

## **Policy 28 – Green Infrastructure Assets:**

<b>ID</b>	<b>Organisation</b>
<b>Duty to Co-operate / Interest Groups</b>	
142	<a href="#">Historic England</a>
21	<a href="#">Natural England</a>
68	<a href="#">Awsworth Parish Council</a>
6537	<a href="#">Awsworth Neighbourhood Plan Steering Group</a>
71	<a href="#">Greasley Parish Council</a> (supported by Borough Councillor Margaret Handley)
6279	<a href="#">Bramcote Neighbourhood Forum</a>
6577	<a href="#">Chetwynd: The Toton and Chilwell Neighbourhood Forum</a>
48	<a href="#">Sport England</a>
5908	<a href="#">Sustrans</a>
6944	<a href="#">Brinsley Vision (Representing 70 Residents of Brinsley)</a>
6882	<a href="#">Broxtowe Labour Group</a>
18	<a href="#">Nottinghamshire Campaign to Protect Rural England</a>
34	<a href="#">Nottinghamshire Wildlife Trust</a>
55	<a href="#">Pedals (Nottingham Cycling Campaign)</a>
<b>Developer / Landowner</b>	
6877	<a href="#">Barton Wilmore (on behalf of Mr Sahota)</a>
<b>Individual / Local Resident</b>	
2195	<a href="#">Lowe</a>
4131	<a href="#">Caines</a>
2565	<a href="#">Johnson</a>
4132	<a href="#">Baxter</a>
4145	<a href="#">Pounder</a>
4435	<a href="#">Tegart</a>
4515	<a href="#">Watt</a>
4436	<a href="#">Brown</a>
4706	<a href="#">Dorkes</a>
5896	<a href="#">Huxtable</a>
6828	<a href="#">Brown</a>
6842	<a href="#">Davdson</a>
6844	<a href="#">Formon</a>
6845	<a href="#">Formon</a>
6850	<a href="#">Dorkes</a>
6851	<a href="#">Pounder</a>
6852	<a href="#">Boyar</a>
6853	<a href="#">Brown</a>
6854	<a href="#">Brown</a>
6904	<a href="#">Wagstaff</a>
6934	<a href="#">Boyar</a>
6936	<a href="#">Davis</a>
6950	<a href="#">Davidson</a>





Historic England

EAST MIDLANDS OFFICE

Mr Dave Lawson  
Broxtowe Borough Council

Our ref: PL00035448  
3 November 2017

Dear Mr Lawson

**RE: BROXTOWE LOCAL PLAN PART 2 CONSULTATION**

Thank you for the opportunity to comment on the above Plan in its current form. Historic England would wish to submit the following comments:

Policy 3.1 - Chetwynd Barracks - Key Development Aspiration 2 in respect of non-designated heritage assets is welcomed and supported.

Policy 4.1 - Land West of Awworth - It is noted that heritage assets are not mentioned in the policy or subsequent text when Grade II\* Bennerley Viaduct forms a key feature in relation to this site. It is recommended that a suitable sentence referring to the conservation or enhancement of heritage assets and their setting is made in the Key Development Requirements or the Key Development Aspirations for the avoidance of doubt.

Policy 5.1 - East of Church Lane, Brinsley - It is recommended that 'conserve' be used in place of 'preserve' with regard to the setting of St James' Church in line with NPPF terminology. It is noted that the site area has been reduced from that of the earlier consultation on the site in order to mitigate impact on heritage assets.

Policy 6.1 - Walker Street, Eastwood - The inclusion of the need to conserve views of DH Lawrence related heritage is welcomed and supported.

Policy 18: Shopfronts, signage and security measures - This policy is welcomed and supported since it will assist with the Council's endeavours to support the vitality of historic shopping centres in the Borough and enhancement of public realm.

Policy 23: Proposals affecting designated and non-designated heritage assets - In part 3c we recommend the use of 'conserve' rather than 'preserve' in line with NPPF terminology. Policy 23 would address the requirements of NPPF Para.139 in its current form. With regard to the supporting Para 23.6 it is noted that the Plan states that 'heritage protection may be seen as a constraint to development'. We recommend that a balanced view is provided here in that heritage can also be seen as a positive element contributing to heritage led regeneration (*Historic England: Heritage Counts 2017*).



HistoricEngland.org.uk







Historic England

EAST MIDLANDS OFFICE

Policy 28: Green Infrastructure Assets - The provisions of the policy and its justification text are welcomed.

