments.
David Pearson (720)	250 homes. Maximising walking and cycling impracticable- old or disabled. Not alternative for fully integrated public transport policy.
John Andrews (4677)	Negative of increasing traffic using congested or minor routes. And large vehicles accessing via minor routes, for example, Baulk Lane.
V M Leyland (4184)	Not possible to link child related trips and commuting.
Kevin Culverwell (4163)	Cycle lanes for new developments.
Mr Appleyard (4159)	20 is a suitable min. for sustainable transport measures.
Donald Eastwood (4608)	Threshold of 500-1000 houses for sustainable transport measures.
Janet Langton (4092)	Transport fine without more development.
Kathryn Harrison (516)	Building near existing traffic will cause traffic jams.
Barbara Batchelor (4473)	Consideration to community – congested roads already an issue.
Mr & Mrs Longhurst (598)	Development on Toton would cause congestion
Graeme Myring (4711)	Roads at full capacity particularly A52.
Other Rural	
T Bradley (2639)	Housing should be allocated close to existing transport hubs.
Tony Winson (1315)	Area around Stelley village is congested and cannot support new development.

Topic 10 - Neighbourhood Planning

Commentator Name (Commentator ID)	Summary of Comments
Statutory Consultees and Interest Groups	
English Heritage (142)	EH have own webpage regarding neighbourhood planning.
Ashfield District Council (59)	Would be interested in cross-boundary working.
Stapleford Town Council (73)	Would like to take part in a Neighbourhood Plan – concerns regarding funding and gaining enough volunteers.
Greasley Civic Society / Kimberley (2823)	Kimberley
Moorgreen Residents Association (2961)	Eastwood/Kimberley – Greasley Parish in particular
National Farmers Union (118)	Allow development in neighbourhood plan area not just prevent it.
Anna Soubry MP (625)	<ul style="list-style-type: none"> Would be interested in creating neighbourhood plans Neighbourhood plans should have been integral part of Core Strategy
Cllr Michael Brown (320)	<ul style="list-style-type: none"> Stop setting neighbourhood against neighbourhood
Cllr M Handley (316)	<ul style="list-style-type: none"> Greasley (Eastwood) Plans should be made in agreement with neighbouring communities
County Cllr J Handley (3648)	<ul style="list-style-type: none"> Brinsley Greasley Beauvale Adjoining communities should work together
County Cllr P Owen (1338)	<ul style="list-style-type: none"> Nuthall
Cllr J Owen (321)	<ul style="list-style-type: none"> Nuthall
Cllr Simpson (1607)	<ul style="list-style-type: none"> Nuthall
Cllr Ball (315)	<ul style="list-style-type: none"> Would be interested in neighbourhood planning Wants to plan for public transport, protecting Green Belt and Elderly needs
SABRHE (1448)	<ul style="list-style-type: none"> Not appropriate before the outcome of the Core Strategy. In any event any development in Brinsley is opposed
STRAG (3345)	<ul style="list-style-type: none"> Stapleford, Trowell & Bramcote
Site Promoter(s) (Owner / Agent / Developer)	
Guy Longley of Pegasus Group for Miller Homes. (2538)	"It is important that the neighbourhood planning process does not introduce unnecessary delays in bringing sites forward for development. We would expect the Council to set out clear timescales for the production of neighbourhood plans."
Barratt Homes North Midlands. (331)	<p>Barratt would be interested in taking part in the preparation of a neighbourhood plan for Kimberley regarding the "distribution and composition of new housing and associated facilities and services".</p> <p>They would also be interested in a neighbourhood plan for the Beeston Business Park regarding "scale, distribution and composition of future housing and associated facilities and services".</p>
Liam Tate of Barton Willmore for Tej Properties Ltd. (3556)	"It is important that any emerging Neighbourhood Plans need to be entirely consistent with the overall aims of the Core Strategy."
Mark Jermy of the Halsall Lloyd Partnership for Mr and Mrs Rathour.	"Neighbourhood planning must be guided to produce a flexible/responsible framework within and conforming to the wider strategic context – they cannot stagnate or restrict

