Policy 7.1 - South of Kimberley:

ID	Organisation
Duty to Co-operate / Interest Groups	
18	Nottinghamshire Campaign to Protect Rural England (supported by Nottinghamshire Campaign for Better Transport)
34	Nottinghamshire Wildlife Trust
55	Pedals (Nottingham Cycling Campaign)
63	Nottingham City Council
70	Kimberley Town Council
222	Severn Trent
5908	Sustrans
6276	Nottingham West Clinical Commissioning Group
6882	Broxtowe Labour Group
6905	Nottinghamshire Scouts, Beauvale Scouts and 1st Kimberley Guides
Developer / Landowner	
634	Aspbury Planning Ltd
1436	Evans (represented by IBA Planning)
2542	Mrs Viitanen (Represented by Featherstones)
4622	Mrs Barnes (Represented by Featherstones)
6881	Mr Taylor (Represented by Featherstones)
2652	W Westerman (Represented by Oxalis Planning Ltd)
2685	Bloor Homes Ltd (Represented by Oxalis Planning Ltd)
4200	Taylor & Burrows Property (Represented by Phoenix Planning (UK) Ltd)
Individual / Local Resident	
6883	Walker
Kettlebrook lodge	
6826	Pike
6836	Legg
6827	Hudson
6829	Heysmond
6830	Richardson
6831	Strickland
6832	Woodcock
6833	Perkins
2571	Wrighht
6834	Walker
6837	Seaton
6838	Davidson
6839	Smith
6857	Johnson
6858	Spinks
6860	Cox
1214	Wilde
6861	Rhodes

6862	Sisson
6863	Szyszlak
6865	Dyche
6866	Blood
6867	Tomkins
6868	Robinson
6869	Butler
6870	Elegy
6872	Rullhusen
6871	Rullhusen
6873	Beardsall
6876	Holbrook
6907	Walker
6911	Burrows
6914	Godber
6918	Bottomley
6920	Hayman
6922	Niven
5992	Whittamore
6967	Seaton
6968	Seaton
6969	Cooper
6970	Thurgood
6971	Waddells
6972	Hill
6973	Fletcher
6974	Seaton
6976	Roberts
6977	Tomlinson
6937	Morgan

Response to Broxtowe Local Plan Part 2 Publication version (Sep 17)

Nottinghamshire Campaign to Protect Rural England

3rd November 2017

Please contact
Bettina Lange
[redacted]

Policy	Comment	Changes proposed
3.3 3.4 3.7 4.10 5.1 7.1	The key development requirements for each of these major housing allocations include provision for an enhanced bus service "adjacent to" the sites. While we welcome this, we do not think it is sufficient to maximize encouragement to use alternatives to the car. The distances to the nearest bus stop would be too large for most people to be able (or willing) to walk there. So the policy as it stands would undermine the Plan's sustainable transport objectives. Our comments here are also supported by Nottinghamshire Campaign for Better Transport.	include provision for bus services into and through the sites in the key development requirements
8 (Green Belt)	We welcome this policy, especially the clarification in 4. of what is to be regarded as a town. Without the clarification, there would be a real risk of coalescence.	
20 (Air Quality)	We welcome this policy because it provides a clear steer to development in accordance with the Local Plan's sustainability and sustainable travel objectives. This policy is also supported by Nottinghamshire Campaign for Better Transport.	
23 (Heritage)	We welcome this comprehensive policy.	
26 (Travel Plans) : "All developments of 10 or more dwellings or 1,000 square metres or more gross floorspace will be expected to submit a Travel Plan with their application."	We welcome this policy because it provides a clear steer to development in accordance with the Local Plan sustainable travel objectives. Having such a policy will also make Local Plan delivery more effective and efficient compared to the labour-intensive process of assessing each planning application case by case with regard to whether a Travel Plan is needed.	

	This policy is also supported by Nottinghamshire Campaign for Better Transport.	
28 (Green Infrastructure)	We welcome the inclusion of informal and amenity Green Infrastructure and the requirement to enhance these. However, there is a significant risk to the implementation of the policy in practice if the proposed wording is retained : "2.In all cases listed in part 1, and in the case of school playing fields, permission will not be granted for development that results in any harm to the Green Infrastructure Asset, unless the benefits of development are clearly shown to outweigh the harm." (our emphasis) The lack of clarity as to what would constitute a benefit and for whom leaves so much room for interpretation as to undermine the overall policy intention. This would make this aspect of the Local Plan **unsound.**	reword the policy by deleting "unless the benefits of development are clearly shown to outweigh the harm".

Planning Policy
Broxtowe Borough Council
Council Offices
Foster Ave
Beeston
Notts NG9 1AB

3rd November 2017

Dear Sir/ Madam

Comments on Publication Version Part 2 Broxtowe Local Plan

Thank you for the opportunity to comment on the Broxtowe Local Plan Part 2 (publication version).

Whilst recognising the need for housing provision and economic investment in Broxtowe, we have significant concerns about whether the scale of growth proposed during the plan period is necessary or sustainable.

We do not currently have resources to submit each comment on a separate form but to help with your collation of responses our comments are broadly set out by policy number, as requested on the response form (question 1). Where appropriate, we have also indicated if we query the 'soundness' of the plan, as per question 2 and 3. After putting forward our comments we have submitted suggested modifications, as per question 4 of the response form.

Our comments on individual policies are set out below:

Policy 3 Main built up area site allocations

For the reasons provided at 3.1 and 3.2 we generally support the Spatial Strategy approach. We do, however, have substantive concerns about the scale of some of the allocations. We do understand that allocation sites would not necessarily be built up in their entirety and land within the allocation boundary would potentially be set aside for Green Infrastructure (GI) provision and related requirements. However, we think that seeing sites with large red-line boundaries might be potentially confusing and of concern to many of the other consultees - certain local community groups and individuals have contacted us about their concerns about potential loss of greenfield and wildlife sites.

Policy: 3.1 Chetwynd Barracks: 500 homes (within the plan period)

If this site is to be allocated, we very much support the 'key development requirement' to "*Retain and enhance Green Infrastructure corridors around the eastern and northern areas of the site*".

Some parts of the site have developed significant habitat value. These include Hobgoblin Wood and the adjacent Chilwell Ordnance Depot Local Wildlife Site (LWS) which is located outside the redline boundary. Both areas should be protected during construction phase and be retained within GI with their management secured and paid for in perpetuity by the developer. Focusing new built development on the previously developed parts of the site whilst converting and reusing existing buildings, roads and infrastructure wherever possible would allow for a more sustainable form of development to be achieved.

Nottinghamshire Wildlife Trust

[redacted]

Website
www.nottinghamshirewildlife.org

Modification sought
Include a clear statement confirming that Hobgoblin Wood, other woodland area, mature trees and grasslands will be retained and their long-term management will be secured in perpetuity.

Policy: 3.2 Toton (Strategic Location for Growth): 500 Homes

Toton sidings is at the very centre of the Erewash Valley Living Landscape area, where many partners including Broxtowe Borough Council are investing in extending and improving habitats and GI to achieve Broxtowe Borough Council's Biodiversity and GI targets.

We therefore **object** to this site as a strategic location for growth. Not only would it lead to the loss of a substantial area of Green Belt, resulting in the merging of Chilwell and Stapleford, it would cause a well-defined wildlife corridor between the Erewash Valley and Wollaton Park (via Bramcote Village and Beeston Fields golf course) to be lost. This corridor is identified as primary corridor 1.2 and secondary corridors 2.12 and 2.23 in the Broxtowe Green Infrastructure Strategy and the land between the two secondary corridors will also, in effect, function as a single wide corridor.

We cannot see how transport issues can be addressed in a location already suffering from severe congestion and where other large-scale developments are planned for the current plan period, i.e. 500 homes in connection with the Chetwynd Barracks redevelopment.

We need to point out that part of this land, especially the northern and eastern part of the sidings, are within floodplain and are at high risk of flooding. Therefore, there should be a presumption against development of these parts of the site. Also, if substantive measures are not put in place (e.g. flood storage), development of such a large parcel of land could increase risk of both fluvial and surface water flooding in adjacent areas, especially within Toton and parts of Long Eaton.

Whilst we don't support the principle of development on Green Belt and the scale of the proposed development, we welcome inclusion of open space: "*Minimum of 16ha Open Space, to incorporate Green Infrastructure of sufficient width and quality to provide attractive and usable links between Hobgoblin Wood in the east and Toton Fields Local Wildlife Site in the west and the Erewash Canal, which will blend with a high quality built environment*."

However, we would expect to see the quantity of 'informal' open space (wildlife habitat) specified in the policy wording. In the absence of this, we are concerned that:
a). the 16ha minimum could be taken up with 'formal' open spaces, such as sports pitches, play areas etc,
b). the open spaces would be sited in areas subject to high levels of disturbance, such as along paths, road verges etc, which will never develop high wildlife value,
c). areas of open spaces will be too narrow to usefully function as wildlife habitat (our comments on policy 27 and our recommendation for 50 metre wide buffer are relevant to this).

We are also concerned about the loss of such a large extent of brownfield land in the sidings, which has regenerated to woodland. New open space wildlife sites cannot be recreated easily and will take many years to develop a level of wildlife value equivalent to what will be lost from the sidings, if achievable at all.

Modification sought
Removal of the allocation. If Broxtowe Borough Council is minded to allocate then all LWS habitat should be removed from the allocation, as it might never be possible to recreate habitats of the same value. Clarification that the 16ha minimum will comprise a significant amount of informal open space (wildlife habitat), including a 50m wide habitat corridor.

Policy: 3.3 Bramcote (East of Coventry Lane): 300 Homes

If the entire site is to be developed, this allocation would result in the loss of a LWS – Bramcote Moor Grassland, which we would strongly **object** to.

LWSs are defined areas identified and selected locally for their substantive nature conservation value. Their selection takes into account the most important, distinctive and threatened species and habitats within the county. They therefore comprise many of our best remaining flower-rich meadows, ancient woodlands, ponds, swamps, fens and mires and provide a home to many of our native plant and animal species, including many rare, declining or protected species. These sites can be of SSSI quality or can be even more important than SSSIs for wildlife. We therefore consider protection of this network of sites to be of the upmost importance.

Should the LWS be lost, we would consider the policy unsound as it is not consistent with local (Policy 17 of ACS) and national policy (NPPF para 118).

Modification sought
Inclusion of a sentence stating that the LWS will not be developed or removal of LWS from the allocation boundary. If the LWS would be retained, it would also need to be adequately buffered and work would be required to make the site more robust, as it will be subject to greater footfall post any development. Future management of the LWS should also be secured.

Policy: 3.4 Stapleford (West of Coventry Lane): 240 Homes

The 'key development requirements' include "*provide enhanced Green Infrastructure corridors linking urban areas of Nottingham to the east with Bramcote and Stapleford Hills, Bramcote Park, Boundary Brook, Pit Lane Wildlife Site, Nottingham Canal and Erewash Valley Trail*".

Whilst we **object** to this allocation because we consider it is encroaching significantly into the surrounding countryside and that local needs have been met by the adjacent Fields Farm site, achievement of a strong corridor is very important. We also agree with the last point of the 'key development requirements', that the cemetery and Stapleford Hills should be adequately buffered, forming a strong and robust habitat corridor linking to Bramcote Moor Grassland LWS.

Modification sought
Removal of allocation. Clarification as to the extent of the corridor, so the site isn't over developed. The adjacent Field Farm Development is mentioned in the location description but we think this policy needs to offer some guidance in terms of how GI linkages will be provided between the two sites.

Nottinghamshire Wildlife Trust

[redacted]

Website
www.nottinghamshirewildlife.org

Policy: 3.5 Severn Trent (Lilac Grove): 150 Homes

The 'key development requirements' states that the 150 homes will be located towards the north of the site, which appears to be on the former Severn Trent works, and that access will only be from the north (Lilac Grove).

We are hopeful this means the land at the end of Cornwall Avenue will remain undeveloped. It also talks about 'soft landscaping' along the canal and the importance of "Green Infrastructure" corridors. The field at the end of Cornwall Avenue is an important buffer to the Beeston Canal, which itself is a Local Wildlife Site and this should form part of the "Green Infrastructure" and remain undeveloped and long-term management of GI needs to be secured.

Modification sought
Clarification of the extent of GI, confirmation that fields along the Beeston Canal will not be developed and that long-term management of GI will be secured.

Policy: 3.6 Beeston Maltings: 56 Homes

Transport corridors can provide essential wildlife habitat. For instance our sister Wildlife Trust in Yorkshire is promoting a project to maximise their value, which is supported by the Humberhead Levels Nature Improvement Area. Given the apparent lack of buffer on the south of the railway line, we would strongly recommend some form of green link be provided along the southern development boundary.

Modification sought
Provision of green infrastructure link along the railway line under the 'key development requirements'.

Policy: 3.7 Beeston Cement Depot: 21 Homes

Transport corridors can provide essential wildlife habitat. For instance our sister Wildlife Trust in Yorkshire is promoting a project to maximise their value. We would strongly recommend some form of green link be provided along the southern development boundary.

Modification sought
Provision of green infrastructure link along the railway line under the 'key development requirements'.

Policy 4 Awsworth Site Allocation

A substantial population of common toad (Local Biodiversity Action Plan Priority species and NERC Act species of principal importance in England) was known to be present in the vicinity of the allocated site. We are aware that toad tunnels, which we understand have not been maintained, were installed underneath the Awsworth Bypass, to allow toads to migrate between breeding habitat (Nottingham Canal) and fields on the opposite side of the new bypass. Potentially, the fields subject to this allocation still provide terrestrial habitat for common toad, should they still occur. We would recommend surveys for common toad and other wildlife, possible reinstatement of toad tunnels (if required). Due to it's greenfield nature and strong hedgerow network, we think the land could provide habitat for many other species.
Common Toad is considered a biodiversity asset under policy 31, as they are a species of concern in the Notts Biodiversity Action Plan.
Should this species be subject to further adverse impacts, we would consider the policy unsound as it is not consistent with local (Policy 17 of ACS) and national policy (NPPF para 118).

Modification sought
We would wish to see removal of this allocation. If the allocation is to remain, provision of substantial green infrastructure, incorporation of existing hedges and retention of some meadows (quantity defined) and protection of common toads, should they still occur.

Policy 5 Brinsley Site Allocation

We would have preferred to have seen the alternative site included (option 2) rather this one (option 1) for the reasons provided in our response to the Brinsley Alternative Site Consultation February 2017:

"Option 1 is located immediately adjacent to Brinsley Headstocks Local Nature Reserve and associated Local Wildlife Sites, Brinsley Brook Grassland LWS (5/2302) and Brinsley Headstocks LWS (5/3405), which are identified for their botanical interest. The wildlife value of Brinsley Headstocks, which has been well recorded, may be harmed by any substantial increases in recreational use, which would be inevitable if Option 1 is taken forward.
The LNR and adjacent land is considered locally by members of the Friends Group and others who carry out regular birdwatching locally, as being more valuable for birds. This is certainly likely because the LNR itself supports more structural diversity in its habitats, with areas of woodland, plantation, hedges alongside meadows and the Brinsley Brook These features are largely lacking from land within Option 2, which is predominantly arable. The LNR currently has good, strong habitat connectivity along the brook and to Saints Coppice to the north, which could be adversely affected by built development if Option 1 is taken forward.
Option 1 contains areas of permanent grassland whereas the majority of land within option 2 is mainly arable, which contains no known botanical interest is less valuable in wildlife terms, apart from hedges which we would like to see sensitively retained within any development".

Local residents have reported that the fields in the vicinity of the Brinsley allocation included in the current consultation support a number of wintering farmland bird species. We are also concerned about possible hydrological impacts on the Brinsley Brook. As this allocation is within the catchment for the watercourse there is the potential for adverse impacts on the ecology of the brook due to increased runoff rates, contamination (directly or indirectly, via any new drains) etc.

Modification sought
Replace this site allocation with 'option 2'.

Policy 6 Eastwood Site Allocation

Walker Street Eastwood is an important Green Space in the centre of Eastwood. Whilst we welcome retention of 'Canyons' as open space, we would wish to see Green Infrastructure/ habitat corridors enhanced throughout the site.

Modification sought
Include a commitment to provide GI links across the wider site.

Nottinghamshire Wildlife Trust

[redacted]

Website
www.nottinghamshirewildlife.org

Policy 7.1 Land south of Kimberley Depot

We find proposals to develop the exiting built up part of the site acceptable but are concerned about the impact on wildlife arising from loss of surrounding farmland and plantation woodland. Kimberley Disused Railway, on the southern boundary, is a LWS and important wildlife corridors, which should be adequately buffered from any development.

Modification sought
If this allocation is to remain, we would like to see a statement about extent of developable area, ideally limiting it to the existing built up part of the site. It is important that the allocation is sensitive to, and secures future positive management of the LWS.

Policy 7.2 Land south of Eastwood Road Kimberley

We consider this is an important area of remnant fields on the edge of urban area which, when considered with the adjacent woodland, is an important wildlife corridor. We would be concerned about inclusion of the site as an allocation.

Modification sought
Site to be excluded.

Policy 17 Place-making, Design and Amenity

We **support** the inclusion of 1(n – p):
"n). Incorporates ecologically sensitive design, with a high standard of planting and features for biodiversity; and
o). Uses native species of trees, shrubs and wild-flower seeds in landscaping proposals; and
p). Integrates bat and/or bird boxes into the fabric of new buildings".

Modification sought
Under n) adding reference to following:

- green walls,
- brown and green roofs,
- ecologically designed / focused suds schemes,
- features to assist permeability for wildlife through the built environment (e.g. gaps under fences for hedgehogs).

Under p) adding a reference to insect houses.

The policy should raise future responsibilities and funding mechanisms for management of habitats / informal open spaces. The developer should cover the costs for management of habitats in perpetuity, so that it does not fall to Broxtowe Borough Council to pay for this.

Policy 19 Pollution, Hazardous Substances and Ground Conditions

Sub section 1b). "*Lighting schemes unless they are designed to use the minimum amount of lighting necessary to achieve their purposes and to minimise any adverse effects beyond the site, including effects on the amenity of local residents, the darkness of the local area and nature conservation (especially bats and invertebrates)".*

We **support** inclusion of point in relation to darkness and nature conservation.

Policy 27 Local Green Space

We strongly **support** this policy and welcome inclusion of the sites listed. Protection of the sites around Bramcote Hills Park and wood, Stapleford Wood and the Bramcote Schools (section 3 relating to land east and west of Coventry Lane) is welcome, as these are very important wildlife sites with historic / cultural interest.

In terms of policy wording, we are concerned about inclusion of '*exceptional circumstances'* clause, as this will undermine the policy protection.

Paragraph 28.2 states, "*The greatest opportunities for enhancing the corridors will come through development, and the Council intends to work with developers to create and maintain new spaces and to improve connectivity. The details of these opportunities for enhancement will depend on the characteristics of the corridors concerned".*

Development certainly creates opportunities for enhancing corridors but we would question whether it creates the 'greatest opportunities'. Many of the corridors are in the rural landscape, not through areas allocated for potential development and significant opportunities exist through working with existing landowners and farmers, in relation to improving existing Rights of Way or strengthening important landscape features and wildlife habitats, such as hedgerows, woodlands and field margins.

Green infrastructure corridors need to be of a reasonable, specified width to be viable; otherwise they will fail to function in ecological terms. Without specified widths there is the danger the corridors will be narrow as developers will naturally seek to maximise the size of the new built development. We have carried out some research on what is considered viable widths of green corridors. In summary:

- "Corridors should be preserved, enhanced and provided, […..], as they permit certain species to thrive where they otherwise would not. Corridors should be as wide and continuous as possible" (Dawson, 1994).
- 50m buffers [are] recommended for developments in the Local Plans of both Wakefield & Darlington Councils to protect local wildlife sites and / or river corridors.
- A 50m width allows corridors to function as a 'multi-purpose network', as defined in NECR 180, so that it includes attributes that are valuable to people, i.e. biodiversity alongside amenity, footpaths, cycleways, sustainable drainage, microclimate improvement, heritage [etc.]
- Quadrat Scotland 2002 (Appendix 1). For connectedness, to be defined as 'high' (on scale high, medium, low), the corridor needs to be at least 50m wide for more than 50% of the corridor

<u>References</u>

- Dawson, D. 1994. Are Habitat Corridors Conduits for Animals and Plants in a Fragmented Landscape? A Review of the Scientific Evidence. English Nature Research Reports
- Wakefield Consultation on spatial strategy: Wakefield Council Spatial Policy Areas
- Darlington consultation on draft housing allocations: Darlington Council Housing Allocations report
- Natural England Commissioned Report NECR180 (2015). Econets, landscape & people: Integrating people's values and cultural ecosystem services.

Nottinghamshire Wildlife Trust

[redacted]

Website
www.nottinghamshirewildlife.org

- Quadrat Scotland (2002) The network of wildlife corridors and stepping stones of importance to the biodiversity of East Dunbartonshire. Scottish Natural Heritage Commissioned Report

Modification sought
Removal of "*except in very special circumstances*" from the final sentence of the policy wording.
State that development provides opportunities for enhancing corridors, but remove (development) 'provides *the greatest'.*
State that corridors must be at least 50 metres wide to be considered beneficial and viable for wildlife.

Policy 28 Green Infrastructure Assets

We strongly **support** this policy and welcome that "*Development proposals which are likely to lead to increased use of any of the Green Infrastructure Assets listed below, as shown on the Policies Map, will be required to take reasonable opportunities to enhance the Green Infrastructure Asset(s)*".

Policy 29: Cemetery extensions

We **support** this policy and welcome that the potential biodiversity value of new proposed cemeteries has been recognised in the supporting text.

Policy 31: Biodiversity Assets

In terms of defining biodiversity assets, 1b "*Priority habitats and priority species (as identified in the Nottinghamshire Local Biodiversity Action Plan and section 4.5 of the Green Infrastructure Strategy)*", whilst we welcome inclusion of the reference to Nottinghamshire LBAP, we consider that the definition of biodiversity assets is missing the following:

1. Any reference to UK priority species and habitats (formerly called UK BAP priority species and habitats). Section 41 of the Natural Environmental and Rural Communities (NERC) Act 2006 identifies these and they may be found both within or outside designated sites. Priority species correspond to those identified under Section 41 of the NERC Act as species of principal importance for the conservation of biodiversity in England and have to be considered under planning policy.

2. Any reference to protected species. This is different from priority species list (although some priority species may also be protected).

Due to lack of reference to S41 species and habitat NERC Act and Biodiversity Duty, Legally protected species we consider the policy is not sound as it is not consistent with local (Policy 17 of ACS) and national policy (Biodiversity paras).

Modification sought
Inclusion of a reference to NERC Act (species and habitats of principal importance) and legally protected species.

We also consider there is a requirement for a Biodiversity SPD to help protect Broxtowe's important nature sites, habitat and species and would like to see a commitment to produce one made in the LPP2 main document. A Biodiversity SPD would also help the council to secure its aspirations set out in the Green Infrastructure Strategy and Nature Conservation Strategy.

Policy 32: Developer Contributions

We welcome that financial contributions may be sought for biodiversity for applications of 10 or more houses and therefore **support** the policy in this respect.

In terms of question 5 on the response form (participation at public inquiry), if we have resources available at the time of the hearings, we would be happy to attend public examination sessions. In any case, we are happy to be contacted by the Planning Policy Team regarding future consultations and would welcome email correspondence in connection with this and future consultations.

Please do not hesitate to contact me should you have any further queries.

Yours sincerely

[redacted]
Nottinghamshire Wildlife Trust

Nottinghamshire Wildlife Trust

[redacted]

Website
www.nottinghamshirewildlife.org

Broxtowe Part 2 Local Plan

Broxtowe Borough COUNCIL

Agent

Please provide your client's name	n/a

Your Details

Title	Mr	Mrs	Miss	Ms	Other:
Name	[redacted]				
Organisation (if responding on behalf of the organisation)	On behalf of Pedals (Nottingham Cycling Campaign)				
Address	[redacted]				
Postcode	[redacted]				
Tel. Number	[redacted]				
E-mail address	[redacted]				

Comments should be received by 5.00pm on Friday 3rd November 2017

If you wish to comment on several policies, paragraphs, or sites, please use a separate form for each representation.

If you would like to be contacted by the Planning Policy Team regarding future consultations. **Please tick here** Y ☐

Please help us save money and the environment by providing an e-mail address that correspondence can be sent to: _____

For more information including an **online response** form please visit:

www.broxtowe.gov.uk/part2localplan

Data Protection - The comment(s) you submit on the Local Development Framework (LDF) will be used in the plan process and may be in use for the lifetime of the LDF in accordance with the Data Protection Act 1998. The information will be analysed and the Council will consider issues raised.

Please note that comments cannot be treated as confidential and will be made available for public inspection. All representations can be viewed at the Council Offices.

Please return completed forms to:

Planning Policy, Legal and Planning Services, Foster Avenue, Beeston, Nottingham NG9 1AB
For more information: Tel: 0115 917 3452, 3448, 3468 or 3015 E-mail: policy@broxtowe.gov.uk

Question 1: What does your comment relate to? Please specify exactly

Document	Policy number	Page number	Policy text/ Paragraph number
Part 2 Local Plan	**Policy 1**: Flood Risk		
	Policy 2: Site Allocations		
	Policy 3: Main Built up Area Site Allocations		
	Policy 4: Awsworth Site Allocation		
	Policy 5: Brinsley Site Allocation		
	Policy 6: Eastwood Site Allocation		
	Policy 7: **Kimberley Site Allocations**	P78	
	Policy 8: Development in the Green Belt		
	Policy 9: Retention of good quality existing employment sites		
	Policy 10: Town Centre and District Centre Uses		
	Policy 11: The Square, Beeston		
	Policy 12: Edge-of-Centre A1 Retail in Eastwood		
	Policy 13: Proposals for main town centre uses in edge-of-centre and out-of-centre locations **Policy 14**: Centre of Neighbourhood Importance (Chilwell Road / High Road)		
	Policy 15: Housing size, mix and choice		
	Policy 16: Gypsies and Travellers		
	Policy 17: Place-making, design and amenity		
	Policy 18: Shopfronts, signage and security measures		
	Policy 19: Pollution, Hazardous Substances and Ground Conditions		
	Policy 20: Air Quality		
	Policy 21: Unstable land		
	Policy 22: Minerals		
	Policy 23: Proposals affecting designated and nondesignated heritage assets		
	Policy 24: The health impacts of development		
	Policy 25: Culture, Tourism and Sport		
	Policy 26: Travel Plans		
	Policy 27: Local Green Space		
	Policy 28: Green Infrastructure Assets		
	Policy 29: Cemetery Extensions		
	Policy 30: Landscape		
	Policy 31: Biodiversity Assets		
	Policy 32: Developer Contributions		

Policies Map			
Sustainability Appraisal			
Other (e.g. omission, evidence document etc.)			

Question 2: What is the issue with the Local Plan?

Do you consider this paragraph or policy of the Local Plan to be: *(please refer to the guidance note at for an explanation of these terms)*		**Yes**	**No**
2.1	Legally compliant	y	
2.2	Compliant with the duty to co-operate	y	
2.3	Sound		n

Question 3: Why is the Local Plan unsound? Please **only** answer this question if you answered '**No' to 2.3** above

If you think this paragraph or policy of the Plan is not sound, is this because:	
It is not justified	
It is not effective	
It is not positively prepared	
It is not consistent with national policy	

Your comments

Please give details of why you consider this part of the Local Plan is not legally compliant, is unsound or does not comply with the duty to co operate. Alternatively, if you wish to support any of these aspects please provide details. Please be as precise as possible. Continue on an extra sheet if necessary.

Comments

Policy: 7.1 Land south of Kimberley including Kimberley Depot and Policy: 7.2 Land south of Eastwood Road Kimberley.
We would like to stress the need for good cycle as well as pedestrian links through these sites, as part of the need to upgrade the cycle route to and from the Bennerley Viaduct, a restoration project of major importance to the area which Pedals has for long strongly supported. We therefore very much endorse the detailed comments and suggested modifications submitted by Sustrans in response to this Local Plan consultation.

Question 4: Modifications sought

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound. You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. Continue on an extra sheet if necessary.

Policy: 7.1 Land south of Kimberley including Kimberley Depot and Policy: 7.2 Land south of Eastwood Road Kimberley.
We very much endorse the detailed comments and suggested modifications submitted by Sustrans in response to this Local Plan consultation.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

Question 5: Public Examination Attendance

If your representation is seeking a modification, do you consider it necessary to participate at the public examination?	
Yes, I wish to participate at the public examination	
No, I do not wish to participate at the public examination	/

If you wish to participate at the public examination, please outline why you consider this to be necessary

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the public examination.

Guidance Note:

Please complete a **separate form** for **each representation** you wish to make.

'Legally Compliant':

If your response relates to **the way in which the plan has been prepared,** then this is likely to relate to whether it or not it is '**Legally Compliant'**. To be 'Legally Compliant', the Local Plan has to be prepared in accordance within the 'Duty to Cooperate' and legal and procedural requirements. These are set out by legislation in the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). If you think that we have not met the legal requirement in the preparation of the Local Plan, please use the response form to tell us what we have not done or what we have done incorrectly.

'Compliant with the Duty to Co-operate':

If your response relates to **the way in which we have worked with other authorities** then this is likely to relate to the '**Duty to Co-operate'.**

The 'Duty to Co-operate' places a legal duty on Local Planning Authorities, County Councils and certain public bodies to engage constructively, actively, and on an on-going basis, to maximise the effectiveness of Local Plan preparation in the context of strategic cross-boundary matters. The 'Duty to Co-operate' is not a duty to agree. However, Local Planning Authorities should make every effort to secure the necessary co-operation on strategic cross-boundary matters before they submit their Local Plan for examination.

'Sound'

If your response is about the **content** of the Local Plan and the strategy it adopts, then it is likely to relate to whether or not the Local Plan is '**Sound**'.

To meet the 'Test of Soundness', the independent Planning Inspector is required to consider whether or not our Local Plan is '**justified', 'effective',** has been '**positively prepared',** and is '**consistent with national policy'**. You may wish to consider the following before making a representation on the 'Soundness' of our Local Plan:

- **'Justified':** This means that the Local Plan is based upon a robust and credible evidence base. If you think that the evidence doesn't support the choice made in our Local Plan, or there are realistic alternatives, then your comments may relate to whether or not it is 'justified'.
- **'Effective':** This means that the Local Plan will deliver what it sets out to. If you think that what we are proposing in the Local Plan is not deliverable, then your comments may relate to whether or not our Local Plan is 'effective'.
- **'Positively Prepared':** This means the Local Plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
- **'Consistent with National Policy':** Do you consider that our Local Plan accords with the National Planning Policy Framework (NPPF) and other policies, or includes clear and convincing reasons for doing something different?

For further guidance or assistance, please contact the **Planning Policy Team** on **0115 917 3452** or by emailing **policy@broxtowe.gov.uk**.

63

[redacted]

From: Peter McAnespie [redacted]
Sent: 31 October 2017 09:59
To: Policy
Cc: [redacted]
Subject: FW: Broxtowe Local Plan consultation

Dear Sir/Madam
In addition to Matt Gregory's comments already sent through, please see below further Nottingham City Council officer comments in response to the Publication Local Plan consultation.
Regards
Peter McAnespie

From: Steve Tough –NET Project Officer
Sent: 27 October 2017 16:28
To: Mark Fiander [redacted]
Cc: Chris Carter <[redacted]
Subject: Broxtowe Local Plan consultation

12659

Section 3b.15 states that 'Area 3 would be the eastern part of the high plateau to the east of Toton/ Stapleford Lane and could comprise a Leisure / education hub, with the potential of relocating Park and Ride. Whether the Park and Ride remains in the current location or not, there remains space to incorporate a Leisure and education hub to the south of this whilst maintaining sufficient space to link the Chetwynd development with this development area. It will be a decision for Broxtowe to take.'

The City Council is the promoter of Nottingham Express Transit, and the Chilwell via Beeston route terminates at the Toton Lane Park and Ride site. The 1400 space park and ride site has been very successful since it opened in August 2015, with high levels of occupancy from the outset, and significant subsequent growth subsequently making it one of the busiest sites in Nottingham. A key factor for its success has been its optimal strategic location, a short distance and easy access from the M1 and A52, and the local settlements of Long Eaton, Toton, Stapleford and Sandiacre. The Park and Ride is one of the most important sites on the system and is a fundamental part of the success of the system, and, whilst further park and ride capacity should be considered as part of any future NET extensions associated with Phase Two, the Council would not support the relocation or reduction in capacity of this site, or changes to its access from the strategic and local road network.

12660

The Kimberley depot site (Policy 7.1) allocation is identified for residential development, and affects two route options for potential tram extensions from Phoenix Park to Kimberley. Opun are working with Broxtowe in providing design support for this site, and they noted in their workshop of 10th October 2016 that the site 'should also be designed to allow for the potential new route of the Nottingham tram (NET) to serve this area.' The City Council supports this view and believes that this should be incorporated into the key development requirements on this site.

Comments on the draft Part Two Broxtowe Local Plan by Ken Mafham Associates on behalf of Kimberley Town Council

1. Context

1.1 Kimberly Town Council is in the process of producing a Neighbourhood Plan. A first draft has been out to informal consultation. A second draft, including a development brief for the Depot site is now being finalised and will go to formal consultation in November / December of this year. The Neighbourhood Plan is an emerging development plan that is fully in accordance with the Broxtowe Core Strategy and as such should be given significant weight. We are confident this will be the case.

2. Comments on the draft Part Two Local Plan

2.1 There is no major conflict between the draft Part two Local Plan and the draft Neighbourhood Plan but there are a number of detailed differences. The Neighbourhood Plan includes the caravan site to the North of the depot in the allocation but discussions with the owners have established that they will object unless an alternative site is found. We are taking steps to do this at the present time. In the meantime we will simply identify the caravan site as a possible brownfield site for the future. But you may wish to recognise the potential. We note the caravan site is not included in the allocation at page 67 of the Local Plan. Since the site would be a brownfield redevelopment an allocation in the Part Two Local Plan may not be necessary.

2.2 A triangle of land at the rear of 29 to 47 Eastwood Road and East of Speedwell Drive, which is within the allocation, is of high bio diversity value and we suggest it be deleted from the allocation.

2.3 The main depot site is crossed by a number of bridle ways which the draft Master Plan proposes to broaden into a green network.

2.4 We accept that a total housing figures for the Depot site needs to be included in the Local Plan but we would also wish to see a reference to a development brief, to be prepared as part of the Neighbourhood Plan, that will include a green network within the site, in the list of requirements for the site. We are happy to accept an informal agreement that there can be an element of flexibility around the housing capacity in order to meet the Town Council's ambitions for a well designed and landscaped development.

Ken Mafham Associates 03.11.17

Broxtowe Borough Council

Potential impact of proposed developments on sewerage infrastructure assets

Date: 17/10/2017

NOTE: The purpose of these desktop based assessments are to indicate where proposed development **MAY** have a detrimental impact on the performance of the existing public sewerage network taking into account the size of the development proposals.

For most new development provided the surface water in managed sustainably through use of a SuDS the additional foul only flows will have a negligible impact on existing sewer performance but where there are pre-existing capacity constraints additional capacity improvements may be required.

Where subsequent detailed modelling indicates capacity improvements are required such work will be phased to align with development occupancy with capacity improvement works will be funded by Severn Trent Water. However, whilst Severn Trent have a duty to provide additional capacity to accommodate planned development, we also have a requirement to manage our assets efficiently to minimise our customers' bills. Consequently to avoid potential inefficient investment we generally do not provided additional capacity until there is certainty that the development is due to commence. Where development proposals are likely to require additional capacity upgrades to accommodate new development flows it is highly recommended that potential developers contact Severn Trent as early as possible to confirm flow rates and intended connection points. This will ensure provision of additional capacity can be planned into our investment programme to ensure development is not delayed.