Policy 32: Developer Contributions - Financial contributions can be required in situations where mitigation measures are required in respect of heritage assets or their setting, and/or where NPPF Para 139 sites are revealed but the policy does not currently include provision for this. As such it is recommended that criteria 'h) the historic environment, heritage assets and/or their setting' or a similar alternative is included within the policy. To exclude heritage from the list would make it very difficult to negotiate any mitigation that may be required to address any harm arising when it is known and expressed in the Plan that some of the allocation sites are likely to impact on heritage assets and/or setting.

We hope that this information is of use to you at this time. Should you have any queries, please do not hesitate to contact me.

Yours sincerely,

[Redacted signature]

[Redacted name]

[Redacted title]

[Redacted contact information]



[Redacted line]

[Redacted line]  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)





# Details

<b>Agent</b>	
<b>Please provide your client's name</b>	
<b>Your Details</b>	
<b>Title</b>	
<b>Name</b>	
<b>Organisation (If responding on behalf of an organisation)</b>	Natural England
<b>Address</b>	
<b>Telephone Number</b>	
<b>Email Address</b>	
<b>Would you like to be contacted regarding future planning policy consultations?</b>	Yes

If you wish to comment on more than one issue you will need to submit a form for each representation.

## Policy relates to

<b>Please specify what your comment relates to</b>					
<b>Policy number</b>	<b>Page number</b>	<b>Policy text/ Paragraph number</b>	<b>Policies Map</b>	<b>Sustainability Appraisal</b>	<b>Other (e.g. omission, evidence document etc.)</b>
28: Green Infrastructure Assets					

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

## Question 2

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

## Question 3

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

## Additional details



<p><b>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.</b></p>	<p>Policy 28 GI Assets</p> <p>Whilst Natural England welcomes this policy we consider that the wording could be strengthened and clarified to ensure the protection of existing GI assets and to create and enhance new areas of GI.</p> <p>We welcome the reference to Natural England's Accessible Natural Greenspace standards and are pleased to note that the policy is in line with Green Infrastructure Strategy.</p>
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## Question 4

Question 4: Modifications sought	
<p><b>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.</b></p>	<p>Natural England suggests the following wording changes in the first paragraph of the policy wording:</p> <p>Development proposals which are likely to lead to the loss or 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 protect and enhance the Green Infrastructure Asset(s).</p>

## Question 5

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



## Details

Agent	
Please provide your client's name	
Your Details	
Title	
Name	
Organisation (If responding on behalf of an organisation)	Awsorth Parish 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.)
	158	Sustrans / Great Northern Greenway - Para 28.4			

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

## Question 2

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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

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It is not justified	Yes
It is not effective	Yes
It is not positively prepared	No
It is not consistent with national policy	No

## Additional details



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<p><b>If you wish to participate at the public examination, please outline why you consider this to be necessary</b></p>	



## Details

<b>Agent</b>	
Please provide your client's name	
<b>Your Details</b>	
Title	█
Name	██████████
Organisation (If responding on behalf of an organisation)	Awsworth Neighbourhood Plan Steering Group
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.)
	158	Para 28.4 Sustrans / Great Northern Greenway			

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

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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	No
It is not consistent with national policy	No

## 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>Page 158 - Para 28.4 – Refers to Great Northern Path but no reference is made either to Sustrans or to the Great Northern Greenway – these are considered to be omissions requiring clarification.</p>
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## Question 4

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<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>Clarify by including appropriate references in accompanying text.</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>	





*Serving the communities of Giltbrook, Greasley, Moorgreen, Newthorpe & Watnall.*

Broxtowe Borough Council  
Planning Policy  
Legal and Planning Services  
Foster Avenue  
BEESTON  
Nottingham  
NG9 1AB

30<sup>th</sup> October 2017

Dear Sirs,

**Re: Local Plan (Part 2) 2017-2028**  
**Consultation Version – September 2017**

Greasley Parish Council's representations are as follows:-

A) Land off Thorn Drive – Newthorpe (Ref. Policy 28)  
Ex SHLAA Reference H519

1) Previous Local Plan 2004

Under this Plan the status of this site was covered by the provisions of the following policies:-

- a) Policy RC8(h) – New informal open space
- b) Policy RC16(a) – Greenways i.e. routes to enhance public access together with their environmental character and appearance

2) Site Allocations Consultation (November 2013)

The GPC response dated 10<sup>th</sup> January 2014 stated under Sub-paragraph 5.5 “a planning application (13/00268/REG3) for 33 affordable dwellings is currently pending consideration for this site. In the Broxtowe Local Plan 2004 (Chapter 8: Recreation and Community Facilities) this land was allocated for the provision of new informal open space as shown on the proposals map under Policy RC8(h). Policies RC16(a) and H8 are equally relevant and under current circumstances these are all “saved” and remain in full force and effect.”

