

Policy 8 – Development in the Green Belt:

ID	Organisation
Duty to Co-operate / Interest Groups	
211	Nottinghamshire County Council
18	Nottinghamshire Campaign to Protect Rural England
Developer / Landowner	
1201	Whitehead (Concrete) Ltd & Foulds Investments Ltd
178	Caunton Engineering Ltd (Represented by iPlan Solutions Ltd)
6879	Crampin, Barden and Scott (Represented by SSA Planning Ltd)
Individual / Local Resident	
460	Wallwork
1060	Campbell
1494	Turville
2565	Johnson
6062	Frost

Details

Agent	
Please provide your client's name	
Your Details	
Title	
Name	
Organisation (If responding on behalf of an organisation)	Nottinghamshire County Council
Address	
Telephone Number	
Email Address	
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.)
8: Development in the Green Belt					

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	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.	NCC welcome the recognition of the “health and well-being benefits” (point 3) and “promoting healthy communities” (Para 8.2) of open space in this policy. Para 8.2 refers to “point 5” of the policy in relation to “healthy Lifestyles” but point 5 is not listed.
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Question 4

Question 4: Modifications sought	
<p>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.</p>	<p>Consider further reference to the Health and wellbeing: a guide to community-centred approaches - guide outlines a 'family of approaches' for evidence-based community-centred approaches to health and wellbeing and Active ageing and the built environment: practice briefing 1 February 2016</p> <p>Active ageing is 'the process of optimizing opportunities for health, participation and security in order to enhance quality of life as people age'. There is a strong case for promoting active ageing through the design of the built environment in order to promote physical activity, and preserve and maintain older people's health and well-being.</p> <p>https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/417515/A_guide_tocommunitycentred_approaches_for_health_and_wellbeing__full_report_.pdf</p>

Question 5

Question 5: Public Examination Attendance	
<p>If your representation is seeking a modification, do you consider it necessary to participate at the public examination?</p>	<p>Yes</p>
<p>If you wish to participate at the public examination, please outline why you consider this to be necessary</p>	<p>To help contribute to the discussion and help clarify any points raised for the Planning Inspector.</p>

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

Nottinghamshire Campaign to Protect Rural England

3rd November 2017

Please contact
Bettina Lange



Policy	Comment	Changes proposed
3.3 3.4 3.7 4.10 5.1 7.1	<p>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.</p> <p>Our comments here are also supported by Nottinghamshire Campaign for Better Transport.</p>	include provision for bus services <u>into and through the sites</u> 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)	<p>We welcome this policy because it provides a clear steer to development in accordance with the Local Plan’s sustainability and sustainable travel objectives.</p> <p>This policy is also supported by Nottinghamshire Campaign for Better Transport.</p>	
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.	

<p>28 (Green Infrastructure)</p>	<p>This policy is also supported by Nottinghamshire Campaign for Better Transport.</p> <p>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 :</p> <p>“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, <u>unless the benefits of development are clearly shown to outweigh the harm.</u>” (our emphasis)</p> <p>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 <u>unsound.</u></p>	<p>reword the policy by deleting “unless the benefits of development are clearly shown to outweigh the harm”.</p>
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Broxtowe Part 2 Local Plan



Broxtowe
Borough
COUNCIL

Agent

Please provide your client's name	Whitehead (Concrete) Ltd & Foulds Investments Ltd
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Your Details

Title	Mr Mrs Miss Ms Other:
Name	[REDACTED]
Organisation (if responding on behalf of the organisation)	iPlan Solutions 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.

