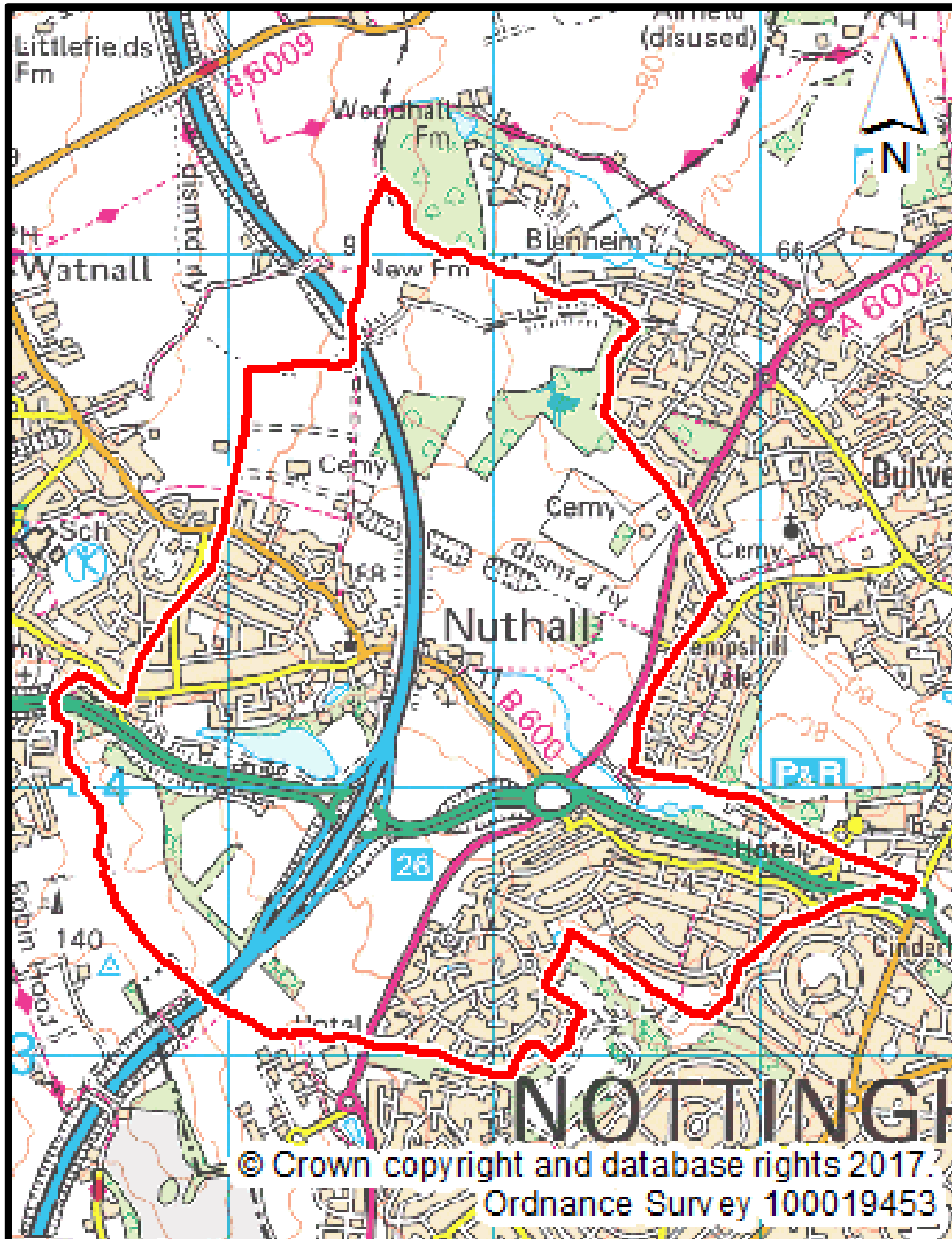




# Nuthall Neighbourhood Plan Consultation Statement

Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations



## Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Nuthall Neighbourhood Plan (NNP).

Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, states that a consultation statement should:

- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- explain how they were consulted;
- summarise the main issues and concerns raised by the persons consulted; and
- Describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.

The policies contained in the NNP are as a result of considerable interaction and consultation with the community and businesses within the parish. The plan is the result of consultation with a wide variety of different stakeholders and draws the conclusions of a residents survey, work undertaken by the steering group, discussions with the borough council and responses received from the statutory pre-submission consultation.

## The Steering Group

- P Owen
- J Owen
- Y Walsham
- T Gall
- G Hills
- D Burnett
- P Simpson
- C Brown
- N Jervis

## Residents Survey

Nuthall Parish Council initially undertook a 'resident's survey' which was sent to every house in the Parish for consideration. In addition schools, clubs, young people, those attending the local indoor community facilities, those using the external playing fields and park, local farmers, landowners, developers and industry/retail representatives were all asked to comment. The results from the resident's survey fed into the Draft Neighbourhood Plan.

The Residents Survey responses were sorted into 4 different geographic locations within the Parish (Horsendale, Larkfields, Mornington and Nuthall West)

The Key Messages from the Residents Survey were;

### Horsendale

Need for new community facilities  
Traffic problems  
Not in favour of the tram

### Larkfields

General comments on sports/ leisure/ retail  
Not in favour of the tram  
Traffic problems

### Mornington

Road repairs  
Community facilities  
Not in favour of new leisure/ retail  
Bus service improvements needed  
Traffic problems

### Nuthall West

Speed problems  
Environmental improvements needed  
In favour of bungalows

There was General Opposition to:  
Leisure  
New housing

There was general support for:  
Play areas for young people  
Secondary school in Nuthall  
Country Parks

### **Regulation 14: Pre-Submission Neighbourhood Plan Consultation**

Section 14 of Part 5 of the 2012 Neighbourhood Planning Regulations, states that before submitting a plan proposal to Broxtowe Borough Council, Nuthall Parish Council must:

- publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the Neighbourhood Area –
  - Details of the Nuthall Neighbourhood Plan;
  - Details of where and when the Nuthall Neighbourhood Plan may be inspected;
  - Details of how to make representations; and
  - The date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised.
- Consult the consultation bodies referred to in paragraph 1 of Schedule 1 (the statutory consultees); and
- Send a copy of the plan to Broxtowe Borough Council.

Nuthall Parish Council undertook the pre-submission consultation in accordance with the Regulations from 3 December 2016 until 31<sup>st</sup> January 2017. This included notification to the Schedule 1 Consultation Bodies and a copy was sent to Broxtowe Borough Council. The Neighbourhood Plan was publicised by;

- The Plan was put on display at the Parish Council Offices (the Temple Centre)
- The Plan was also published online and promoted via social media.
- It was made available on the Parish Website including the provision of an online response facility.
- The Parish held a launch event with local Councillors
- The Parish also hosted a number of 'drop-in' sessions where people could ask questions and make comments on the Plan.

27 responses were received, the main issues and concerns raised are summarised below.