Note: These are desktop assessments using readily available information and have not been subjected to detailed hydraulic modellin

Site Ref	Site Name	Size	Units	Sewage Treatment Works Catchment	Sewerage Comment	Potential impact on sewerage infrastructure
Toton, Stapleford and Bramcote						
3.1	Chetwynd Barracks	91.5 ha	500	Toton STW	Sewer records do not exist for Chetwynd Barracks. Therefore the current drainage at the site is unknown. It is assumed the majority of flows will join the 300 dia combined sewer on Chetwynd Road. RPA predicts flooding in a 30 year storm. D/S of Chetwynd Road there is a large flooding cluster on Crofton Road. An FA scheme has been delivered which protects properties internally up to 40 year storm and externally up to a 20 year storm. There are no pollution incidents recorded D/S at the Attenborough Lane PS. Surface Water flows can be drained to local brook running through Chetwynd barracks.	Low
	Toton	UNK	500	Stapleford STW	It is likely that a capital scheme would be required for a new gravity sewer to take foul flow from the development to Stapleford STW in the North West. There are numerous hydraulic flood incidents on incoming pipes to the STW. If foul flows were to discharged to the south the topography suggests a pumping station would be required. Pipes on Stapleford Lane where it would be expected to discharge to are predicted to flood in low RPs. There are foul flooding incidents recorded to the south off Stappleford Lane. Surface water will be able to drain to pre-existing surface water systems in the vicinity of the development.	High
	Bramcote	UNK	300	Stoke Bardolph STW	It is expected that foul flows will be connected to 225mm dia pipe on Latimer Drive. RPA does not predict flooding in storm events up to 40 yrs. Flows from the east of the site may have to be pumped due to the topography of the site.	Low
	Stapleford	UNK	240	Stapleford STW	It is likely that a capital scheme would be required for a new gravity sewer to take foul flow from the development to Stapleford STW in the North West. There are numerous hydraulic flood incidents on incoming pipes to the STW. If foul flows were to discharged to the south the topography suggests a pumping station would be required. Pipes on Stapleford Lane where it would be expected to discharge to are predicted to flood in low RPs. There are foul flooding incidents recorded to the south off Stappleford Lane. Surface water will be able to drain to pre-existing surface water systems in the vicinity of the development.	Med
3.6	Beeston Maltings	1.3 ha	56	Lilac Grove STW	Based on topographic levels it is likely the development will connect to the sewage system on Cartwright Way to a 150 mm dia pipe. Surface water would also drain to the existing system on this road. The model does predict flooding on low RPs D/S on Ireland Avenue. However there are no incidents of flooding reported.	Low
	Beeston Cement Depot	UNK	21		Sewage from the development is likely to join the network on Station Road into a 375 mm dia combined sewer. Surface Water will be able to be connected to local surface water network. There are no reports of flooding in the area and flooding is not predicted in low return periods.	Low
	Wollaton Road Beeston	UNK	12		The building adjacent to the proposed development site has experienced repeat floodings recently. Return period analysis predicts flooding in a storm with a two year return period. The development is unlikely to have a noticeable impact to Severn Trent's sewage infrastructure, however, the development is likely to flood.	Low
	Awsworth	UNK	350	Newthorpe STW	Surface Water from the development will be able to drain to a local watercourse. Foul water from the development will join a 225mm dia combined sewer running across the development site. Flooding in a low return period is predicted downstream and there are pollutions recorded at Awsworth - A610 TPS. There are also a large number of flooding incidents upstream of the development in the south of Awesworth.	Med
4.1	Awsworth	UNK	250	Newthorpe STW	Surface Water from the development will be able to drain to a local watercourse. Foul water from the development will join a 225mm dia combined sewer running across the development site. Flooding in a low return period is predicted downstream and there are pollutions recorded at Awsworth - A610 TPS. There are also a large number of flooding incidents upstream of the development in the south of Awesworth.	Med
	Brinsley	UNK	150	Newthorpe STW	Foul flows from the development will join a 225 mm dia combined sewer running adjacent to the development site. Surface water from the development will be able to drain to Brinsley Brook. Flooding is not predicted in low return periods locally and there are no reported flooding incidents near the development	Low
			110	Newthorpe STW	Foul flows from the development will join a 225 mm dia combined sewer running adjacent to the development site. Surface water from the development will be able to drain to Brinsley Brook. Flooding is not predicted in low return periods locally and there are no reported flooding incidents near the development	Low
6.1	Walker Street	9	230	Newthorpe STW	Foul and surface water flows will join pipes on Greenhills Avenue. Flooding is not predicted in low periods downstream of the development. However there are a number of recorded flooding incidents that additional flow could exacerbate.	Low
	Kimberley	UNK	600	Newthorpe STW	Foul flows from the development will join the 750 mm dia existing combined sewer which runs through the site. Surface Water from the development can join the existing surface water network which runs through the proposed development site. Flooding is predicted in a low return period storm on the combined system close to the development site. There is a repeat internal flooding caused by the combined sewer. The development is likely to exacerbate the flooding at this property.	Med

Details

Agent	
Please provide your client's name	
Your Details	
Title	Mr
Name	Bill Tomson
Organisation (If responding on behalf of an organisation)	Sustrans
Address	[redacted]
Telephone Number	[redacted]
Email Address	[redacted]
Would you like to be contacted regarding future planning policy consultations?	Yes
If you wish to comment on more than one issue you will need to submit a form for each representation.	

Policy relates to

Please specify what your comment relates to					
Policy number	**Page number**	**Policy text/ Paragraph number**	**Policies Map**	**Sustainability Appraisal**	**Other (e.g. omission, evidence document etc.)**
7: Kimberley Site Allocations	68	Policy: 7.1 Land south of Kimberley including Kimberley Depot/7.5			

Question 1: What does your comment relate to? Please specify exactly

Question 2

Question 2: What is the issue with the Local Plan?	
Do you consider this paragraph or policy of the Local Plan to be:	
2.1 Legally compliant	Yes
2.2 Compliant with the duty to co-operate	Yes
2.3 Sound	No

Question 3

Question 3: Why is the Local Plan unsound? Please only answer this question if you answered 'No' to 2.3 above	
If you think this paragraph or policy of the Plan is not sound, is this because:	
It is not justified	No
It is not effective	Yes
It is not positively prepared	Yes
It is not consistent with national policy	No

Additional details

Please give details of why you consider this part of the Local Plan is not legally compliant, is unsound or does not comply with the duty to co-operate. Alternatively, if you wish to support any of these aspects please provide details.	Our comments relate to improving the network of routes within the borough for walking and cycling. The route we are particularly interested in seeing improved is that of the former Great Northern Railway which runs through the borough from the edge of Nottingham (at Hempshill Vale) through Kimberley and Awsworth and across Bennerley Viaduct. The borough's current 2004 Local Plan's policies RC14, RC15 and RC16 support the development and improvement of this Great Northern Path corridor as follows: RC14 The Council will protect, maintain and where appropriate seek to extend the network of footpaths, bridleways and cycle routes in the borough. RC15: The Council will safeguard from development and seek to complete the following long distance trails as shown on the proposals map: a) Nottingham Canal towpath; b) Nuthall-Awsworth and Bennerley Viaduct (the Great Northern Path). RC16: Important links between built-up areas and the countryside are designated by the Plan as greenways and identified on the Proposals Map. Opportunity will be taken to enhance public access along these routes, and to enhance their environmental character and appearance, including through new development. Planning permission will not be granted for development which would harm their function, or their environmental, ecological or recreational value. We consider Policy 7.1 of the 2017 Local Plan is unsound for the following reasons: • The policy does not adequately incorporate the opportunity presented by this development to enhance the Great Northern Path (and connections) to enable the aspiration for it to be a good quality multipurpose route • The policy does not incorporate the requirement to create a new good quality section of the Great Northern Path through the site or other good quality walking and cycling routes within the site Whilst a usable route is possible along much of the Great Northern Path corridor, there are several sections where a good quality, multipurpose, safe and largely traffic-free trail is still required and where obstacles and gaps need to be overcome. To help fund improvements along the Great Northern Path corridor we recommend developer contributions are sought from development proposals and allocations including Policy 7.1. Improvements all along the trail will benefit residents of this new housing site, for example enabling children to access Kimberley Secondary School from it safely and healthily. The section of the route which relates most closely to Policy 7.1 is the section through Kimberley to Awsworth including through the site itself. We have carried out an initial assessment of this section and have some preliminary recommendations on where improvements are required, however, a thorough detailed feasibility study of the whole route is necessary and any improvements should be dependent on this feasibility study. Our comments below refer to some of these obstacles and gaps in the route. Comments are written following the route from East to West and start where the path joins Newdigate Street in Kimberley. Please note these are preliminary recommendations which need to be qualified by a thorough feasibility study carried out for the whole route through the borough. Newdigate Street to Station Road Our recommendation is for the route to follow the line of the former railway through Station Road Dismantled Railway open space as shown on the current 2004 Local Plan Proposals Map (as Greenway and Long distance trail) and as shown on the Proposed 2017 Local Plan Map as Recreational Route. Improvements required include: • Appropriate crossing of Newdigate Street, dropped kerbs etc • Re-engineering of large level difference within site to create a multi-use path suitable

	for all abilities including those with impaired mobility • Widening of existing paths to multi-use standards Station Road to Kimberley Depot Both the 2004 Local Plan Map and the draft 2017 Local Plan Map omit to show a route for the Great Northern Path through the centre of Kimberley and this is one of the main obstacles on the route. Navigating a safe and reasonably level route from one side of Kimberley town centre to the other will be a key factor in the success of the path. We recommend the path take the following route: • Through Station Road Carpark, then north-west along Station Road to Nine Corners • Turn left along Nine Corners to junction with Eastwood Road/Main Street • That the route then follow the footways on the side of the road along Eastwood Road as far as the access to Kimberley Depot – for it to then go through this proposed development site Routes through Kimberley Depot and crossing the A610 The proposed development site allocation Policy 7.1 presents a good opportunity to create a key missing link in the Great Northern Path. Both the 2004 Local Plan Map and the draft 2017 Local Plan Map show the route, after the gap in the centre of Kimberley, running south along the former railway embankment south from Church Hill. This route, however is unlikely to be suitable for a multi-user path as Church Hill is very steep and would therefore discourage use. Taking this route would also necessitate the path to follow an on-street route across the centre of Kimberley between Church Hill and Station Road which would be longer, steeper and encounter more road traffic than our recommended route proposed above. Therefore, we recommend that a new good quality route be created through the proposed development site allocation 7.1 from the Eastwood Road access so as to connect to Goodwin Drive and from there to the Awsworth Lane subway under the A610. We also recommend that a route be created through the proposed development site allocation 7.1 from the Eastwood Road access to connect to the former railway embankment on the southern edge of this site to the route of the Great Northern Path as shown on both the 2004 Local Plan Map and the draft 2017 Local Plan Map. Both maps show the path crossing the A610 in a straight line and following the former railway embankment on the other side of the dual carriageway. This route would require a new foot/cycle bridge crossing of the A610. The feasibility of this option would need to be investigated and therefore we recommend that this be covered as part of a detailed feasibility study of the whole route. Whether this crossing of the A610 via a new foot/cycle bridge is found to be feasible or not, we strongly recommend that the route through Kimberley Depot to Goodwin Drive and the Awsworth Lane subway is created in any event. From the development site Policy 7.1, works are required to enable multi-use access to Goodwin Drive. Access improvements are also required in the immediate vicinity of the subway. From the A610 to Awsworth The A610 creates a major obstacle in the path of the Great Northern Route/Greenway. Construction of a new foot/cycle bridge across the dual carriageway would appear to be the preferred route for a multipurpose traffic free trail as it utilises the former railway embankments, is direct, is entirely off road all the way to Awsworth and would form a pleasant stretch of greenway – as aspired to in policies RC15 & 16 of the 2004 Local Plan. At the Awsworth end of the embankment there is a large level difference requiring a re-engineering of the embankment to enable access down to Awsworth Lane.

Question 4

Question 4: Modifications sought	
Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound. You will need to say why this modification will make the Local Plan legally compliant or sound.	To make the policy sound it needs to incorporate required improvements and developments to the Great Northern Path (and connections) through Kimberley, through the site and through to Awsworth to enable the aspiration for it to be a good quality, multipurpose trail. Crucially it needs to incorporate requirements for creating a key missing section of the Great Northern Path through the site itself. We recommend the following changes to the existing text as follows:

	Key Development Requirements: • Enhance and make improvements to the Great Northern path and its Green Infrastructure corridor both through Kimberley and west to Awsworth • Create a key new good quality and direct section of the Great Northern Path through the site to create a link from the existing 'Kimberley Depot' access on Eastwood Road to Goodwin Drive We recommend that the policy include reference to a detailed feasibility study of the Great Northern Path corridor which will inform the improvements required through this policy.

Question 5

Question 5: Public Examination Attendance	
If your representation is seeking a modification, do you consider it necessary to participate at the public examination?	Yes
If you wish to participate at the public examination, please outline why you consider this to be necessary	There may be issues that we might want to raise in relation to our comments and any of the other representations that are made.

NHS
Nottingham West
Clinical Commissioning Group

NHS Nottingham West Clinical Commissioning Group

[redacted]

www.nottinghamwestccg.nhs.uk

Steffan Saunders
Head of Neighbourhoods and Prosperity
Directorate of Legal and Planning Services
Council Offices
Foster Avenue
Beeston
Nottingham
NG9 1AB

30 October 2017

Dear Steffan

Broxtowe Local Plan Part 2 Consultation

Thank you for allowing us the opportunity to respond to your consultation document. New treatments and an aging population mean that pressures on services are greater than they have ever been, as people are living longer, often with very complex conditions. An increase in local population as a result of new housing developments compounds that pressure particularly on primary care - family doctor services. Having the right infrastructure in place in primary and community settings is crucial for the successful delivery of the Sustainability and Transformation Plan (STP) ambitions and the GP Forward View (GPFV). The ability to transform care and keep services sustainable will only be possible if efficient, fit-for-purpose, high quality facilities underpin the delivery of services.

Workforce recruitment for GPs in particular is paramount for sustaining quality general practice provision. Good quality fit for purpose primary care facilities are a key part of attracting the necessary workforce to support the existing and new population as a result of these housing developments.

In recent years there have been a number of developments approved which have had a major impact on our ability to provide primary care services. As a consequence we would like to work with the Borough Council to explore a better way of planning for care homes and retirement living facilities. We are often the last public sector organisation to find out that a care home is opening; a building has a change of use or that retirement facilities are being developed. 65% of the NHS budget is spent on the over 65s and understandably the elderly are the predominant users of health and social care services so the impact of such changes on the health and social care system are huge for a relatively small part of the population.

In terms of this consultation document, we have taken each of your options in turn and outlined our current position with regards to primary care facilities, indicating where we have areas of risk.

Potential Site Allocations Sites Adjacent to the Main Urban Area

Policy: 3.1 Chetwynd Barracks 500 homes with potential for 800+ overall **Land for Medical Centre required in order to make plan effective and therefore sound**	The potential for 800+ dwellings (with a maximum of 1,500) presents significant concern with respect to local health service provision. The nearest facilities for this development, and where patients are likely to register, is Chilwell Valley & Meadows Surgeries which comprise a main surgery (Valley) which has no development potential; and a branch surgery (Meadows) which has some expansion potential. Based on 2.3 residents per dwelling we would anticipate an increased patient population of up to 3,500 patients if the total of 1,500 dwellings was achieved, which would require 2 full-time General Practitioners, over and above the current service provision. Given the size of this development and the potential for further development at Toton, together with the limited / non-existent expansion potential of the current facilities, we are to consider the option of a new Primary Care Centre for the Chilwell / Toton area subject to funding being made available. Therefore, in order for the plan for Chetwynd Barracks to be effective and sound, we request a reserved site within this development to provide primary care services to the residents of this area. **We are not in a position to confirm the size of site required at this stage; however based on similar size developments it would be no more than 1 acre to serve a potential population of around 18,000 patients. Funding contributions should be sought through Section 106.**

Policy: 3.2 Toton – 500+ homes	We understand that we have missed the opportunity to comment on this proposal as it stands currently at 500 homes. However, we consider that there may be further development in this area and would like to offer the following comments: The nearest facilities for this development is Chilwell Valley & Meadows Surgeries which comprise a main surgery (Valley) which has no development potential; and a branch surgery (Meadows) which has some expansion potential. We would like to consider any expansion to the Toton development over and above the original 500 houses alongside the Chetwynd Barracks development which

	affects the same GP practice.

Policy: 3.3 & 3.4 Bramcote, East of Coventry Lane 300 homes Stapleford, West of Coventry Lane 240 homes	The nearest facilities to these developments are Bramcote Surgery and Hickings Lane Medical Centre. Hickings Lane Medical Centre has recently extended the surgery to take account of the new resident population generated by 450 dwellings (a potential of 1,035 residents based on 2.3 residents per dwelling) at Field Farm. There is potential to further expand this facility. Bramcote Surgery is a purpose built facility with some potential for small scale development which could assist with the expansion of patient population from these two developments. We are also aware of discussions regarding the development of the old Bramcote Hills Golf Course for retirement / continuing care privately owned units. This will, if it goes ahead, compound capacity issues within the existing practices. **We ask the Borough Council to request on our behalf a Section 106 contribution to support the expansion to the physical capacity of these existing facilities in order to provide health services to the additional 1,242 residents these developments will attract.**

Beeston (339 homes / 780 residents) Policy: 3.5 Seven Trent (Lilac Grove), Beeston 150 homes Policy: 3.6 Beeson Maltings, 56 homes Policy: 3.7 Cement Depot Beeston, 21 homes Policy: 3.8 Wollaton Road, Beeston, 12 homes Policy: 11 Beeston Square, 100 homes (minimum)	There are four GP practices providing healthcare to the residents of Beeston; Abbey Medical Centre, The Manor Surgery, The Oaks Medical Centre and West End Surgery. The Oaks Medical Centre is currently undergoing an extension to their purpose built facility in response to the planned housing developments underway in Beeston. However, the future developments as outlined in the Local Plan Part 2 whilst not significant when considered alone, need to be considered in its entirety together with what is underway and will have significant impact upon the physical capacity of practices to provide health services. There is some potential for small scale developments to assist with this further expansion of the patient population in particular from the Seven Trent and Beeston Square developments. **We would ask for a Section 106 contribution to be**

	available to this locality to increase the physical clinical space required to meet the needs of this increase in population over and above that already underway as part of The Oaks Medical Centre expansion.

Policy: 4.1 Awsworth West of Awsworth (inside the bypass) 250 homes Policy: 5.1 Brinsley East of Church Lane 110 homes	The nearest facilities to this development and where patients are likely to register are Church St Medical Centre and Church Walk Surgery in Eastwood. See below for details of the Eastwood joint public services proposed development to meet the needs of this increase in population.

Policy: 6.1 Eastwood 200 homes + 30 Extra Care Units Walker Street, Eastwood (Map 24) **Land for Medical Centre required in order to make plan effective and therefore sound**	A new health centre for Eastwood is the CCG's top priority within its Strategic Estates Plan. The old Eastwood Health Centre was considered no longer fit for purpose and has been recently disposed of resulting in there being no local facilities for extended, community based health services in Eastwood. Both GP practices in Eastwood are in separate facilities which can no longer be extended. They are intending to merge into one practice as of April 2018 to provide GP services to 20,000 local residents. We have been working with Nottinghamshire County Council, the land owners, on the preferred solution which would be a One Public Estate public services hub incorporating a new health facility on the Walker Street site (Map 24). Alongside library services and third sector organisations this new facility would also house the two merged GP practices (Church Street Medical Centre and Church Walk Surgery in Eastwood) plus supporting community health service provision. **In order that the plan for Eastwood is effective and therefore sound, part of the Walker Street site must be allocated for a new, purpose built health facility to sit behind the existing library with direct access to the main road with its public transport links ensuring it is easily accessible to the community. A one acre site is required (GIA 2000m2 of two or three storeys dependent upon meeting planning requirements). Direct vehicular access would be required to Walker Street if the site is also identified as the preferred site for a co-**

	located blue light service base. Funding contributions should be sought for this development through Section 106.

Kimberley (167 homes / 385 residents) Policy: 7.1 Kimberley Depot 105 homes Policy: 7.2 South of Eastwood Road 40 homes Policy: 7.3 Eastwood Road Builders Yard 22 homes	The nearest facility to these developments is Hama Medical Centre, Kimberley. This is a purpose built facility with potential to expand through internal re-organisation of rooms changing their use from clinical to non-clinical physical space. **We would ask for a Section 106 contribution to be requested in order to increase the physical clinical space required to meet the demands of the increase in population brought about by the housing developments.**

In summary, we have considered the impact on our existing facilities for each of the potential developments detailed in the Local Plan Part 2. Our main challenges are:

- **Policy: 6.1 Eastwood** where we have had extended discussions with Nottinghamshire County Council regarding a public sector hub and require a site of 1 acre to be reserved on the Walker Street site for this;

- **Policy: 3.1 Chetwynd Barracks / Policy: 3.2 Toton** where we will do more work on a potential hub servicing this area but would ask for a reserved site on the Barracks site to be identified for a potential health facility;

- The impacts of other developments in the plan are of a smaller scale and could be resolved by relatively modest extensions and/or internal re-design. For these we ask for Section 106 contributions to fund the necessary works to meet the health needs of the increase in population.

I hope you find this of use in your considerations. Please let me know if you need any further information.

Yours sincerely

[redacted]

[redacted]

NHS Nottingham West CCG

6882

[redacted]

3rd November 2017

Broxtowe Labour Group response to the Local Plan Part 2

Dear Steffan

I am writing in my capacity as Deputy Leader of the Labour Group in order to respond to the Local Plan Part 2 on behalf of the Labour Group of Councillors on Broxtowe Borough Council.

The Labour Group recognise the time, commitment and level of consultation that has gone into developing the current draft of the local plan, and we commend the officers involved on their efforts in relation to this important work.

The Local Plan Part 2 sets out the vision for Broxtowe for the next ten years, and during that time Broxtowe is likely to face significant changes, with demographic change, population growth and a fundamental shift in infrastructure with for example the advent of HS2. Broxtowe's residents are also likely to change the ways in which we live our lives, with the advent of new technologies and green energy. We believe that our Council must take a progressive and forward thinking approach to meeting those changes and challenges head on.

Broxtowe's Local Plan Part 2 must not only to be environmentally responsible, but also be environmentally progressive. Our commitment in Broxtowe is for 6150 homes by 2028 and when taken collectively, those homes have the ability to make a significant impact on the environment. We would therefore like to see additional commitments built into the plan in respect of new developments that ensure environmentally friendly housing development, which proactively encourages energy efficiency through the use of technologies such as solar panels, and ground source or air source heat pumps.

Over the next ten years, we have the opportunity to bring about significant change in Broxtowe in terms of becoming a proactively green borough. We believe that there are a number of adjustments to the local plan that may provide for this, including the introduction of electric charging points across the borough, a commitment to introduce a significant shift in the uptake of cycling by increasing the cycle paths available in the borough, and the allocation of land specifically for the creation of green energy - such as solar or wind energy. In addition, we recognise that fracking

has the potential to impact on significant swathes of Broxtowe over the next ten years. Whilst we note the key role that the County Council has to play in relation to fracking decisions, we believe that Broxtowe Borough should assert a commitment to a frack free Broxtowe in respect of the minerals policy in the Local Plan.

Green transport is also going to offer significant change in Broxtowe over the next ten years as we move towards preparing for the arrival of HS2 in Toton. We welcome HS2 and the opportunities that it will bring for jobs creation and local growth. A significant infrastructure project the size of HS2 offers an opportunity to put Broxtowe on the map, building an economic hub around the Toton Sidings station and the surrounding area. We are therefore strongly in favour of the provision for economic development and transport provision, including a Stapleford Gateway that promotes business growth in the corridor between Toton Sidings and Stapleford. Further, outside of the immediate HS2 area, we are strongly supportive of the development of a freight terminal at Bennerley Washings in order to support jobs and growth in the North of the Borough as well as the South.

In addition to provision of green transport in respect of HS2, we have a clear commitment to the introduction of environmentally sound methods of transport in Broxtowe and the introduction of additional capacity to transport infrastructure in order to cope with population growth and changing demographics. We therefore advocate for a corridor of land reflecting the proposed tram route in Kimberley to be earmarked for the introduction of a new tram route in the North of the borough, joining Eastwood, Kimberley, Nuthall and Nottingham. We would also be supportive of additional bus infrastructure that joins the North and the South of the borough.

We believe that there should be put into place a green infrastructure corridor that extends from the HS2 site to Bramcote Woods, with a view towards creating a single extended green infrastructure corridor between the North and the South of the Borough. Such a corridor would be particularly valuable for nature preservation in terms of uninhibited movement of species. It would also provide a protected area for residents to enjoy and explore, thereby supporting our commitments to healthy lifestyles and green space preservation. Our green infrastructure sites should be enforceable in planning terms in order to secure their maximum impact.

In housing terms, we support a housing strategy which matches the demographic growth of Broxtowe and meets already existing shortfall in addition to those commitments required for future provision. The commitments to housing mix must be backed up by evidence drawn from housing waiting lists and population growth demographics. Faced with an aging population who are experiencing increasingly complex conditions, we would like to see strengthened commitments to the provision of dementia friendly housing and also supported living. In addition, we believe that there is a role for an increased development of Council owned social housing and we would like to see a specific commitment in the housing mix policy to this.

In terms of site allocations, whilst we broadly welcome the site allocations set out in the plan, we have some concerns that the density of development in the South of the borough will lead to significant pressures on both community and transport infrastructure and we believe this needs examining in some detail. In particular, we are concerned that there will be significant transport pressure placed on the A6005 that runs through Toton, Attenborough, Chilwell and Beeston and that capacity here will need to be considered. Likewise, we have some similar concerns surrounding the transport infrastructure capacity to support the proposed development in Awsworth in the North of the borough, and the access routes to the Chetwynd development in Chilwell in the South.

We strongly believe that housing should not be developed in isolation and we recognise a clear need for the provision of a wide variety of community infrastructure to support the proposed housing site allocations. This is particularly the case in the proposed developments in both Beeston Rylands, and the Chetwynd Barracks site in Chilwell, where planned developments are of a significant enough size to change the shape, dynamic and operation of the communities there. In these cases, we believe that there is a real need for the type of infrastructure that supports a community of significant size, such as shops, doctor's surgeries, green space, and places for the community to meet. In line with these principles, we also request that the 'Horse Field' in Beeston Rylands to the back of Cornwall Avenue not be included in the plan, and that Kettlebrook Lodge in Kimberley continues to be excluded from the plan in any revisions that may arise following this consultation. In addition, we would also stipulate that where community facilities do need to be moved in order to make way for proposed development, they are provided with a guaranteed site allocation and an enhanced facility to compensate the community for any loss.

We also believe that green spaces and green infrastructure have a clear role to play in any site allocation and therefore in particular reference to the site close to Bramcote Crematorium, consideration must be given to the preservation of a green corridor that runs between the North and the South of the borough. In addition, we recommend that provision be made for a network of footpaths running across the Chetwynd Barracks development.

Strategic development sites in the borough also offer the opportunity to bring about jobs and growth, and we welcome the commitment in the Local Plan Part 2 to develop Beeston town centre through the Phase 2 site. As part of this, we believe that there must be the clear provision of cultural and community space, including a clear expanse of public realm inclusive of a water feature similar in style to Nottingham market square. We believe that this space should extend between the current site and the church, including provision for the demolition of the current Argos block. Whilst we recognise that this development should be mixed use, we also believe that the formula for attracting homes in this critical development should

not be based on a short term gain of capital receipts. Instead, the strategy for redeveloping Beeston square should maximise economic rental revenue for the Council in future years.

In order to support jobs and growth in Broxtowe we believe there is a role for regeneration of all four of our town centres across the borough. We are supportive of the developments in Beeston town centre but we believe there is a role for growth in our towns also in Stapleford, Eastwood and Kimberley. We are therefore concerned at the assertion in the current version of the Local Plan Part 2 that our town centre boundaries will be constricted in order to potentially make way for new housing development at the edges of those town centres: we would advocate to keep the boundaries in their current state.

10

Our belief, as referenced in earlier in this response, is that housing should not be developed in isolation but in partnership with the community infrastructure already in existence, and reducing our town centre boundaries seems to go against this principle. Likewise, we believe that the current Broxtowe college site should not be sacrificed for more housing. Instead, it should be retained as a site for high quality education and training provision, or for employment provision if this is not possible. Likewise, we are aware of current plans to explore options for Beeston town hall: we believe that this community heritage asset offers more opportunity than the provision of housing, and has the potential to be used in creative ways to provide direct support for the members of community, looking towards examples of good practice such as Derby City Council's health and housing hub.

Ultimately, we believe that our Local Plan should offer the opportunity to become a forward thinking, progressive borough that is not only a centre for jobs and growth but also harnesses the opportunities of the future in terms of technological change, green energy and green transport. We believe that the policies in the Local Plan Part 2 and the respective allocation sites in Broxtowe should reflect this ambition, and should also reflect a core desire to develop not just housing, but also the communities that will live, work and thrive in those developments.

Yours sincerely,

Dawn Elliott
Deputy Leader of the Labour Group
On behalf of the Broxtowe Labour Group

[redacted]

From: Moira Cordon [redacted]
Sent: 02 November 2017 22:24
To: Saunders, Steffan; Policy
Subject: Comments on the Local Plan - Broxtowe

Dear Sirs

I write in my capacity as Chair of Nottinghamshire Scouts, with comments on part of the local plan.
It is my understanding that the demolition and resiting of Kettlebrook Lodge may or may not be part of the plan, but should this be being considered as stated in the Opun document, I would like to register an objection on behalf of our trustees.
The building is very well used by the local community, though I obviously have a specific interest in the provision of scouting to local children and young people. This facility is of good quality, built in conjunction with the Council several years ago with support from volunteers and investment from many donors. Should it need to be rebuilt and re-sited, a facility of a similar quality would have a significant cost, and whilst it was being built, there would be a severe impact on local provision for all the groups that use it. The provision of activities for young people is an area of work that continues to be challenging and it would be detrimental to risk the current good quality provision by forcing the groups to move.

I understand that the demolition may not be planned, and hope that this continues to be the case in the long term.

Moira Cordon
Chairman
Nottinghamshire Scouts

Broxtowe Part 2 Local Plan

Broxtowe Borough COUNCIL

Agent

Please provide your client's name –	D.W & J.W.E Wild

Your Details

Title	Mr	Mrs	Miss	Ms	Other:
Name	[redacted]				
Organisation (if responding on behalf of the organisation)	Aspbury Planning Ltd				
Address	[redacted]				
Postcode	[redacted]				
Tel. Number	[redacted]				
E-mail address	[redacted]				

Comments should be received by 5.00pm on Friday 3rd November 2017

If you wish to comment on several policies, paragraphs, or sites, please use a separate form for each representation.

If you would like to be contacted by the Planning Policy Team regarding future consultations.

Please tick here √

Please help us save money and the environment by providing an e-mail address that correspondence can be sent to: _____

For more information including an **online response** form please visit:

www.broxtowe.gov.uk/part2localplan

Data Protection - The comment(s) you submit on the Local Development Framework (LDF) will be used in the plan process and may be in use for the lifetime of the LDF in accordance with the Data Protection Act 1998. The information will be analysed and the Council will consider issues raised. Please note that comments cannot be treated as confidential and will be made available for public inspection. All representations can be viewed at the Council Offices.

Please return completed forms to:

Planning Policy, Legal and Planning Services, Foster Avenue, Beeston, Nottingham NG9 1AB

For more information: Tel: 0115 917 3452, 3448, 3468 or 3015 E-mail: policy@broxtowe.gov.uk

Question 1: What does your comment relate to? Please specify exactly

Document	Policy number	Page number	Policy text/ Paragraph number
Part 2 Local Plan	**Policy 1**: Flood Risk		
	Policy 2: Site Allocations		
	Policy 3: Main Built up Area Site Allocations		
	Policy 4: Awsworth Site Allocation		
	Policy 5: Brinsley Site Allocation		
	Policy 6: Eastwood Site Allocation		
	Policy 7: Kimberley Site Allocations	68	Policy 7.1
	Policy 8: Development in the Green Belt		
	Policy 9: Retention of good quality existing employment sites		
	Policy 10: Town Centre and District Centre Uses		
	Policy 11: The Square, Beeston		
	Policy 12: Edge-of-Centre A1 Retail in Eastwood		
	Policy 13: Proposals for main town centre uses in edge-of-centre and out-of-centre locations		
	Policy 14: Centre of Neighbourhood Importance (Chilwell Road / High Road)		
	Policy 15: Housing size, mix and choice		
	Policy 16: Gypsies and Travellers		
	Policy 17: Place-making, design and amenity		
	Policy 18: Shopfronts, signage and security measures		
	Policy 19: Pollution, Hazardous Substances and Ground Conditions		
	Policy 20: Air Quality		
	Policy 21: Unstable land		
	Policy 22: Minerals		
	Policy 23: Proposals affecting designated and non-designated heritage assets		
	Policy 24: The health impacts of development		
	Policy 25: Culture, Tourism and Sport		
	Policy 26: Travel Plans		
	Policy 27: Local Green Space		
	Policy 28: Green Infrastructure Assets		
	Policy 29: Cemetery Extensions		
	Policy 30: Landscape		
	Policy 31: Biodiversity Assets		
	Policy 32: Developer Contributions		
Policies Map			
Sustainability Appraisal			
Other (e.g. omission, evidence document etc.)			

Please use a separate sheet of paper if required. Please use one form per representation.

Question 2: What is the issue with the Local Plan?

Do you consider this paragraph or policy of the Local Plan to be: *(please refer to the guidance note at for an explanation of these terms)*		**Yes**	**No**
2.1	Legally compliant		
2.2	Compliant with the duty to co-operate		
2.3	Sound		√

Question 3: Why is the Local Plan unsound? Please **only** answer this question if you answered '**No' to 2.3** above

If you think this paragraph or policy of the Plan is not sound, is this because:	
It is not justified	√
It is not effective	√
It is not positively prepared	
It is not consistent with national policy	

Your comments –

Please give details of why you consider this part of the Local Plan is not legally compliant, is unsound or does not comply with the duty to co operate. Alternatively, if you wish to support any of these aspects please provide details. Please be as precise as possible. Continue on an extra sheet if necessary.

As stated in the overarching representation to paragraph 7.1 and 7.2 of the Part 2 Local Plan, we have no objection in principle to this local plan allocation and acknowledge the sustainability benefits of a potential housing site in this location close to Beeston Town Centre

Our concerns relate however to the genuine availability of the site and its likely deliverability within the Plan Period

The site is a large Council Works Depot and recycling centre operated by Broxtowe Borough Council. The depot occupies an ideal location for its purpose in a contained and well screened site well away from any residential properties. It is understood to be the Councils' main depot serving the whole Borough. In this regard it is well located for access to the settlements in the north of the Borough and accessible to the A610/ M1 to access the south of the Borough within the main Nottingham urban area.

In preliminary contact with the Council, we understand that there is no current plan in place to relocate the depot. Alternative sites for a facility of this scale with its specific locational requirements may not be readily available and it is a concern that there is little or no evidence in the public domain that indicates any progress on relocation. There must be therefore be significant concerns against the genuine availability of this site even before deliverability considerations come into play such as the prospect of historical contamination on this site. The Council should therefore identify additional sites forward within or adjoining the settlement to address the specific situation of under-delivery within Kimberley.