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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 8: Development in the Green Belt	85 - 86	8.1 – 8.5
	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	Amend Proposals Map to remove 1.97Ha site from Green Belt at Gin Close Way, Awsworth as outlined red on submitted objector plan 6		
Sustainability Appraisal			
Other (e.g. omission, evidence document etc.)	See Suite of Supporting Documents		

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		<input checked="" type="checkbox"/>

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	<input checked="" type="checkbox"/>
It is not positively prepared	<input checked="" type="checkbox"/>
It is not consistent with national policy	<input checked="" type="checkbox"/>

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

Policy 8 – Development in the Green Belt

Question 3: Why is the Local Plan Unsound

The Pt 2 LP is unsound due to a failure to promote sustainable patterns of development through Policy 2 only being directed to allocate sites for 10 or more dwellings, see paragraph 2.1.

1. Development, per se, is clearly not restricted to solely to residential development. Indeed paragraphs 18 and 19 of the NPPF emphasise the Government's commitment to securing economic growth in order to suit create jobs and prosperity, noting that it wishes to ensure that the planning system does everything it can to support sustainable growth and should not act as an impediment.
2. As stressed at paragraph 7 of the NPPF, sustainable development must realistically encompass not only residential development but also economic and social development to provide accompanying jobs and services. It is therefore imperative that the Green Belt review assessment also encompasses making appropriate provision to remove areas of land from the Green Belt to facilitate the wider long term economic needs of Greater Nottingham and Ashfield.
3. There are no specific employment land allocations made within the northern part of the borough to serve Eastwood, Kimberley and Awsworth. The plan is therefore unsound as it currently does not provide a range of allocations to provide development for employment uses.
4. The assessment of area LS22 contained within the AECOM LVIA of January 2017, prepared on behalf of Broxtowe BC, is of a very substantially larger geographic area than that of the objection site that sits within LS22. The findings are consequently not reflective of the specific site characteristics and performance of the Gin Close Way objection site relative to the 5 purposes of the Green Belt set out at paragraph 80 of the NPPF.

5. In contrast, the detailed and focused site-specific LVIA prepared by FPCR on behalf of the objector in 2010 provides a forensic dissection and analysis of the landscape context of the Gin Close Way objection site, concluding in paragraph 5.11 that not only can the site accommodate redevelopment without any significant detrimental landscape or visual effects on the site or the wider landscape context, but moreover doing so would not have any effect upon the function of the Green Belt within this area. Furthermore, such redevelopment has the potential to bring local benefits to the wider green infrastructure strategy, recreational and Greenwood Community Forest aims without any perceived impact on the openness and function of the wider Green Belt.

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

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.**

Policy 8 – Development in the Green Belt

Question 4: Modifications Sought

It is requested that the 1.97Ha site at Gin Close Way, Awsworth as identified edged red on the submitted amended extract from the Proposals Pap to the 2017 Publication Pt 2 Local Plan be removed from the Green Belt. The site does not perform any Green Belt function when considered in the context of the 5 purposes of the Green Belt contained in paragraph 80 of the NPPF. This will enable the site to be more effectively and flexibly utilized for greater levels of employment generation than presently constrained through the Green Belt designation and consequently provide more numerous employment opportunities for the more economically deprived parts of the borough than at present.

The following is submitted in support;

1. Whitehead (Concrete) & Foulds Investments – Site Location Plan
2. Response Submitted to Broxtowe BC Site Allocations Issues & Options Consultation 10 January 2014
3. Letter to S Saunders – Greenbelt Assessment Framework, 19 September 2014
4. Letter to S Saunders – Greenbelt Boundary review Consultation, 23 March 2015
5. Broxtowe BC Employment & Retail Workshop Notes, July 2016
6. Broxtowe BC Sept 2017 Publication Pt2 Local Plan Map 17 Showing Allocation of Objection Site for Employment Use
7. Map 17 with Employment Allocation Proposal annotated
8. Site LS22 Extracted from AECOM 2017 LVIA

Landscape and Visual Impact Assessment prepared by FPCR, April 2010

Transport Statement prepared by BWB Consulting, June 2013, comprising;

- a. Explanatory Letter to iPlan Solutions, 21 June 2013
- b. Transport Statement prepared by BWB Consulting Ltd
- c. Access Design NTW/284/001/Rev P2 Agreed in Principle by Nottingham County Council, 18 June 2013