(4202)	opportunities or be used to prevent development.”
Public	
Awsorth	
Alan Spiby (4209) Bryan & Judi Eggleston (4679) Andrew North (4169) Joseph Holland (2806)	<ul style="list-style-type: none"> Consider Awsorth should be designated. Poor distribution of the sites could be an issue. 117 should be protected Awsorth does not have sufficient facilities. Law enforcement is an issue.
Brinsley	
Sylvia Coles (1330) Brandon Kinton (1191)	<ul style="list-style-type: none"> The signatories to a petition do not consider that a neighbourhood plan is appropriate for Brinsley. The housing numbers have already been established by the ACS so it is felt there is not much that residents can influence. A couple of respondents consider a NP could be an appropriate mechanism to preserve the rural character of Brinsley and prevent inappropriately large developments. A neighbourhood plan based on DH Lawrence heritage may be appropriate. One resident suggests that Brinsley should be linked to Underwood by development along Cordy Lane.
Eastwood	
David Small (4389) Michael Spurgin (1481) Sarah Pheasant (4696) Peter Pounder (4145) Maureen Adams (3049) Audrey Measures (4188) N Huthinson (1805) Len Marshall (2954) Anthony Arnold (4110) Dean Daniel (4135) Caraline Ryan (3338) Dorothy Banton (2621) Alexander Baxter (4132) Troy Tegart (4435) Louis Formon (4439) Jane Clarke (4180) Jacqueline Greaves (2993) Darren Potter (2833) John Naylor (3511) Maureen Lees (3423) Colin Barson (464) Helena Lings (4595) Andrew Lings (4597) Denise Garratt (3653) Angela Lings (4596) Carol Bridgeman (4602) Iris Hill (3027) Adrian Knowles (2944) Paul Turner (2588) Mr Frogson (2932) Brian Brown (2157) Dawn Beverly (4181) Marie Knowles (2946) David Pepper (4162) Eileen Benton (4605) Robert Willmott (672) M Pickering (4666) Frank Dorkes (4706)	<ul style="list-style-type: none"> It is considered that local views should be sought and existing properties should be given consideration. It is thought that residents should lead the plan. Some see it important for local communities to retain their character and the retention of DH Lawrence heritage is an important local issue. . Greasely should be recognised as a significant area. It is considered enough development has already occurred in the area which has caused overcrowding. The use of the site by the A610 One resident considers that retention of walking areas at the North and West of Mill Road is required. Adequate open spaces are seen as an issue. Housing numbers should be determined by residents Cycle paths, allotments and affordable housing are required. One resident suggests there should be a focus on business development. West of Moorgreen – should be designated.
Kimberley	
J Scott (4638)	Kimberley & Watnall – Chilton Drive
A Clements (4191)	Nuthall and surrounding areas <ul style="list-style-type: none"> trained planners and stronger planning laws should be reinstated
J Cook (632)	Kimberley <ul style="list-style-type: none"> Locals should be advised of regional and national issues relevant to the local plans
C Wilde (1214)	Kimberley Brewery area
P Wayman (3617)	Kimberley
D Haywood (4651) C Travers (4650) D Cousins (4648) M Carmichael (4647)	Site 144