Question 4: Modifications sought

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound. You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. Continue on an extra sheet if necessary.

The Part 2 Local Plan needs to be revised to make additional allocations to address under-provision, double counting of sites and the prospect of delayed delivery, under delivery or even non-delivery from the three proposed site allocations in Kimberley currently identified in Policy 7 of the Part 2 Local Plan.

Our clients landholding off Alma Hill– SHLAA reference113 - is available developable and deliverable, has a capacity of 72 dwellings and should be included as a further allocation as a pre-examination modification to the Local Plan.

.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

Question 5: Public Examination Attendance

If your representation is seeking a modification, do you consider it necessary to participate at the public examination?	
Yes, I wish to participate at the public examination	√
No, I do not wish to participate at the public examination	

If you wish to participate at the public examination, please outline why you consider this to be necessary

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the public examination.

Guidance Note:

Please complete a **separate form** for **each representation** you wish to make.

'Legally Compliant':

If your response relates to **the way in which the plan has been prepared,** then this is likely to relate to whether it or not it is '**Legally Compliant'**. To be 'Legally Compliant', the Local Plan has to be prepared in accordance within the 'Duty to Cooperate' and legal and procedural requirements. These are set out by legislation in the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). If you think that we have not met the legal requirement in the preparation of the Local Plan, please use the response form to tell us what we have not done or what we have done incorrectly.

'Compliant with the Duty to Co-operate':

If your response relates to **the way in which we have worked with other authorities** then this is likely to relate to the '**Duty to Co-operate'.**

The 'Duty to Co-operate' places a legal duty on Local Planning Authorities, County Councils and certain public bodies to engage constructively, actively, and on an on-going basis, to maximise the effectiveness of Local Plan preparation in the context of strategic cross-boundary matters. The 'Duty to Co-operate' is not a duty to agree. However, Local Planning Authorities should make every effort to secure the necessary co-operation on strategic cross-boundary matters before they submit their Local Plan for examination.

'Sound'

If your response is about the **content** of the Local Plan and the strategy it adopts, then it is likely to relate to whether or not the Local Plan is '**Sound**'.

To meet the 'Test of Soundness', the independent Planning Inspector is required to consider whether or not our Local Plan is '**justified', 'effective',** has been '**positively prepared',** and is '**consistent with national policy'**. You may wish to consider the following before making a representation on the 'Soundness' of our Local Plan:

- **'Justified':** This means that the Local Plan is based upon a robust and credible evidence base. If you think that the evidence doesn't support the choice made in our Local Plan, or there are realistic alternatives, then your comments may relate to whether or not it is 'justified'.
- **'Effective':** This means that the Local Plan will deliver what it sets out to. If you think that what we are proposing in the Local Plan is not deliverable, then your comments may relate to whether or not our Local Plan is 'effective'.
- **'Positively Prepared':** This means the Local Plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
- **'Consistent with National Policy':** Do you consider that our Local Plan accords with the National Planning Policy Framework (NPPF) and other policies, or includes clear and convincing reasons for doing something different?

For further guidance or assistance, please contact the **Planning Policy Team** on **0115 917 3452** or by emailing **policy@broxtowe.gov.uk**.

Broxtowe Part 2 Local Plan

Broxtowe Borough COUNCIL

Agent

Please provide your client's name –	D.W & J.W.E Wild

Your Details

Title	Mr	Mrs	Miss	Ms	Other:
Name	[redacted]				
Organisation (if responding on behalf of the organisation)	Aspbury Planning Ltd				
Address	[redacted]				
Postcode	[redacted]				
Tel. Number	[redacted]				
E-mail address	[redacted]				

Comments should be received by 5.00pm on Friday 3rd November 2017

If you wish to comment on several policies, paragraphs, or sites, please use a separate form for each representation.

If you would like to be contacted by the Planning Policy Team regarding future consultations.

Please tick here √

Please help us save money and the environment by providing an e-mail address that correspondence can be sent to: _____

For more information including an **online response** form please visit:

www.broxtowe.gov.uk/part2localplan

Data Protection - The comment(s) you submit on the Local Development Framework (LDF) will be used in the plan process and may be in use for the lifetime of the LDF in accordance with the Data Protection Act 1998. The information will be analysed and the Council will consider issues raised. Please note that comments cannot be treated as confidential and will be made available for public inspection. All representations can be viewed at the Council Offices.

Please return completed forms to:

Planning Policy, Legal and Planning Services, Foster Avenue, Beeston, Nottingham NG9 1AB

For more information: Tel: 0115 917 3452, 3448, 3468 or 3015 E-mail: policy@broxtowe.gov.uk

Question 1: What does your comment relate to? Please specify exactly

Document	Policy number	Page number	Policy text/ Paragraph number
Part 2 Local Plan	**Policy 1**: Flood Risk		
	Policy 2: Site Allocations		
	Policy 3: Main Built up Area Site Allocations		
	Policy 4: Awsworth Site Allocation		
	Policy 5: Brinsley Site Allocation		
	Policy 6: Eastwood Site Allocation		
	Policy 7: Kimberley Site Allocations	65	7.1/7.2
	Policy 8: Development in the Green Belt		
	Policy 9: Retention of good quality existing employment sites		
	Policy 10: Town Centre and District Centre Uses		
	Policy 11: The Square, Beeston		
	Policy 12: Edge-of-Centre A1 Retail in Eastwood		
	Policy 13: Proposals for main town centre uses in edge-of-centre and out-of-centre locations		
	Policy 14: Centre of Neighbourhood Importance (Chilwell Road / High Road)		
	Policy 15: Housing size, mix and choice		
	Policy 16: Gypsies and Travellers		
	Policy 17: Place-making, design and amenity		
	Policy 18: Shopfronts, signage and security measures		
	Policy 19: Pollution, Hazardous Substances and Ground Conditions		
	Policy 20: Air Quality		
	Policy 21: Unstable land		
	Policy 22: Minerals		
	Policy 23: Proposals affecting designated and non-designated heritage assets		
	Policy 24: The health impacts of development		
	Policy 25: Culture, Tourism and Sport		
	Policy 26: Travel Plans		
	Policy 27: Local Green Space		
	Policy 28: Green Infrastructure Assets		
	Policy 29: Cemetery Extensions		
	Policy 30: Landscape		
	Policy 31: Biodiversity Assets		
	Policy 32: Developer Contributions		
Policies Map			
Sustainability Appraisal			
Other (e.g. omission, evidence document etc.)			

Please use a separate sheet of paper if required. Please use one form per representation.

Question 2: What is the issue with the Local Plan?

Do you consider this paragraph or policy of the Local Plan to be: *(please refer to the guidance note at for an explanation of these terms)*		**Yes**	**No**
2.1	Legally compliant		
2.2	Compliant with the duty to co-operate		
2.3	Sound		√

Question 3: Why is the Local Plan unsound? Please **only** answer this question if you answered '**No' to 2.3** above

If you think this paragraph or policy of the Plan is not sound, is this because:	
It is not justified	√
It is not effective	√
It is not positively prepared	√
It is not consistent with national policy	

Your comments – See attached separate sheet

Please give details of why you consider this part of the Local Plan is not legally compliant, is unsound or does not comply with the duty to co operate. Alternatively, if you wish to support any of these aspects please provide details. Please be as precise as possible. Continue on an extra sheet if necessary.

Question 4: Modifications sought

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound. You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. Continue on an extra sheet if necessary.

The Part 2 Local Plan needs to be revised to make additional allocations to address under-provision, double counting of sites and the prospect of delayed delivery or potential non-delivery from the three proposed site allocations in Kimberley currently identified in Policy 7 of the Part 2 Local Plan.

The Borough Council's SHLAA contains a list of potentially suitable sites that can be drawn upon to meet a shortfall of provision in the respective Key Settlements against the requirements of the Aligned Core Strategy. We are of the view that the shortfall for Kimberley constitutes 62 dwellings from the double counting of the two sites – Policy 7.2 and 7.3 as Part 2 Local Plan allocations as well as their inclusion as part of the existing supply(from 2023-28), plus a further 19 dwellings arising from the difference between the residual requirement for Kimberley of 186 dwellings set out in able 15 of the SHLAA as opposed to the 167 dwellings on allocated sites in the Part 2 Local Plan.

In addition to this 81 dwelling shortfall in Kimberley, we consider that provision should also be made for under or non-delivery from the currently allocated sites based upon their past history and likely delays in the closure and/or relocation of the Kimberley Depot and remediation of the site to a status capable of accommodating residential development.

Our clients landholding off Alma Hill– SHLAA reference113 - is available developable and deliverable, has a capacity of 72 dwellings and should be included as a further allocation as a pre-examination modification to the Local Plan.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

Question 5: Public Examination Attendance

If your representation is seeking a modification, do you consider it necessary to participate at the public examination?	
Yes, I wish to participate at the public examination	√
No, I do not wish to participate at the public examination	

If you wish to participate at the public examination, please outline why you consider this to be necessary

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the public examination.

Guidance Note:

Please complete a **separate form** for **each representation** you wish to make.

'Legally Compliant':

If your response relates to **the way in which the plan has been prepared,** then this is likely to relate to whether it or not it is '**Legally Compliant'**. To be 'Legally Compliant', the Local Plan has to be prepared in accordance within the 'Duty to Cooperate' and legal and procedural requirements. These are set out by legislation in the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). If you think that we have not met the legal requirement in the preparation of the Local Plan, please use the response form to tell us what we have not done or what we have done incorrectly.

'Compliant with the Duty to Co-operate':

If your response relates to **the way in which we have worked with other authorities** then this is likely to relate to the '**Duty to Co-operate'.**

The 'Duty to Co-operate' places a legal duty on Local Planning Authorities, County Councils and certain public bodies to engage constructively, actively, and on an on-going basis, to maximise the effectiveness of Local Plan preparation in the context of strategic cross-boundary matters. The 'Duty to Co-operate' is not a duty to agree. However, Local Planning Authorities should make every effort to secure the necessary co-operation on strategic cross-boundary matters before they submit their Local Plan for examination.

'Sound'

If your response is about the **content** of the Local Plan and the strategy it adopts, then it is likely to relate to whether or not the Local Plan is '**Sound**'.

To meet the 'Test of Soundness', the independent Planning Inspector is required to consider whether or not our Local Plan is '**justified', 'effective',** has been '**positively prepared',** and is '**consistent with national policy'**. You may wish to consider the following before making a representation on the 'Soundness' of our Local Plan:

- **'Justified':** This means that the Local Plan is based upon a robust and credible evidence base. If you think that the evidence doesn't support the choice made in our Local Plan, or there are realistic alternatives, then your comments may relate to whether or not it is 'justified'.
- **'Effective':** This means that the Local Plan will deliver what it sets out to. If you think that what we are proposing in the Local Plan is not deliverable, then your comments may relate to whether or not our Local Plan is 'effective'.
- **'Positively Prepared':** This means the Local Plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
- **'Consistent with National Policy':** Do you consider that our Local Plan accords with the National Planning Policy Framework (NPPF) and other policies, or includes clear and convincing reasons for doing something different?

For further guidance or assistance, please contact the **Planning Policy Team** on **0115 917 3452** or by emailing **policy@broxtowe.gov.uk**.

-Representation on behalf of D.W & J.W.E. Wild - Comment attachment

Policy 7 – Strategic Policy Context and paragraphs 7.1 – 7.2

Policy 2.2 of the adopted Aligned Core Strategy (ACS) sets out the broad spatial strategy of new homes around Broxtowe Borough and identifies Kimberley as a key settlement for growth. Policy 2.3c subsequently proposes that up to 600 homes will be distributed in or adjoining the Key Settlement of Kimberley.

The Part 2 Local Plan allocates sites for just 167 new dwellings for Kimberley. This represents less than 30 % of the (maximum) housing figure proposed for the settlement. This low allocation relative to the ACS is also reflected elsewhere in the north of the Borough at the adjoining settlement of Eastwood where just 230 dwellings are proposed in one allocation comprising less than 20% of the ACS figure of up to 1250 dwellings. The proposed allocations for Brinsley and Awsworth are also materially below the ACS figure. Of the 'up to' 2350 homes identified within the Core Strategy for these Key Settlements , the Part 2 Local Plan makes site specific allocations for 757 dwellings , just 32% of the ACS maximum provision and remains heavily reliant upon commitments, expired consents, old local plan housing and employment allocations and unallocated SHLAA sites to make up the large differential.

Paragraphs 3.2.22 to 3.2.25 of the ACS set out the strategy for the housing provision within Broxtowe Borough. The strategy clearly and appropriately indicates that:-

3.2.22 The majority of Broxtowe's housing provision is to be provided within or adjoining the main built up area of Nottingham. This is fully in accordance with the strategy of urban concentration with regeneration and, while this distribution will include new housing in the north of Broxtowe, it will focus housing delivery in or adjacent to the main built up areas in the south of Broxtowe.....

However, paragraph 3.2.23 sets out the justification of the overall strategy for housing provision set out in Policy 2 – The Spatial Strategy across the Borough as a whole. The paragraph states that: -

3.2.23 However, the housing numbers and distribution also reflect a strong desire to see a broad mix of housing provided within Broxtowe's boundaries to ensure sustainable settlements are able to expand to meet their growing needs at the same time as protecting the most strategically significant parts of the Green Belt, especially large open areas between Nottingham and Derby. Whilst the housing market has stalled in weaker housing sub markets such as Eastwood in recent economic times, there is no reason to suppose that further housing will not be provided here. Historic delivery has been good, housing need is high, and the area is supported by good access to local services, with Eastwood being the largest settlement with the widest ranges of services in Broxtowe outside of the main built up area of Nottingham with a need to provide new local employment opportunities here.

It is our view that the Part 2 Local Plan under allocation for the Key Settlements of Broxtowe relative to the ACS Policy 2 is not justified or positive in its approach to promoting growth in what are recognised as sustainable settlements within the Borough.

The Council's 2015/2016 SHLAA undertakes an assessment of capacity, deliverability and development capability of sites within its settlements and compares these – at table 15 of its SHLAA against the ACS requirement. In respect of Kimberley, the SHLAA table indicates that

there is a capacity of some 414 dwellings within the urban area of Kimberley that are deliverable within the plan period leaving a residual requirement of 186 dwellings to be found.

Table 15: Existing Capacity found on Specific Sites within the Urban Area

	Core Strategy Requirement (2011-2028)	Annual Gains & Losses (2011-2016) Completions (Net Gains)						Specific Sites within the Urban Area			Windfall Allowance	Total	Residual Requirement (left to be found)
		11-12	12-13	13-14	14-15	15-16	Total 11-16	Years 2016-18 Capacity	Years 2018-23 Capacity	Years 2023-28 Capacity			
Awsworth	**350**	1	-	-	4	6	**11**	21	50	21	-	**103**	**247**
Brinsley	**150**	-	2	9	2	-	**13**	4	-	22	-	**39**	**111**
Eastwood	**1250**	98	18	45	26	22	**209**	117	465	178	**100**	**1069**	**181**
Kimberley	**600**	1	26	10	4	18	**59**	53	132	170	-	**414**	**186**
MBA	**3800**	40	21	86	42	54	**243**	351	1904	1304	**200**	**4002**	
Other Rural	**0**	-	-	-	-	-	-	4	-	-	-	**4**	**-4**
Adjacent Hucknall	**0**	-	-	-	-	-	-	-	-	-	-	-	-
Total	**6150**	**140**	**67**	**150**	**78**	**100**	**535**	**550**	**2551**	**1695**	**300**	**5631**	

Source –SHLAA 2015/2016

The sites constituting the indicated 170 dwelling urban capacity for the period 2023-2028 are listed on page 25 of the SHLAA and includes both the 2004 allocations at the Eastwood Road Builders Yard (site 140 - 22 dwellings) and the land south of Eastwood Road (site 144 - 40 dwellings) as these . As these sites are also identified as proposed Part 2 Allocations to meet the residual requirement, they have effectively been double counted in the makeup of Kimberley urban SHLAA sites to meet the overall 600 dwelling Core Strategy policy requirement. In effect this miscalculation leaves the Kimberley area a further 62 dwellings short of the dwelling 'requirement' to be consistent with the ACS.

Key Settlement: **Kimberley**

	With Extant Planning Permission
	Not Allocated & with No Planning Permission
	Under Construction/ Implemented Planning Permission
	2004 Local Plan Residential Allocation

Site Ref	Site Name	CS Plan Period 2013-2028		
		0-5 Years 2013-2018	6-10 Years 2018-2023	11-15 Years 2023-2028
Deliverable and Developable				
72	Land at 29 Oak Drive Nuthall	1	-	-
562	Castle College Church Hill Centre Church Hill Kimberley	1	-	-
569	Systems Instillation Supplies 5A Regent Street Kimberley	1	-	-
606	59 Gilt Hill Kimberley	1	-	-
611	RAF bunker Rear or 140 Main Road Watnall	1	-	-
665	Chatterley House Hotel Coronation Road Cossall	1	-	-
667	Barn to the rear of 48 Awsworth Lane Cossall	1	-	-
670	53 Gilt Hill Kimberley	1	-	-
691	48 High Street Kimberley	1	-	-
623	Ex Servicemens Club Station Road Kimberley	2	-	-
629	7 Spencer Drive Nuthall	2	-	-
689	The (Former) Golden Guinea PH 111 Maws Lane Kimberley	2	-	-
706	Brewery building adjacent to 4 Brown's Flatts Kimberley	2	-	-
738	23 Newdigate Street Kimberley	2	-	-
576	Electricity Substation James Street Kimberley	3	-	-
622	73 Main Street Kimberley	3	-	-
744	125 Eastwood Road Kimberley	3	-	-
599	2, 4 & 6 Oak Lodge Drive Kimberley	5	-	-
690	The Larks Nest Larkfield Road Nuthall	6	-	-
145	Land Between 3 And 12 Hardy Close Kimberley	14	-	-
631	29 Edward Road Nuthall	-	4	-
586	Kimberley Brewery Hardy Street Kimberley	-	128	-
428	Land To Rear Of Chilton Drive Watnall	-	-	6
772	Broxtowe Borough Council Depot Eastwood Road Kimberley	-	-	8
210	Land South East Of 32 To 40 Maws Lane Kimberley	-	-	12
773	Kimberley Caravan And Car Centre Ltd Eastwood Road Kimberley	-	-	13
219	West of The Paddocks Nuthall	-	-	19
518	Rear Of 127 Kimberley Road Nuthall	-	-	20
140	Builders Yard, Eastwood Road, Kimberley	-	-	22
218	South of Kimberley Road Nuthall	-	-	30
144	South of Eastwood Road Kimberley	-	-	40
Sub Total	-	**53**	**132**	**170**

The SHLAA lists a number of 'could be suitable if policy changes' sites and this includes sites within Kimberley including our client's landholding north of Alma Hill – SHLAA reference 113 which has a potential capacity of 72 dwellings. The site has consistently been included as a potentially suitable if policy changes option within the Broxtowe SHLAA since 2011/12 and was previously considered by the Broxtowe Local Plan Inspector in 2003. The Inspector's report actually recommended allocation of the site and stated (at p123) that "This is a small site of little value to the purposes of Green Belt".

In further support of this site option to address the double counting shortfall and provide an additional deliverable and developable opportunity the Alma Hill site:-

- Is available for development, has two good access points from Soarbank Close and Branklene Close, has strongly defined physical boundaries and is not visually prominent as a stand-alone site release from the Green Belt
- Has no known environmental and ownership constraints and is a fully contained site with defensible boundaries
- Is easily accessible on foot to Hollywell Primary school, the Co-op on Maws Lane, bus stops on Hardy Street and Maws Lane and only 1km distant from Kimberley Town centre.
- Has a limited advance infrastructure requirement and is capable of early development post 2018 as previous SHLAA entries have acknowledged.

The Borough Council 's latest housing land supply position taken from the 2015-16 SHLAA but based on the period 1st April 2017- 31st March 2022 is that the Borough Council can only demonstrate a 3.6 years housing land supply. During the last two years of the five year supply period to 2022 the Council 's Housing Trajectory at Table 4 of the Publication Plan is expecting to deliver 1009 and 975 dwellings per annum respectively, a more than 3 –fold increase on the delivery of 285 dwellings completed in 2016-17. This is a very tall order and relies on some of the major allocations in the Main Built-up Area and the large Awsworth and Brinsley and Eastwood allocations all securing planning permissions and delivering housing completions by 2020. This high reliance upon delivery from large and as yet unconsented sites places the Council's 5 year supply in very vulnerable position going forward and so additional small to medium early delivery sites need to be identified to support the housing trajectory and the high delivery requirements set out therein. The respondent's landholding fits the requirements of scale and deliverability and its suitability has been recognised by a previous local plan Inspector and year upon year SHLAA inclusion. This current Part 2 Local Plan will address Green Belt review in Kimberley and other settlements as acknowledged by the ACS and this site off Alma Hill should be included for allocation to address the under-provision for Kimberley and support the wider 5 year supply position going forward which is clearly challengeable

Policy 7 – proposes just 167 dwellings on three allocated sites within the settlement of Kimberley. Two of these sites immediately abut each other south of Eastwood Road and the third is located approximately 150 metres to the north west again accessed off Eastwood Road. Two of the allocations Land south of Eastwood Road and the Builders Yard north of Eastwood Road are sites brought forward from the 2004 Broxtowe Local Plan (H1l & H1m) yet neither site appears to have been the subject of any residential applications since the adoption of that plan. The new allocation - Land south of Kimberley including Kimberley Depot – comprises the depot, its curtilage and significant areas of green landscape infrastructure including some substantial

tree belts and hedgerows. The site is partly within the Green Belt and is currently operational. Preliminary enquiries of the Borough Council suggest that there is no proposal in place at this time for the closure and/or relocation of the Council depot. Given the size of the depot, the nature of its function and the potential for contamination the deliverability of this depot site also remains far from certain.

The suitability of these sites in locational terms is not disputed. All three sites are well located to the town centre, schools, employment areas and public transport routes. Our concerns relate however to the availability and /or deliverability of these sites given that site 7.1 is currently a fully operational depot and sites 7.2 and 7.3 have failed to come forward for development in 13 years as allocations from the 2004 Broxtowe Local Plan. Comments are made in respect of each of these three sites in separate representations. There are uncertainties therefore in respect of delivery of one or more of these sites which should prompt the Council to consider additional releases in or around Kimberley particularly as we also suggest elsewhere in these representations that sites 7.2 and 7.3 appear to have been double counted in the housing capacity assessment for Kimberley to deliver the ACS requirement.

Broxtowe Part 2 Local Plan

Broxtowe Borough COUNCIL

Agent

Please provide your client's name	MR R EVANS

Your Details

Title	Mr	Mrs	Miss	Ms	Other: MR
Name	[redacted]				
Organisation (if responding on behalf of the organisation)	IBA PLANNING LTD				
Address	[redacted]				
Postcode	[redacted]				
Tel. Number	[redacted]				
E-mail address	[redacted]				

Comments should be received by 5.00pm on Friday 3rd November 2017

If you wish to comment on several policies, paragraphs, or sites, please use a separate form for each representation.

If you would like to be contacted by the Planning Policy Team regarding future consultations.

Please tick here [x]

Please help us save money and the environment by providing an e-mail address that correspondence can be sent to: [redacted]

For more information including an **online response** form please visit:

www.broxtowe.gov.uk/part2localplan

Data Protection - The comment(s) you submit on the Local Development Framework (LDF) will be used in the plan process and may be in use for the lifetime of the LDF in accordance with the Data Protection Act 1998. The information will be analysed and the Council will consider issues raised. Please note that comments cannot be treated as confidential and will be made available for public inspection. All representations can be viewed at the Council Offices.

Please return completed forms to:

Planning Policy, Legal and Planning Services, Foster Avenue, Beeston, Nottingham NG9 1AB

For more information: Tel: 0115 917 3452, 3448, 3468 or 3015 E-mail: policy@broxtowe.gov.uk

Question 1: What does your comment relate to? Please specify exactly

Document	Policy number	Page number	Policy text/ Paragraph number
Part 2 Local Plan	**Policy 1**: Flood Risk		
	Policy 2: Site Allocations		
	Policy 3: Main Built up Area Site Allocations		
	Policy 4: Awsworth Site Allocation		
	Policy 5: Brinsley Site Allocation		
	Policy 6: Eastwood Site Allocation		
	Policy 7: Kimberley Site Allocations	65 - 73	
	Policy 8: Development in the Green Belt		
	Policy 9: Retention of good quality existing employment sites		
	Policy 10: Town Centre and District Centre Uses		
	Policy 11: The Square, Beeston		
	Policy 12: Edge-of-Centre A1 Retail in Eastwood		
	Policy 13: Proposals for main town centre uses in edge-of-centre and out-of-centre locations		
	Policy 14: Centre of Neighbourhood Importance (Chilwell Road / High Road)		
	Policy 15: Housing size, mix and choice		
	Policy 16: Gypsies and Travellers		
	Policy 17: Place-making, design and amenity		
	Policy 18: Shopfronts, signage and security measures		
	Policy 19: Pollution, Hazardous Substances and Ground Conditions		
	Policy 20: Air Quality		
	Policy 21: Unstable land		
	Policy 22: Minerals		
	Policy 23: Proposals affecting designated and non-designated heritage assets		
	Policy 24: The health impacts of development		
	Policy 25: Culture, Tourism and Sport		
	Policy 26: Travel Plans		
	Policy 27: Local Green Space		
	Policy 28: Green Infrastructure Assets		
	Policy 29: Cemetery Extensions		
	Policy 30: Landscape		
	Policy 31: Biodiversity Assets		
	Policy 32: Developer Contributions		
Policies Map			
Sustainability Appraisal			
Other (e.g. omission, evidence document etc.)			

Please use a separate sheet of paper if required. Please use one form per representation.

Question 2: What is the issue with the Local Plan?

Do you consider this paragraph or policy of the Local Plan to be: *(please refer to the guidance note at for an explanation of these terms)*		**Yes**	**No**
2.1	Legally compliant	X	
2.2	Compliant with the duty to co-operate	X	
2.3	Sound		X

Question 3: Why is the Local Plan unsound? Please **only** answer this question if you answered '**No' to 2.3** above

If you think this paragraph or policy of the Plan is not sound, is this because:	
It is not justified	X
It is not effective	X
It is not positively prepared	X
It is not consistent with national policy	X

Your comments

Please give details of why you consider this part of the Local Plan is not legally compliant, is unsound or does not comply with the duty to co operate. Alternatively, if you wish to support any of these aspects please provide details. Please be as precise as possible. Continue on an extra sheet if necessary.
PLEASE SEE ATTACHED LETTER

Question 4: Modifications sought

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound. You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. Continue on an extra sheet if necessary.

PLEASE SEE ATTACHED LETTER

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

Question 5: Public Examination Attendance

If your representation is seeking a modification, do you consider it necessary to participate at the public examination?	
Yes, I wish to participate at the public examination	X
No, I do not wish to participate at the public examination	

If you wish to participate at the public examination, please outline why you consider this to be necessary

THIS IS NECESSARY IN ORDER THAT THE NATURE OF THE OUTSTANDING OBJECTIONS AND CONCERNS CAN BE SCRUTINISED MORE FULLY AND ORALLY AT THE PUBLIC EXAMINATION.

HAVING RECENTLY ATTENDED, AND PARTICIPATED IN, THE ASHFIELD PUBLIC EXAMINATION, ATTENDANCE PROVED ABSOLUTELY NECESSARY TO ENSURE THAT THE INSPECTOR FULLY UNDERSTOOD THE NATURE OF OUR CLIENTS' CONCERNS AND ALLOWED THE UNRESOLVED ISSUES TO BE FURTHER DEBATED BETWEEN THE INSPECTOR, THE COUNCIL AND OBJECTORS.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the public examination.

Guidance Note:

Please complete a **separate form** for **each representation** you wish to make.

'Legally Compliant':

If your response relates to **the way in which the plan has been prepared,** then this is likely to relate to whether it or not it is '**Legally Compliant'**. To be 'Legally Compliant', the Local Plan has to be prepared in accordance within the 'Duty to Cooperate' and legal and procedural requirements. These are set out by legislation in the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). If you think that we have not met the legal requirement in the preparation of the Local Plan, please use the response form to tell us what we have not done or what we have done incorrectly.

'Compliant with the Duty to Co-operate':

If your response relates to **the way in which we have worked with other authorities** then this is likely to relate to the '**Duty to Co-operate'.**

The 'Duty to Co-operate' places a legal duty on Local Planning Authorities, County Councils and certain public bodies to engage constructively, actively, and on an on-going basis, to maximise the effectiveness of Local Plan preparation in the context of strategic cross-boundary matters. The 'Duty to Co-operate' is not a duty to agree. However, Local Planning Authorities should make every effort to secure the necessary co-operation on strategic cross-boundary matters before they submit their Local Plan for examination.

'Sound'

If your response is about the **content** of the Local Plan and the strategy it adopts, then it is likely to relate to whether or not the Local Plan is '**Sound**'.

To meet the 'Test of Soundness', the independent Planning Inspector is required to consider whether or not our Local Plan is '**justified', 'effective',** has been '**positively prepared',** and is '**consistent with national policy'**. You may wish to consider the following before making a representation on the 'Soundness' of our Local Plan:

- **'Justified':** This means that the Local Plan is based upon a robust and credible evidence base. If you think that the evidence doesn't support the choice made in our Local Plan, or there are realistic alternatives, then your comments may relate to whether or not it is 'justified'.
- **'Effective':** This means that the Local Plan will deliver what it sets out to. If you think that what we are proposing in the Local Plan is not deliverable, then your comments may relate to whether or not our Local Plan is 'effective'.
- **'Positively Prepared':** This means the Local Plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
- **'Consistent with National Policy':** Do you consider that our Local Plan accords with the National Planning Policy Framework (NPPF) and other policies, or includes clear and convincing reasons for doing something different?

For further guidance or assistance, please contact the **Planning Policy Team** on **0115 917 3452** or by emailing **policy@broxtowe.gov.uk**.

Ms Amanda Vernon
Planning Policy Officer
Broxtowe Borough Council
Council Offices
Foster Avenue
Beeston
Nottingham
NG9 1AB

EvansLDF/11 8 January 2016

Dear Ms Vernon

Strategic Housing Land Availability Assessment Update 2015/16

Land north of 38 Alma Hill, Kimberley

Site reference H116

Further to the Council's recent consultation in respect of the above, I write to confirm that my client, Mr Evans (freehold owner of the land), remains a willing participant in the Council's ongoing work towards an adopted Development Plan.

In terms of additional information over and above that contained within the SHLAA 2013/14, there is nothing particularly to add further at this stage.

However, your consultation asks for an accurate and up to date appraisal on any obstacles to delivery on our site and how these are anticipated to be resolved.

The SHLAA 2013/14 identified no significant constraints/obstacles to delivery and concluded that the site **could be suitable for housing** if Green Belt policy changes.

The same SHLAA made reference to the fact that the Inspector who assessed the adjacent site (113) through the Broxtowe Local Plan Review in 2003 recommended that consideration should be given to allocating this site in conjunction with the adjoining land.

The Inspector judged that the site would appear to have few development constraints and should be capable of being brought forward at **short notice** for development.

[redacted]

The Inspector also concluded that the site's intrusion into the Green Belt and countryside would be very limited in scale and extent.

The SHLAA 2013/14 confirms the general suitability of the site for housing pending its release from the Green Belt following review of existing boundaries which is of course currently ongoing.

Given that the 2003 Local Plan Inspector has already effectively sanctioned the removal of this land from the Green Belt to facilitate its development in the short term, there is no reason to suggest that any other conclusion ought to be reached as part of the current Green Belt Review.

My client recognises that his land will most logically be delivered alongside Site 113 and has no concerns in this regard. He remains able and prepared to make the site available for development at the first available opportunity.

In the above connection, the site should be regarded as **eminently suitable** and immediately available for housing.

The Council can therefore rely with some certainty that the site can be delivered in years 0-5.

The site comprise approximately 1.2 hectares and is considered capable of delivering around 45 dwellings which will, in conjunction with the adjoining site (113), make a valuable contribution to meeting the future needs of Kimberley already identified in the adopted Core Strategy.

The owner (and adjoining landowner) have been willing to invest in a planning application for some time in order to bring the site forward for development at the earliest opportunity. The only reason such an application has not yet been made is owing to the current Green Belt designation and prevailing Ministerial guidance in connection with the same.

I trust the above is of assistance and adequately conveys the suitability and availability of the site (and the absence of any significant constraints that could otherwise prove an obstacle to delivery) as part of the SHLAA 2015/16 update.

Yours sincerely

[redacted]

Director

iba planning

January 2016

Planning Policy Team
Broxtowe Borough Council
Foster Avenue
Beeston
Nottingham
NG9 1AB

EvansLDF/10 23 March 2015

Dear Sirs

Preferred Approach to Site Allocations [Green Belt Review]

Consultation February 2015

Further to the Council's current invitation for comments on the above consultation document, please find below **formal representations** on behalf of our clients, Mr and Mrs R S Evans, freehold owners of **Land north of 38 Alma Hill at Kimberley.**

Context
As you are aware we have previously made representations on behalf of our client in respect of this land[1] which extends to some 1.13ha and adjoins the northern limit of the settlement boundary of Kimberley.

You will recall that the site has previously been promoted through the Council's 2012/13 SHLAA process and afforded **site reference H116 Land north of 38 Alma Hill, Kimberley.** As part of this process, the land was identified in the '*Kimberley*' document comprising the Site Allocations Issues and Options November 2013 as an allocation option deemed '*Could be Suitable if Green Belt Policy Changes*'.

Furthermore, during the preparation of the current Broxtowe Local Plan, the Planning Inspector, in recommending that the immediately adjoining Site H113 - Land north of Alma Hill) was removed from the Green Belt and allocated for residential development, stated that, *"**Consideration should be given to allocating the adjoining land (1.5ha) to the Northwest*** **[i.e. Site H116]***".*

[1] See **Appendix IBA1**

The Adopted Core Strategy confirms **Kimberley as a 'Key Settlement'** and identifies the requirement for **up to 600 new homes** to be distributed towards Kimberley during the Plan period.

In terms of answering the specific questions within the current consultation, this letter covers those matters where appropriate and the representation form is attached as required.

Formal Representations

In general, the Council's approach to the zones and their assessments **cannot be supported** as:

- their extent has not been adequately defined or justified;

- the scoring system is highly subjective, overly simplistic and clearly open to skew in favour of one zone over another;

- the conclusions are skewed by the assessment of areas that are far too broad, particularly when considering impact on encroachment, sprawl and coalescence; and

- the fact two sites (H116 and H113) that were recommended by the previous Local Plan Inspector to be removed from the Green Belt and developed for housing have not at least been identified for further consideration at this early stage is testament in itself at to the frailties of the current selection/review process.

1. Questions on Zones

1a. Which zone does your comment relate to?

Zone 16.

1b. Do you agree with the appraisal of the zone?

No.

Please provide any comments to expand on your answers above.