Flood Risk Assessment documentation prepared by BWB Consulting Ltd, comprising;

- d. Employment Use FRA, Rev A, 21 July 2009
- e. Employment Use FRA, Rev B, 29 November 2010
- f. Revised Hydraulic Modelling Addendum (Oak Tree Motorhomes) rev A, 6 February 2013
- g. Revised Hydraulic Modelling Addendum(TK Gallagher) Rev A 6 February 2013
- h. BWB letter to iPlan Solutions, Flood Summary, 8 April 2014
- i. BWB letter to iPlan Solutions, FRA Plans, 2 June 2014
- j. Drawing NTW/2095/W01-P 1 @A3 - Modelled Flood Outlines, 2 June 2014
- k. Drawing in TW/2095/W03-P 2 @A1 - Potential Flood Depths, 2 June 2014

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

YES

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

In order to present the full case and answer questions in support of the requested amendments to the part 2 local 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 Part 2 Local Plan



Broxtowe
Borough
COUNCIL

Agent

Please provide your client's name	Caunton Engineering Ltd
-----------------------------------	-------------------------

Your Details

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

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	Policy 28: Green Infrastructure Assets		
	Policy 29: Cemetery Extensions		
	Policy 30: Landscape		
	Policy 31: Biodiversity Assets		
	Policy 32: Developer Contributions		
Policies Map	Amend Proposals Map to remove 1.95Ha site from Green Belt at Land North West of The Plane Building at Lamb Close Drive, Eastwood as outlined red on submitted objector amended extract from Part 2 Local Plan Proposals Map and Caunton Site Expansion Landscape Strategy		
Sustainability Appraisal			
Other (e.g. omission, evidence document etc.)	See Suite of Supporting Documents		

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		<input checked="" type="checkbox"/>

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	<input checked="" type="checkbox"/>
It is not positively prepared	<input checked="" type="checkbox"/>
It is not consistent with national policy	<input checked="" type="checkbox"/>

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Question 3: Why is the Local Plan Unsound

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1. Development, per se, is clearly not restricted to solely to residential development. Indeed paragraphs 18 and 19 of the NPPF emphasise the Government's commitment to securing economic growth in order to suit create jobs and prosperity, noting that it wishes to ensure that the planning system does everything it can to support sustainable growth and should not act as an impediment.
2. As stressed at paragraph 7 of the NPPF, sustainable development must realistically encompass not only residential development but also economic and social development to provide accompanying jobs and services. It is therefore imperative that the Green Belt review assessment also encompasses making appropriate provision to remove areas of land from the Green Belt to facilitate the wider long term economic needs of Greater Nottingham and Ashfield.
3. There are no specific employment land allocations made within the northern part of the borough to serve Eastwood, Kimberley and Awsworth. The plan is therefore unsound as it currently does not provide a range of allocations to provide development for employment uses.
4. The assessment of area LS38 contained within the AECOM LVIA of January 2017, prepared on behalf of Broxtowe BC, is of a very substantially larger geographic area than that of the objection site that sits within LS38. The findings are consequently not reflective of the specific site characteristics and performance of the Caunton Engineering objection site relative to the 5 purposes of the Green Belt set out at paragraph 80 of the NPPF.

5. In contrast, the detailed and focused site-specific LVIA prepared by Ian Stemp Landscape Associates on behalf of the objector in 2015 provides a forensic dissection and analysis of the landscape context of the land North West of the Plane Building objection site, concluding in paragraph that not only can the site accommodate redevelopment without any significant detrimental landscape or visual effects on the site or the wider landscape context, but moreover such redevelopment has the potential to significant bring local benefits to the wider green infrastructure strategy, recreational and Greenwood Community Forest aims without any perceived impact on the openness and function of the wider Green Belt.

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.