Mr & Mrs Heptonstall (4646) Mr & Mrs Brunt (4645) K Cresswell (4657) N Summers (4656)	
M Ellis (4644)	Sites 144 & 215
J Kinton (4655)	Sites 144, 131, 215 & 411
Mr & Mrs East (4658)	Sites 144, 215 & 131
N Cargill (4739)	Kimberley and Brinsley
A Coombes (1796)	Local (Kimberley?)
N Williamson (2177) S Blant (4746) M Blant (4744) J Gudgeon (4738) J Moul (2418) T Godber (4767) P Godber (4765) D Redgate (4756) R & E Plumb (4621)	Kimberley
Paul Russell (1257)	<ul style="list-style-type: none"> Nuthall, Kimberley and Watnall. Flats over commercial developments.
Andrew McCartney (4604)	Make the community aware of issues which affect them.
Philip Sugden (1488)	Kimberley/Nuthall – but cannot be considered until the details of HS2 have been finalised.
MBA	
David Negus (4165)	Stapleford East.
Amy Andrews (4470) Deborah E Watmough (3929) Roger & Maureen Jones (3536) Gordon & Janet Ellis (1368)	Bramcote.
Maureen Morgan (4669)	Middleton Crescent/Wollaton Vale
Brenda Mills (4676) Roger & Maureen Jones (3536)	Stapleford. Consider population structure and household size.
James Frankel (3352) Sarah Lawrence (3587)	Strelley village area of Trowell Parish. Local people should be positively involved. A partnership is best.
Christopher Searston (3552) Jennifer Frankel (3354) Michael Woods (3506)	Area of H588
Sue Andrews (4681)	Beeston Fletcher Road
Mia Kee (4502) Alan Kee (4673) J Patel (2224) Richard Kemp-Eyre (463) Dana Bielec (1034) Terence Haycock & Wendy Walker (1288)	Toton Consider long term plans for MoD land at Chilwell.
Chris Packham (4492)	Beeston North
Victoria Haslam (1390) Matthew Popow (1417)	Trowell Moor to Strelley village. Enhance quality of life.
Mike and Gill Cresswell (4498)	Nuthall East.
K Marian Henshell (2870) Rachel Gravett (2224)	Strelley village and area
Michelle Patel (4671) Dean Fazey (571)	Toton and Chilwell Meadows.
Susan Collins (731)	
Susan Page (2578)	Hardy Street, Maws Lane and Greens Lane
H Wilkinson (3972)	Stapleford, Bramcote, Trowell.
Philip Shiel (4172)	Fletcher Road/Lower Road/Beeston centre.
Natalie Di Tullio (4667)	Field Lane
Eleri Dunstan (4080)	Watnall and Kimberley – more open space
Yvonne and Brian Gibbons (1529 & 1530)	Toton
Barbara Bakewell (1424)	Toton – localism should be promoted.
Jon Gallego (4190)	H135
Paul S Dyer (1365)	Boots/Severn Trent land. Access to Beeston Rylands- and cycling.
Philip Sugden (1488)	Beeston/Nuthall – but cannot take place until the details of HS2 have been finalised.
G Williamson (4462) V M Leyland (4184)	Stapleford and Bramcote
Mr Appleyard (4159)	Land off Bilborough
Barbara Batchelor (4473)	92 dwellings at Baulk Lane
Mr Young (4175)	Sort out the rest of Nottingham first.
Mr & Mrs Ward (4179)	Object to 310
Graeme Myring (4711)	Bramcote – residents thoughts not considered.

Geoffrey William (4662)	Bramcote and Stapleford.
Other Rural	
T Bradley (2639)	Nuthall East and Strelley

Topic 11 – Other Issues not included

Commentator Name (Commentator ID)	Summary of Comments
Statutory Consultees and Interest Groups	
The Coal Authority (18)	<ul style="list-style-type: none"> Omission of mineral safeguarding policy. Mineral sterilisation should be a consideration in allocating sites. Mineral Consultation Areas (MCAs) need to be included on policies map (both at County and District level). No cross reference to MCAs and policy considerations that then apply. Omission of unstable land policy which is a locally distinctive issue in Broxtowe as a result of mining legacy.
Nottinghamshire County Council (211)	<ul style="list-style-type: none"> Local plans should include policies on minerals safeguarding and consultation areas. Omission of specific policy on developer contributions – would welcome involvement in CIL development. Landscape Character Assessment within the Infrastructure Delivery Plan Constraints/Requirement summary. No subheading or reference to Landscape Character in locally distinctive issues. Site constraints often reference 'N/A' for landscape quality and character. A more informed & consistent approach to landscape quality and character required.
Eastwood Liberal Democrats (4446)	<ul style="list-style-type: none"> Developer contributions should be used in the communities in which they are generated.
National Federation of Gypsy Liaison Groups (4447)	<ul style="list-style-type: none"> No assessment of the suitability for Travellers is offered in the individual site assessments (i.e. SHLAA). No further reference is made to the needs of Travellers throughout the rest of the documents. Sites' being allocated for Travellers is unlikely to happen due to the approach taken by the Council.
Cllr M Handley (316)	<ul style="list-style-type: none"> Agricultural land is needed for food production
Friends of Cromford Canal (1011)	<ul style="list-style-type: none"> New Canal route required – route via Broxtowe should be afforded protection in LP policy Allocation for canal-related development (e.g marina / boatyard). New canal might need a portion of 2004 employment allocation EM1h (Mushroom Farm, Eastwood)
Public	
Awsworth	
Alan Spiby (4209) Mrs Horton (4674) Joseph Holland (2806)	<ul style="list-style-type: none"> Lack of sufficient infrastructure and amenities. Impact on wildlife. Impact on health. Building of the bypass is a priority The site notices were not placed sufficiently for the consultation. Cossall sites are considered as part of Awsworth which confuses residents.
Brinsley	
Neil Topliss (1189) Ana Adelman (2525) Meryl Topliss (1204)	<ul style="list-style-type: none"> The inclusion of Toton should be favoured and Brinsley's allocation removed from the ACS. Housing estates are inappropriate.
Eastwood	
Sarah Pheasant (4696) Susan Brown (4390) David Small (4389) Timothy and Colleen Fletcher (3122 & 3123) Cynthia Harrison (2567) Colin Hall (2974) Peter Pounder (4145) Maureen Adams (3049) John Adams (3054) Len Marshall (2954) Sydney Meakin (3180) Stuart Flack (3013) Jean Daniel (4135) E Patterson (3178)	<ul style="list-style-type: none"> Proximity to landfill sites is an issue. Three storey apartments tower above bungalows on Braemar Ave. Doctor's, parking, schools - insufficient capacity. Sewerage system is insufficient – Coach Drive area has problems. No accessible shopping area. Traffic congestion. Greasley is an important Green Belt area and is not recognised as a separate entity. Wildlife is an important consideration. DH Lawrence heritage is important. Improvement to existing infrastructure. Site notices were not sufficient for the consultation. Inadequate road infrastructure. Flooding on site 519 Council houses should be brought into use.