## Pre-Submission Consultation Response Summary

Reference Number	Name of Respondent	Summary of Comment	Action / Consideration taken
<b>Statutory Consultees</b>			
26	Historic England (HE)	<p>Plan covers Conservation Area and includes a number of designated heritage assets – it is important that the strategy put together safeguards the elements which contribute to the importance of those heritage assets.</p> <p>NPPG is clear that, where relevant, Plans should include enough information about local heritage (including non-designated heritage assets and sites of archaeological interest) to guide decisions and to put broader strategic heritage policies into action at a neighbourhood scale.</p>	<p>To ensure that both designated and non-designated heritage assets are safeguarded the Neighbourhood Plan now includes a policy (5) which protects designated and non-designated heritage assets.</p> <p>This policy recognises the character of the historic part of the village and seeks to achieve enhancement to it.</p>
1	National Grid	<p>Wish to be involved in preparation, alteration and review of plans and strategies.</p> <p>Two intermediate gas lines fall within Neighbourhood Boundary (although not affected by current proposals):</p> <ul style="list-style-type: none"> <li>• Selston to Nuthall (Emsn01)</li> <li>• Three Ponds Agi (Emtp01)</li> </ul>	Nuthall Parish Council notes the comments. It was considered that no specific action (with regards to amendments to the Plan) were required.
3	HS2 Ltd	No Comments to make.	None.
17	Health and Safety Executive (HSE)	No Comments to make. HSE do not need to be informed of next stages of the Plan.	None.
4	Nottinghamshire County Council (NCC)	<p><u>Minerals and Waste</u></p> <p>The Parish Council should have regard to the relevant policies in the adopted Waste Core Strategy and the saved policies in the Waste Local Plan along with the emerging Minerals Local Plan.</p> <p>No concern was raised with regards to safeguarding existing waste management facilities (as there are none in the Neighbourhood Plan Area).</p> <p>Parish might want to consider including reference to future development being '<i>designed</i>,</p>	<p>Noted.</p> <p>Noted.</p> <p>Nuthall Parish Council have included the suggested wording in the</p>

		<p><i>constructed and implemented to minimise creation of waste, maximise the use of recycled materials and assist in the collection, separation, sorting, recycling and recovery of waste' to ensure sustainability.</i></p> <p>The County Council have no comments to make regarding minerals because the Neighbourhood Plan area contains no existing or proposed mineral sites or mineral safeguarding or consultation areas.</p> <p><u>Strategic Highways:</u> NCC notes the support for future investment around junction 26 of the M1 Motorway. NCC does not have any safeguarded highways proposals to improve the A610/M1 Junction 26 although there are proposals for an at-grade improvement to this junction to facilitate additional traffic from employment development at Eastwood. NCC monitors traffic and congestion across highways network and will continue to promote sustainable travel choices and improvements where these are warranted and where resources permit.</p> <p><u>Travel and Transport:</u> Note that HS2 route is now confirmed and safeguarded.</p> <p>Welcome the plan and the emphasis on sustainable development. NCC suggests that the Plan would benefit from the inclusion of public transport as a way of reducing congestion and providing sustainable transport solutions.</p> <p>Nuthall has excellent bus links, the Parish Council might want to include some of the detail (outlined in full response) in the Plan.</p> <p>NCC would welcome reference in the</p>	<p>support text of Policy 5.</p> <p>Noted.</p> <p>Nuthall Parish Council supports any investment that will improve congestion issues surrounding the M1 junction 26 and welcomes the commitment by the County Council to continue monitoring the situation and promote sustainable forms of transport.</p> <p>The Nuthall Neighbourhood Plan policies support sustainable transport options and aims to reduce the need to travel by private car.</p>
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		<p>Plan to support being given to the role of public transport in the local community as part of new development.</p> <p>NCC will wish to negotiate with developers of new sites re: improvements to bus stop infrastructure, this will help to mitigate residents concerns (as expressed in the Plan) regarding the need for bus service improvements.</p> <p>Consideration should be given to including the following in the Plan: <i>“Contributions towards improved public transport services and infrastructure from developers is a criterion to be met for development to be supported by the Plan. Priority [will be] given to schemes/sites that afford access to public transport facilities”.</i></p> <p>With regard to accessibility to key services reference could be made to the potential role that community Transport and related services (e.g. taxis) can make to compliment the local bus network (and economy).</p> <p><u>Public Health:</u> For the Neighbourhood Plan Area many of the health indicators are ‘not better than’ the England average. Planning policies play a vital role in improving the health and wellbeing of the population. NCC Health Checklist should be used to assess the potential impacts that the Plan will have on health and wellbeing and identify opportunities to maximise benefits and minimise harm. Obesity is a major health challenge and the Neighbourhood Plan should address:</p> <ul style="list-style-type: none"> <li>• Movement and access</li> <li>• Open spaces, recreation and play</li> <li>• Food</li> <li>• Neighbourhood Spaces</li> </ul>	<p>Developer contributions is a strategic policy in the emerging Part 2 Local Plan (Policy 32) Nuthall Parish Council consider that it is unnecessary to include further detail in the Neighbourhood Plan.</p> <p>The Nuthall Neighbourhood Plan policies support sustainable transport options and aims to reduce the need to travel by private car.</p> <p>The health Checklist is included in the emerging Part 2 Local Plan and therefore it is not considered necessary to include it in the Neighbourhood Plan.</p> <p>The Neighbourhood Plan seeks to address the challenge of obesity and has amended the format of the plan to make it clear that the issues listed are included within policies in the plan.</p>
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		<ul style="list-style-type: none"> <li>• Building Design</li> <li>• Local economy</li> </ul>	
13	Derbyshire County Council	No comments to make at this time.	None.
15	Broxtowe Borough Council – Environment Division	<p>Reference to Country Park needs to be more specific (e.g. associated footpaths, car parking, tree planting and meadow land).</p> <p>Large revenue implication that needs to be considered.</p> <p>There is no reference to the 2 other areas of open space maintained at the Temple Centre and adjacent to Horsendale School.</p>	<p>Nuthall Parish Council notes the comments. The Neighbourhood Plan has been amended so as to make it clear that the Country Park is a local aspiration (and not a policy) and therefore it is not considered necessary to include more specifics at this time (including revenue implications).</p> <p>The Plan has however been amended to show the current Green Infrastructure assets.</p>
16	Nottingham City Council	<p>Significant concern regarding proposed policy 3.7 (land south of Blenheim Industrial Estate).</p> <p>The area has been assessed as performing well in greenbelt terms and joint assessments were carried out by Nottingham City and Broxtowe Councils. Development here would encroach across existing defensible boundaries and it is considered that such development should be resisted</p> <p>It is not considered appropriate to prioritise green belt boundary amendments in isolation within a Neighbourhood Plan which may give rise to detrimental impacts to the wider Green Belt.</p>	<p>Nuthall Parish Council notes the comments.</p> <p>The Parish Council recognise that amendments to the Green Belt boundary are a strategic issue covered by policy in the Core Strategy and the emerging Part 2 Local Plan.</p> <p>The Neighbourhood Plan has been amended to remove the reference to the preferred direction of growth.</p>
10	Ashfield District Council	No matters to raise.	None.
12	Greasley Parish Council	No comments to make at this time.	None.
<b>Land Owner / Developer</b>			
2	Savills	<u>Promoting SHLAA sites 103 &amp; 105</u> for development and believe these should be included for development in the Neighbourhood Plan.	Nuthall Parish Council notes the comments. The sites being promoted are located within the Green Belt. Amendments to the