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Policy 8 – Development in the Green Belt

Question 4: Modifications Sought

It is requested that 1.95Ha of land North West of the Plane Building at Lamb Close Drive, Eastwood as identified red edged on the submitted extract from the Part 2 Local Plan Proposals Map be allocated for vehicle trailer storage use associated with Caunton Engineering be removed from the Green Belt and subject to the storage area being restricted within the site to the trailer storage area as shown on the submitted Landscape Strategy Plan 014.1135.001D prepared by Ian Stemp Landscape Associates

The removal of the site will not undermine any Green Belt function when considered in the context of the 5 purposes of the Green Belt contained in paragraph 80 of the NPPF. Policy 3 of the Aligned Core Strategy requires the constituent local planning authorities to review Green Belt boundaries as part of the preparation of their part 2 local plans and which are required to provide for the full spectrum of development requirements within the plan area and which collectively constitute the achievement and delivery of sustainable development in the tripartite manner contained at paragraph 7 of the NPPF.

In the case of the requested Green Belt land Release, this will enable the wider Caunton Engineering business to be more effectively and flexibly utilized for greater levels of employment generation than at present and provide employment opportunities for the more economically deprived parts of the borough. It will allow the Caunton business workflow to be optimized to ensure that it remains competitive within the marketplace thereby securing the future of the existing current local employment that is in excess of 200 employees. It also provides the opportunity to create additional local employment as the business continues to grow. It will also negate any potential need for the business to consider relocation and establishing itself elsewhere.

The following is submitted in support;

1. Broxtowe BC Sept 2017 Publication Pt2 Local Plan Proposals Map Extract Showing Objection Site
2. Moorgreen Eastwood Strategic Strategic Growth Masterplan Briefing Note, December 2015
3. Caunton Site Expansion Landscape Strategy 14-1135-001D
4. Response Submitted to Broxtowe BC Site Allocations Issues & Options Consultation 10 January 2014
5. Letter to S Saunders – Greenbelt Assessment Framework, 19 September 2014
6. Flood risk Scoping Study – Caunton Expansion, Prepared by BWb Consulting, 12 Sept 2014
7. Transport Statement BWB, 17 February 2015
8. Letter to S Saunders – Greenbelt Boundary review Consultation, 23 March 2015
9. AECOM LVIA 2017 Site LS38 W Engine Lane, Eastwood



10. Caunton Trailer Storage Expansion Landscape & Visual Assessment and Photographic
Appendix A Figures and Photoplates Prepared By Ian Stemp Associates

Question 5: Public Examination Attendance

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Yes, I wish to participate at the public examination

YES

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

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Broxtowe Part 2 Local Plan



Broxtowe
Borough
COUNCIL

Agent

Please provide your client's name	Crampin, Barden and Scott
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Your Details

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

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	Policy 6: Eastwood Site Allocation		
	Policy 7: Kimberley Site Allocations		
	Policy 8: Development in the Green Belt	85	
	Policy 9: Retention of good quality existing employment sites		
	Policy 10: Town Centre and District Centre Uses		
	Policy 11: The Square, Beeston		
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	Policy 29: Cemetery Extensions		
	Policy 30: Landscape		
	Policy 31: Biodiversity Assets		
	Policy 32: Developer Contributions		
Policies Map	South (Bramcote)		
Sustainability Appraisal			
Other (e.g. omission, evidence document etc.)	Omission of release – see plan Green Belt Assessment		

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.

Justified: Green belt assessment backed by LVIA (both enclosed) shows the land performs few green belt functions and is developable without impact to surrounding green belt. The land is low flood risk and within the MBA, preferred locations in ACS Policies 1 and 2. It therefore represents a reasonable alternative to development of higher risk sites or release of other green belt land.

Positively prepared: Low-density residential development of the site would enable safe public access to and protection of surrounding woodland, meeting both housing and green infrastructure objectives in ACS Policies 2 and 16 and NPPF paragraph 81. The draft Plan meets neither, as the woodland currently has no public access, is not naturally surveilled and therefore misused.

