

Greater Nottingham - Broxtowe BC, Gedling BC and Nottingham City Council – Aligned Core Strategies (ACS) Examination

HEARING AGENDA (Thursday 7 November all day)

Matter 8: Broxtowe and Site Specific Matters

Housing Provision for Broxtowe

1. Policy 2 seeks 'urban concentration with regeneration' and proposes 6,150 dwellings in Broxtowe, of which some 3,600 dwellings should be in or adjoining the main built up area. It seeks a balance between (a) Sites in or adjacent to the built-up area of Nottingham (b) Hucknall and (c) greenfield sites. Appropriateness of the policy and the housing numbers having regard for:
 - Balance between Nottingham City, Broxtowe and Gedling Boroughs;
 - Priority given to re-use for housing of brownfield sites;
 - Need for Green Belt protection;
 - Output of Strategic Housing Land Availability Assessment (SHLAA) in identifying suitable sites¹, and
 - Settlement pattern and hierarchy.
2. Adequacy of the five year supply of specific, deliverable housing sites for Broxtowe (table in Policy 2, new paragraph 3.2.8a and footnote 31 on Page 52 of the modified plan [CD/REG/03]). Additional 5% or 20% buffer, based on the NPPF's thresholds and past housing delivery.
3. Adequacy of the supply of specific, developable sites or broad locations for growth in Broxtowe for the years 6-10 and 11-15, and housing trajectory.

The Green Belt - Policy 3 of the ACS

4. Appropriateness of the policy to protect the Green Belt as expected by national policy (see NPPF section 9²).
5. The proposed two stage review of Green Belt boundaries, and its application in Broxtowe.
6. Safeguarded land for longer term needs (paragraph 85 of NPPF).
7. Policy 2 – Justification (including implications for the Green Belt) and deliverability of each of the following:
 - sustainable urban extension at Field Farm (450 homes)
 - Severn Trent and Boots site (550 homes)
 - Awsworth (up to 350 homes)
 - Brinsley (up to 200)
 - Eastwood (up to 1400)

¹ Latest documents are BD/HOU/16&49, BD/HOU/47 and BD/HOU/48

² NPPF is the National Planning Policy Framework – Dept of Communities and Local Government, 2012

- Kimberley (up to 600)
 - Growth in the vicinity of proposed HS2 station at Toton.
8. Other possible housing sites for inclusion in the ACS – justification and deliverability of:
- Former Kimberley Brewery
 - Beeston Town Centre
 - Site on High Road, Chilwell
 - Greasley Parish
 - Land west of Woodhouse Way
 - Main Road, Brinsley
 - Other sites
9. Changes to the ACS

Participants

Broxtowe Borough Council
 Gedling Borough Council
 Nottingham City Council
 ACRB Trust (2860)
 Anna Soubry MP (625)
 Barton Willmore *for* TEJ Properties Ltd (3556)
 Brinsley Parish Council (67)
 Capita Symonds *for* J McCann (Nottm) Ltd (718)
 Greasley Opposes Greenbelt Development GOGD (3010)
 Greasley Parish Council (629)
 GVA *for* Nuthall Nottingham LLP and the Severn Trust (3549)
 Ken Mafham Associates * (2788/660755)
 Nottinghamshire CPRE (18)
 Oxalis Planning *for* Bloor Homes and W Westerman Ltd (2652)
 Mr D J Pearson (720)
 SABRHE & Friends of Brinsley Headstocks (1448)
 Signet Planning *for* Peveril Securities & UK PP (Toton) Ltd (974)
 Stapleford Town Council (73)
 Mrs M Topliss (1189)
 Unite – Mr A Marshall (1107)

*Ken Mafham Associates appearing on behalf of:
 Barton in Fabis, Gotham and Thrumpton parish councils
 Calverton Historic and Preservation Society
 Calverton Parish Council
 Stapleford and Trowell Residents' Action Group (STRAG)

Jill Kingaby
 Inspector