The conclusions of Zone 16 **cannot be supported** as:

- the extent of the zone has not been adequately explained or justified - e.g. based on landscape character area, topography, physical boundaries, ownership etc;

- the extent of the zone is not clearly defined - the red area does not abut the white area (which presumably is the built-up area). In the absence of existing settlement boundaries being shown on the same plan, it is not at all clear how the edges of the zone relates to the existing built-up area - this is extremely important when being asked to consider the impact

of the zone on sprawl, encroachment and coalescence (the absence of defined settlement boundaries on the same plan makes it extremely difficult to consider the impact of each zone on merging Kimberley with nearby settlement boundaries);

- the assessments fail to analyse the component parts of the zone (e.g. SWOT analysis), instead providing an overall conclusion on the whole (i.e. on an *all or nothing* basis) which is totally at odds with that of the 2004 Inspector who recommended that sites H116 and H113 be removed from the Green Belt and developed for housing;

- had the assessment analysed the component parts of the zone, it should have identified that there were parcels of land closest to the existing built-up area that comprised a logical extension/rounding-off and which would have minimal impact on the openness of the Green Belt and the five purposes of including land within the Green Belt; and

- instead, sites that have been previously recommended for removal from the Green Belt and allocated for development (sites H116 and H113) do not, by virtue of being *lumped* into a very broad 'zone' for assessment purposes (and consequently *dumped* owing to a general conclusion as part of an overall assessment), will not even figure in the next consultation stage which is the first opportunity many will have to express views on individual housing sites. This seems fundamentally wrong and belies the requirement for Plans to be positively prepared and effective.

For these reasons, the Council's approach and conclusions on Zone 16 are not considered to be sound.

2. Broxtowe Borough Council Proposed Boundary Change

2a. Which potential Green Belt boundary change does your comment relate to?

Kimberley.

2b. Do you agree with the boundary change?

No.

Please provide any comments to expand on your answer(s) above.

The choice of Zone 20 would appear to have been largely influenced by the A610 being considered to provide the long term defensible Green Belt boundary and, partly, by the recommendations of the Kimberley Advisory Committee which considered site H215 as one of several possible sites for development going forward.

However, somewhat ironically, the primary justification for choosing this zone (the A610) is also clearly a factor which will necessarily constrain the efficient development of this site – i.e. from noise, air quality and access standpoints.

In addition to the above constraints, the existence of "hilly" topography (visual prominence) and woodland (physical and ecological constraints) and the proximity of the Conservation Area (heritage constraints) will all serve to reduce the developable area of the zone.

Moreover, whilst site H215 falls within this zone, we are told on page 55 of the consultation document that this site in isolation does not contain defensible Green Belt boundaries!

The conclusions of the assessment for Zone 20 **cannot be supported** as:

- the extent of this zone has seemingly been purposefully and unfairly determined to favour one site over others (i.e. other sites have not been afforded the same level of qualification when arriving at the conclusions on each of the five purposes e.g.:

    - in terms of sprawl, the site receives only 2 stars despite reference to the site being "*hilly*" – and therefore prominent!;

    - in terms of coalescence, the site receives only 2 stars owing to the existence of the A610 – yet the perception of bringing one settlement closer to another will be most apparent to those significant users of the A610. Moreover, the zones map for Kimberley does not define the existing settlement boundary for Kimberley or Awsworth - it is therefore almost impossible for consultees to consider how the development of zone 20 might impact on the merging between Kimberley and Awsworth; and

    - in terms of preserving the setting and special character of historic settlements, the site again receives only 2 stars despite the proximity of the Conservation Area to the north east. Reference is made to the "*small impact*" on the Conservation Area; however, without a Heritage Impact Assessment having first been carried out - the significance on the historic setting etc cannot possibly be known and/or [low]-scored.

Concluding Remarks

The above concerns identify a **significant failing** in the Council's current approach which is considered to be overly-simplistic and lacks transparency and robustness.

Other Councils' Local Plans have fallen on similar shortcomings.

In order to ensure the Council's Plan, when independently scrutinised at the Examination in Public, is found to be 'sound', the Council will need to be able to demonstrate that it has been positively prepared, it is effective and that it complies with National Planning Policy.

As presently drafted, the Plan is not considered to be sound.

The exclusion of sites previously identified for removal from the Green Belt and developed for housing at this early stage of the process in itself identifies significant flaws in the assessment process.

To remedy the above, the Council will need to analyse each zone far more comprehensively and/or revisit smaller sites abutting the existing built-up area as part of an alternative approach.

The Council's reliance on Zone 20 as the only land identified to be removed from the Green Belt is not supported as the approach fails to consider more suitable sites that would, individually or collectively have much less of an impact of the openness on the Green Belt and the purposes of including land within it – e.g. sites H116 and H113.

Paragraph 83 of the NPPF confirms that, once established, Green Belt boundaries should only be altered in '***exceptional circumstances***', though the preparation or review of the Local Plan.

Since not all of Zone 20 is developable (or required to be developed!), the balance of the land is also being proposed to be taken out of the Green Belt despite clearly fulfilling most if not all of the purposes of including land within it.

In this connection, the release of some 14.41 hectares of land from the Green Belt to provide 4.97 hectares of housing cannot possibly constitute the '*exceptional circumstances*' required by paragraph 83 of the NPPF, particularly when there are alternative, smaller sites available that are clearly capable of delivering the actual amount of housing required at a lesser cost to the Green Belt (having regard to its objectives and purposes) and the environment in general.

Moreover, the fixing of conclusions on the necessary Green Belt boundary change for Kimberley in advance of a more detailed consideration of the ability of sites within the built-up area to deliver the number of houses anticipated in the 2013/14 SHLAA (i.e. the next consultation stage) is also not supported.

By fixing now, there is a real danger the Council's current approach to the Green Belt review will result in a Plan lacking the necessary flexibility should some sites fail to come forward as anticipated.

In circumstances where the built-up area is already tightly constrained by the Green Belt, the Plan must build in such flexibility by:

- dealing with the allocation of Green Belt sites (not zones) alongside all others sites as part of the next consultation stage – since difficulties with some sites might result in the need for others to be allocated; and

- identifying '*safeguarded land*' should additional housing land be required to be brought forward, whilst ensuring Green Belt boundaries, once reviewed, remain permanent (beyond the Plan period).

In failing to include the above provisions, the Plan (and the Council's approach) is not considered to be sound.

3. Do you have any other suggested boundary change?

Yes.

Please provide any comments.

Site H116 (Land north of 38 Alma Hill) is both suitable and available and could be delivered as part of a comprehensive development in conjunction with the adjacent site H113 (Land north of Alma Hill, Kimberley).

Site H116 equally benefits from the same physical advantages as site H113 and also lacks any identified constraints.

Moreover, during the previous 2004 Local Plan Review the Inspector similarly recommended that site H116 (in conjunction with H113) should be removed from the Green Belt and allocated for housing.

Overall, he concluded:

"Due to its topography and to a lesser extent its vegetation this is a secluded site and ***development on it would not be visible*** *at any distance from the open countryside to the north or west … and … Being so well contained within the landform* ***development on the site would not constitute sprawl****."*

The Inspector also confirmed that the site is of **very limited value to the purposes of the Green Belt** and concluded that, *"In these circumstances, the site should be allocated for housing development under [the then] Policy H2 at a density of 35 dph".*

Given that the five purposes of including land in the Green Belt remain *unchanged* since the 2004 Inspector's report, there is absolutely no reason why the Inspector's conclusion that these two sites are of very limited value to the purposes of the Green Belt should not be just as pertinent today.

The allocation of the two adjoining sites would therefore represent a logical *'rounding-off'* of the settlement which would be suitably contained by existing development on three sides and the robust ridgeline and well established hedgerow to the north.

The suggested boundary change is illustrated in **Figure 1** below.

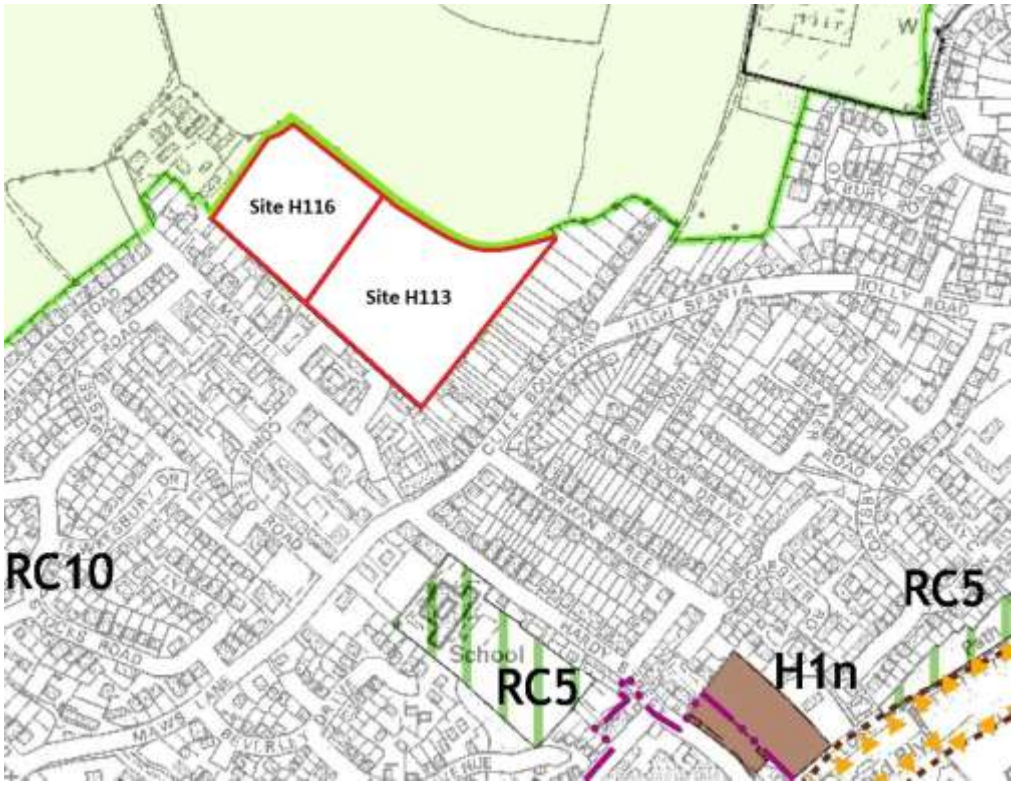


Fig. 1: Image to illustrate the suggested alternative boundary change to facilitate the logical development of site H116 as a comprehensive housing allocation with the adjoining site H113.

Whilst the two sites 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.

The above **proposed boundary change** is considered *preferable* to that identified in the consultation document since it comprises a more effective use of Green Belt land and responds to the amount of housing land actually required, rather than resulting in the removal of a much larger swathe of land, the majority of which, by the consultation document's own conclusions, still fulfils the purposes of including land in the Green Belt.

I trust the above comments are helpful to the Council's consideration of the most appropriate approach to the future distribution of development within and around Kimberley and will be fully taken into account as and when this is progressed further.

I look forward to your acknowledgement of receipt in due course and trust that I will continue to be consulted on future stages of the Broxtowe Borough Council Local Plan (Part 2).

I would be obliged if these matters could be given thorough consideration in your continuing preparation of the Allocations and Development Management Policies DPD and confirm that I wish to continue to be kept appraised of progress and to reserve my right to have the opportunity to advocate the relevant representations through the Examination procedure if necessary.

Yours sincerely

MA(Hons)TP MRTPI
Director

Broxtowe
Site Allocations
Issues and Options

Broxtowe Borough COUNCIL

Personal Details*

* if an agent is appointed, please complete only the title and name boxes below, but complete the full contact details of the agent

Title	Mr | Mrs | Miss | Ms | Other: MR & MRS
First Name	R
Last Name	EVANS
Job Title (where relevant)	
Organisation (where relevant)	
Address	C/O AGENT
Postcode	
Tel. Number	
E-mail address (where relevant)	

Agent Details

[redacted]

Please return completed forms to: Planning Policy, Chief Executives Department, Foster Avenue, Beeston, Nottingham NG9 1AB Fax: 0115 917 3377 *Alternatively an online version of this is available, at www.broxtowe.gov.uk/allocationsites*	**For more information:** Tel: 0115 917 7777 ext 3482, 3452, 3468 E-mail: planningpolicy@broxtowe.gov.uk

Comments should be returned by 5.00pm Friday 10th January 2014

If you require any assistance in making a representation/filling in this form please contact the Planning Policy Team who will do all they can to offer assistance.

This form is available in large print and other formats on request, you can also submit online via our website, www.broxtowe.gov.uk/allocationsites

Which settlement area(s) do your comments relate to?

- ☐ Awsworth
- ☐ Brinsley
- ☐ Eastwood
- ☑ Kimberley
- ☐ Main Built up Area
- ☐ Other Rural

Data Protection - The comment(s) you submit on the Local Development Framework (LDF) will be used in the plan process and may be in use for the lifetime of the LDF in accordance with the Data Protection Act 1998. The information will be analysed and the Council will consider issues raised. Please note that comments cannot be treated as confidential and will be made available for public inspection. All representations can be viewed at the Council Offices.

1. Housing

Please note that this is your opportunity to guide where the development in your area goes, this is not an opportunity to change the housing distribution allocated to your area.

Issue 1a: *Potential housing sites identified within the Council's Strategic Housing Land Availability Assessment (SHLAA) are set out in the schedule and maps in the locally specific documents. Size thresholds need to be considered: we think it is appropriate only to consider new housing allocations (not identified in the Core Strategy) for between 10 and 500 dwellings.*
Issue 1b: *Provision needs to be made for specialist accommodation, including for groups with special needs and elderly people. It may be appropriate to make specific provision on appropriate sites, including those in Issue 1a above, or perhaps, for example, to allocate a specific site for a "retirement village".*
Issue 1c: *The government requires that pitch targets for gypsies and travellers and plot targets for travelling showpeople are identified in local plans. Suitable sites need to be found for accommodation for gypsies, travellers and travelling showpeople.*
Issue 1d: *The delivery of affordable homes needs to be maximised in order to meet the 30% ambition in the Core Strategy. Certain sites, and certain parts of the borough, may be more suitable than others for this purpose.*
Issue 1e: *In the Core Strategy the Council has identified strategic locations for growth at land adjacent to the proposed HS2 rail station at Toton and at the Boots /Severn Trent site in Beeston. The mix of uses on the Toton site is to be established as part of this allocations process, and the precise site boundaries of both sites are also to be confirmed.*

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

PLEASE SEE ATTACHED LETTER

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?

☐ Yes ☐ No

If you wish to expand on your answers please attach a separate sheet and make it clear what question your response relates to.

If no what size limits should be used?

Question 1f: Are there other issues that should be considered regarding housing?

☐ Yes ☐ No

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.

☐ Yes ☐ No

If yes, please provide details.

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

☐ Yes ☐ No

If yes, please provide details.

Toton

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.

☐ Yes ☐ No

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.

☐ Yes ☐ No

If yes, please provide details.

2 . Approach to the Green Belt

Issue 2a: *Green belt boundaries need to be reviewed to fully meet the development needs of Broxtowe as specified in the Core Strategy to 2028 (and possibly beyond this date, as indicated in the NPPF). Please see in particular the maps in the locally specific documents and the details of housing land availability in the borough in the locally specific documents when commenting, although you may also wish to consider the need for other non-residential allocations.*

Issue 2b: *Green Belt boundaries may also need to be reviewed to address existing small anomalies (e.g. where the Green Belt boundary does not follow an existing physical feature or bisects an existing residential curtilage). Anomalies exist for many reasons including as a result of advances in mapping technology (e.g. converting low resolution maps onto high resolution maps) or where physical Green Belt boundary features no longer exist. Corrections of small anomalies are not intended to allow development of the land, affect only small areas and do not have strategic implications.*

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

PLEASE SEE ATTACHED LETTER

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

☐ Yes ☐ No

If yes where should the safeguarded land boundaries go?

PLEASE SEE ATTACHED LETTER

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

☐ Yes ☐ No

If yes where?

Question 2d: Are there other issues that should be considered regarding the Green Belt?

☐ Yes ☐ No

If yes, please provide details of the issues.

3. Economic Issues/Job Creation

Issue 3a: *The NPPF advises that planning policies should be flexible enough to accommodate business needs not anticipated in the plan.*

Issue 3b: *The existing employment sites shown in the maps in the locally specific documents represent a potential supply of sites for employment use. Some, however, are not considered to be suitable for modern employment requirements and could be redeveloped for other purposes.*

Question 3a: Should additional allocations for employment sites be made?

☐ Yes ☐ No

If yes, where should the additional employment allocations be?

ian baseley associates

chartered town planners

Mr S Saunders
Planning Policy Manager
Broxtowe Borough Council
Foster Avenue
Beeston
Nottingham
NG9 1AB

NB/EvansLDF/7

10 January 2014

Dear Mr Saunders

Local Plan Consultation
Site Allocations Issues and Options November 2013 Consultation Document

Further to the Council's current invitation for comments on the above consultation document, please find below **formal representations** on behalf of our clients, Mr and Mrs R Evans, freehold owners of **Land north of 38 Alma Hill at Kimberley.**

Context

As you are aware we have previously made representations on behalf of our client in respect of this land[1] which extends to some 1.13ha and adjoins the northern limit of the settlement boundary of Kimberley.

You will recall that the site has previously been promoted through the Council's 2012/13 SHLAA process and afforded **site reference H116 Land north of 38 Alma Hill, Kimberley.** As part of this process, the land has been identified[2] as an allocation option deemed '*Could be Suitable if Green Belt Policy Changes*'.

Furthermore, during the preparation of the current Broxtowe Local, the Planning Inspector, in recommending that the immediately adjoining Site H113 - Land north of Alma Hill) was removed from the Green Belt and allocated for residential development, stated that, ***"Consideration should be given to allocating the adjoining land (1.5ha) to the Northwest*** **[i.e. Site H116]**".

The Aligned Core Strategy (ACS) identifies **Kimberley as a 'Key Settlement'** and therefore a strategic and sustainable location for growth. Accordingly, the ACS

[1] See **Appendix IBA1**
[2] In the *'Kimberley'* document comprising the Site Allocations Issues and Options November 2013

[redacted]

identifies the requirement for **up to 600 new homes** to be distributed towards Kimberley during the Plan period [i.e. up to 2028].

The Council is consulting on the *proposed* Development Sites and on additional areas that are required for longer term needs (beyond the Plan Period - i.e. after 2028), known as 'Safeguarded Land'.

Our formal representations are made in relation to topics 1 and 2 covering 'new housing' and 'the approach to the Green Belt' respectively. **Our clients broadly agree with key issues 1a to 1e and 2a and 2b contained within the consultation document.**

In terms of answering the specific questions, this letter covers those matters where appropriate and the representation form is attached as required.

Formal Representations

Land North of Alma Hill, Kimberley (Site Ref. H116) – SUPPORT its formal allocation for residential development

The site's identification as one of a number of potential choices for new housing allocations is welcomed. Its subsequent formal allocation as a housing site is **strongly supported**. In terms of the site's performance from a physical perspective, the site is:

- surrounded on two sides by existing residential development and is directly adjacent to a further potential housing site (H113) to the south east,
- defined and contained to the north by a strong defensible feature in the form of a localised ridge separating it from the open countryside and Green Belt beyond,
- bound on all sides by dense hedgerows/trees,
- potentially accessible via the adjacent Site H113,
- free of any environmental constraints or designations preventing its development.

The development of Site H116 would, in combination with Site 113, evidently represent a logical 'rounding-off' of the northern edge of the established settlement boundary of Kimberley. The characteristics highlighted above would naturally define the site more logically as an extension to the settlement of Kimberley as opposed to its present Green Belt designation.

This matter is strengthened by the **National Planning Policy Framework** which states, inter alia, that, *"When defining boundaries [Green Belt], local planning authorities should: define boundaries clearly, using physical features that are readily recognisable and likely to be permanent".*[3]

In the above context, the ridgeline to the north of the site in conjunction with the mature hedgerows surrounding the site form easily recognisable and long term

[3] Paragraph 85 of the NPPF

defensible boundaries. The existing residential properties and outbuildings which bound the site contain the land and readily attach it in visual *and* physical terms to the settlement framework boundary.

It is prudent here to highlight the five purposes of Green Belt designation,[4] namely:

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

The designation of the subject site as Green Belt evidently does not serve *any* of the above purposes in a meaningful manner and therefore **its release from Green Belt and allocation as housing land is wholly logical and justified.** Moreover, Paragraph 85 of the NPPF, inter alia, advises that, *"When defining [Green Belt] boundaries, local planning authorities should not include land which it is **unnecessary to keep permanently open**; ..."* (our emphasis)

The site's development for residential purposes will evidently have a **minimal impact on the wider countryside** primarily due to its specific location nestled between existing development and naturally enclosed by physical features. In addition, the quality of the land for arable purposes is not recognised as one of the most fertile and thus has accordingly been identified as a **Grade 3a Agricultural Land Classification.**

Turning to considerations of access, the site could be readily served via the development of the adjacent land (Site 113) as a comprehensive development, obtaining direct access from Soarbank Close and/or Branklene Close.

With regards to wider transportation matters, the site and its immediate vicinity is readily **served by good transport infrastructure**, namely the A610 linking the site to junction 26 of the M1. In addition, the site is well served by local bus routes which are within 5 minutes walk of the site.

In examining the benefits of this site as a potential housing land allocation, it is evident that Sites 116 and 113 together represent two of the **most logical of all of the sites identified** in the **Kimberley Site Allocations document**. This is primarily due to their close association with the existing settlement framework boundary and therefore their natural extension to it. The other Green Belt sites identified appear much less rational (the adjoining H113 site aside) as potential housing sites than H116.

Since Kimberley is presently tightly constrained by the Green Belt, and given the limited opportunities within the built-up area to achieve the objectively assessed housing requirement, it is accepted by the Council that land adjoining the existing development

[4] As per Paragraph 80 of the NPPF

boundary will necessarily need to be released from the Green Belt to ensure compliance with the ACS.

In the above context, the Council has appraised the Green Belt Sites that 'Could be Suitable if Green Belt Policy Changes'. Of the 11 sites identified just 6 have been assessed as meeting all three criteria,[5] which includes site H116 and the directly adjacent H113 Land north of Alma Hill.

Site H116 (as well as the adjoining H113) is considered to be entirely suitable for development with minimal impact on the integrity of the Green Belt and the five overriding purposes that Green Belt serves.

Four of the other Green Belt sites under review are considered to be **significantly less suitable for release**, in summary, due to the following reasons:

- **Site Ref. H473** - 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.

- **Site Ref. H131** - The site forms part of a Site of Importance for Nature Conservation and there are notable level changes within and around the site.

- **Site Ref. H411** - 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, particularly to the north west, which would need to be removed to make way for its development (or retained with a reduced site capacity).

- **Site Ref. H215** - 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).

Owing to the constraints identified above, for the avoidance of doubt a **strong objection** is made to the inclusion of **sites H473, H131, H411 and H215** as formal allocations.

In assessing the directly adjacent site (H113 Land north of Alma Hill) during the previous Broxtowe Local Plan Review (2004), the Planning Inspector[6] stated that, *"Consideration should also be given to excluding the adjoining land to the northwest* [i.e. the site subject to these representations – H116] *which has a similar character and which is also*

[5] 1. Settlement recommended in 'Tribal', 2. Directions for growth recommended in 'Tribal' and 3. Defensible physical boundary

[6] in his report dated 11 June 2003

contained by development, the topography and a continuation of the hedge along the north east boundary".[7]

The Inspector noted the need for a suitable access to Site H116 as the only issue to resolve which he identified could be obtained via the adjacent site and subsequently concluded that, ***"Development on the combined sites would round-off the existing pattern of development at this point in terms of urban form, topography and landscape. It would appear as a natural extension of the town and would in no way look intrusive or incongruous".***[8]

The relevant extract of the Inspector's Report is attached at **Appendix IBA2** for completeness.

Despite the Inspector's clear conclusions regarding the appropriateness of the subject site and the adjoining land as housing allocations, the Council did not consider at the time that there was an overriding need to release sites such as this from the Green Belt. Clearly however the situation has changed since this time and the Council is evidently now reliant upon releasing land from the Green Belt in order to meet the development needs of Broxtowe Borough, as identified in the ACS.

With **question 1a** in mind, the Council should therefore take heed of the Inspector's previous assessment of the site and its clear merits as a development opportunity and amend the Green Belt boundary and **allocate Site H116 in conjunction with Site H113 for housing purposes** to be delivered as a comprehensive development.

The allocation of the two adjoining sites would represent a **logical 'rounding-off'** of the settlement which would be suitably contained by existing development on three sides and the robust ridgeline and well established hedgerow to the north. Its comprehensive allocation is illustrated in **Figure 1** below.

Fig. 1 Image to illustrate the logical development of the subject site as a comprehensive scheme with the adjoining site

[7] Paragraph 16
[8] Paragraph 16

Whilst the two sites 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.

In turning to **question 2b** the possibility of amending Green Belt boundaries to meet the development needs of Broxtowe beyond 2028 (i.e. safeguarded land) is **supported.** Once reviewed, Green Belt boundaries should be permanent and be expected to exist beyond the Plan period. The NPPF is quite clear in this regard[9].

The identification and allocation of safeguarded land will afford the Council and its new Local Plan in-built **flexibility** should any of those sites allocated for development not come forward for whatever reason as originally envisaged. This is particularly important where settlements identified for sustainable growth, such as Kimberley, are presently already tightly constrained by the Green Belt.

In selecting possible 'safeguarded land', the issues of development delivery and impact on the purposes that the Green Belt serves should be key matters of consideration.

Whereas **sites H116 and H113 are considered readily and easily deliverable and developable owing to their size and them being free of any identified constraints to development** (indeed there was strong developer interest in H113 at the time of the previous Local Plan Review), larger sites, such as H215, would inherently have delivery and viability issues.

Moreover, the development of the larger sites would have a much more significant and obvious visual impact on the Green Belt. In such circumstances the Council should consider the identification of these larger sites as 'safeguarded land' in order to build in flexibility to the Local Plan beyond 2028 to facilitate development in the event that it is shown to be needed by monitoring housing land supply and completions.

In summary, in response to the second part of **question 2b,** the **identification of the 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.

Concluding Remarks

In all of these circumstances, the removal of the site [H116] from the Green Belt and its allocation as a housing site is wholly appropriate and should be given full support to secure its formal inclusion.

For the avoidance of doubt the allocation of H116 for housing purposes is strongly supported for the reasons advanced above to facilitate an extremely logical extension/'rounding-off' of this part of the development boundary (in conjunction with Site H113).

[9] Paragraph 83 of the NPPF

I trust the above comments are helpful to the Council's consideration of the most appropriate approach to the future distribution of development within the Borough and will be fully taken into account as and when the Document is progressed further.

I look forward to your acknowledgement of receipt in due course and trust that I will continue to be consulted on future stages of the Broxtowe Borough Council Local Plan.

I would be obliged if these matters could be given thorough consideration in your continuing preparation of the Local Plan Site Allocations Issues and Options Document and confirm that I wish to continue to be kept appraised of progress and to reserve my right to have the opportunity to advocate the relevant representations through the Examination procedure if necessary.

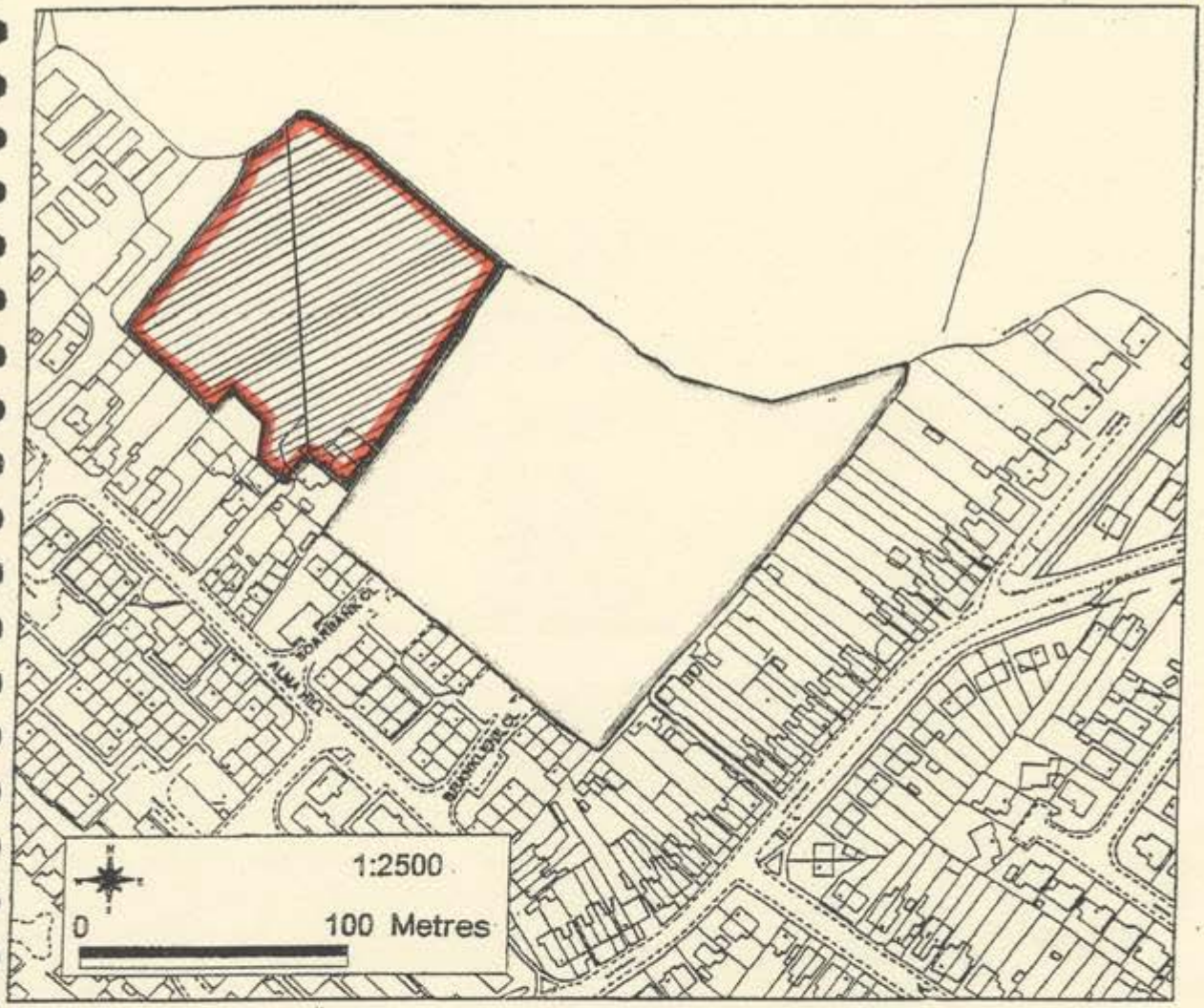
[redacted]

Partner

c.c Mr and Mrs R Evans

Site Kil North-east of Alma Hill, Kimberley

Potential Housing Site **IBA1**



measures are available to contain workshop noise. The presence of an adjoining depot did not prevent the Council from allocating site H1b and I see no reason why it should here. The design of development, including landscaping could contain the unattractive views of the depot.

Synthesis

23. The objection site and the two fields are of very little value to the Green Belt, to the MLA, to agriculture and to nature conservation. On the other hand they occupy a highly sustainable location in terms of accessibility to PT and to services and facilities. They represent a significant under used opportunity. It makes little sense to develop the objection site alone in isolation. The two fields should be developed comprehensively and case law rules that Inspectors may have regard to the implications of their conclusions on land adjoining objection sites. With the possibility of another access I see no reason why these sites should not achieve an average site density of 40 dph, with perhaps lower density on the upper parts and higher on the lower parts. As a greenfield site they should be included in Phase 2 of Policy HX which should provide time to resolve the access issues.

24. The objection site and the adjoining fields should be excluded from the MLA and from the Green Belt. Consideration should also be given to excluding from the Green Belt the remainder of the Council Depot and the small triangular field to the west, drawing the Green Belt boundary along the A610 and the western side of the disused railway cutting, in order to achieve a clear logical boundary that reflects that immediately to the west.

Recommendation

25. I recommend that the objection site Kic, the remainder of the field and the adjoining field be excluded from the Green Belt and the MLA and allocated for housing at a minimum average density of 40 dph in Phase 2 of Policy HX. Consideration should also be given to excluding the remainder of the Council Depot and the small triangular field to the west from the Green Belt, drawing the Green Belt boundary along the A610 and the western side of the disused railway cutting.

Ki(1) NORTH EAST OF ALMA HILL, KIMBERLEY

Background

1. On receipt of the objector's statement of evidence, the Council wrote to the agents on 13th November 2001 arguing that no duly made objection had been made in respect of allocation H2I as a whole and that it was not acceptable to propose an alternative site within the context of objections to R220. They referred to the regulations that only objections to changes could be made at the RDDP stage.

2. The objector responded in a letter of the 27th November 2001 that they were not informed of the deposit of the FDDP despite their involvement in the CDP. Following the closing date for objections, the objector became aware of the FDDP and were advised by Council officers to object to sites at the RDDP stage and

thereby introduce the objection site, which was considered at the previous CDP stage.

3. The Council replied on the 29 November 2001. They enclosed a letter dated 21st August 2000 from the Council to the objectors which stated that as the representations were not made within the deposit period the objector would not be entitled to appear at the inquiry. They pointed out that in the duly made objection to the RDDP they were not advised that a new site at Alma Hill was sought.

4. I dealt with the Council's letter of the same date at the opening of the inquiry session previously scheduled for this objection on the 29 November 2001. I referred to the Pre-Inquiry Meeting in July when I specifically drew the Council's attention to a number of objections that had been made to the RDDP, which appeared to me to relate to the FDDP. I drew the Council's attention to government advice in PPG12, which suggested that the Council should have rejected objections such as these as not duly made. I advised that if the Council pursued this approach, they should advise the objectors accordingly and well before the start of the inquiry so as to allow them time to mount any challenge and avoid jeopardising the inquiry timetable. However, I stressed that it was for the Council and them alone to decide which objections were duly made, although clearly they should act consistently. My responsibility was to deal with the objections that the Council had accepted and put before me. At the PIM, the Council acknowledged the issue but advised that they wished me to deal with all the objections that they had accepted and which were to be included in CD 30.

5. This objection is included on page 140 of CD30. At the inquiry, I referred to my advice at the PIM and to the Council's response and assurances. I knew of no provisions that allowed me to reject objections that had been accepted by the Council as duly made. The Council confirmed that they were unaware of any. I drew attention to the dangers of the Council acting inconsistently in respect of some objections but not others and at such a late stage in the programme. It was not for me to reject objections that had been accepted by the Council upon seeing the detailed evidence. I would, as the Council had requested, deal with those objections put before me whatever their nature; nothing more and nothing less. The Council gave assurances that they would not re-visit the issue.

6. The objector in seeking the deletion of H2l in its revised form, had, by way of substitution, suggested some re-assessment of those sites around Eastwood/Kimberley/Nuthall that had been rejected at the CDP stage. In the light of this, it was clearly open to the objector to put forward all of these sites. I could find no criticism that they then confined it to one of the sites rejected at the CDP stage.

7. The Council's letter of the 21st August 2000 was misleading. It would have been more accurate to inform the objector that a none duly made objection would not be put to the Inspector holding the inquiry. However, it is for the Inspector not the Council to decide whether to hear at inquiry those objections that had been accepted. In view of these factors, I ruled that I would hear the objector at the scheduled inquiry session.

8. It is clear from the RDDP and the Council's Proposed Pre Inquiry Changes that some greenfield and even some Green Belt sites are likely to be needed to meet SP requirements for housing and for employment land due to the shortage of sites within the urban areas of Broxtowe. Indeed, the Pre Inquiry Changes put forward still include major allocations of housing and employment land in the Green Belt; H2l, EM2 and EM3f at Watnall/Nuthall. For reasons set out in Chapters 4 and 5, I recommend that these allocations be deleted from the RDDP. I have to identify other more suitable sites for housing and employment development.