Sheila Hague (3095) Anthony Worrall (4601) Troy Tegart (4435) David Lock (4440) Mrs Linda (3029) Mr Kevin (2418) Barbara Wing (2453) Richard Hind (2624) M Pickering (4666) Mr Fletcher (3144) Peter Harrison (2568)	<ul style="list-style-type: none"> • More diversified business should be encouraged • All small sites should be used.
Kimberley	
A Clements (4191)	<ul style="list-style-type: none"> • The Council are hiding things from local people on their website and making it difficult to comment • Local Development Plan hasn't taken into account use of brownfield sites and the allocation of housing hasn't been carried out correctly
C Wilde (1214)	<ul style="list-style-type: none"> • Everyone is going to grow older
P Wayman (3617)	<ul style="list-style-type: none"> • Consultation was too short and covered Christmas period not giving people enough time • Many people without access to the internet are unaware of what is proposed
M Carmichael (4647)	<ul style="list-style-type: none"> • Tranquillity • Increasing traffic congestion
Mr & Mrs East (4658)	<ul style="list-style-type: none"> • Consultation unsatisfactory • One site notice not enough and site notices were taken down before people got a chance to see them
Paul Russell (1257)	<ul style="list-style-type: none"> • Broxtowe could own small scale electricity schemes • Bus service to Beeston needs improving.
Andrew McCartney (4604)	<ul style="list-style-type: none"> • More consultation is required.
MBA	
Amy Andrews (4470)	Inadequate consultation- publicity, sites presented too individually rather than cumulatively, online form not user friendly, planning jargon.
Brenda Mills (4676)	Tram impact.
Sue Andrews (4681)	Current local economy.
Sue Andrews (4681)	Protection of footpaths.
Mia Kee (4502)	Social impact of major infrastructure projects.
Chris Packham (4492)	Brownfield first.
Michael Woods (3605)	Enhance social capital.
Victoria Haslam (1390)	Reduce crime by design.
Matthew Popow (1417)	Allocate conservation areas and Article 4 areas.
Eleri Dunstan (4080)	Noise protection along Bilborough Road.
Yvonne and Brian Gibbons (1529 & 1530)	The long term should be considered. New development should be planned and built well
Barbara Bakewell (1424)	No recreation sites if Green Belt taken away
Philip Sugden (1488)	Council should not have gone back on decision to save Toton.
G Williamson (4662)	Detailed costings of proposals required.
Linda Allen (4517)	Extent of existing land use for building in relation to other areas in the country.
John Billingsley (4189)	Retain Bramcote as a village.
Jeff Allen (4519)	Re-develop Beeston.
Mr Appleyard (4159)	Bramcote Conservation Area should be protected from large developments.
Donald Eastwood (4608)	Re-develop Beeston Square.
Mr & Mrs Tarlton-Weatherall (4186)	Brownfield development only.
	Crime issues
	City of Nottingham should not be allowed to control development sites.
Other Rural	
Tony Winson (1315)	Conservation area and heritage should be preserved

Employment Sites

Commentator Name (Commentator ID)	Summary of Comments
Statutory Consultees and Interest Groups	
Nottinghamshire County Council (211)	E31 – covered by SINC 2/140 & SINC 2/276 areas of disused railway and species-rich neutral grassland which need to be protected from development.
	E35 – adjacent SINC 2/245, mitigation would be required which may include buffer zone.
	E36 – significant part of site grassland and scrub which may have nature conservation value.
	E30 - significant part of site woodland which may have nature conservation value.