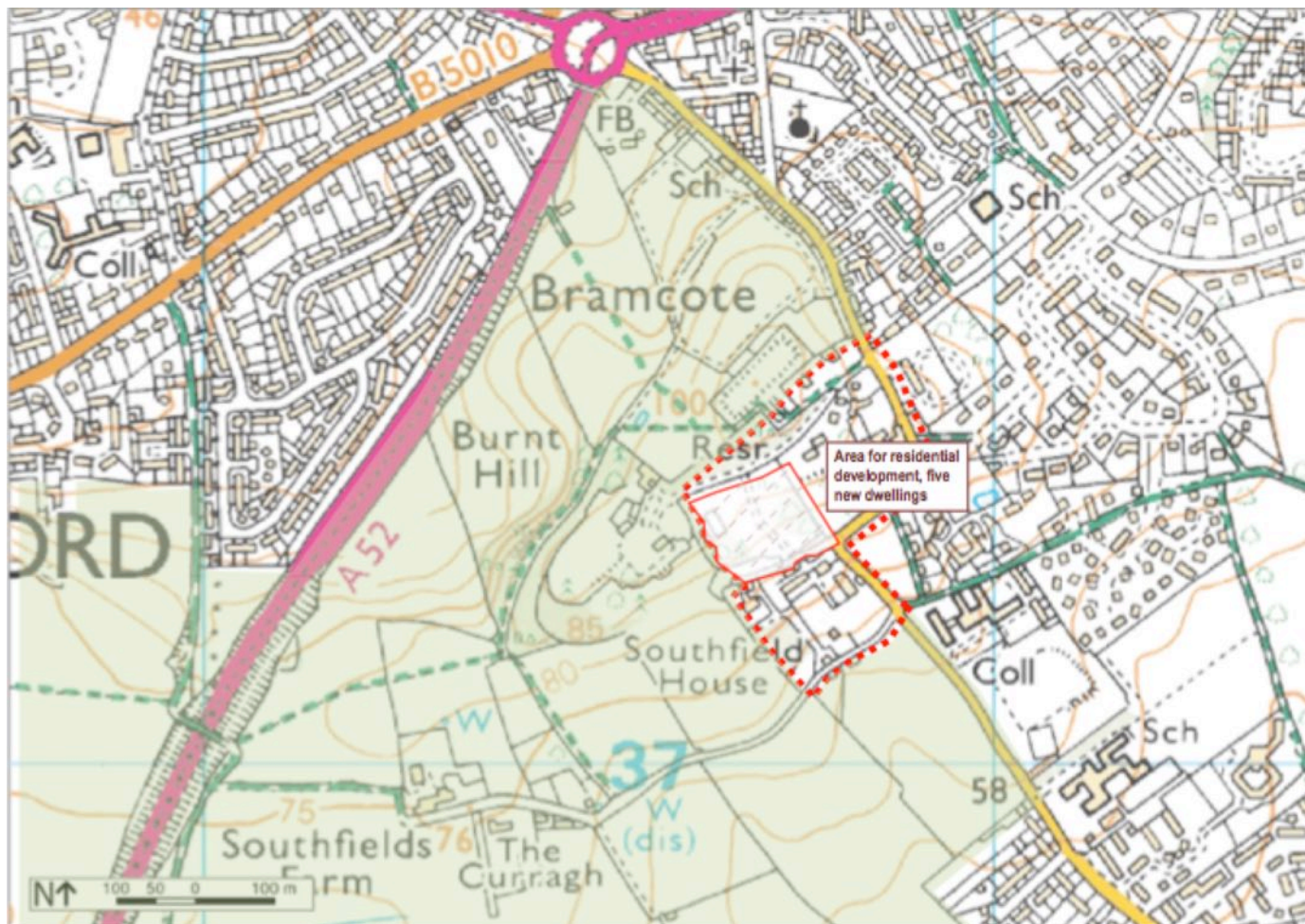
Effective: A detailed design and access, to which the local planning authority made no objection on previous submission, exists for limited development of the site, which is therefore deliverable. As the Plan explains at paragraph 2.8, exceptional circumstances exist for the review of green belt this should take the opportunity to ensure remaining green belt functions appropriately.