9. Where there is an outstanding need to take Green Belt sites to meet SP housing and employment requirements this provides the exceptional circumstances necessary to justify altering approved Green Belt boundaries. However, as the Council accepted on site H2X at Giltbrook, sustainable sites outside the Green Belt are to be preferred and that it is difficult to demonstrate exceptional circumstances whilst such sites exist. In considering proposed allocations in the Green Belt, I have regard to the extent to which they fulfil Green Belt purposes set out in PPG2 para 1.5 as well as other criteria, particularly sustainability factors.

Inspector's Conclusions

Location and Site Search Sequence

10. This greenfield site of about 1.9 ha lies on the edge of the built up area of the town of Kimberley. It falls within category c) of the search sequence in Policy 1 of RPG8. It is about 550 m from frequent bus services along Nottingham Road, which is the spine of the Nottingham to Eastwood PT Corridor identified in SP Policy 1/ 2 as a preferred location for major development. This may be somewhat beyond the NCC's optimum walking distance of 400 m to frequent PT routes but the IHT advise that whilst this is a desirable walking distance to bus stops, 500 m is acceptable and standards need to be applied with discretion (CD127). The site is about as close as former allocation H2d to a less important bus route and is closer to the PT Corridor than site H2l at Watnall/Nuthall. LP Policy H6 clearly anticipates some housing allocations beyond 400 m walking distance of frequent bus services.

11. Furthermore, CD127 suggests desirable and acceptable walking distances of 500 m and 1000 m for commuting/school. There is also an hourly bus service along Hardy Street about 200 m away. The site is within 200 m of the nearest PS and within just over 800 m of the SS and about 700 m from the edge of Kimberley Town Centre. There is a PH within about 100 m and a local shop a little further away. It may not be the most accessible of locations, but it is not remote either and is reasonably sustainable; more so than former allocation H2d and other potential housing sites.

Agriculture

12. Like most of site H2l the land is B&MV, its ALC being grade 3a. It is SP Policy 3/13 and government policy to prefer the development of lower grade land such as on H2d and H2j wherever possible. However, this site would only be a small and very limited loss to agriculture.

Green Belt

13. The site is bounded to the southeast and to the southwest by the rear of dwellings on the northern edge of Kimberley. It is contained to the northwest partly by development. The land slopes down to the south from the hedge, which forms the north-eastern boundary. There is also a well established hedge along the south-eastern and north-western boundaries, which helps to soften the urban edge, but the south-western boundary, marked by a fence, presents a raw urban edge.

14. Due to its topography and to a lessor extent its vegetation this is a secluded site and development on it would not be visible at any distance from the open countryside to the north or west. It would only be seen from the edge of the town immediately to the east and south and from the adjoining PF to the north, which already has views off the adjoining town. The next nearest settlement is Watnall over 600 m away to the north east out of sight beyond the ridge. Newthorpe/Giltbrook lies over 800 m away on the other side of the valley. Development of the site would not lead to any increase in the degree or perception of coalescence of settlements. Being so well contained within the landform development on the site would not constitute sprawl. However, as the objector accepted the adjoining field to the northwest has a similar landform and is largely contained on its northwestern boundary by existing development. Development of site Ki(1) would make it difficult to resist the development of this adjoining land at some future Plan review when similar arguments could be advanced.

15. The objection site and the adjoining site's development would involve encroachment into the countryside, contrary to the 3rd Green Belt purpose in PPG2. However, this would be on a small scale and its impact would be limited by the topography of the land. Its impact upon the open character of the Green Belt north of Kimberley would be minor both in absolute and relative terms. The 5th Green Belt purpose is largely served by the phasing Policy that I recommend that includes most greenfield sites in Phase 2 and thus assists urban renewal by encouraging recycling of derelict and other urban land.

16. The site is of very limited value to the purposes of the Green Belt. Although not subject to an objection, consideration should also be given to excluding the adjoining land to the northwest which has a similar character and which is also contained by development, the topography and a continuation of the hedge along the north east boundary. Case law establishes that Inspectors may make consequential recommendations relating to land outside an objection site. It is preferable to resolve this issue now than to revisit it at a future review when it would detract from the public concept of the permanence of Green Belt boundaries. The adjoining site could also be dependent upon the objection site for vehicular access. Development on the combined sites would round-off the existing pattern of development at this point in terms of urban form, topography and landscape. It would appear as a natural extension of the town and would in no way look intrusive or incongruous.

Access

17. Development on the objection site could take ready access from either or both of the adjoining Closes to the south. Access to the adjoining land to the north west

would probably need to be via site Ki(1), whose development should provide for this. Development of the site would provide the opportunity to soften the existing hard edge to the town.

Synthesis

18. This is a small site of little value to the purposes of the Green Belt. It lies on the edge of a urban area in the Nottingham to Eastwood PT Corridor favoured for major development in SP Policy 1/ 2, although its size falls below the SP threshold for major development the SP does not preclude smaller scale development in PT corridors. The site is highly accessible to schools and reasonably so to other local services including PT routes. Its development would involve the loss of a small but acceptable amount of B&MV agricultural land. However, it would as a greenfield site only be brought forward for development in Phase 2 of Policy HX if it is shown to be needed by monitoring housing land supply and completions. This site's major advantage is that it would appear to have few development constraints and should be capable of being brought forward at short notice for development, which may be important given possible constraints on some other sites. It's intrusion into the Green Belt and countryside would be very limited in scale and extent and indeed hardly noticeable, unlike site H2j and to a lessor extent H2d. At a density of 35 dph it could provide about 66 dwellings. If the adjoining site of about 1.5 ha is allocated, the total development could bring forward about 119 dwellings.

19. In these circumstances, the site should be allocated for housing development under Policy H2 at a density of 35 dph and included in Phase 2 of Policy HX. Consideration should be given to allocating the adjoining land (1.5ha) to the Northwest.

Recommendation

20. I recommend that the RDDP be modified by the allocation of site Ki(1) (1.9 ha) for housing development under Policy H2 at a density of 35 dph and inclusion in Phase 2 of Policy HX. Consideration should be given to allocating the adjoining land (1.5ha) to the northwest with the same density and phasing.

Ki2 SOUTH OF A610/EAST OF AWSWORTH LANE, KIMBERLEY

Background

1. It is clear from the RDDP and the Council's Proposed Pre Inquiry Changes that some greenfield and even some Green Belt sites are likely to be needed to meet SP requirements for housing and for employment land due to the shortage of sites within the urban areas of Broxtowe. Indeed, the Pre Inquiry Changes put forward still include major allocations of housing and employment land in the Green Belt; H2l, EM2 and EM3f at Watnall/Nuthall. For reasons set out in Chapters 4 and 5, I recommend that these allocations be deleted from the RDDP. I have to identify other more suitable sites for housing and employment development by way of replacement, although I find in Chapter 5 no need to replace allocation EM2 at this stage in view of the development and availability of sufficient sites for BPs and

Planning Policy Team
Broxtowe Borough Council
Foster Avenue
Beeston
Nottingham
NG9 1AB

EvansLDF/12 3 November 2017

Dear Sirs

Broxtowe Local Plan Part 2 Publication Version

Further to the Council's current invitation for comments on the above consultation document, please find below **formal representations** on behalf of our clients, Mr and Mrs R S Evans, freehold owners of **Land north of 38 Alma Hill at Kimberley.**

Context
As you are aware we have previously made representations on behalf of our client in respect of this land[1] which extends to some 1.13ha and adjoins the northern limit of the settlement boundary of Kimberley.

Our objections focussed on the failure of the then draft Plan to include site reference 116 Land north of 38 Alma Hill, Kimberley as a housing allocation and highlighted concerns regarding the Council's approach to the Green Belt Review where sites (and their own in particular) had been assessed and discounted on the basis of illogical (and inappropriately extensive) evaluation zones.

The Publication Version of the Local Plan Part 2 does nothing to address these objections – and consequently **such concerns** clearly remain unresolved.

You will recall that the site has previously been promoted through the Council's 2012/13 SHLAA process and afforded **site reference H116 Land north of 38 Alma Hill, Kimberley.** As part of this process, the land was identified in the '*Kimberley*' document comprising the Site Allocations Issues and Options November 2013 as an allocation option deemed '*Could be Suitable if Green Belt Policy Changes*'.

[1] Attached to form Appendix IBA1

[redacted]

Furthermore, during the preparation of the current Broxtowe Local Plan, the Planning Inspector, in recommending that the immediately adjoining Site H113 - Land north of Alma Hill) was removed from the Green Belt and allocated for residential development, stated that, *"**Consideration should be given to allocating the adjoining land (1.5ha) to the Northwest*** **[i.e. Site H116]***".*

Formal Representations

The Council's approach to the distribution of development (as far as it relates to Kimberley) as set out in the Broxtowe Local Plan Part 2 Publication Version is not supported.

The draft as presently worded is not considered to be *sound* on the basis that it:

- has not been positively prepared;
- is neither justified nor effective; and
- does not comply with national planning policy.

The Adopted Core Strategy confirms **Kimberley as a 'Key Settlement'** and identifies the requirement for **up to 600 new homes** to be distributed towards Kimberley during the Plan period.

However, the Publication Version only allocates sufficient land for approximately 167 dwellings across the following three sites:

- land south of Kimberley including Kimberley Depot (105 homes);
- land south of Eastwood Road, Kimberley (40 homes);
- Builders Yard, Eastwood Road, Kimberley (20 homes).

Two of the allocations were allocations in the previous 2004 Local Plan and quite clearly have not been brought forward for development in the intervening period. This in itself raises legitimate questions over confidence regarding their deliverability over the next Plan period – perhaps indicating that there are problems with either site e.g. physical or technical constraints or ownership issues?

In order for the Plan to be *sound*, the Council and the Inspector must be confident that *all* of those sites allocated for development *will* be developed during the Plan period.

The single (*new*) allocation comprises land south of Kimberley, including Kimberley Depot[2].

[2] Policy 7.1.

Part of this site currently comprises part of the Babbington/Swingate/Verge Wood Mature Landscape Area as acknowledged in the Sustainability Appraisal and summarised in paragraph 7.6 of the Local Plan Part 2 Publication Version.

Indeed, the impact on the landscape is identified as a **negative effect** in the Sustainability Appraisal – albeit this is somewhat conveniently summarised in the aforementioned paragraph 7.6 as "*only one very minor negative effect*".

Despite the above, there appears to be no specific justification why this site in its entirety was chosen to be the sole (*new*) allocated site over others that have previously been identified as being potentially suitable subject to (Green Belt) policy change.

Whilst four sites were assessed in the *Landscape and Visual Analysis of Potential Development Sites (January 2017)*, others were not – and again there would appear to be no explanation as to why this was the case.

In the above connection, my clients' site at Land north of 38 Alma Hill, Kimberley[3] (and the adjoining site at Land north of Alma Hill, Kimberley[4]) had been previously recommended (by the 2004 Local Plan Inspector) to be removed from the Green Belt and allocated for housing as part of the 2004 Plan – a recommendation which the Council subsequently ignored.

Neither site comprises part of a Mature Landscape Area and both sit below the ridgeline – together comprising an **extremely logical extension/rounding-off of the Main Urban Area**.

Both sites have no ecological interest – in contrast to the proposed (*new*) allocated site which, in part, comprises part of a wider Local Wildlife Site (which might in itself serve to constrain housing numbers on this site?)

The Council's 2015/2016 SHLAA identified both sites as being suitable for housing if (Green Belt) policy changes.

Despite all of the above, neither sites 116 or 113 were included as part of the aforementioned *Landscape and Visual Analysis of Potential Development Sites* earlier this year and this is considered to be a **significant flaw** in the site selection process – both in terms of being robust and being transparent.

The rationale for under-allocating so significantly is that the Council is evidently relying on some 333 dwellings (identified in the 2015/2016 SHLAA as being deliverable and developable) being delivered during the remaining Plan period.

[3] Site reference 116
[4] Site reference 113

It is however noted the proposed allocations at land south of Eastwood Road, Kimberley and the Builders Yard, Eastwood Road, Kimberley (comprising 40 dwellings and 22 dwellings respectively) have also been included as part of the 333 houses in the 2015/2016 SHLAA that the Council are relying on to make up overall numbers. Consequently, the Council has **double-counted** the contribution of these two sites and therefore the SHLAA contribution of 333 dwellings will, in any event, need to be reduced by 62 dwellings to result in a maximum total contribution of 271 – resulting in a further housing deficit when measured against the Core Strategy requirements for Kimberley.

Even adding *all* of these dwellings to the three sites proposed for allocation, the Council is still some **162 houses short** of the Core Strategy requirement for Kimberley.

Of course, it would be extremely naïve to realistically assume that all of those sites identified in the 2015/2016 SHLAA would come forward to deliver the 333 (271) houses envisaged in the Publication Version of the Broxtowe Local Plan Part 2 – meaning that the housing deficit from the Core Strategy requirement for Kimberley is likely to be even more!

The above concerns are further corroborated by the 2015/2016 SHLAA which confirms that only 24 dwellings have either been implemented or are under construction during the first five years of the Plan period (2013-2018).

The allocation of both Sites 116 and 113 would (as is confirmed by the 2015/2016 SHLAA) be capable of delivering some 117 homes – i.e. bringing the housing total closer to the Core Strategy requirement, and allowing for some flexibility in case some of those SHLAA sites identified by the Council do not, for whatever reason, come forward as originally envisaged.

The failure to allocate sufficient land and the Council's over-reliance on SHLAA sites to come forward to make up the majority of the delivery of the remaining Core Strategy housing requirement is not considered to be justified or effective – meaning that the Publication Version cannot be considered to have been positively prepared.

Nor is it considered to be compliant with national planning policy.

In circumstances where Kimberley has been identified as a key (sustainable) settlement within the Borough, the fact that it is already tightly constrained by the current Green Belt boundary is a significant consideration.

National Green Belt policy advises that, once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.

Paragraph 83 of the Framework confirms that, at that time, Authorities should consider the Green Belt boundaries having regard to their intended permanence in the long-term, so that they should be capable of **enduring beyond the Plan period**.

Paragraph 85 advises that, when defining boundaries, local planning authorities should, amongst others:

- ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
- not include land which it is unnecessary to keep permanently open;
- where necessary, identify in their Plans areas of "safeguarded land" between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the Plan period;
- satisfy themselves that Green Belt boundaries will not need to be altered at the end of the Development Plan period; and
- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

The Council's approach to date has been to under-allocate in a bid to limit the release of land from the Green Belt.

However, such an approach is entirely **inconsistent** with national Green Belt policy.

The under-allocation (and over-reliance on SHLAA sites which the Council has no control over the delivery of) results in an inconsistency with the Local Plan Strategy for meeting identified (Core Strategy) requirements for sustainable development in Kimberley.

More particularly, the above approach fails to integrate any sense of flexibility into the Plan as far as Kimberley is concerned should any of the allocated, or SHLAA sites, fail to come forward as envisaged by the Local Plan Part 2 Publication Version.

In the above connection, it is important to acknowledge that two of the three sites proposed for allocation (and many of the SHLAA sites that the Council relies on) were promoted and allocated in the 2004 Plan and have, for whatever reason, failed to come forward in the past 13 years or so.

Indeed, even the latest 2015/2016 SHLAA confirms the Council does not anticipate these sites being brought forward until at least 2023 onwards – hardly a glowing endorsement as to their expected/anticipated delivery within the remaining Plan period!

National Green Belt policy is very clear that Green Belt boundaries should only be altered in *exceptional circumstances* and through the preparation or review of the Local Plan – and that at that time, local authorities should consider the Green Belt boundaries having regard to their intended permanence in the long-term, so that they should be capable of enduring beyond the Plan period.

As Kimberley is entirely surrounded by the Green Belt, any additional land required to meet a deficit in the housing requirement at any stage during the Plan period, or beyond, will necessarily entail the release of additional land from the Green Belt to satisfy such need.

However, there is presently no provision (nor therefore flexibility) for this in the *current* draft Plan.

In addition, it is quite clear that the Green Belt boundary has been altered to simply meet the housing requirements of the current Core Strategy Plan period.

The Publication Version of the Local Plan Part 2 therefore evidently fails to ensure that the new Green Belt boundaries are capable of enduring beyond the Plan period, since the current draft relies on all available sites within the existing urban area coming forward for development and the development of all three sites proposed for allocation – i.e. if *all* of those sites identified to come forward through the Plan period are delivered as intended, it is most unlikely that there will be any suitable and available sites within the built-up area left to be developed to meet any future housing requirements beyond the Plan period.

In the above connection, the direct consequence of the Council's current approach is that the Green Belt boundary as proposed to be altered will quite clearly not be capable of enduring beyond the Plan period.

Indeed, it would appear inevitable that the Green Belt boundary will need to be altered again at the end of the Plan period to meet longer-term development needs. It would seem inconceivable that such a sustainable (key) settlement such as Kimberley would not be considered suitable to accommodate *any* new housing in the Plan period beyond the current one.

As a consequence of all of the above, the Council's current approach quite clearly conflicts with national Green Belt policy in connection with the same.

Allied to the above, it does not appear that the Council has considered the identification of **safeguarded land** between the urban area and the Green Belt in order to meet longer-term development needs stretching well beyond the Plan period, or considered (as part of the Green Belt Review) whether to not include land in the Green Belt which it is unnecessary to keep permanently open[5].

For all these reasons, the Council's Publication Version of the Local Plan Part 2 cannot be supported and **is not considered to be *sound***.

[5] Paragraph 85 of the Framework

To remedy the above objection(s), the Council should ensure that sufficient land is allocated to deliver the Core Strategy housing requirement for Kimberley over the remainder of the Plan period.

As part of the above, the Council's approach should incorporate sufficient flexibility to allow for either those sites proposed for allocation, or those SHLAA sites the Council is relying on, not coming forward as originally envisaged.

Such flexibility should come in the form of additional allocations and the identification (or at the very least consideration of the identification) of safeguarded land – all to ensure that, once altered, the Green Belt boundary will be permanent and capable of enduring beyond the current Plan period.

In the above connection, **the Council should allocate Sites 116 and 113** in combination to provide circa 117 homes on land north of Alma Hill, Kimberley to make up some of the current (Core Strategy) housing deficit and introduce a level of inherent flexibility into the Plan.

The additional allocation of Sites 116 and 113 in combination would be entirely consistent with national Green Belt policy (paragraph 85 of the Framework in particular) as follows:

- the allocation of a further 117 homes would align much more closely to the Core Strategy housing requirement for Kimberley over the remainder of the Plan period – thereby ensuring consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
- the recommendations of the 2004 Local Plan Inspector to release the land from the Green Belt and allocate for housing corroborates the view that the land should not be included within the Green Belt and it is unnecessary to keep this land permanently open;
- sites 116 and 113 in combination comprise an extremely logical extension/rounding-off of the urban area and would allow the Green Belt boundary to follow clearly defined, physical features that are readily recognisable and likely to be permanent; and
- whether in isolation, or in combination with other land identified as safeguarded land, the additional allocation of sites will introduce a level of flexibility to ensure that the new Green Belt boundary is capable of being permanent and enduring beyond the Plan period.

I trust the above is of assistance to the Council and the Inspector presiding over the forthcoming Review Examination and look forward to being notified of any subsequent consultation stage and/or the arrangements for the Examination in Public. Should you require any further information in the interim, please do not hesitate to contact me.

Yours sincerely

[redacted]

MA(Hons)TP MRTPI
Director

Broxtowe Part 2 Local Plan

Broxtowe Borough COUNCIL

Agent

Please provide your client's name	Mrs D Viitanen

Your Details

Title	[redacted]
Name	[redacted]
Organisation (If responding on behalf of the organisation)	Featherstones
Address	[redacted]
Postcode	[redacted]
Tel. Number	[redacted]
E-mail address	[redacted]

Comments should be received by 5.00pm on Friday 3rd November 2017

If you wish to comment on several policies, paragraphs, or sites, please use a separate form for each representation.

If you would like to be contacted by the Planning Policy Team regarding future consultations.

Please tick here √

Please help us save money and the environment by providing an e-mail address that correspondence can be sent to: [redacted]

For more information including an **online response** form please visit:

www.broxtowe.gov.uk/part2localplan

Data Protection - The comment(s) you submit on the Local Development Framework (LDF) will be used in the plan process and may be in use for the lifetime of the LDF in accordance with the Data Protection Act 1998. The information will be analysed and the Council will consider issues raised. Please note that comments cannot be treated as confidential and will be made available for public inspection. All representations can be viewed at the Council Offices.

Please return completed forms to:

Planning Policy, Legal and Planning Services, Foster Avenue, Beeston, Nottingham NG9 1AB

For more information: Tel: 0115 917 3452, 3448, 3468 or 3015 E-mail: policy@broxtowe.gov.uk

Question 1: What does your comment relate to? Please specify exactly

Document	Policy number	Page number	Policy text/ Paragraph number
Part 2 Local Plan	Policy 1: Flood Risk		
	Policy 2: Site Allocations		Policy 2
	Policy 3: Main Built up Area Site Allocations		Policy 3
	Policy 4: Awsworth Site Allocation		Policy 4
	Policy 5: Brinsley Site Allocation		Policy 5
	Policy 6: Eastwood Site Allocation		Policy 6
	Policy 7: Kimberley Site Allocations		Policy 7
	Policy 8: Development in the Green Belt		
	Policy 9: Retention of good quality existing employment sites		
	Policy 10: Town Centre and District Centre Uses		
	Policy 11: The Square, Beeston		
	Policy 12: Edge-of-Centre A1 Retail in Eastwood		
	Policy 13: Proposals for main town centre uses in edge-of-centre and out-of-centre locations		
	Policy 14: Centre of Neighbourhood Importance (Chilwell Road / High Road)		
	Policy 15: Housing size, mix and choice		
	Policy 16: Gypsies and Travellers		
	Policy 17: Place-making, design and amenity		
	Policy 18: Shopfronts, signage and security measures		
	Policy 19: Pollution, Hazardous Substances and Ground Conditions		
	Policy 20: Air Quality		
	Policy 21: Unstable land		
	Policy 22: Minerals		
	Policy 23: Proposals affecting designated and non-designated heritage assets		
	Policy 24: The health impacts of development		
	Policy 25: Culture, Tourism and Sport		
	Policy 26: Travel Plans		
	Policy 27: Local Green Space		
	Policy 28: Green Infrastructure Assets		
	Policy 29: Cemetery Extensions		
	Policy 30: Landscape		
	Policy 31: Biodiversity Assets		
	Policy 32: Developer Contributions		
Policies Map			
Sustainability Appraisal			
Other (e.g. omission, evidence document etc.)	Yes, exclusion of sites.		

Question 2: What is the issue with the Local Plan?

Do you consider this paragraph or policy of the Local Plan to be: *(please refer to the guidance note at for an explanation of these terms)*		Yes	No
2.1	Legally compliant		
2.2	Compliant with the duty to co-operate		
2.3	Sound		√

Question 3: Why is the Local Plan unsound? Please **only** answer this question if you answered '**No' to 2.3** above

If you think this paragraph or policy of the Plan is not sound, is this because:	
It is not justified	√
It is not effective	√
It is not positively prepared	√
It is not consistent with national policy	√

Your comments

Please give details of why you consider this part of the Local Plan is not legally compliant, is unsound or does not comply with the duty to co-operate. Alternatively, if you wish to support any of these aspects please provide details. Please be as precise as possible. Continue on an extra sheet if necessary.
See attached Statement

Question 4: Modifications sought

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound. You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. Continue on an extra sheet if necessary.

See attached Statement

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

Question 5: Public Examination Attendance

If your representation is seeking a modification, do you consider it necessary to participate at the public examination?	
Yes, I wish to participate at the public examination	√
No, I do not wish to participate at the public examination	

If you wish to participate at the public examination, please outline why you consider this to be necessary

We wish to participate at public examination to explore fully the concerns we have with the soundness of the Plan.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the public examination.

Featherstones

PLANNING ▪ DESIGN ▪ DEVELOPMENT

BROXTOWE LOCAL PLAN PART 2: PUBLICATION VERSION

Representations by FEATHERSTONES

on behalf of Mrs D Viitanen

October 2017

1. These representations have been prepared on behalf of Mrs D Viitanen who has land interest in the site at Gilt Hill Farm, Kimberley (see attached Plan). Mrs Viitanen has serious concerns about the soundness of the Plan, particularly in relation to the approach to housing delivery. These concerns are set out below.

2. As presented the Broxtowe Plan is unsound because it fails to demonstrate how delivery of allocated sites will be guaranteed; it fails to incorporate sufficient flexibility to respond to any failure of delivery and it fails to provide a mechanism for the release of developable 'reserve sites' equivalent to 20% of the total housing requirement (as recommended by the Local Plans Expert Group in its Report to Government of March 2016).

3. Additional housing sites, therefore, need to be identified in order to meet the NPPF's requirement to ensure the delivery of the minimum housing provision and also to ensure that there is an appropriate 5 year land supply in accordance with paragraph 47 of the Framework.

4. Policy 2 of the Plan fails the challenge of housing supply. Table 4 confirms a significant housing supply short fall and a persistent history of under delivery.

5. There is demonstrably no certainty of future housing delivery.

6. The Plan relies on housing sites which have been allocated in previous Plans for up to (and beyond) 15 years. There are clearly strong reasons why these sites have not come forward. Sites include:

    - Beeston Maltings
    - Land at Awsworth with planning permission
    - Land at Eastwood with planning permission
    - Walker Street, Eastwood
    - Eastwood Road, Kimberley (x2).

    Each of these sites were allocated in the 2004 Plan.

    In addition, the allocation at Kimberley Depot is a refuse depot and tip, where inherent contamination could preclude or limit development.

7. Uncertainty of housing delivery also exists at strategic sites:

    - Boots
    - Severn Trent Sewage Treatment Works (contamination)
    - Chetwynd Barracks (no commitment to land release)
    - Toton/HS2 Hub (confused aspirations)

8. There are a range of sites and locations where additional, sustainable development can take place. Land at Gilt Hill Farm, Gilt Hill, Kimberley (identified on the Plan attached) is well related to the Kimberley Urban area, including local shops, employment and schools. It sits on

the edge of the settlement where there is no gap to distinguish it visually, physically or functionally from the urban area.

9. Releasing the site from the Green Belt and allocating it for housing development will provide the opportunity to improve the visual appearance of the site by replacing buildings in a poor condition with attractive and sustainable new buildings. It would remove a use that is non-conforming with adjacent residential and education land uses and provides an opportunity to introduce high quality landscaping and biodiversity features to ensure that the openness of the Green Belt is safeguarded. Crucially, the site is deliverable within the next five years so will help to off-set slow delivery on other sites, address immediate land supply issues and provide the certainty of delivery necessary to make the Plan sound.

Site Location Plan

Broxtowe Part 2 Local Plan

Broxtowe Borough COUNCIL

Agent

Please provide your client's name	Mrs Marjorie Barnes

Your Details

Title	[redacted]
Name	[redacted]
Organisation (If responding on behalf of the organisation)	Featherstones
Address	[redacted]
Postcode	[redacted]
Tel. Number	[redacted]
E-mail address	[redacted]

Comments should be received by 5.00pm on Friday 3rd November 2017

If you wish to comment on several policies, paragraphs, or sites, please use a separate form for each representation.

If you would like to be contacted by the Planning Policy Team regarding future consultations.

Please tick here √

Please help us save money and the environment by providing an e-mail address that correspondence can be sent to: [redacted]

For more information including an **online response** form please visit:

www.broxtowe.gov.uk/part2localplan

Data Protection - The comment(s) you submit on the Local Development Framework (LDF) will be used in the plan process and may be in use for the lifetime of the LDF in accordance with the Data Protection Act 1998. The information will be analysed and the Council will consider issues raised. Please note that comments cannot be treated as confidential and will be made available for public inspection. All representations can be viewed at the Council Offices.

Please return completed forms to:

Planning Policy, Legal and Planning Services, Foster Avenue, Beeston, Nottingham NG9 1AB

For more information: Tel: 0115 917 3452, 3448, 3468 or 3015 E-mail: policy@broxtowe.gov.uk

Question 1: What does your comment relate to? Please specify exactly

Document	Policy number	Page number	Policy text/ Paragraph number
Part 2 Local Plan	Policy 1: Flood Risk		
	Policy 2: Site Allocations		Policy 2
	Policy 3: Main Built up Area Site Allocations		Policy 3
	Policy 4: Awsworth Site Allocation		Policy 4
	Policy 5: Brinsley Site Allocation		Policy 5
	Policy 6: Eastwood Site Allocation		Policy 6
	Policy 7: Kimberley Site Allocations		Policy 7
	Policy 8: Development in the Green Belt		
	Policy 9: Retention of good quality existing employment sites		
	Policy 10: Town Centre and District Centre Uses		
	Policy 11: The Square, Beeston		
	Policy 12: Edge-of-Centre A1 Retail in Eastwood		
	Policy 13: Proposals for main town centre uses in edge-of-centre and out-of-centre locations		
	Policy 14: Centre of Neighbourhood Importance (Chilwell Road / High Road)		
	Policy 15: Housing size, mix and choice		
	Policy 16: Gypsies and Travellers		
	Policy 17: Place-making, design and amenity		
	Policy 18: Shopfronts, signage and security measures		
	Policy 19: Pollution, Hazardous Substances and Ground Conditions		
	Policy 20: Air Quality		
	Policy 21: Unstable land		
	Policy 22: Minerals		
	Policy 23: Proposals affecting designated and non-designated heritage assets		
	Policy 24: The health impacts of development		
	Policy 25: Culture, Tourism and Sport		
	Policy 26: Travel Plans		
	Policy 27: Local Green Space		
	Policy 28: Green Infrastructure Assets		
	Policy 29: Cemetery Extensions		
	Policy 30: Landscape		
	Policy 31: Biodiversity Assets		
	Policy 32: Developer Contributions		
Policies Map			
Sustainability Appraisal			
Other (e.g. omission, evidence document etc.)	Yes, exclusion of sites.		

Question 2: What is the issue with the Local Plan?

Do you consider this paragraph or policy of the Local Plan to be: *(please refer to the guidance note at for an explanation of these terms)*		Yes	No
2.1	Legally compliant		
2.2	Compliant with the duty to co-operate		
2.3	Sound		√

Question 3: Why is the Local Plan unsound? Please **only** answer this question if you answered '**No' to 2.3** above

If you think this paragraph or policy of the Plan is not sound, is this because:	
It is not justified	√
It is not effective	√
It is not positively prepared	√
It is not consistent with national policy	√

Your comments

Please give details of why you consider this part of the Local Plan is not legally compliant, is unsound or does not comply with the duty to co-operate. Alternatively, if you wish to support any of these aspects please provide details. Please be as precise as possible. Continue on an extra sheet if necessary.
See attached Statement

Question 4: Modifications sought

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound. You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. Continue on an extra sheet if necessary.

See attached Statement

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

Question 5: Public Examination Attendance

If your representation is seeking a modification, do you consider it necessary to participate at the public examination?	
Yes, I wish to participate at the public examination	√
No, I do not wish to participate at the public examination	

If you wish to participate at the public examination, please outline why you consider this to be necessary

We wish to participate at public examination to explore fully the concerns we have with the soundness of the Plan.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the public examination.

Featherstones

PLANNING ▪ DESIGN ▪ DEVELOPMENT

BROXTOWE LOCAL PLAN PART 2: PUBLICATION VERSION

Representations by FEATHERSTONES

on behalf of Mrs M Barnes

October 2017

1. These representations have been prepared on behalf of Mrs M Barnes who has land interest in the site at Land off Back Lane, Nuthall (see attached Plan). Mrs Barnes has serious concerns about the soundness of the Plan, particularly in relation to the approach to housing delivery. These concerns are set out below.

2. As presented the Broxtowe Plan is unsound because it fails to demonstrate how delivery of allocated sites will be guaranteed; it fails to incorporate sufficient flexibility to respond to any failure of delivery and it fails to provide a mechanism for the release of developable 'reserve sites' equivalent to 20% of the total housing requirement (as recommended by the Local Plans Expert Group in its Report to Government of March 2016).

3. Additional housing sites, therefore, need to be identified in order to meet the NPPF's requirement to ensure the delivery of the minimum housing provision and also to ensure that there is an appropriate 5 year land supply in accordance with paragraph 47 of the Framework.

4. Policy 2 of the Plan fails the challenge of housing supply. Table 4 confirms a significant housing supply short fall and a persistent history of under delivery.

5. There is demonstrably no certainty of future housing delivery.

6. The Plan relies on housing sites which have been allocated in previous Plans for up to (and beyond) 15 years. There are clearly strong reasons why these sites have not come forward. Sites include:

    - Beeston Maltings
    - Land at Awsworth with planning permission
    - Land at Eastwood with planning permission
    - Walker Street, Eastwood
    - Eastwood Road, Kimberley (x2).

    Each of these sites were allocated in the 2004 Plan.

    In addition, the allocation at Kimberley Depot is a refuse depot and tip, where inherent contamination could preclude or limit development.

7. Uncertainty of housing delivery also exists at strategic sites:

    - Boots
    - Severn Trent Sewage Treatment Works (contamination)
    - Chetwynd Barracks (no commitment to land release)
    - Toton/HS2 Hub (confused aspirations)

8. There are a range of sites and locations where additional, sustainable development can take place. Land off Back Lane, Nuthall (identified on the Site Plan attached) is currently used for equestrian purposes with stables, livery and associated activity together with residential property. The site is within the defined Green Belt, however this designation no longer

satisfies the purpose or function of Green Belt land as defined within Paragraph 80 of the NPPF.

9. The removal of the Back Lane site from the Green Belt would facilitate the redevelopment of the site for up to 40 new dwellings as well as delivering improved screening and buffering from the M1 motorway to the wider benefit of existing residents.

10. Housing development on this site would assist in providing additional flexibility regarding the delivery of new housing in the Borough, helping to off-set slow delivery rates on other sites. The site is in single ownership where the intention is to progress towards a planning application as soon as possible and to bring the site to the housing market at the earliest opportunity.

Site Location Plan – Land off Back Lane, Nuthall

Broxtowe Part 2 Local Plan

Broxtowe Borough COUNCIL

Agent

Please provide your client's name	Richard Taylor

Your Details

Title	[redacted]
Name	[redacted]
Organisation (If responding on behalf of the organisation)	Featherstones
Address	[redacted]
Postcode	[redacted]
Tel. Number	[redacted]
E-mail address	[redacted]

Comments should be received by 5.00pm on Friday 3rd November 2017

If you wish to comment on several policies, paragraphs, or sites, please use a separate form for each representation.

If you would like to be contacted by the Planning Policy Team regarding future consultations.

Please tick here √

Please help us save money and the environment by providing an e-mail address that correspondence can be sent to: [redacted]

For more information including an **online response** form please visit:

www.broxtowe.gov.uk/part2localplan

Data Protection - The comment(s) you submit on the Local Development Framework (LDF) will be used in the plan process and may be in use for the lifetime of the LDF in accordance with the Data Protection Act 1998. The information will be analysed and the Council will consider issues raised. Please note that comments cannot be treated as confidential and will be made available for public inspection. All representations can be viewed at the Council Offices.