		<p>Considered by BBC as potentially suitable for housing development. Immediately available for development. Vehicular and pedestrian access available via Holden Crescent.</p> <p>Proposed Junction at B600 Watnall Road and Ayscough Avenue can be achieved through improvements to visibility – have been agreed in principle with Local Highways Authority.</p> <p>Scored lowest on sensitivity in Green Belt Review and forms logical extension to Nuthall with former railway line forming defensible boundary. Questionable whether permissions referenced in plan are implementable. Neighbourhood Plans should support strategic development needs in the local plan and plan positively for development.</p>	<p>Green Belt boundary are a strategic issue covered by strategic policy in the Core Strategy and the emerging Part 2 Local Plan. Amendments to the Neighbourhood Plan are not considered appropriate.</p>
23	Phoenix Planning on behalf of Gaintame Ltd.	<p><u>Promoting Land off Nottingham Road</u> for 'retirement village' development. Aging population trend. BBC - corporate plan states that the council will support and encourage a new retirement village. Greenfield, Green Belt site. Good access/ connectivity to surrounding area. Benefits of development considered to outweigh harm.</p>	<p>Nuthall Parish Council notes the comments. The sites being promoted are located within the Green Belt. Amendments to the Green Belt boundary are a strategic issue covered by strategic policy in the Core Strategy and the emerging Part 2 Local Plan. Amendments to the Neighbourhood Plan are not considered appropriate.</p>
<b>Local Residents</b>			
5 – 9, 11, 14, 18, 19, 20, 24, 27		<p><u>Traffic / Transport</u></p> <ul style="list-style-type: none"> <li>• Traffic congestion is an issue.</li> <li>• More frequent bus / mini bus service to the tram stop at Phoenix Park and required.</li> <li>• Park and Ride should be provided off the M1.</li> <li>• Car spaces at Phoenix park should be reserved for Nuthall Residents.</li> </ul>	<p>The Neighbourhood Plan seeks to address congestions and traffic issues.</p> <p>Phoenix Park and ride site and tram stop is located outside of the Neighbourhood Plan</p>