Consistent: NPPF paragraph 47 requires Local Plans to meet full objectively assessed need by identifying sites that are available, suitable and achievable within five years. It is unclear that land proposed for release can deliver adequately or limit flood risk. The subject land would do both and also provide access to surrounding green belt, as sought by NPPF paragraph 81.

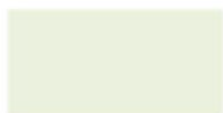
Question 4: Modifications sought

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.

Amend the Policies Map to remove land at Bramcote shown on the plan below from Green Belt.



Existing green belt –
suggested realignment



Existing green belt

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

Because it may be necessary to challenge delivery assumptions relating to proposed allocations in more detail and to discuss the impact of residential development of the site, in particular by reference to the submitted Landscape and Visual Impact Assessment (LVIA).

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



Agent

Please provide your client's name

Your Details

Title	Mr Mrs <u>Miss</u> Ms Other:
Name	MARION WALLWORK
Organisation (if responding on behalf of the organisation)	
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		
	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.)			

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.

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 18

I do not believe there should be any more building on Green Belt sites. New building should be on brown field sites.

Policy 18

There should be much stricter controls on shop fronts, fascias, and advertisements

Policy 27

All existing local green space should be protected. And new building developments should always include green space and tree planting

Policy 15

Housing development needs to include social housing

Policy 19

Fracking should not be allowed because of inherent dangers in ground stability and in water contamination.

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:

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'Sound'

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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:

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- '**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?

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Details

Agent	
Please provide your client's name	
Your Details	
Title	Mr
Name	Robert Ian Campbell
Organisation (If responding on behalf of an organisation)	
Address	<div></div> <div></div> <div></div>
Telephone Number	
Email Address	<div></div>
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.)
8: Development in the Green Belt	85				

Question 1: What does your comment relate to? Please specify exactly
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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	No
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	Yes
It is not effective	Yes
It is not positively prepared	Yes
It is not consistent with national policy	Yes

Additional details

<p>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.</p>	<p>Green Belt land has some degree of legal protection, which seems to be totally ignored in the plan. The proposed developments on either side of Coventry Lane ignore the fact that this road is already over congested and to add hundreds more homes without improving road infrastructure will cause chaos. What co-operation has Broxtowe Borough Council tried to develop with Bramcote Neighbourhood Forum, which totally rejects the principle of development on Green Belt land?</p>
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Question 4

Question 4: Modifications sought	
<p>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.</p>	<p>Find other areas within Broxtowe Borough that can be developed without encroaching on the Green Belt, e.g. industrial or retail sites that are no longer needed. This will avoid destruction of the Green Belt and make use of areas that already have a better road infrastructure.</p>

Question 5

Question 5: Public Examination Attendance	
<p>If your representation is seeking a modification, do you consider it necessary to participate at the public examination?</p>	<p>No</p>
<p>If you wish to participate at the public examination, please outline why you consider this to be necessary</p>	<p>n/a</p>

[REDACTED]

From: Saunders, Steffan
Sent: 03 November 2017 16:33
To: Policy
Cc: [REDACTED]
Subject: FW: Broxtowe Borough Council Part 2 Local Plan- Consultation- Bramcote

From: Martin Turville [REDACTED]
Sent: 30 October 2017 19:15
To: Saunders, Steffan
Subject: Broxtowe Borough Council Part 2 Local Plan- Consultation- Bramcote

Dear Mr. Saunders

Would you please accept my contribution to this consultation in the form below. I am away on holiday in a few hours. My return will take me beyond the closure date.