Please return completed forms to:

Planning Policy, Legal and Planning Services, Foster Avenue, Beeston, Nottingham NG9 1AB

For more information: Tel: 0115 917 3452, 3448, 3468 or 3015 E-mail: policy@broxtowe.gov.uk

Question 1: What does your comment relate to? Please specify exactly

Document	Policy number	Page number	Policy text/ Paragraph number
Part 2 Local Plan	Policy 1: Flood Risk		
	Policy 2: Site Allocations		Policy 2
	Policy 3: Main Built up Area Site Allocations		Policy 3
	Policy 4: Awsworth Site Allocation		Policy 4
	Policy 5: Brinsley Site Allocation		Policy 5
	Policy 6: Eastwood Site Allocation		Policy 6
	Policy 7: Kimberley Site Allocations		Policy 7
	Policy 8: Development in the Green Belt		
	Policy 9: Retention of good quality existing employment sites		
	Policy 10: Town Centre and District Centre Uses		
	Policy 11: The Square, Beeston		
	Policy 12: Edge-of-Centre A1 Retail in Eastwood		
	Policy 13: Proposals for main town centre uses in edge-of-centre and out-of-centre locations		
	Policy 14: Centre of Neighbourhood Importance (Chilwell Road / High Road)		
	Policy 15: Housing size, mix and choice		
	Policy 16: Gypsies and Travellers		
	Policy 17: Place-making, design and amenity		
	Policy 18: Shopfronts, signage and security measures		
	Policy 19: Pollution, Hazardous Substances and Ground Conditions		
	Policy 20: Air Quality		
	Policy 21: Unstable land		
	Policy 22: Minerals		
	Policy 23: Proposals affecting designated and non-designated heritage assets		
	Policy 24: The health impacts of development		
	Policy 25: Culture, Tourism and Sport		
	Policy 26: Travel Plans		
	Policy 27: Local Green Space		
	Policy 28: Green Infrastructure Assets		
	Policy 29: Cemetery Extensions		
	Policy 30: Landscape		
	Policy 31: Biodiversity Assets		
	Policy 32: Developer Contributions		
Policies Map			
Sustainability Appraisal			
Other (e.g. omission, evidence document etc.)	Yes, exclusion of sites.		

Question 2: What is the issue with the Local Plan?

Do you consider this paragraph or policy of the Local Plan to be: *(please refer to the guidance note at for an explanation of these terms)*		Yes	No
2.1	Legally compliant		
2.2	Compliant with the duty to co-operate		
2.3	Sound		√

Question 3: Why is the Local Plan unsound? Please **only** answer this question if you answered '**No' to 2.3** above

If you think this paragraph or policy of the Plan is not sound, is this because:	
It is not justified	√
It is not effective	√
It is not positively prepared	√
It is not consistent with national policy	√

Your comments

Please give details of why you consider this part of the Local Plan is not legally compliant, is unsound or does not comply with the duty to co-operate. Alternatively, if you wish to support any of these aspects please provide details. Please be as precise as possible. Continue on an extra sheet if necessary.
See attached Statement

Question 4: Modifications sought

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound. You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. Continue on an extra sheet if necessary.

See attached Statement

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

Question 5: Public Examination Attendance

If your representation is seeking a modification, do you consider it necessary to participate at the public examination?	
Yes, I wish to participate at the public examination	√
No, I do not wish to participate at the public examination	

If you wish to participate at the public examination, please outline why you consider this to be necessary

We wish to participate at public examination to explore fully the concerns we have with the soundness of the Plan.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the public examination.

BROXTOWE LOCAL PLAN PART 2: PUBLICATION VERSION
Representations by FEATHERSTONES on behalf of RICHARD TAYLOR

1. This submission is made on behalf of Richard Taylor, who is the owner of land identified on the attached plan 1. Part of that land (plan 2) we contend, is suitable for housing development.

2. As presented the Broxtowe Plan is unsound because it fails to demonstrate how delivery of allocated sites will be guaranteed; it fails to incorporate sufficient flexibility to respond to any failure of delivery and it fails to provide a mechanism for the release of developable 'reserve sites' equivalent to 20% of the total housing requirement (as recommended by the Local Plans Expert Group in its Report to Government of March 2016).

3. Additional housing sites, therefore, need to be identified in order to meet the NPPF's requirement to ensure the delivery of the minimum housing provision and to ensure that there is an appropriate 5 year land supply in accordance with paragraph 47 of the Framework.

4. Policy 2 of the Plan fails the challenge of housing supply. Table 4 confirms a significant housing supply short fall and a persistent history of under delivery.

5. There is demonstrably no certainty of future housing delivery.

6. The Plan relies on housing sites which have been allocated in previous Plans for up to (and beyond) 15 years. There are clearly strong reasons why these sites have not come forward. Sites include:

    - Beeston Maltings
    - Land at Awsworth with planning permission
    - Land at Eastwood with planning permission
    - Walker Street, Eastwood
    - Eastwood Road, Kimberley (x2).

    Each of these sites were allocated in the 2004 Plan.

    In addition, the allocation at Kimberley Depot is a refuse depot and tip, where inherent contamination could preclude or limit development.

7. Uncertainty of housing delivery also exists at strategic sites:

    - Boots
    - Severn Trent Sewage Treatment Works (contamination)
    - Chetwynd Barracks (no commitment to land release)
    - Toton/HS2 Hub (confused aspirations)

8. In order to help to minimise the (likely) continued non-delivery of sites for housing, additional land should be identified (for housing) in the plan; specifically, land at Stapleford, as identified on plan 2. Four parcels of land here could be developed for housing without adversely impacting on land important to the visual significance of Windmill Hill (part of the Bramcote Ridge). Similarly, the role of that Ridge as a public footpath would not be threatened, long distance views would be maintained, landscaping would be enhanced and properly managed.

9. In turn, the four parcels could accommodate:

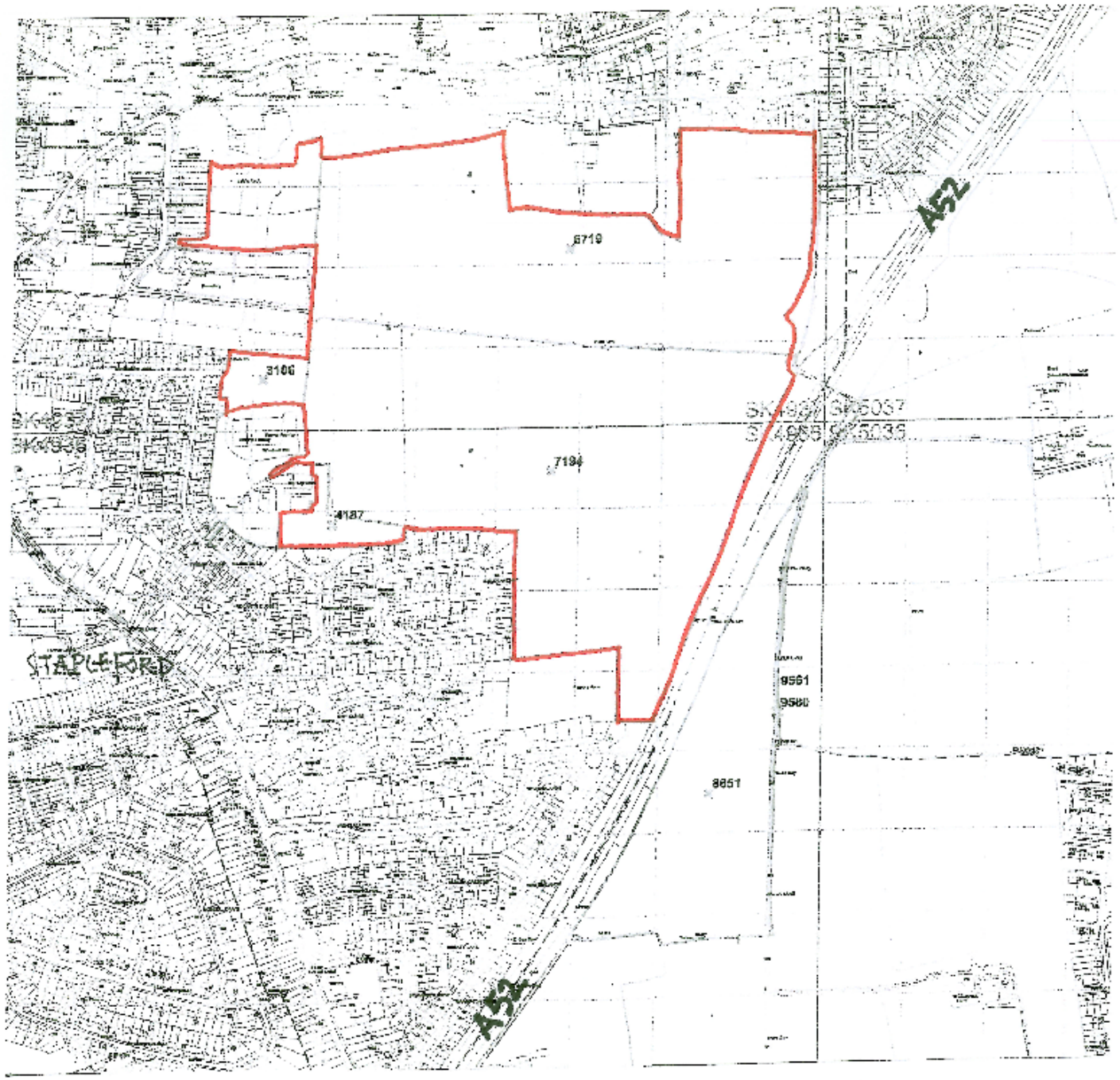
    - Sisley Avenue - 80 dwellings
    - Baulk Lane - 75 dwellings

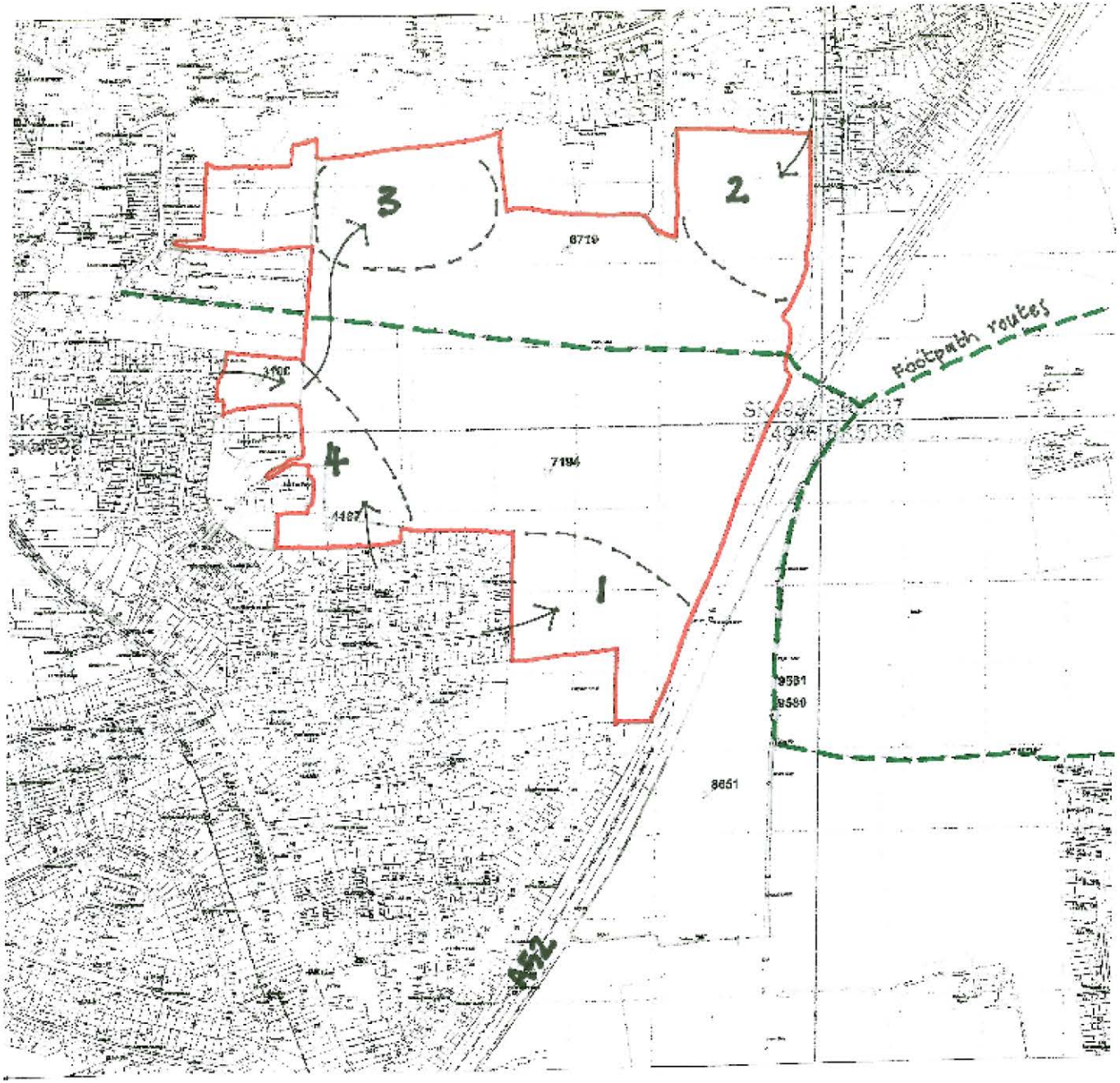
- North West Hill Top - 80 dwellings
- Hill Top Farm - 30 dwellings

10. Consequently, it is estimated that (about) 265 new dwellings could be delivered on the site. This would be in a manner which would acknowledge, respect and enhance the context and the wider environment.

11. The land is in one ownership. There are no technical, access or commercial impediments to immediate delivery and the allocation would help the Plan to achieve soundness.

PLAN 1
OWNERSHIP





PLAN 2 OPPORTUNITY

1. SISLEY AVENUE
2. BAULK LANE
3. NORTH WEST HILL TOP
4. HILL TOP FARM

LOCATION

Featherstones
PLANNING ▪ DESIGN ▪ DEVELOPMENT

Broxtowe Part 2 Local Plan

Broxtowe Borough COUNCIL

Agent

Please provide your client's name	W.WESTERMAN

Your Details

Title	[redacted]
Name	[redacted]
Organisation (If responding on behalf of the organisation)	Oxalis Planning Ltd
Address	[redacted]
Postcode	[redacted]
Tel. Number	[redacted]
E-mail address	[redacted]

Comments should be received by 5.00pm on Friday 3rd November 2017

If you wish to comment on several policies, paragraphs, or sites, please use a separate form for each representation.

If you would like to be contacted by the Planning Policy Team regarding future consultations.

Please tick here √

Please help us save money and the environment by providing an e-mail address that correspondence can be sent to: [redacted]

For more information including an **online response** form please visit:

www.broxtowe.gov.uk/part2localplan

Data Protection - The comment(s) you submit on the Local Development Framework (LDF) will be used in the plan process and may be in use for the lifetime of the LDF in accordance with the Data Protection Act 1998. The information will be analysed and the Council will consider issues raised. Please note that comments cannot be treated as confidential and will be made available for public inspection. All representations can be viewed at the Council Offices.

Please return completed forms to:

Planning Policy, Legal and Planning Services, Foster Avenue, Beeston, Nottingham NG9 1AB

For more information: Tel: 0115 917 3452, 3448, 3468 or 3015 E-mail: policy@broxtowe.gov.uk

Question 1: What does your comment relate to? Please specify exactly

Document	Policy number	Page number	Policy text/ Paragraph number
Part 2 Local Plan	Policy 1: Flood Risk		
	Policy 2: Site Allocations		Policy 2
	Policy 3: Main Built up Area Site Allocations		Policy 3
	Policy 4: Awsworth Site Allocation		Policy 4
	Policy 5: Brinsley Site Allocation		Policy 5
	Policy 6: Eastwood Site Allocation		Policy 6
	Policy 7: Kimberley Site Allocations		Policy 7
	Policy 8: Development in the Green Belt		
	Policy 9: Retention of good quality existing employment sites		
	Policy 10: Town Centre and District Centre Uses		
	Policy 11: The Square, Beeston		
	Policy 12: Edge-of-Centre A1 Retail in Eastwood		
	Policy 13: Proposals for main town centre uses in edge-of-centre and out-of-centre locations		
	Policy 14: Centre of Neighbourhood Importance (Chilwell Road / High Road)		
	Policy 15: Housing size, mix and choice		
	Policy 16: Gypsies and Travellers		
	Policy 17: Place-making, design and amenity		
	Policy 18: Shopfronts, signage and security measures		
	Policy 19: Pollution, Hazardous Substances and Ground Conditions		
	Policy 20: Air Quality		
	Policy 21: Unstable land		
	Policy 22: Minerals		
	Policy 23: Proposals affecting designated and non-designated heritage assets		
	Policy 24: The health impacts of development		
	Policy 25: Culture, Tourism and Sport		
	Policy 26: Travel Plans		
	Policy 27: Local Green Space		
	Policy 28: Green Infrastructure Assets		
	Policy 29: Cemetery Extensions		
	Policy 30: Landscape		
	Policy 31: Biodiversity Assets		
	Policy 32: Developer Contributions		
Policies Map			
Sustainability Appraisal			
Other (e.g. omission, evidence document etc.)	Yes, exclusion of sites.		

Question 2: What is the issue with the Local Plan?

Do you consider this paragraph or policy of the Local Plan to be: *(please refer to the guidance note at for an explanation of these terms)*		Yes	No
2.1	Legally compliant		
2.2	Compliant with the duty to co-operate		
2.3	Sound		√

Question 3: Why is the Local Plan unsound? Please **only** answer this question if you answered '**No' to 2.3** above

If you think this paragraph or policy of the Plan is not sound, is this because:	
It is not justified	√
It is not effective	√
It is not positively prepared	√
It is not consistent with national policy	√

Your comments

Please give details of why you consider this part of the Local Plan is not legally compliant, is unsound or does not comply with the duty to co-operate. Alternatively, if you wish to support any of these aspects please provide details. Please be as precise as possible. Continue on an extra sheet if necessary.
See attached Statement

Question 4: Modifications sought

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound. You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. Continue on an extra sheet if necessary.

See attached Statement

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

Question 5: Public Examination Attendance

If your representation is seeking a modification, do you consider it necessary to participate at the public examination?	
Yes, I wish to participate at the public examination	√
No, I do not wish to participate at the public examination	

If you wish to participate at the public examination, please outline why you consider this to be necessary

We wish to participate at public examination to explore fully the concerns we have with the soundness of the Plan.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the public examination.

BROXTOWE LOCAL PLAN PART 2: PUBLICATION VERSION

Representations by OXALIS PLANNING on behalf of W.WESTERMAN LTD

October 2017

1.1 These representations have been prepared on behalf of W. Westerman Ltd who have a number of land interests in Broxtowe. W. Westerman Ltd have serious concerns about the soundness of the Plan, particularly in relation to the approach to housing delivery. These concerns are set out below.

1.2 The NPPF requires Local Planning Authorities to plan positively to ensure the delivery of the area's 'minimum' housing requirements and to ensure that there is an appropriate 5 year land supply in accordance with paragraph 47 of the NPPF.

1.3 It is unclear from Policy 2 of the proposed Plan how the Government's requirements regarding housing delivery will be met. It can be seen from the Housing Trajectory at Table 4 of the Plan that Broxtowe has a significant housing supply shortfall and a persistent history of under delivery. Within this context it is essential that the Council are able to provide certainty regarding the delivery of housing. For the reasons set out below it is considered that the Plan fails to do this and is therefore unsound.

1.4 The need for flexibility or the identification of 'reserve sites' is not unusual but is particularly pertinent to Broxtowe because of its historical under performance, the number of sites carried forward from the 2004 Local Plan and the uncertainty regarding the key strategic sites. It is W.Westerman's view that a number of the sites proposed to be allocated by the Council will fail to be delivered and others are likely to be delayed such that the numbers assumed to be delivered will not be met. Individually a number of sites should not be counted towards delivery targets given their uncertainty. However the collective impact of so many complex and uncertain sites must also be addressed through the allocation of additional land.

1.5 In terms of strategic sites this uncertainty includes:

a. Land at Boots, which although the site has permission continues to be complex with significant delivery uncertainties.

b. Severn Trent land which is a former sewage treatment works with associated complexities of decontamination and remediation. Housing delivery on the site is therefore highly uncertain.

c. Chetwynd Barracks: A current and active Ministry of Defence site. Whilst the MOD have indicated that the site may become available for redevelopment, no firm committed dates are set out and the timing of any closure is subject to change. There remains a potential for a significant delay to the closure of the site or a cancellation. Delivery is highly uncertain therefore.

d. Toton: Whilst planning permission exists on part of this site, that permission conflicts with the vision for the site as set out in Policy 3.2. The supporting text to this Policy is confusing and ill-conceived. It is based largely on the East Midlands HS2 Growth Strategy Document published in September 2017. It includes the statement in relation to the vision for the Toton that

'It will also require higher densities than those currently subject of an extant Outline Planning Consent for the site and this will need careful consideration by Broxtowe Borough Council as the Local Planning Authority.' (Page 20).

Whilst this implies the potential for greater housing numbers in the long term it brings onto question the deliverability of the extant consent and housing delivery in the short to medium term.

1.6 In terms of other allocations or 'committed' sites:

a. Land at Beeston Maltings – Policy 3.6, has been allocated since 2004. It remains a difficult and complex site and delivery is highly uncertain.
b. Land in Awsworth includes land allocated since 2004 and although there is extant permission, delivery is not certain.
c. Two sites in Eastwood were allocated in the 2004 Local Plan and delivery remains uncertain notwithstanding extant planning permission.
d. Land at Walker Street, Eastwood – Policy 6.1. This forms part of a school and recreation facility. Aside from its individual merits as an allocation, the site has been allocated (although a different part of the overall school site) since 2004 with no development progressing. Given the status of the site and wider uncertainty regarding school places and the quality and quantity of sports and recreation space, the delivery of the site is highly uncertain.
e. Land south of Kimberley including Kimberley Depot - Policy 7.1. The site is currently a refuse depot with refuse tip. It is unclear if new facilities have been found to facilitate relocation. Notwithstanding, the site will contain areas of contamination which could preclude or limit development. Delivery on the site is therefore uncertain.
f. Land South of Eastwood Road, Kimberley – Policy 7.2. This site has been allocated since 2004. Development of the site remains complex and delivery highly uncertain.
g. Builders Yard, Eastwood Road, Kimberley – Policy 7.3. This site has been allocated since 2004. Development on the site remains uncertain.

1.7 The uncertainty in Broxtowe stems principally from the sheer number of complex sites where the level of certainty regarding delivery is extremely low. In these circumstances there is not a sufficiently reasonable prospect that the minimum housing numbers will be achieved and the Plan is therefore unsound. The circumstances in Broxtowe are the very circumstances that have led the Local Plan Experts Group to recommend the introduction of appropriate lapse rates and a 20% reserve site allowance. To adopt the Plan in its current form would perpetuate the current and historic role the planning system has played in creating a crisis in housing through the lack of delivery of new homes.

1.8 The Government recognises that more needs to be done to ensure that the right numbers of houses are built. It's White Paper – Fixing Our Broken Housing Market (February 2017) is aimed at just that. The White Paper draws on and makes reference to the work undertaken by the Local Plan Experts Group (LPEG). As well as proposing a new approach to calculating housing needs, the LPEG made recommendations as to how Local Plans should be approached not only to demonstrate a five year land supply but to ensure plans deliver over the whole plan period.

1.9 In their Report to Government (March 2016) the LPEG state that:

'there needs to be a clearer and more effective mechanism for maintaining a five year land supply, at the same time as ensuring plans consider delivery over the whole plan period and incorporate sufficient flexibility to respond to rapid change' (Paragraph 11.3).

And they recommend that plans:

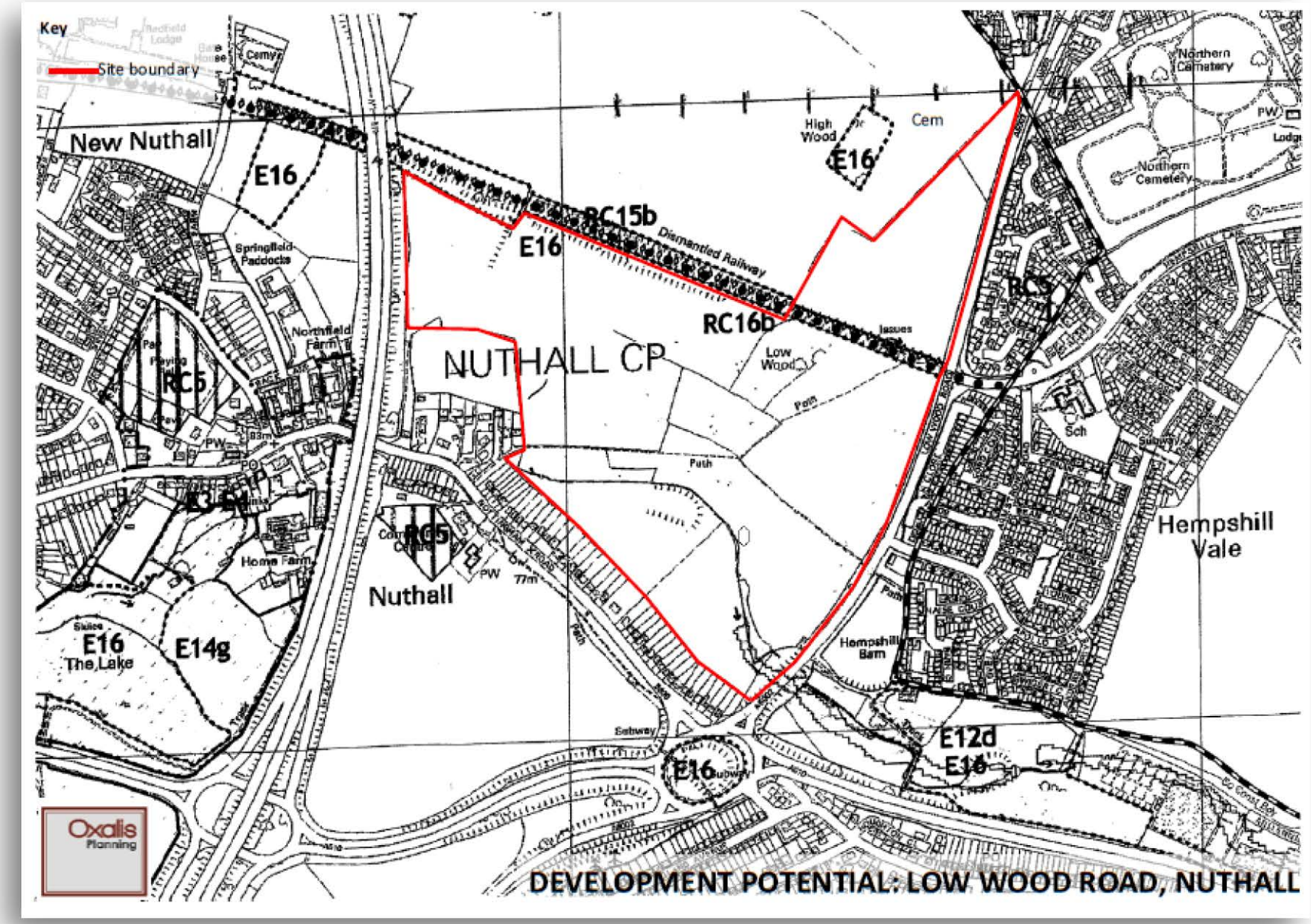
'focus on ensuring a more effective supply of developable land for the medium to long term (over the whole plan period), plus make provision for, and provide a mechanism for the release of, developable Reserve Sites equivalent to 20% of their housing requirement' (Paragraph 11.4).

1.10 Because of its existing delivery problems, the scale of its shortfall and the uncertainties regarding delivery in the future, it is important that this 'sufficient Flexibility' is adopted by Broxtowe in its Local Plan Part 2. The Local Plan must be flexible enough to guarantee the delivery of the minimum number of new homes in the Plan period.

1.11 In simple terms this means planning for more houses so that there is sufficient flexibility now, to take account of inevitable delays to delivery on some sites and lapsed permission or non-implementation on others.

1.12 Furthermore in terms of a 5 year land supply the Plan does not set out how an appropriate land supply should be calculated and how this will then be met by the Plan. It is essential that the Plan, or supporting evidence, contains appropriate information to confirm that the Plan provides a 5 year land supply calculation from adoption of the Plan. The Plan will be unsound unless it can be demonstrated, based on appropriate assumptions, that it will bring about a 5 year land supply position.

1.13 There are a range of sites and locations where additional, sustainable development can take place. Land at Low Wood Road, Nuthall (identified on the Plan attached) is well related to the Urban area and extremely well related to the transport network, including the Tram. There is potential for the Tram to be extended into the site and for new and improved park and ride facilities to be provided, helping to address existing congestion and capacity issues. As a minimum it is considered that the site should be removed from the Green Belt so that it is available for development in the longer term or if delivery on other identified sites stall.


Key
Site boundary
New Nuthall
E16
RC15b
Dismantled Railway
E16
High Wood
Cem
Northern Cemetery
RC16b
NUTHALL CP
RC5
Low Wood
Springfield Paddocks
Northfield Farm
Home Farm
Nuthall
RC5
E16
The Lake
E14g
Hempshill Vale
Hempshill Barn
E12d
E16
E16
DEVELOPMENT POTENTIAL: LOW WOOD ROAD, NUTHALL

Broxtowe Part 2 Local Plan

Broxtowe Borough COUNCIL

Agent

Please provide your client's name	Bloor Homes Ltd

Your Details

Title	[redacted]
Name	[redacted]
Organisation (If responding on behalf of the organisation)	Oxalis Planning Ltd
Address	[redacted]
Postcode	[redacted]
Tel. Number	[redacted]
E-mail address	[redacted]

Comments should be received by 5.00pm on Friday 3rd November 2017

If you wish to comment on several policies, paragraphs, or sites, please use a separate form for each representation.

If you would like to be contacted by the Planning Policy Team regarding future consultations.

Please tick here √

Please help us save money and the environment by providing an e-mail address that correspondence can be sent to: [redacted]

For more information including an **online response** form please visit:

www.broxtowe.gov.uk/part2localplan

Data Protection - The comment(s) you submit on the Local Development Framework (LDF) will be used in the plan process and may be in use for the lifetime of the LDF in accordance with the Data Protection Act 1998. The information will be analysed and the Council will consider issues raised. Please note that comments cannot be treated as confidential and will be made available for public inspection. All representations can be viewed at the Council Offices.

Please return completed forms to:

Planning Policy, Legal and Planning Services, Foster Avenue, Beeston, Nottingham NG9 1AB

For more information: Tel: 0115 917 3452, 3448, 3468 or 3015 E-mail: policy@broxtowe.gov.uk

Question 1: What does your comment relate to? Please specify exactly

Document	Policy number	Page number	Policy text/ Paragraph number
Part 2 Local Plan	Policy 1: Flood Risk		
	Policy 2: Site Allocations		Policy 2
	Policy 3: Main Built up Area Site Allocations		Policy 3
	Policy 4: Awsworth Site Allocation		Policy 4
	Policy 5: Brinsley Site Allocation		Policy 5
	Policy 6: Eastwood Site Allocation		Policy 6
	Policy 7: Kimberley Site Allocations		Policy 7
	Policy 8: Development in the Green Belt		
	Policy 9: Retention of good quality existing employment sites		
	Policy 10: Town Centre and District Centre Uses		
	Policy 11: The Square, Beeston		
	Policy 12: Edge-of-Centre A1 Retail in Eastwood		
	Policy 13: Proposals for main town centre uses in edge-of-centre and out-of-centre locations		
	Policy 14: Centre of Neighbourhood Importance (Chilwell Road / High Road)		
	Policy 15: Housing size, mix and choice		
	Policy 16: Gypsies and Travellers		
	Policy 17: Place-making, design and amenity		
	Policy 18: Shopfronts, signage and security measures		
	Policy 19: Pollution, Hazardous Substances and Ground Conditions		
	Policy 20: Air Quality		
	Policy 21: Unstable land		
	Policy 22: Minerals		
	Policy 23: Proposals affecting designated and non-designated heritage assets		
	Policy 24: The health impacts of development		
	Policy 25: Culture, Tourism and Sport		
	Policy 26: Travel Plans		
	Policy 27: Local Green Space		
	Policy 28: Green Infrastructure Assets		
	Policy 29: Cemetery Extensions		
	Policy 30: Landscape		
	Policy 31: Biodiversity Assets		
	Policy 32: Developer Contributions		
Policies Map			
Sustainability Appraisal			
Other (e.g. omission, evidence document etc.)	Yes, exclusion of sites and approach to Toton allocation.		

Question 2: What is the issue with the Local Plan?

Do you consider this paragraph or policy of the Local Plan to be: *(please refer to the guidance note at for an explanation of these terms)*		Yes	No
2.1	Legally compliant		
2.2	Compliant with the duty to co-operate		
2.3	Sound		√

Question 3: Why is the Local Plan unsound? Please **only** answer this question if you answered '**No' to 2.3** above

If you think this paragraph or policy of the Plan is not sound, is this because:	
It is not justified	√
It is not effective	√
It is not positively prepared	√
It is not consistent with national policy	√

Your comments

Please give details of why you consider this part of the Local Plan is not legally compliant, is unsound or does not comply with the duty to co-operate. Alternatively, if you wish to support any of these aspects please provide details. Please be as precise as possible. Continue on an extra sheet if necessary.
See attached Statement

Question 4: Modifications sought

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound. You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. Continue on an extra sheet if necessary.

See attached Statement

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

Question 5: Public Examination Attendance

If your representation is seeking a modification, do you consider it necessary to participate at the public examination?	
Yes, I wish to participate at the public examination	√
No, I do not wish to participate at the public examination	

If you wish to participate at the public examination, please outline why you consider this to be necessary

We wish to participate at public examination to explore fully the concerns we have with the soundness of the Plan.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the public examination.

BROXTOWE LOCAL PLAN PART 2: PUBLICATION VERSION

Representations by OXALIS PLANNING on behalf of BLOOR HOMES

October 2017

Contents

Representations:

Appendices:

1.0 Introduction

1.1 These representations have been prepared on behalf of Bloor Homes who have a number of land interests in Broxtowe. Bloor Homes have serious concerns about the soundness of the Plan, particularly in relation to the approach to housing and the allocation at Toton. Details of their concerns are set out in the statement below, with reference to particular policies and paragraph numbers where relevant. The statement also sets out the modifications to the Plan that are considered necessary to make it sound.

2.0 Housing Delivery

2.1 The NPPF requires Local Planning Authorities to plan positively to ensure the delivery of the area's 'minimum' housing requirements and to ensure that there is an appropriate 5 year land supply in accordance with paragraph 47 of the NPPF.

2.2 It is unclear from Policy 2 of the proposed Plan how the Government's requirements regarding housing delivery will be met. It can be seen from the Housing Trajectory at Table 4 of the Plan that Broxtowe has a significant housing supply shortfall and a persistent history of under delivery. Within this context it is essential that the Council are able to provide certainty regarding the delivery of housing. For the reasons set out below it is considered that the Plan fails to do this and is therefore unsound.

2.3 In terms of a 5 year land supply the Plan does not set out how an appropriate land supply should be calculated and how this will then be met by the Plan. It is essential that the Plan, or supporting evidence, contains appropriate information to confirm that the Plan provides a 5 year land supply calculation from adoption of the Plan. The Plan will be unsound unless it can be demonstrated, based on appropriate assumptions that it will bring about a 5 year land supply position.

2.4 The Trajectory at Table 4 indicates that the Borough will have sufficient sites to deliver the housing requirement. Indeed it suggests a buffer exists. However Bloor Homes has significant concerns about the assumptions used to inform these figures and the cumulative effect of the uncertainty regarding the delivery of a large number of sites. Within this context Bloor Homes do not consider that the approach is sound, both because of the unrealistic assumptions on individual sites but, most importantly because of the lack of certainty regarding delivery overall.

2.5 The Government recognises that more needs to be done to ensure that the right numbers of houses are built. It's White Paper – Fixing Our Broken Housing Market (February 2017) is aimed at just that. The White Paper draws on and makes reference to the work undertaken by the Local Plan Experts Group (LPEG). As well as proposing a new approach to calculating housing needs, the LPEG made recommendations as to how Local Plans should be approached not only to demonstrate a five year land supply but to ensure plans deliver over the whole plan period.