		<p>line (rather than country Park) – would help with noise and pollution reduction.</p> <ul style="list-style-type: none"> <li>• Nuthall needs to improve its environment re: open spaces and widen these green oasis’.</li> </ul> <p><u>Green Belt:</u></p> <ul style="list-style-type: none"> <li>• Need to protect all of the Green Belt.</li> <li>• Object to allocation of site adjacent to Blenheim Industrial Estate – whilst the PC might be trying to prevent development on Green Belt nearer to Nuthall, this site will be just as detrimental to the Green Belt.</li> <li>• By identifying a site that the Parish support in the Green Belt there is concern that this will be allocated instead of (rather than in competition with) other Green Belt sites in the borough.</li> </ul> <p><u>Flooding:</u></p> <ul style="list-style-type: none"> <li>• New and existing houses need extra roads and drainage – Nottingham Road flash floods.</li> </ul> <p><u>Housing:</u></p> <ul style="list-style-type: none"> <li>• Too many houses are being built.</li> </ul> <p><u>HS2:</u></p> <ul style="list-style-type: none"> <li>• M1 and HS2 has disadvantaged village, having 2 adjacent bridges near a blind bend will cause accidents and will be built on unstable disused mine workings.</li> <li>• Route and detail of HS2 is an issue – route should be moved.</li> </ul> <p><u>Heritage:</u></p> <ul style="list-style-type: none"> <li>• Would like to see comment in ‘History’ section regarding the opening of the Methodist Church in 1966.</li> <li>• Wider ‘village heritage zone’ should be incorporated</li> </ul>	<p>woodland is included in the plan.</p> <p>Creation and improvement of open spaces is included in the plan.</p> <p>Reference to preferred direction for growth if Green Belt amendments are required have been removed from the plan.</p> <p>Noted. This will be dealt with at planning application stage.</p> <p>Noted.</p> <p>The HS2 route is confirmed and is a strategic project (by central government). The Neighbourhood Plan is not the forum to change the route.</p> <p>The Neighbourhood Plan has been amended to include an additional policy which references the different character zones of Nuthall. The</p>
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		<p>around Older Nuthall – should include proposals for more trees to mitigate traffic pollution, parking restrictions, speed limits, highlighting history of the village, sewage / flood prevention systems for Coronation Road to Motorway bridge.</p> <p><u>Presentation Issues:</u></p> <ul style="list-style-type: none"> <li>• Tram needs to be included on the Policies map.</li> <li>• The latest Ofstead for the Kimberley School are ‘good and require improvement’ not ‘rapidly improving’. Some Jargon not explained (e.g. spatial, SHLAA and core strategy).</li> </ul> <p><u>Other Issues:</u></p> <ul style="list-style-type: none"> <li>• Old mine workings should not be built upon.</li> <li>• Unclear who will deal with planning permission (Parish or Broxtowe).</li> <li>• Previous 3 post offices should be reinstated.</li> <li>• Sense of individuality and district charm needs to be enhanced.</li> </ul>	<p>heritage of Nuthall is already protected by a Conservation Area designation.</p> <p>Noted.</p> <p>Noted.</p>
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