Martin Turville

[REDACTED]

[REDACTED]

[REDACTED]

As a member of the Bramcote Forum I support those democratic response comments on this "part 2 plan". -

I have my own personal view relating to the future for Bramcote. This is strongly influenced by the approved - outlined housing plans for Field Farm, the disused Golf Course, St John's college land to the likely impact of these - on Bramcote. I restrict my comments to the following. -

Green Belt: -

Changes to the green belt should not be accepted except by minor exception agreed by the Forum. -

Housing: -

Consequence to the status of retaining the existing green belt no residential development should be approved on - the Coventry Lane playing fields or the site to the west. -

Bramcote is one of the highest density populations of Nottinghamshire. With the approved outline plans defined - above, the central Government independent housing requirements assessment of 150 to 180 dwellings by 2025 is already very near met with sufficient time to meet the requirement. -

Transport: -

Bramcote is well served by bus services. These may need some minor review in frequency and routing on completion of the planned developments.

Congestion on existing roads within Bramcote Hills specifically on Moor Lane, Deans Croft and Arundel Drive at both the junctions with Deans Croft and Thoresby Road are a serious concern. The junction of Arundel Drive to Thoresby Road is particularly concerning with A52 east bound traffic 'U' turning westward. These are additional to A52 traffic 'rat runs' along Moor Lane then via Arundel to turn west onto the A52. Restrictive measures are required to reduce danger and environmental impacts.

The A52 through Bramcote needs traffic calming to restrict speed to 30 MPH specifically considering the crest of the hill westward approaching the Sherwin island with greater use of house driveways from new housing developments and eastward past the Leisure Centre/schools entrance and Moor Lane to the Schools.

Education

I consider the Nottinghamshire County Council action to release the NCC free hold of the WHP School Academy playing fields to the Academy, at current value with their intent to develop housing for funding a new school building, beyond NCC responsibility and to the loss, at a minimum of the Bramcote Community. As an academy the school receive direct Central Government funding. Governors and sponsors sought and achieved academy status and should operate within that funding. They have not justified additional public funding. The vast majority of Bramcote rates go to the NCC of which education is a major spend. If the free hold has to be relinquished and planning permission is granted for development then other stretched services of NCC should be proportional beneficiaries of the developed freehold.

Details

Agent	
Please provide your client's name	
Your Details	
Title	Mr
Name	Michael P Johnson
Organisation (If responding on behalf of an organisation)	
Address	<div></div> <div></div> <div></div>
Telephone Number	<div></div>
Email Address	<div></div>
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.)
8: Development in the Green Belt	Page 27		Map		A Green Infrastructure Corridor through the Site East of Coventry Lane is not indicated

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	Yes
It is not effective	Yes
It is not positively prepared	Yes
It is not consistent with national policy	Yes

Additional details

<p>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.</p>	<p>The map on Page 27 does not include the Old Peoples Complex that has been granted Planning Permission. Have the Dwellings on that site been taken into account when preparing this document?</p>
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Question 4

Question 4: Modifications sought	
<p>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.</p>	<p>I am not legally qualified to comment further.</p>

Question 5

Question 5: Public Examination Attendance	
<p>If your representation is seeking a modification, do you consider it necessary to participate at the public examination?</p>	<p>No</p>
<p>If you wish to participate at the public examination, please outline why you consider this to be necessary</p>	

Details

Agent	
Please provide your client's name	
Your Details	
Title	Mrs
Name	Mandy Frost
Organisation (If responding on behalf of an organisation)	
Address	██████████ ██████████ ██████████
Telephone Number	██████████
Email Address	██████████████████
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.)
8: Development in the Green Belt	85	8 - 8.5	Page 60	8.5	Refer to greenbelt policy and want the land off Mansfield Road to remain as greenbelt.

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	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.	
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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.	None

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	Do not wish to participate.