2.6 In their Report to Government (March 2016) the LPEG state that:

'there needs to be a clearer and more effective mechanism for maintaining a five year land supply, at the same time as ensuring plans consider delivery over the whole plan period and incorporate sufficient flexibility to respond to rapid change' (Paragraph 11.3).

And they recommend that plans:

'focus on ensuring a more effective supply of developable land for the medium to long term (over the whole plan period), plus make provision for, and provide a mechanism for the release of, developable Reserve Sites equivalent to 20% of their housing requirement' (Paragraph 11.4).

2.7 Because of its existing delivery problems, the scale of its shortfall and the uncertainties regarding delivery in the future, it is important that this 'sufficient Flexibility' is adopted by Broxtowe in its Local Plan Part 2. The Local Plan must be flexible enough to guarantee the delivery of the minimum number of new homes in the Plan period.

2.8 In simple terms this means planning for more houses so that there is sufficient flexibility now, to take account of inevitable delays to delivery on some sites and lapsed permission or non-implementation on others.

2.9 A 20% flexibility allowance or 20% reserve sites as suggested by the LPEG would mean Broxtowe planning for around 7380 dwellings over the Plan period, as opposed to the minimum requirement of 6250 dwellings or the current approach which indicates a potential delivery of 6747 dwellings. This additional flexibility would be some 600 or so more than the Council are currently planning for (7380 – 6747 =600). Such flexibility is the minimum that is required for the delivery of appropriate levels of housing in Broxtowe is to be secured.

2.10 There is a range of sites and locations where additional, sustainable development can take place. For example land at Nether Green, east of Mansfield Road, Eastwood (SHLAA ref 203) has been identified as a suitable location for growth by the Council, but the Council has concluded that the site is not needed at the present time. The land at Nether Green is well related to the urban area. It is well contained by the line of the now disused railway, which could also provide a new permanent and defensible Green Belt boundary. The site has the potential to deliver around 200 new homes together with new open space, children's play areas and areas for biodiversity enhancement. The site location together with an illustrative masterplan are shown at Appendix One.

2.11 The need for flexibility or the identification of 'reserve sites' is not unusual but is particularly pertinent to Broxtowe because of its historical under performance, the number of sites carried forward from the 2004 Local Plan and the uncertainty regarding the key strategic sites

2.12 In terms of strategic sites this uncertainty includes:

a. Land at Boots, which although the site has permission continues to be complex with significant delivery uncertainties.

b. Severn Trent land which is a former sewage treatment works with associated complexities of decontamination and remediation. Housing delivery on the site is therefore highly uncertain.

c. Chetwynd Barracks: A current and active Ministry of Defence site. Whilst the MOD have indicated that the site may become available for redevelopment, no firm committed dates are set out and the timing of any closure is subject to change. There remains a potential for a significant delay to the closure of the site or a cancellation. Delivery is highly uncertain therefore.

d. Toton: Whilst planning permission exists on part of this site, that permission conflicts with the vision for the site as set out in Policy 3.2. The supporting text to this Policy is confusing and ill-conceived. It is based largely on the East Midlands HS2 Growth

Strategy Document published in September 2017. It includes the statement in relation to the vision for the Toton that

'It will also require higher densities than those currently subject of an extant Outline Planning Consent for the site and this will need careful consideration by Broxtowe Borough Council as the Local Planning Authority.' (Page 20).

Whilst this implies the potential for greater housing numbers in the long term it brings onto question the deliverability of the extant consent and housing delivery in the short to medium term.

2.13 In terms of other allocations or 'committed' sites:

a. Land at Beeston Maltings – Policy 3.6, has been allocated since 2004. It remains a difficult and complex site and delivery is highly uncertain.
b. Land in Awsworth includes land allocated since 2004 and although there is extant permission, delivery is not certain.
c. Two sites in Eastwood were allocated in the 2004 Local Plan and delivery remains uncertain notwithstanding extant planning permission.
d. Land at Walker Street, Eastwood – Policy 6.1. This forms part of a school and recreation facility. Aside from its individual merits as an allocation, the site has been allocated (although a different part of the overall school site) since 2004 with no development progressing. Given the status of the site and wider uncertainty regarding school places and the quality and quantity of sports and recreation space, the delivery of the site is highly uncertain.
e. Land south of Kimberley including Kimberley Depot - Policy 7.1. The site is currently a refuse depot with refuse tip. It is unclear if new facilities have been found to facilitate relocation. Notwithstanding, the site will contain areas of contamination which could preclude or limit development. Delivery on the site is therefore uncertain.
f. Land South of Eastwood Road, Kimberley – Policy 7.2. This site has been allocated since 2004. Development of the site remains complex and delivery highly uncertain.
g. Builders Yard, Eastwood Road, Kimberley – Policy 7.3. This site has been allocated since 2004. Development on the site remains uncertain.

2.14 The uncertainty in Broxtowe stems principally from the sheer number of complex sites where the level of certainty regarding delivery is extremely low. In these circumstances there is not a sufficiently reasonable prospect that the minimum housing numbers will be achieved and the Plan is therefore unsound. The circumstances in Broxtowe are the very circumstances that have led the Local Plan Experts Group to recommend the introduction of appropriate lapse rates and a 20% reserve site allowance. To adopt the Plan in its current form would perpetuate the current and historic role the planning system has played in creating a crisis in housing through the lack of delivery of new homes.

2.15 The Plan needs to be modified to address the problems set out above. This should include:

- A critical review of the reliance on particular sites to deliver new homes;
- A significant increase in the number of new homes planned for (to at least 7380 over the Plan period) through the allocation of additional land;
- The inclusion of a five year land supply calculation and demonstration that, on adoption, the Plan will provide a suitable land supply (and the allocation of additional land to address 5 year land supply issues if necessary);

- The allocation of land at Mansfield Road, Eastwood, for around 200 dwellings together with the removal of the land from the Green Belt (as shown at Appendix One);
- The allocation and removal of additional land from the Green Belt at Toton, see Appendix Two. Together with a complete re-appraisal of the approach to the development of land at Toton as set out below and shown in the vision documents at Appendices 3, 4 and 5.

3.0 Land in the vicinity of the HS2 Station at Toton – Policy 3.2

3.1 The Council's approach to the planning of the Toton area in response to the unique opportunity presented by HS2, the tram and the strategic highway connections, is confused and fundamentally flawed.

3.2 It is currently unclear from the Policy how it is envisaged that development within the Plan period (the provision of 500 houses) fits with and will not prejudice the delivery of the wider aspirations for the site set out as *'key development requirements beyond the Plan period'.* Furthermore it is unclear whether the supporting text relates to the plan period requirement or beyond plan period or both.

3.3 Crucially the Plan ignores the Peveril Homes Housing scheme which was recently granted consent by the Council on the majority of land west of Toton lane. It is inconceivable how the delivery of this permitted scheme is compatible with the Policy aspirations for the site set out in the Plan. It is clear that the Policy aspirations as set out in the supporting text are linked with the vision for the site set out in the East Midlands HS2 Growth Strategy (September 2017). This strategy envisages an 'innovation village' on the site, but this is located on land where there is already planning permission for a 500 unit suburban residential scheme.

3.4 Oxalis Planning on behalf of Bloor Homes have consistently advocated a more comprehensive and forward thinking approach to the land at Toton, including strongly opposing the consenting of the Peveril Scheme which would clearly prejudice the delivery of a more comprehensive and innovative response to the opportunity presented by HS2. These concerns were ignored and it is now clear that the approved Peveril scheme is incompatible with the vision for the site now being set out. A fundamental re-think of the Policy is required. A different response will be required depending on whether the Peveril scheme is implemented, but changes will be required to make the Plan sound in any event.

- If the Peveril scheme is not implemented, for example in order for the vision set out by the East Midlands HS2 Growth Strategy to be progressed; the Plan will need to be amended because additional land will be needed so that new homes can be delivered in the short term. The aspirations set out in the Growth Strategy in relation to the innovation village will necessarily take many years to work up given that the mix and scale is unlikely to be commercially appropriate or viable prior to the delivery of HS2. Land to the east of Toton Lane will be needed, to help to deliver new homes quickly. This land, as set out in the Oxalis vision documents can deliver homes on a more conventional basis and allow for land adjacent to the HS2 hub, west of Toton Lane, to be retained for future development more directly associated with HS2.

  Or

- If the Peveril scheme is implemented, a new masterplan approach and revised vision for land at Toton would be required to take account of the committed scheme. The

committed scheme is fundamentally at odds with the Growth Strategy and it would prejudice its delivery. The strategy for the site would need to change. Additional land to the east of Toton Lane, would need to be introduced to help deliver the overarching aspirations for the site as set out in the East Midlands HS2 Growth Strategy.

3.5 Unless these compatibility issues can be resolved the Plan will be unsound.

3.6 Oxalis planning on behalf of Bloor Homes have consistently advocated a more ambitious approach to the Planning of the area around HS2, including, importantly, the inclusion within a comprehensive scheme of land to the east of Toton Lane. The constrained approach to the allocation both limits the appropriate planning of the area and ignores the context provided by existing built form, landscape and other features on the ground. The tram line is not an appropriate Green Belt or development boundary. An allocation which reflects the opportunities for development on land east of Toton Lane and north of the tram line should be made – as shown by the Plan at Appendix Two.

3.7 Oxalis Planning on behalf of Bloor Homes have over past 5 or so years, prepared a number of masterplan documents illustrating ways in which land at Toton could be developed. These include a 'Broxtowe Gateway vision' Document produced in April 2013 (Appendix Three); a 'Broxtowe - Gateway to the East Midlands' vision document produced in March 2014 (Appendix Four) and a 'Toton – Strategic Location for Growth' document produced in December 2015 (see Appendix Five). These three documents are appended to this submission for ease of reference and to provide details of the approach advocated by Oxalis on behalf of Bloor Homes. These documents should be read in conjunction with these representations. The fundamental principle of the vision advocated consistently by Oxalis Planning are:

a. To produce a masterplan for the site which is focussed on the need to deliver an appropriate commercial response to the opportunities presented by HS2. The economic opportunities should be maximised and a specific response to HS2 planed;
b. Whilst the precise nature of the commercial development can only be determined by future market demand, the planning of the site should not, in any way, constrain the potential;
c. This would mean delivering housing to meet the plan period requirement on land to the east of Toton lane and reserving land to the west of Toton Lane for development directly associated with HS2.

3.8 The Oxalis documents include a highway solution that has been largely mirrored in the East Midlands HS2 Growth Strategy (Page 30). Fundamental to this highway strategy is a new junction onto the A52 to the north east of Bardills Island and a partial 'bypass' of the Bardills Junction. Such an approach is however incompatible with Policy 3.2 as currently set out. Policy 3.2 retains as Green Belt, land north and east of Bardills garden centre, land which would be essential for this new infrastructure. Furthermore if this new infrastructure were to be put in place the context of land to the east and west of it would change greatly and become even more appropriate for development.

3.9 Policy 3.2 is therefore fundamentally flawed because the area of land to be removed from the Green Belt should include land east of Toton Lane and north of the Tram line. The inclusion of this area would facilitate appropriate infrastructure works and enable a more comprehensive approach to the masterplanning of the area.

3.10 The Plan has not, in relation to the opportunity presented by HS2, been positively prepared or justified having regard to the evidence base and considering reasonable alternatives.

3.11 There are other aspects of the supporting text to Policy 3.2 which are flawed and inconsistent with national policy. The vision sets out ambitions for relocation of existing facilities and the delivery of extensive new community and leisure facilities. However these aspirations have not been discussed with underlying landowners and its remains wholly unclear how these components can be delivered in terms of viability and land assembly or how they would be funded.

4.0 Approach to self-build and custom-build housing – Policy 15

4.1 Bloor Homes object to bullet point 8 of Policy 15 which requires 5% of large sites to be delivered as self / custom build Homes. The delivery of self / custom build Homes as part of a large site creates complex delivery, design, Health and Safety and site management issues. On some sites it will also create uncertainty regarding delivery and viability. It is unclear how this requirement would be manged and delivered on the ground alongside the delivery of dwellings constructed by Bloor Homes.

4.2 Government Policy supports the provision of self and custom build homes. A key emphasis is on the benefit of this form of housing delivery in boosting the supply of new homes. The blunt requirement set out in Policy 15 will in no way help to boost supply, indeed for the reasons set out it may well delay or restrict supply.

4.3 It is considered that a more appropriate response to the Government's requirement would be to identify specific small sites which are capable of delivery as self / custom build homes and to encourage the promotion of small scale windfall site for such purposes. This could then act to help boost the delivery of new homes.

5.0 Policy 17: Place – Making, Design and Amenity

5.1 Some of the criteria within this design policy are misplaced and should be removed. Criteria 1b and 1c are both spatial policies concerned with the location of development as opposed to its form. These criteria should be deleted.

Broxtowe Part 2 Local Plan

Broxtowe Borough COUNCIL

Agent

Please provide your client's name	TAYLOR & BURROWS PROPERTY

Your Details

Title	[redacted]
Name	[redacted]
Organisation (if responding on behalf of the organisation)	Phoenix Planning (UK) Limited
Address	[redacted]
Postcode	[redacted]
Tel. Number	[redacted]
E-mail address	[redacted]

Comments should be received by 5.00pm on Friday 3rd November 2017

If you wish to comment on several policies, paragraphs, or sites, please use a separate form for each representation.

If you would like to be contacted by the Planning Policy Team regarding future consultations.

Please tick here √

Please help us save money and the environment by providing an e-mail address that correspondence can be sent to: As above

For more information including an **online response** form please visit:

www.broxtowe.gov.uk/part2localplan

Data Protection - The comment(s) you submit on the Local Development Framework (LDF) will be used in the plan process and may be in use for the lifetime of the LDF in accordance with the Data Protection Act 1998. The information will be analysed and the Council will consider issues raised. Please note that comments cannot be treated as confidential and will be made available for public inspection. All representations can be viewed at the Council Offices.

Please return completed forms to:

Planning Policy, Legal and Planning Services, Foster Avenue, Beeston, Nottingham NG9 1AB

For more information: Tel: 0115 917 3452, 3448, 3468 or 3015 E-mail: policy@broxtowe.gov.uk

Question 1: What does your comment relate to? Please specify exactly

Document	Policy number	Page number	Policy text/ Paragraph number
Part 2 Local Plan	**Policy 1**: Flood Risk		
	Policy 2: Site Allocations		
	Policy 3: Main Built up Area Site Allocations		
	Policy 4: Awsworth Site Allocation		
	Policy 5: Brinsley Site Allocation		
	Policy 6: Eastwood Site Allocation		
	Policy 7: Kimberley Site Allocations		Policy 7
	Policy 8: Development in the Green Belt		
	Policy 9: Retention of good quality existing employment sites		
	Policy 10: Town Centre and District Centre Uses		
	Policy 11: The Square, Beeston		
	Policy 12: Edge-of-Centre A1 Retail in Eastwood		
	Policy 13: Proposals for main town centre uses in edge-of-centre and out-of-centre locations		
	Policy 14: Centre of Neighbourhood Importance (Chilwell Road / High Road)		
	Policy 15: Housing size, mix and choice		
	Policy 16: Gypsies and Travellers		
	Policy 17: Place-making, design and amenity		
	Policy 18: Shopfronts, signage and security measures		
	Policy 19: Pollution, Hazardous Substances and Ground Conditions		
	Policy 20: Air Quality		
	Policy 21: Unstable land		
	Policy 22: Minerals		
	Policy 23: Proposals affecting designated and non-designated heritage assets		
	Policy 24: The health impacts of development		
	Policy 25: Culture, Tourism and Sport		
	Policy 26: Travel Plans		
	Policy 27: Local Green Space		
	Policy 28: Green Infrastructure Assets		
	Policy 29: Cemetery Extensions		
	Policy 30: Landscape		
	Policy 31: Biodiversity Assets		
	Policy 32: Developer Contributions		
Policies Map			
Sustainability Appraisal			

Question 2: What is the issue with the Local Plan?

Please use a separate sheet of paper if required. Please use one form per representation.

Do you consider this paragraph or policy of the Local Plan to be: *(please refer to the guidance note at for an explanation of these terms)*		**Yes**	**No**
2.1	Legally compliant		
2.2	Compliant with the duty to co-operate		
2.3	Sound		X

Question 3: Why is the Local Plan unsound? Please **only** answer this question if you answered '**No' to 2.3** above

If you think this paragraph or policy of the Plan is not sound, is this because:	
It is not justified	X
It is not effective	X
It is not positively prepared	X
It is not consistent with national policy	X

Your comments

Please give details of why you consider this part of the Local Plan is not legally compliant, is unsound or does not comply with the duty to co operate. Alternatively, if you wish to support any of these aspects please provide details. Please be as precise as possible. Continue on an extra sheet if necessary.

Policy 7 identifies a number of sites proposed to be allocated for housing purposes within the Kimberley area. Concerns are raised with regards to the deliverability of a number of these sites within the plan period. The table below identifies my clients concerns and key constraints on each of the sites which may affect deliverability.

SITE	***NO. OF DWELLINGS***	***ISSUES***
Land South of Kimberley including Kimberley Depot	***105 dwellings***	- ***Landscape impact on the Babbington/Swingate/Verge Wood Mature Landscape Area*** - ***Noise impact from A610- SA identifies that a potential buffer is within third party ownership*** - ***Contamination from tip site. Ground surveys should be required to prove the site is developable.*** - ***Question whether the site will remain viable.***
Land south of Eastwood Road, Kimberley	***40 dwellings***	***Allocated in 2004 Local Plan and hasn't come forward to date. Deliverability of this site is questionable.***
Eastwood Road Builders Yard, Kimberley	***22 dwellings***	***Allocated in 2004 Local Plan and hasn't come forward to date. Deliverability of this site is questionable.***

It is clear that there are significant issues with a number of the sites that may affect deliverability within the plan period. In this regard, it is considered necessary to release additional land within the Borough in order to ensure that the housing requirement is met in full.

Because of the above concerns, it is considered that in this regard the Plan fails the tests of soundness in that ;

1. Positively Prepared: To meet the test the plan must be able to show it is based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, in a manner consistent with achieving sustainable development. These sites raises concerns over the deliverability of the approach. Given that sites first allocated 13 years ago have still not progressed, despite a consistent failure to achieve the forecast development rates, suggests that the Council is still following a failed approach, rather than seeking a positive approach to delivery of sites.

2. Justified: The sites highlighted above are not justified as allocations given the concerns that are raised and their previous failure to attract market interest.

3. Effective: Because of the issues raised above, it is not considered that the proposals will make an effective contribution to delivering sustainable development for the district and deliver the growth required.

4. Consistent with national policy: Deliverability is clearly a crucial issue within the NPPF (Para 47 and footnote 11, Para 49). The significant concerns over the deliverability of the above sites undermines the Plans credentials in this respect.

Question 4: Modifications sought

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound. You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. Continue on an extra sheet if necessary.

It is accepted that it may be difficult to identify sufficient suitable sites within Kimberley to meet the target. However, looking at the wider area, greater provision within Eastwood (similar to the Core Strategy target) would enable the growth asperations for the wider area to be met.

It is considered that additional housing should be released within Eastwood in order to provide a plan that is more in compliance with the Adopted Core Strategy and to ensure that sufficient developable and deliverable sites are allocated to meet the full housing needs for the plan period.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

Question 5: Public Examination Attendance

If your representation is seeking a modification, do you consider it necessary to participate at the public examination?	
Yes, I wish to participate at the public examination	√

No, I do not wish to participate at the public examination	

If you wish to participate at the public examination, please outline why you consider this to be necessary

The Council should take a fresh look at potential new sites where deliverability has not already failed and consider sites that do not have the deliverability and viability issues that some of the current sites face.

It is considered that additional housing should be released within Eastwood in order to provide a plan that is more in compliance with the Adopted Core Strategy and to ensure that sufficient developable and deliverable sites are allocated to meet the full housing needs for the plan period. It should focus on the more marketable areas of Eastwood and support this areas growth and regeneration in a more positive fashion.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the public examination.

Details

Agent	
Please provide your client's name	
Your Details	
Title	Miss
Name	Rosemary Walker
Organisation (If responding on behalf of an organisation)	
Address	[redacted]
Telephone Number	
Email Address	[redacted]
Would you like to be contacted regarding future planning policy consultations?	Yes
If you wish to comment on more than one issue you will need to submit a form for each representation.	

Policy relates to

Please specify what your comment relates to					
Policy number	**Page number**	**Policy text/ Paragraph number**	**Policies Map**	**Sustainability Appraisal**	**Other (e.g. omission, evidence document etc.)**
7: Kimberley Site Allocations					

Question 1: What does your comment relate to? Please specify exactly

Question 2

Question 2: What is the issue with the Local Plan?	
Do you consider this paragraph or policy of the Local Plan to be:	
2.1 Legally compliant	Yes
2.2 Compliant with the duty to co-operate	Yes
2.3 Sound	No

Question 3

Question 3: Why is the Local Plan unsound? Please only answer this question if you answered 'No' to 2.3 above	
If you think this paragraph or policy of the Plan is not sound, is this because:	
It is not justified	No
It is not effective	Yes
It is not positively prepared	Yes
It is not consistent with national policy	No

Additional details

Please give details of why you consider this part of the Local Plan is not legally compliant, is unsound or does not comply with the duty to co-operate. Alternatively, if you wish to support any of these aspects please provide details.	I have concerns regarding the Kimberley allocations on two fronts - traffic and landscape. Firstly, the site allocations for 167 houses all fall on the western side of Kimberley, adjoining the already busy Eastwood Road, and in the vicinity of the brewery site which is currently under development. I would like to see how cumulative traffic and parking issues have been taken into account during the site allocation process as there are already considerable issues on the road (particularly during rush hour) and it takes little more than a set of roadworks to bring the area to a standstill. I do not object to the principle of housing in the area, but am concerned that the volume proposed will significantly contribute to what already is an issue locally. Secondly, I am concerned about the loss of the designated Mature Landscape Area on the Swingate upland. I understand that the shift in policy is moving away from designating local landscapes, however I am concerned that the loss of the designation means that there is now little protection from any other policy with regards to trees and hedgerows. Particularly concerning is the sentiment within the justification for the Kimberley Depot site that the MLA is no longer designated so the site may as well be built on - I don't think that removal of the MLA should automatically mean that the landscape is suitable for development, and this implied policy may lead to other valued landscapes being threatened in this manner.

Question 4

Question 4: Modifications sought	
Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound. You will need to say why this modification will make the Local Plan legally compliant or sound.	Consider the cumulative impacts of traffic and parking on the west side of Kimberley as a result of the planned allocations and review the numbers of houses proposed. This will ensure that large volumes of traffic generated by the allocations are not introduced on already congested roads. Add into the plan provision for the protection of trees and hedgerows and remove the inferral that removal of the MLA means that the landscape has little value and there is a green light to develop. This will ensure that other sites can be defended on the grounds of landscape value.

Question 5

Question 5: Public Examination Attendance	
If your representation is seeking a modification, do you consider it necessary to participate at the public examination?	No
If you wish to participate at the public examination, please outline why you consider this to be necessary	

[redacted]

From: clare louise pike [redacted]
Sent: 30 October 2017 10:58
To: Saunders, Steffan
Cc: Policy
Subject: Kettlebrook Lodge

I oppose any inclusion of Kettlebrook Lodge in the local plan and its associated documents.

Many Thanks

Clare Pike

[redacted]

From: Linda Legg [redacted]
Sent: 28 October 2017 18:00
To: Saunders, Steffan
Cc: Policy
Subject: Local Plan Part 2

We were horrified to hear about the proposed housing being proposed in the above plan.
We feel that there are enough new houses being built in Kimberley with all the building on the brewery site. The roads cannot cope with anymore cars and having worked at the local doctors surgery for 23 years know that they cannot take on extra patients. Including demolishing Kettlebrook Lodge would be a disaster for Kimberley there is very little for the young to do in Kimberley and this valued venue needs to be supported.

Having lived in Kimberley for 43 years we are concerned that more of our green space is being considered for further housing.

Linda and Ron Legg

Sent from my iPad

[redacted]

From: Sarah Hudson [redacted]
Sent: 30 October 2017 10:20
To: Saunders, Steffan
Cc: Policy
Subject: Fwd: Kettlebrook Lodge Kimberley

Begin forwarded message:

From: Sarah Hudson [redacted]
Subject: Kettlebrook Lodge Kimberley
Date: 30 October 2017 at 10:17:32 GMT
To: steffan.saunders@broxtowe.gov.uk
Cc: policy@broxtowr.gov.uk

Dear Sirs
As a resident of Kimberley for thirty two years and user of Kettlebrook Lodge, I am writing to advise that I oppose any inclusion of Kettlebrook Lodge in the Local Plan and its associated documents.

Yours Sincerely

Sarah Hudson

[redacted]

From: Adam Heysmond [redacted]
Sent: 30 October 2017 06:50
To: Saunders, Steffan; Policy
Subject: Kettlebrook lodge

Dear Steffan,

I am writing to you in opposition of using Kettlebrook Lodge in the local plan and associated documents for future building. There is little community spirit or amenities left in Kimberley as it is, without taking away the one place which serves so many. Save Kettlebrook Lodge!

Yours sincerely,

Adam Heysmond
Michelle Heysmond
Sam Heysmond
Ben Heysmond

[redacted]

From: [redacted]
Sent: 30 October 2017 08:22
To: Saunders, Steffan
Cc: Policy
Subject: kettlebrook lodge

Good Morning

This email is to register my opposal of the inclusion of Kettlebrook Lodge in the Local Plan and its associated documents. It is a much loved and used community resource and should be kept where it is for the use of our community.

Regards

Mel Richardson
Sent from Mail for Windows 10

[redacted]

From: Gill Strickland [redacted]
Sent: 29 October 2017 20:57
To: Saunders, Steffan
Cc: Policy
Subject: Kettlebrook Lodge, Kimberley

Dear Sir or Madam
I am writing to inform you that I strongly oppose any inclusion of Kettlebrook Lodge in the Local Plan and its associated documents.
Kettlebrook Lodge is an essential facility for the Kimberley residents and community and should be maintained as such.
My children have attended playgroup there and Brownies and we have attended events there and hired the hall for parties.
Regards
Gill Strickland

Regards
Gill Strickland

Sent from my iPad

[redacted]

From: hayley woodcock [redacted]
Sent: 29 October 2017 20:16
To: Saunders, Steffan
Cc: Policy
Subject: Kettlebrook lodge

Dear Steffan,

I live in Kimberley and am contacting you to oppose any inclusion of Kettlebrook Lodge in the Local Plan and its associated documents, for demolition.

This is a valued and valuable asset to this community and its demolition should not be in any plans!

Regards.

Hayley Woodcock

[redacted]

From: Tim Perkins [redacted]
Sent: 29 October 2017 20:05
To: Saunders, Steffan
Cc: Policy
Subject: Kettlebrook Lodge

Dear Steffan,

I live in Kimberley and have been informed about the plans to demolish Kettlebrook Lodge as part of a gateway to housing developments. I oppose any inclusion of Kettlebrook Lodge in this Local Plan and its associated documents.

This is a valued and valuable asset to this community and its demolition should not be in any plans!

Regards.

Tim Perkins

[redacted]

From: rachel wrighht [redacted]
Sent: 29 October 2017 13:23
To: Saunders, Steffan
Cc: Policy
Subject: kettlebrook lodge

As a local resident of kimberley I fully oppose the inclusion of kettlebrook lodge in any local plans or associated documents. use what we already have for development

Sent from Yahoo Mail on Android

[redacted]

From: Philly Walker [redacted]
Sent: 29 October 2017 12:17
To: Policy
Subject: Kettlebrook Lodge

I am writing to state that I oppose any inclusion of Kettlebrook Lodge in the Local Plan and it's associated documents.

Kind regards

Philippa
[redacted]

Sent from my iPhone

[redacted]

From: Mia Seaton [redacted]
Sent: 28 October 2017 15:35
To: Saunders, Steffan; Policy
Subject: FW: Proposed Demolition and Relocation of Kettlebrook Lodge Scout hut
Attachments: EXTRACT opun-design-review-kimberley-rev-e-4.pdf

Importance: High

Dear Sir/Madam,

I read with astonishment the Opun report for Kimberley which suggests looking into the relocation (and demolition) of the Kettlebrook Lodge the scout hut premises for 2nd Kimberley Scouts (see attached).
I find it incomprehensible that such an option is even being considered.

Kettlebrook Lodge was purpose built in 1986 to be the new home of our towns Scout Group which includes Beavers, Cubs, Scouts & Explorers and hosts nearly 200 young people every week. It is also a social hub to diverse users like Kimberley play group, The Women's Institute, Girl Guides, a drama group, a keep fit group and all the people who hold parties there as it's the only place in Kimberley that can cater for large groups of up to 180 people.

Kettlebrook was built by part funding from the council and the generosity of local businesses and a mass of volunteers who gave up their spare time.
Today it is still run by volunteers and charitable donations. A lot of people have worked hard to upkeep and improve it into what it is today.

I would like protest in the strongest possible terms against the demolition and relocation of Kettlebrook Lodge.
This building is vital to the Kimberley and surrounding community and its value far outweighs any proposed housing development.
I hope the council will see sense and preserve this essential building. We will do everything possible to preserve our building and we already have overwhelming support from the local community.
I look forward to hearing your reply.

Yours faithfully
Mia Jane Seaton
Youth District Commission and 2nd Kimberley Scout Leader

Site Options

The land to the east of the former railway line was considered to be less favourable as development would be tucked behind the back of existing houses and streets, allowing only small pockets to be developed. The land to the west of the former railway line was considered to be more suitable as it would provide an opportunity to create a comprehensive development site incorporating Kimberley Depot, the Kimberley Caravan Centre site and the existing housing allocation site (Site H1(m)). It would allow vehicle and pedestrian access directly from Eastwood Road through the existing depot site access; this is significant as access opportunities to the wider site are limited. It would also provide a built frontage onto Eastwood Road, as well as an opportunity to integrate the potential tram route into the site, and a new location for the existing scout hut.

As stated above, the east of the site would only allow small pockets of housing to be provided from Dale Road, Dawver Road and Rugby Paddocks. Limited development within this part of the site should be considered with houses positioned to directly front or overlook the public footpath, which is at present partially hidden from view.

Action: Prioritise development to the west of the disused railway line and undertake a land assembly exercise which incorporates Kimberley Depot, Kimberley Caravan Centre and the existing housing allocation site. This combined site should also be designed to allow for the potential new route of the Nottingham tram (NET) to serve this area.

Action: To explore the provision of limited residential development to the east of the site from existing streets to provide overlooking / surveillance to the public footpath. This could take the form of self-build or small clusters arranged around low key access routes if feasible.

Action: If required, explore the relocation of the existing scout hut from its current location to the west of the site at Eastwood Road which would assist in creating overlooking and activity to this part of the site. The acquisition of this land would provide the space for the creation a new 'gateway' to the development, with the transition into the new site clearly demarcated.

[redacted]

From: [redacted]
Sent: 30 October 2017 12:51
To: Saunders, Steffan
Cc: Policy
Subject: kettlebrook lodge

Good Afternoon

This email is to register my opposal of the inclusion of Kettlebrook Lodge in the Local Plan and its associated documents. It is a much loved and used community resource and should be kept where it is for the use of our community.

Regards

Stephen Davidson

Details

Agent	
Please provide your client's name	
Your Details	
Title	Miss
Name	Natalie Smith
Organisation (If responding on behalf of an organisation)	
Address	[redacted]
Telephone Number	
Email Address	[redacted]
Would you like to be contacted regarding future planning policy consultations?	No
If you wish to comment on more than one issue you will need to submit a form for each representation.	

Policy relates to

Please specify what your comment relates to					
Policy number	**Page number**	**Policy text/ Paragraph number**	**Policies Map**	**Sustainability Appraisal**	**Other (e.g. omission, evidence document etc.)**
7: Kimberley Site Allocations					

Question 1: What does your comment relate to? Please specify exactly

Question 2

Question 2: What is the issue with the Local Plan?	
Do you consider this paragraph or policy of the Local Plan to be:	
2.1 Legally compliant	Yes
2.2 Compliant with the duty to co-operate	No
2.3 Sound	No

Question 3

Question 3: Why is the Local Plan unsound? Please only answer this question if you answered 'No' to 2.3 above	
If you think this paragraph or policy of the Plan is not sound, is this because:	
It is not justified	No
It is not effective	Yes
It is not positively prepared	Yes
It is not consistent with national policy	Yes

Additional details

Please give details of why you consider this part of the Local Plan is not legally compliant, is unsound or does not comply with the duty to co-operate. Alternatively, if you wish to support any of these aspects please provide details.	There is a lack of clarity as to whether it is intended that Kettlebrook Lodge will be demolished as part of the build on the site. There is reference to exploring other options for the "scout hut" (although this is not a particularly accurate description of the facilities at Kettlebrook) but no further detail is given. Plans on the library seem to suggest that Kettlebrook would not exist once the houses are built.

Question 4

Question 4: Modifications sought	
Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound. You will need to say why this modification will make the Local Plan legally compliant or sound.	Clarification as to whether the intention is to demolish Kettlebrook Lodge and, if so, other options to maintain community facilities should be presented.

Question 5

Question 5: Public Examination Attendance	
If your representation is seeking a modification, do you consider it necessary to participate at the public examination?	No
If you wish to participate at the public examination, please outline why you consider this to be necessary	

WE DISCOVER, WE GROW
Girlguiding
1st Kimberley (Holy Trinity) Guides

Dear Broxtowe Borough Council

Concerns regarding the Broxtowe Borough Council planned development around Kimberley

I am the unit leader at 1st Kimberley Guides. We meet at Kettlebrook Lodge. The development plans drawn up at the Opun Design Review Panel workshop have been brought to my attention. This has led to concerns around the future of Kettlebrook Lodge (referred to as the "scout hut" in the proposals).

Kettlebrook Lodge has been used by the uniformed organisations (Scouting and Girlguiding) since it was built. This provides constructive activities for boys and girls from 5-18. My own Guide unit currently has 34 members and is expected to reach over 40 after Christmas. This covers girls from 10-14 and enables them to be themselves, gain confidence and develop into young women in a safe space. In addition, our unit has two young leaders – girls between 14 and 18 who are able to continue their development taking responsibility for running activities and gaining in confidence allowing them to go onto jobs and university and take an active role in society. The hut is also used by our Rainbow group (aged 5-7) and Brownie pack (aged 7-10). I calculate on our Guiding night, almost 100 girls use the hut.

Kettlebrook is a perfect space for our activities. It has a kitchen which allows the girls to cook (you'd be amazed how many had never chopped a vegetable!); the two rooms allow our older girls to break away from the main group to work more autonomously and the outdoor space is great for games, outdoor cooking on open fires and our annual summer campfire. The hut has recently been fitted with smoke alarms which allows use to finally use the venue for sleepovers. It is hard to anticipate that squeezing a new scout hut onto a small piece of land will give us the same freedoms. Safe outdoor space is particularly important for young people as they spend more time indoors on electronic devices.

The results of research published last year have shown the benefits of Guiding and Scouting to young people later in life making them more resilient and less prone to mental health issues particularly if they were from poorer backgrounds. I attach a link to the report here but in summary the Lead researcher Professor Chris Dibben, of the University of Edinburgh's School of GeoSciences, said, 'It is quite startling that this benefit is found in people so many years after they have attended Guides or Scouts.