	E31 – Partly covered by SINC 2/140 & SINC 2/276 site contains grassland and scrub which may have nature conservation value.
GOGD (3010)	E35 – should be developed first before Green Belt
	E37 – should be developed first before Green Belt
Public	
Brinsley	
	The signatories to a petition believe that allocating employment sites will not guarantee jobs and more investment in small business is needed.
Eastwood	
Andrew Lovell (4598) Dorothy Lovell (4104) Owain Lovell (1403) Stephen Lovell (1405)	<ul style="list-style-type: none"> • Agree with retention of E32, E33, E38,E40 and E34 for employment • Agree with retention of E39 – site access should be continued to the A608 which would benefit the wider area. • Agree with the reallocation of housing for E35 • Agree for part of E36 to be released for housing. • Agree with retention of employment of E37 however housing may be appropriate also.
Kimberley	
Andrew Lovell (4598) Dorothy Lovell (4104) Owain Lovell (1403) Stephen Lovell (1405)	<ul style="list-style-type: none"> • Support retention for employment of E13,E29. • Support release of E28 and E31 for housing. • Support part of the release of site E30 for housing. Site could also suitable for mixed use

HRA

Commentator Name (Commentator ID)	Summary of Comments
Statutory Consultees and Interest Groups	
Natural England (21)	<ul style="list-style-type: none"> • Satisfied that Site Allocations will have no significant effect on European Site (alone or in combination) • No further assessment required at this stage.

SA

Commentator Name (Commentator ID)	Summary of Comments
Statutory Consultees and Interest Groups	
English Heritage (142)	<ul style="list-style-type: none"> • No reference to historic environment considerations therefore no objectives identified. • No analysis or assessment of historic environment policies or programs. • 'Landscapes' have not been properly considered. • No further information or discussion of historic environment attributes. • Appears unfinished, unclear of indicator measurements. • Info regarding non-designated heritage assets not included. • Further baseline data required inc. Grade II LB's on the 'at risk' register. • No detailed comments regarding historic environment attributes. This needs to inc. character of the area and setting, for both designated and non-designated heritage assets. • County, national and regional scale comparison information not filled in. • Scoping report appears unfinished. Unclear what measurements are. • SA objective 3 & 7 need to relate to 'social' theme
Natural England (21)	<ul style="list-style-type: none"> • SA scoping carried out comprehensively and follows acceptable methodologies. • National Character Areas should be included i.e. Sherwood, Southern Magnesian Limestone and Nottinghamshire, Derbyshire & Yorkshire Coalfield. • Reference should be made to 6Cs Infrastructure Study. • Reference Greater Nottingham Landscape Character Assessment, soils and agricultural land. • Accessibility to open spaces to health and well-being inc. social and community issues.
Environment Agency (4)	<ul style="list-style-type: none"> • Section 3 Qu. 1-3 should promote opportunities for Green Infrastructure • Consider the better management of water resources and waste. • Recommend indicators for: increasing biodiversity levels <i>"Will it provide a net biodiversity gain?"</i> • Recommend indicators for: managing flood risk <i>"Will it avoid flood risk?"</i> • Recommend indicators for: minimising water usage <i>"Will it minimise water usage?"</i> • Recommend indicators for: waste <i>"will it reduce the number of fly-tipping incidents?"</i>

Greasley Parish Council (71)	<ul style="list-style-type: none"> • The view of the Local Plan Inspector in 2004 should be given great weight • 4 key issues: Green Belt, Landscapes, Biodiversity and Recreation & Amenity. • Green Belt should be measured against the 5 purposes of Green Belt as set out in the NPPF. • Landscapes should recognise variants, accessibility and cultural links (i.e. DH Lawrence).
Public	
MBA	
Mr & Mrs Abbott (4685)	<p>Objectives and decision making criteria too high level.</p> <p>Does not identify what information will be used, baseline statistics, how objectives will be monitored and timeframe, and who is responsible.</p> <p>Many objectives do not reflect local plan content.</p>