'We expect the same principles would apply to the Scouts and Guides of today and so, given the high costs of mental ill health to individuals and society, a focus on voluntary youth programmes such as the Guides and Scouts might be very sensible.'

https://www.girlguiding.org.uk/what-we-do/our-stories-and-news/news/guiding-and-scouting-mental-health/

The Scouting Group in Kimberley work hard to maintain Kettlebrook through fund raising events. Broxtowe Borough Council pays nothing towards the hut's upkeep. The biggest fundraiser is the annual bonfire night which is a real community event and always an amazing display. Without the space to do this, maintaining any building would become more difficult. The fund raising activities allow the uniformed organisations to keep their subscription amounts as low as possible and hence opening up the activities to all the community including those from less affluent families.

As well as our own Guiding groups, Kettlebrook is used by Scouts from ages 6-18, the Women's Institute, a local drama group, playgroup and keep fit activities. There are then the private bookings for wedding receptions, children's parties and school events. Again, the size of the venue allows for a variety of activities and size of group. There is nowhere else in Kimberley can do this.

Whilst the plans suggest a new hut may be built "if required", in order to ensure the groups had somewhere to go, this would have to be done before we moved out of Kettlebrook. Otherwise we, and I'm sure others, would have to close and reopen once a new home was found. This would not be good for the young people of Kimberley and means many girls would not be able to continue their Guiding journey, gaining the badges they work towards as they progress through the stages of the Guiding programme.

In summary, it would be detrimental to the people of Kimberley and particularly the young people of Kimberley to demolish Kettlebrook Lodge. The people of Kimberley paid for bricks to build the Lodge and it should stay to be used by future generations.

Yours sincerely

[redacted]

[redacted]

From: Margaret Spinks [redacted]
Sent: 31 October 2017 13:08
To: Saunders, Steffan
Cc: Policy
Subject: Kettlebrook Lodge, Kimberley

I wish to state my opposition to any plans that would result in the loss of the valuable facility of Kettlebrook Lodge. This is a well used amenity providing a venue for many groups and social occasions.
There are not many large meeting spaces in Kimberley and this is probably the most modern. There are plans to demolish at least one other of our large meeting spaces (Holy Trinity church hall) so we cannot afford to lose another one especially as our community continues to grow.
Margaret Spinks

[redacted]

From: Louise Cox [redacted]
Sent: 31 October 2017 10:33
To: Saunders, Steffan; Policy
Subject: Objection to the proposed demolition of Kettlebrook Lodge, Kimberley

Hi

I wish to object to the proposed demolition of Kettlebrook Lodge, Kimberley.

The scout hut is a community hub which was built in 1986 to be the new home of our town's Scout Group and hosts nearly 200 young people every week, as well as being a social hub of diverse users like a play group, Woman's institute, Girl Guides, a drama group, a keep fit group and all the people who hold parties there. It is the only place in Kimberley that can cater for large groups (180 max).

Ideally the developers would work with the scouting group and council to make sure that this vital community asset is maintained and what better way that to preserve the **provenance of Kettlebrook Lodge.** There is a precedence for this being done in the UK with a scouting group, local council and developers working together to maintain the scout hut and improve it to offer a community hub.

All organisations whether scouts, council and private sector have a responsibility to make sure they maintain a sustainable community and this does not just mean the environment, just as important is the need to protect the community and ensure all those living there are given the best possible resources.

Nottinghamshire's Sustainable Community Strategy 2010-2020 - states that

'Good schools, cutting crime and anti-social behaviour, effective healthcare, care for older and vulnerable people, transport links, interesting and attractive places to visit and **positive things for young people to do**. These are all vital services that make Nottinghamshire a great place to live.'

They go on to state ' We will create **sustainable communities** which are able to access a wide choice of housing, **leisure, sporting and cultural opportunities**, and which are located in high quality environments in urban, suburban and rural settings.'

These echo some of the United Nations Sustainable Development Goals (which have been created as a direct result of the Paris Accords) that all countries around the globe adopted as set of goals to **end poverty**, **protect the planet**, and **ensure prosperity for all** as part of a new sustainable development agenda. Each goal has specific targets to be achieved over the next 15 years. For the goals to be reached, everyone needs to do their part: governments, the private sector, civil society and groups like the scouts and the communities where people live. In fact the SDGs are intrinsically linked to all the values of Scouting and they have committed to playing their part to ensure they are met.

So what better partnership to ensure that Kimberley becomes a sustainable community that attracts new residents who will benefit from the scouting community hub?

I hope the council look at the bigger picture and create a community that we and future generations will ensure, with assets like Kettlebrook Lodge at the heart?

Yours Faithfully

Louise Cox

[redacted]

[redacted]

From: Saunders, Steffan
Sent: 03 November 2017 17:01
To: Policy
Cc: Genway, Tom
Subject: FW: Kettlebrook Lodge

-----Original Message-----
From: Cherry Wilde [redacted]
Sent: 03 November 2017 16:43
To: Saunders, Steffan
Subject: Kettlebrook Lodge

I strongly object to Kettlebrook Lodge being knocked down because : - 1. It is at present in continuous daily use by the whole community for

a) education(eg. Playgroup),
b) health (keep fit)
c) Recreation (Women's Institute)
d) Uniformed organisations for whom it was built (my 2nd son was in the Scouts, When they met in the centre of Kimberley on what is now a car park) and there was great celebration after much fundraising when they moved to Kettlebrook. It presently successfully runs uniformed groups for ages from 6 years upwards.
e) Community events such as the safe annual Bonfire and firework display, which is extremely well supported.
f) Family celebrations and parties.

2. Kettlebrook is a safe place to go because it has its own car park, which is sadly lacking for Hall Om Wong park across the road.
3. On occasion it can be used as an overflow car park for the church and the park.
4. As you will know, Kimberley Church Hall is to be demolished. So where are the Present residents and the residents in the many new homes going to gather for the above (a - f) The reorganised church won't be able to provide facilities for all of them.
5. Besides needing housing, a community needs somewhere safe, warm and convenient To meet as a community. Kettlebrook Lodge fulfills this need in abundance. I would like to pay tribute to the management committee at Kettlebrook Lodge who over the years have shown their ability to run an excellent community facility on a voluntary basis. I just hope the planners reward their goodwill by leaving Kettlebrook Lodge standing so the present and future inhabitants of Kimberley can enjoy its amenities and have their lives enriched by it.

Yours very sincerely,

[redacted]

Sent from my iPad

[redacted]

From: Saunders, Steffan
Sent: 03 November 2017 16:40
To: Policy
Cc: Genway, Tom
Subject: FW: Kettlebrook Lodge Kimberley

From: Wayne Rhodes [redacted]
Sent: 25 October 2017 20:03
To: Saunders, Steffan
Subject: Kettlebrook Lodge Kimberley

Dear Steffan,

I have recently learned of a planning application to demolish kettlebrook Lodge in Kimberley to make way for housing. I would like to object to this potential plan.

Although I appreciate the need for housing there is little point building houses in place of community centres and hubs. Kettlebrook Lodge is not only the scout hut but a place where people from Kimberley get together for many community events.

I was born in Kimberley and have lived here all my 33 years. We need to keep places like kettlebrook as without them we aren't a community but just a commuter town that people drive through.

I hope you reconsider this application and keep Kimberley's community centres in tact

Yours sincerely,

Wayne Rhodes

[redacted]

From: Saunders, Steffan
Sent: 03 November 2017 16:36
To: Policy
Cc: Genway, Tom
Subject: FW: Kettlebrook lodge,Kimberley

From: John Sisson [redacted]
Sent: 28 October 2017 15:50
To: Saunders, Steffan
Subject: Kettlebrook lodge,Kimberley

I would object to Broxtowe including Kettlebrook lodge in any demolition plan regarding house building in that area.Indeed that facility is an essential part of community activity and is certainly not in Kimberley town councils neighborhood planning.Broxtowe should make this plain to the town via local press releases as there have been a spate of malicious rumours being spread around Kimberley suspectedly for political purposes.If this is part of a Broxtowe plan that Kimberley residents have not been consulted on then a public meeting must be called for all interested parties as soon as possible to consult on the matter.I am sure Broxtowes would agree to this as a matter of urgency.Kettlebrook Lodge will be a major asset to any development in that area.The people will be totally against its loss and Broxtowe are there to SERVE those people. John Sisson.[redacted]

[redacted]

From: Saunders, Steffan
Sent: 03 November 2017 16:35
To: Policy
Cc: Genway, Tom
Subject: FW: Kettlebrook Lodge

From: Angela Szyszlak [redacted]
Sent: 29 October 2017 11:48
To: Saunders, Steffan
Subject: Kettlebrook Lodge

Dear Sir,

After having my attention drawn to the proposed development plans, I strongly oppose any inclusion to Kettlebrook Lodge in the local plan and its associated documents.

Kettlebrook Lodge is a valuable building to many Kimberley residents and I feel that a significant proportion of the community would be lost without it. These include W I meetings, scouts, guides, keep fit classes, play groups and children's parties.

policy@broxtowe.gov.uk

Sincerley
Mrs A Szyszlak

[redacted]

From: Saunders, Steffan
Sent: 03 November 2017 16:28
To: Policy
Cc: Genway, Tom
Subject: FW: Kettlebrook Lodge

From: Melanie Dyche [redacted]
Sent: 01 November 2017 20:57
To: Saunders, Steffan
Subject: Kettlebrook Lodge

Dear Steffan Saunders

With reference to policy@broxtowe.gov.uk, I would like to oppose any inclusion of Kettlebrook Lodge in the Local Plan and its associated documents.

I have three children and Kettlebrook Lodge has been a big part of their lives. They all attended playgroup there from the first child starting in 1996, through to my youngest child finishing there in 2007. They have been to parties there also.

My sons have been involved from Beavers through to Scouts and my daughter from Rainbows through to Brownies. All at Kettlebrook Lodge.

They have fond memories of the Bonfire and Firework Displays which are always a community night out.

This hall is a place for community activities and if you are building new houses you need somewhere like Kettlebrook Lodge for the people who are going to be living in those houses.

Yours sincerely

Melanie Dyche

[redacted]

From: Saunders, Steffan
Sent: 03 November 2017 16:28
To: Policy
Cc: Genway, Tom
Subject: FW: Kettlebrook Lodge

From: Angela Blood [redacted]
Sent: 01 November 2017 22:06
To: Saunders, Steffan
Subject: Kettlebrook Lodge

Dear Steffan

I wish to oppose the potential demolition of Kettlebrook Lodge which was built back in 1986 to be the new home of Kimberley's Scout Group and is host to nearly 200 young people every week, in addition to a social hub of diverse users like a play group, Woman's Institute, Girl Guiding, a drama group, a keep fit group and all the people who hold parties there. It's the only place in Kimberley that can cater for large groups (180 max)

Yours sincerely

Angela Blood

[redacted]

From: Saunders, Steffan
Sent: 03 November 2017 16:28
To: Policy
Cc: [redacted]
Subject: FW: Kettlebrook Lodge

From: alan tomkins [redacted]
Sent: 02 November 2017 12:27
To: Saunders, Steffan
Subject: Kettlebrook Lodge

I strongly oppose any inclusion of Kettlebrook Lodge in the local plan and its associated documents.

[redacted]

From: Saunders, Steffan
Sent: 03 November 2017 16:27
To: Policy
Cc: [redacted]
Subject: FW: kettlebrook lodge

From: Alan Robinson [redacted]
Sent: 02 November 2017 15:04
To: Saunders, Steffan
Subject: kettlebrook lodge

we oppose any inclusion of kettlebrook lodge in the local plan and its associated documents

[redacted]

From: Saunders, Steffan
Sent: 03 November 2017 16:26
To: Policy
Cc: [redacted]
Subject: FW: Kettlebrook Lodge

From: Steve Butler [redacted]
Sent: 02 November 2017 18:49
To: Saunders, Steffan
Cc: Policy
Subject: Kettlebrook Lodge

Dear Sir/Madam
I have been a resident of Kimberley for 30 years and both myself and my two (now grown up) children have always felt that Kettlebrook Lodge was the hub of the Local Community.
We have used it for a multitude of things over the years including Mother & Toddler, Cubs, Scouts, Brownies, Guides, Birthday Party's and Bonfire Nights. We spent the Millennium Eve at the Lodge with many other like minded families.
As a family we are opposed to any inclusion of Kettlebrook Lodge in the Local Plan and its associated documents.
Yours Faithfully
William Butler

[redacted]

From: Saunders, Steffan
Sent: 03 November 2017 16:26
To: Policy
Cc: [redacted]
Subject: FW: Kettlebrook lodge

From: karen elgey [redacted]
Sent: 02 November 2017 21:54
To: Saunders, Steffan
Subject: Kettlebrook lodge

I was horrified to hear that kettlebrook lodge is at risk. My children go to beavers and scouts there and love both the building and the people. The sense of community you get from Kettlebrook Lodge is quite unique. It is home for the scout groups and sharing an unsuitable building elsewhere you would loose that sense of 'home'. The scouts do many valuable outdoor activities on the grounds of kettlebrook and the beavers sometimes pop over to hall om wong park for a run round. It is ideally placed. The annual bonfire is the best attended in the area and much looked forward to by the community.

As a single mother scouting has been a rare affordable activity for my children and everything should be done to protect scouting and its facilities.

Finally I would just like to say that new houses should be built within a community, not at the expense of a community. The new homeowners nearby will be pleased they too can use kettlebrook lodge when it has been saved!

Thank you.
Karen Elgey.

[redacted]

From: Felix Rullhusen [redacted]
Sent: 03 November 2017 08:26
To: Policy; Saunders, Steffan
Subject: Kettlebrooke lodge inclusion in 'local plan part 2'

Dear sirs

I write to oppose the inclusion of kettlebrooke lodge in the local plan and its associated documents. As a kimberley resident, kettlebrooke lodge is a vital part of the community and much loved by all ages.

Kind regards
Felix Rullhusen

[redacted]

[redacted]

From: Kaytee Rullhusen[redacted]
Sent: 03 November 2017 08:18
To: Saunders, Steffan
Cc: Policy
Subject: Kettlebrooke lodge inclusion in 'local plan part 2'

Dear sirs

I write to oppose the inclusion of kettlebrooke lodge in the local plan and its associated documents. As a kimberley resident, kettlebrooke lodge is a vital part of the community and much loved by all ages.

Thank you

Kaytee Rullhusen

[redacted]

From: Marcia Beardsall [redacted]
Sent: 03 November 2017 00:26
To: Saunders, Steffan
Cc: Policy
Subject: Kettlebrook Lodge

To whom it my concern,

I am writing to inform you that I am opposed to the inclusion of Kettlebrook Lodge in the Local Plan part 2 and it's associated documents.

Kind regards,

Marcia Beardsall

[redacted]

From: Saunders, Steffan
Sent: 03 November 2017 16:38
To: Policy
Cc: [redacted]
Subject: FW: Kimberley Neighbourhood Plan.

From: Barbara Holbrook [redacted]
Sent: 26 October 2017 18:56
To: Saunders, Steffan
Cc: [redacted]
Subject: Kimberley Neighbourhood Plan.

Dear Mr Saunders,

I am writing in response to the Local Plan document, which I saw for the first time this week. It raises some questions:

- By focussing the building to the west of the town centre, we are effectively increasing traffic flow considerably through the town centre, as access to the M1 and Nottingham. If you add this to the Brewery Site development we could see another 400-500 cars travelling through an already-congested area. Poor traffic flow already has a detrimental effect on businesses in the Town Centre. What are the plans to ameliorate this issue?
- The main access to the housing development is designated as the access to Kimberley Depot. This is at a dip in Eastwood Road and on a corner. Although the drains have improved, this is the first part of Eastwood Road to flood. If we are taking out the ability of the surface to absorb rainwater (i.e. by building houses and roads) we can reasonable expect this to be the area where water gathers. This would effectively cut off the entire development. Would it not be better to access the area through what is currently the access to Kimberley Caravans, on a straighter stretch of road higher up?
- Given the number of additional houses and the resulting increase in the population, what are the plans for additional school places, as all the local schools are currently over-subscribed.
- Moving Kettlebrook Lodge would also increase traffic flow, as a lot of people currently walk there at the moment. What are the detailed plans for the proposed location. I assume that it would maintain the existing footprint including the playing field area where the Town Bonfire is held, with the exception of provision for additional parking as more people will drive there and there is no longer the opportunity of shared overflow parking with the Church. Incidentally, this will also mean an increase in road parking by the church on busy occasions.

I recognise that we need to provide more housing, and that means that some people will lose some amenity. However, we must also have a view to the general good of our community. Hope that you take these comments in that way.

Regards

Barbara

Reverend Canon Barbara Holbrook,
Rector
[redacted]

Visit is at www.htsp.org.uk

[redacted]

From: ralph walker [redacted]
Sent: 02 November 2017 20:40
To: Saunders, Steffan
Cc: Policy
Subject: Local plan part 2

To whom it may concern

I oppose any inclusion of kettlebrook lodge in the local plan and it's associated documents

R walker

Sent from my Samsung device

[redacted]

From: Andy Burrows [redacted]
Sent: 02 November 2017 18:44
To: Saunders, Steffan
Cc: Policy
Subject: Kettlebrook Lodge

Dear Sir
I wish to record my opposition to the potential loss of Kettlebrook Lodge, Kimberley, and the development of the area around it for housing, according to the Local Plan and its associated documents. I feel that the Lodge should be preserved for the various uses to which it is currently being put by the community in Kimberley.
Yours sincerely
Mr Andrew Burrows
[redacted]

[redacted]

From: tracey godber [redacted]
Sent: 02 November 2017 13:58
To: Saunders, Steffan
Cc: Policy
Subject: Kettlebrook lodge

Follow Up Flag: Follow up
Flag Status: Completed

I/we oppose any inclusion of Kettlebrook lodge In the local plan and It's associated documents.
My children use this facility for playgroup, Beavers and Cubs.

Sent from Yahoo Mail on Android

[redacted]

From: Lynne Bottomley [redacted]
Sent: 02 November 2017 12:58
To: Saunders, Steffan; Policy
Subject: Kettlebrook Lodge

Follow Up Flag: Follow up
Flag Status: Completed

I strongly oppose any inclusion of Kettlebrook Lodge in the local plan and it's associated documents. This is the heart of Kimberley and is much used and needed by the local community and their children. Don't take away our hub. We don't have much left, the brewery has gone meaning loss of employment and more housing development, we almost lost the fitness centre, traffic is horrendous since Guiltbrook retail park was opened and plans for the Tram would mean Kimberley centre would be bypassed making whatever shops we have now go out of business. Even our library is now run by charity! Please stop! don't take away anymore.
Lynne and Kevan Bottomley

[redacted]

[redacted]

From: LISA HAYMAN [redacted]
Sent: 02 November 2017 09:08
To: Saunders, Steffan; Policy
Cc: LISA HAYMAN
Subject: Official Protest to proposed/suggested relocation and/or demolition of Kettlebrook Lodge, Kimberley

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Dear Sir/Madam, -

I read with astonishment the Open report for Kimberley which suggests looking into the relocation (and - demolition) of the Kettlebrook Lodge the scout hut premises for 2nd Kimberley Scout Group. -

I find it incomprehensible that such an option is even being considered. -

Kettlebrook Lodge was purpose built in 1986 to be the new home of our towns Scout Group which - includes Beavers, Cubs, Scouts & Explorers and hosts over 200 young people every week. It is also a social - hub to diverse users like Kimberley play group, The Women's Institute (WI), Girl Guiding, a drama group, a keep fit group and all the people who hold social events there as it's the only place in Kimberley that can - cater for large groups of up to 180 people. -

Kettlebrook was built by part funding from the council and the generosity of local businesses and a mass of volunteers who gave up their spare time. -
Today it is still run by volunteers and charitable donations. A lot of people have worked hard to upkeep - and improve Kettlebrook Lodge into what it is today, a social hub and an integral part of the community. -

Speaking as as a leader of Girl Guiding within Kimberley and a member of the the 2nd Kimberley Scouting Appointment Committee based at Kettlebrook Lodge i protest in the strongest possible terms against the - demolition and/or relocation of Kettlebrook Lodge. This building is vital to the Kimberley and its - surrounding community and its value far outweighs any proposed housing development. -

I hope the council will see sense and preserve this essential building. The residents of Kimberley and the - users of Kettlebrook will do everything possible to preserve this building and there is already - overwhelming support from the local community. -

I look forward to hearing your reply. -

Lisa Hayman Tansley -

1st Kimberley Brownies -
2nd Kimberley Scouts -
Kimberley Resident for 26 years -

[redacted]

From: [redacted]
Sent: 01 November 2017 16:22
To: Saunders, Steffan
Cc: Policy
Subject: Kettlebrook Lodge

Follow Up Flag: Follow up
Flag Status: Completed

I wish to state that I oppose any inclusion of Kettlebrook Lodge in the Local Plan and it's associated documents.

Chris Niven

Sent from my iPad

[redacted]

From: Tracey [redacted]
Sent: 31 October 2017 21:55
To: Saunders, Steffan
Cc: Policy
Subject: KETTLEBROOK LODGE

Follow Up Flag: Follow up
Flag Status: Completed

Dear Steffan

I am writing to oppose any inclusion of Kettlebrook Lodge in the local plan and it's associated documents, as we do not want to lose this community building which my daughter attends for Guide meetings.

I hope that we keep this valuable community building.

Kind Regards

Tracey Whittamore
Watnall

Site Options

The land to the east of the former railway line was considered to be less favourable as development would be tucked behind the back of existing houses and streets, allowing only small pockets to be developed. The land to the west of the former railway line was considered to be more suitable as it would provide an opportunity to create a comprehensive development site incorporating Kimberley Depot, the Kimberley Caravan Centre site and the existing housing allocation site (Site H1(m)). It would allow vehicle and pedestrian access directly from Eastwood Road through the existing depot site access; this is significant as access opportunities to the wider site are limited. It would also provide a built frontage onto Eastwood Road, as well as an opportunity to integrate the potential tram route into the site, and a new location for the existing scout hut.

As stated above, the east of the site would only allow small pockets of housing to be provided from Dale Road, Dawver Road and Rugby Paddocks. Limited development within this part of the site should be considered with houses positioned to directly front or overlook the public footpath, which is at present partially hidden from view.

Action: Prioritise development to the west of the disused railway line and undertake a land assembly exercise which incorporates Kimberley Depot, Kimberley Caravan Centre and the existing housing allocation site. This combined site should also be designed to allow for the potential new route of the Nottingham tram (NET) to serve this area.

Action: To explore the provision of limited residential development to the east of the site from existing streets to provide overlooking / surveillance to the public footpath. This could take the form of self-build or small clusters arranged around low key access routes if feasible.

Action: If required, explore the relocation of the existing scout hut from its current location to the west of the site at Eastwood Road which would assist in creating overlooking and activity to this part of the site. The acquisition of this land would provide the space for the creation a new 'gateway' to the development, with the transition into the new site clearly demarcated.

[redacted]

From: Paula Seaton [redacted]
Sent: 28 October 2017 15:32
To: Saunders, Steffan; Policy
Subject: Proposed Demolition and Relocation of Kettlebrook Lodge Scout hut
Attachments: EXTRACT opun-design-review-kimberley-rev-e-4.pdf

Importance: High

Dear Sir/Madam,

I read with astonishment the Opun report for Kimberley which suggests looking into the relocation (and demolition) of the Kettlebrook Lodge the scout hut premises for 2nd Kimberley Scouts (see attached).
I find it incomprehensible that such an option is even being considered.

Kettlebrook Lodge was purpose built in 1986 to be the new home of our towns Scout Group which includes Beavers, Cubs, Scouts & Explorers and hosts nearly 200 young people every week. It is also a social hub to diverse users like Kimberley play group, The Women's Institute, Girl Guides, a drama group, a keep fit group and all the people who hold parties there as it's the only place in Kimberley that can cater for large groups of up to 180 people.

Kettlebrook was built by part funding from the council and the generosity of local businesses and a mass of volunteers who gave up their spare time.
Today it is still run by volunteers and charitable donations. A lot of people have worked hard to upkeep and improve it into what it is today.

I would like protest in the strongest possible terms against the demolition and relocation of Kettlebrook Lodge.
This building is vital to the Kimberley and surrounding community and its value far outweighs any proposed housing development.
I hope the council will see sense and preserve this essential building. We will do everything possible to preserve our building and we already have overwhelming support from the local community.
I look forward to hearing your reply.

Yours faithfully
Paula Jane Seaton

Site Options

The land to the east of the former railway line was considered to be less favourable as development would be tucked behind the back of existing houses and streets, allowing only small pockets to be developed. The land to the west of the former railway line was considered to be more suitable as it would provide an opportunity to create a comprehensive development site incorporating Kimberley Depot, the Kimberley Caravan Centre site and the existing housing allocation site (Site H1(m)). It would allow vehicle and pedestrian access directly from Eastwood Road through the existing depot site access; this is significant as access opportunities to the wider site are limited. It would also provide a built frontage onto Eastwood Road, as well as an opportunity to integrate the potential tram route into the site, and a new location for the existing scout hut.

As stated above, the east of the site would only allow small pockets of housing to be provided from Dale Road, Dawver Road and Rugby Paddocks. Limited development within this part of the site should be considered with houses positioned to directly front or overlook the public footpath, which is at present partially hidden from view.

Action: Prioritise development to the west of the disused railway line and undertake a land assembly exercise which incorporates Kimberley Depot, Kimberley Caravan Centre and the existing housing allocation site. This combined site should also be designed to allow for the potential new route of the Nottingham tram (NET) to serve this area.

Action: To explore the provision of limited residential development to the east of the site from existing streets to provide overlooking / surveillance to the public footpath. This could take the form of self-build or small clusters arranged around low key access routes if feasible.

Action: If required, explore the relocation of the existing scout hut from its current location to the west of the site at Eastwood Road which would assist in creating overlooking and activity to this part of the site. The acquisition of this land would provide the space for the creation a new 'gateway' to the development, with the transition into the new site clearly demarcated.

[redacted]

From: Darren Seaton [redacted]
Sent: 28 October 2017 15:30
To: Saunders, Steffan; Policy
Subject: FW: Proposed Demolition and Relocation of Kettlebrook Lodge Scout hut
Attachments: EXTRACT opun-design-review-kimberley-rev-e-4.pdf

Importance: High

Dear Sir/Madam,

I read with astonishment the Opun report for Kimberley which suggests looking into the relocation (and demolition) of the Kettlebrook Lodge the scout hut premises for 2nd Kimberley Scouts (see attached).
I find it incomprehensible that such an option is even being considered.

Kettlebrook Lodge was purpose built in 1986 to be the new home of our towns Scout Group which includes Beavers, Cubs, Scouts & Explorers and hosts nearly 200 young people every week. It is also a social hub to diverse users like Kimberley play group, The Women's Institute, Girl Guides, a drama group, a keep fit group and all the people who hold parties there as it's the only place in Kimberley that can cater for large groups of up to 180 people.

Kettlebrook was built by part funding from the council and the generosity of local businesses and a mass of volunteers who gave up their spare time.
Today it is still run by volunteers and charitable donations. A lot of people have worked hard to upkeep and improve it into what it is today.

Speaking personally I would like protest in the strongest possible terms against the demolition and relocation of Kettlebrook Lodge.
This building is vital to the Kimberley and surrounding community and its value far outweighs any proposed housing development.
I hope the council will see sense and preserve this essential building. We will do everything possible to preserve our building and we already have overwhelming support from the local community.
I look forward to hearing your reply.

Yours faithfully
Darren Seaton

[redacted]

From: Hannah Cooper [redacted]
Sent: 28 October 2017 15:29
To: Saunders, Steffan; Policy
Cc: Ellis Tansley
Subject: Proposed Demolition of Kettlebrook Lodge

Dear Sir/ Madam,

My name is Hannah Cooper, and I am the District Commissioner of Beauvale Scouts, which includes 2nd Kimberley Scout Group. It has recently come to my attention that Kettlebrook Lodge could be demolished to make way for new housing.

I believe that demolishing Kettlebrook Lodge would be an absolute disaster, both for the local community and for the Scouting movement in this area.

For over 30 years, Kettlebrook has been home to 2nd Kimberley Scout Group. This is the largest Group in our District and I have no doubt that it's success is in part related to it's centrally-located, well-equipped meeting place. Without Kettlebrook, we would be unable to offer Scouting to so many young people in Kimberley, as there simply is not another alternative suitable venue. Continuation of the Scouting movement is vital, to develop young people and enable them to make positive contributions to their communities.

In addition to this, Kettlebrook Lodge is where the majority of our District events are held. We bring young people from all over Broxtowe together here for exciting events and activities. We bring adult Leaders together here for training, meetings and social occasions. We would be unable to continue this as we do not have the space and facilities available anywhere else in our District.

Further to Scouting, Kettlebrook Lodge is at the heart of the local community in Kimberley. It is also home to a wide range of other users, including a play group, keep fit classes and the Women's Institute. We must also not forget the many, many parties and celebrations which Kettlebrook plays host to.

I hope this explains why it is so important for us to keep Kettlebrook Lodge. I, together with my District Executive Committee, totally oppose the demolition of this building.

Please pass this on to all relevant parties, and do not hesitate to contact me if you require any further information.

Yours faithfully

Hannah Cooper

District Commissioner
Beauvale District Scouts
Nottinghamshire

[redacted]

From: Barbara Thurgood [redacted]
Sent: 28 October 2017 15:20
To: Saunders, Steffan
Cc: Policy
Subject: Local plan part 2 (Kimberley)

I am very worried to hear that kettlebrook Lodge is under threat. I understand that the council plans to acquire the land that Kettlebrook Lodge stands on to make a gateway for a housing development.
I am not against new homes being built, especially if they are affordable homes that young people can buy to start on the property ladder.
Surely as Kimberley grows we need more community-based buildings, not less. I think getting rid of Kettlebrook Lodge is not the best of ideas, unless of course you have plans to build a new community building of equal size within easy walking distance of the town centre.
I would like to register my opposition of any inclusion of Kettlebrook Lodge in the Local Plan and it's associated documents.
Kind regards
Barbara Thurgood
[redacted]

[redacted]

From: Carolyn [redacted]
Sent: 28 October 2017 15:10
To: Saunders, Steffan
Cc: Policy
Subject: Kettlebrook lodge

Dear sir
Please take this email stating that I absolutely oppose the inclusion of Kettlebrook lodge in the local plan.
Closing down/knocking down this facility is ludicrous, it is used by the residents of Kimberley (hundreds of them) weekly and is a huge part of the community.
Please reverse your decision

Thank you
The Waddells

Sent from my iPad

[redacted]

From: Richard Hill [redacted]
Sent: 28 October 2017 14:55
To: Saunders, Steffan
Cc: Policy
Subject: kettlebrook lodge

I would like to appose any inclusion of kettlebrook lodge in the local plan and its associated documents. as an assistant scout leader at Kettlebrook lodge it would be devistating to our group of young people who enjoy there scouting each week.

[redacted]

From: [redacted]
Sent: 28 October 2017 14:22
To: Saunders, Steffan
Cc: Policy
Subject: Local Plan 2 Objection

Could you please add the following to the objections to the Local Plan 2 and the inclusion of Kettle Brook Lodge in Kimberley, Nottinghamshire

The is the first time I have ever opposed any planning so I would hope this imposes on you the extent of the following.

I would like to object on the grounds that including Kettlebrook Lodge will impact on the residential amenities, this will create an oppressive and overbearing environment issue to the local area.

Our local road system cannot take any additional traffic which you will not take in to account, this will become a serious issue when it gets closure to local elections, local opinion matters in these cases.

These plans are not fit for their locality, this must be included and I am completely opposed to inclusion of Kettlebrook Lodge or any other site located within 20 miles of Kimberley due to its current over capacity.

With the announcement of the change by Government in June 2010, my objections is based primarily on the density of the proposed development and what will be an over-development of the site if this goes forward, this is unacceptable by factors of addition noise of traffic after the construction, parking, no school spaces, and the over-bearing and out-of-scale for the local area..

If this development went ahead the main road is a main path to which local children walk to school and bringing more traffic will raise highway safety concerns and fears.

We have suffered with the vast development of housing already and I would propose you look at West Bridgford and around Bassingfield, near to where Ken Clarke resides or would that be a no as he is an MP.

If this goes forward residents will remember when it comes to election time.

Ian Fletcher
[redacted]

[redacted]

From: Geoff Seaton [redacted]
Sent: 28 October 2017 13:43
To: Saunders, Steffan
Cc: Policy
Subject: Kettlebrook Lodge, Kimberley

I am writing in connection with your 'Local Plan Part 2' stating that the Council are trying to acquire the land that Kettlebrook Lodge, Kimberley, is built on. I am totally opposed to this idea as I have lived in Kimberley all my life and my family, friends and I have always used Kettlebrook Lodge for various activities, namely my son and granddaughter were in the cubs and scouts, we always attend the excellent Bonfire Party and other community events. I think the loss of Kettlebrook Lodge would be a huge blow to the area and ask the Council to think again about trying to buy the land and consider purchasing an alternative site.
Lynne Seaton

[redacted]

From: Rachel Roberts [redacted]
Sent: 26 October 2017 12:38
To: Saunders, Steffan; Policy
Subject: OPUN Design Panel Review for Kimberley

Dear Sir

I wish to object to these plans which include the demolition of Kettlebrook Lodge. I am a member of Kimberley WI who meet there once a month as well as using the lodge for other WI, fund raising and community events. It is also used weekly by the Scouts and Guides, a playgroup, a drama group and a keep fit class. It is also the only venue in the local area that can cater for large groups so is also hired out on a regular basis to charities for fund raising events and for other occasions such as birthday parties and weddings etc.

If this plan goes through, Kimberley will use a valuable community asset with the aforementioned groups having no where to meet. I therefore object in the strongest terms to this plan.

Yours faithfully

Rachel Roberts
[redacted]

[redacted]

From: Jaime Tomlinson [redacted]
Sent: 25 October 2017 07:14
To: Policy
Subject: Re: Re plans for kettlebrook lodge

On 25 Oct 2017 7:09 am, "Jaime Tomlinson" [redacted] wrote:
This morning i have woken up to a post on social media i am absolutely furious how can anyone do this.we have enough houses in Kimberley ie the eye saw of what was the Kimberley brewery we lost lots of Kimberley heritage already.my oldest son and my two young children go to playgroup at kettlebrook its a life line for our family and others the playgroup just one group thats based there does so much this would leave people without jobs childcare and other social issues.my family have had found memories of kettlebrook from scouts to christening i had my weeding reception here because it was a good local base for family who couldn't get far its easy access. Im am totally disgusted my the poor decisions being done and all for greed of more housing. Kimberley had been a quiet happy town for many years we don't want anymore blooming houses and certainly need kettlebrook to stay. I hope this plan fails ans this will destroy alot of peoples lives im disgusted beyond words by what ive read and you can consider evicting children from good surroundings clearly money before care of tbe community's absolutely disgusting.

[redacted]

1st November 2017

6937

[redacted]

Planning & Community Development
- 2 NOV 2017

Dear Sirs,

Kettlebrook Lodge, Kimberley

I have just learned of the proposal under the "Local Plan Part 2" that you are proposing to acquire the land on which Kettlebrook Lodge stands, to make a "gateway" for a housing Development.

I wish to object to this proposal, together with my daughter, Caroline Morgan, also at this address.

The lodge is a community facility, particularly for young people in the area. You must be aware that there is a dearth of facilities for young people in this area and it is in regular use, both by young people and other organisations.

You will see from this letter that I am not computer literate, and had not I heard of this from someone who uses the facility, I would not have known of it. I have not seen any notice, statutory or otherwise. Is this democracy?

Have you alternatives in mind for the people you will displace. If so, I shall be pleased to hear of it.

Yours faithfully,

[redacted]