and, under Sub-paragraph 5.6 the following :-

“Greasley Parish Council maintains the position stated in their

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\_\_\_\_\_



*objection to the above planning application that the land should be preserved as a public amenity and environmental asset in accordance with the above stated policies of the Local Plan 2004. On this basis it would provide a “green separation” between developments to the north-west (Newthorpe Common) and those to the south-east in Giltbrook (both existing and proposed) and prevent their coalescence into an indistinct built-up urban area.”*

- 3] Planning Application ref.15/00033/REG3 dated 13<sup>th</sup> January 2015. The Lead Local Flood Authority (Nottinghamshire County Council) issued a recommendation against approval of this application on grounds that the subject site would be required for flood mitigation purposes.

- 4] Green Infrastructure Strategy (GIS) 2015-2030 Consultation Draft.  
GPC's response dated 25<sup>th</sup> June 2015 reiterated the provisions of the above Policies RC8(h) and RC16(a) with regard to the subject site and that it should be protected from development on these grounds.

- 5] GPC Neighbourhood Plan (Final Draft) September 2017 on Page13 states the following: -

*Thorn Drive land off and west of the Pastures (H519). The potential for building on this site was withdrawn to reserve it for flood mitigation work and Greasley Parish Council would strongly support this land being designated as an extension to the Smithurst Meadow nature reserve.*

- 6] Conclusions

Referring to the current Local Plan Policy 28 (Green Infrastructure Assets) we assume that Item 1(a) Green Infrastructure Corridors is intended to supercede the former RC16 Greenways Policy. The proposals Map 62 Page 160 shows Corridor 2.20 extending up through Smithurst Meadow LNR and the above subject site to Portland Road. However, we note the caveat in Paragraph 28.2 as follows: - *“The corridors do not have fixed boundaries and the map on Page 160 should not therefore be interpreted rigidly”*. Therefore, it appears unlikely that this policy will safeguard the subject site to the degree we wish to see.

On this basis, GPC contends that ex SHLAA Site H519 should be designated as Informal Open Space under Policy 28 Item 1(c) and be added to the list in Appendix 1 on Pages 177 and 178. This measure will not preclude the use of the site for flood mitigation purposes because this point has already been conceded by the Borough Council in its consideration to use the adjacent Smithurst Meadow LNR for similar purposes, in connection with the proposal to build sixty-seven houses on adjacent land off Acorn Avenue (Site H34).





GPC have been absolutely consistent in their views on proposals for the future status of this site since January 2014 and will strongly object to it not being safeguarded under the provisions of the current Local Plan as we outline above.

However, during the consultation period, we have been advised that the Borough Council are contemplating the inclusion of a new sub-clause under Policy 28 as Item 1(g) namely :-

*A mix of Informal Open Spaces and flood mitigation measures.*

Subject to approval by the relevant Jobs and Economy Committee, this modification we understand, will be intended to refer to the above subject Site H519. Greasley Parish Council supports this proposal and urges the Committee to grant the necessary approval to secure its implementation.

**B] Proposed Access Route to Beauvale Priory. (Ref: Policy 28)**

In our response of 25<sup>th</sup> June 2015 to the GIS (Consultation Draft) we confirmed our support for the above proposal to provide an access route along the dismantled railway alignment. This proposal was carried forward and depicted in Corridor 2.2 reference the map on Page 183 of the approved GIS (January 2015). Corridor 2.2 is also shown on Map 62 (Page 160) of the current Local Plan (Part 2) consultation document.

This issue is also confirmed in our Neighbourhood Plan under Green Infrastructure and Recreation Section (h) on Page 20. On this basis, we wish to be assured that provisions of the GIS such as this, are carried forward by the Local Plan and that the two documents have equal merit in this regard.

Depending upon the outcome of our above representations we wish to reserve the right, at this stage, for the Parish Council to participate at the forthcoming Public Examination.

Yours faithfully,

[Redacted signature block]

[Redacted signature block]







Bramcote Neighbourhood Forum  
Response to Broxtowe Borough Council Part 2 Plan

Submitted by: [REDACTED]  
behalf of the Bramcote Neighbourhood Forum

			LEGALLY COMPLIANT		Compliant with Duty to Cooperate		Sound						
POLICY	PAGE / PARA.	TEXT	Yes	No	Yes	No	Yes	No		COMMENTS	MODIFICATIONS SOUGHT	PUBLIC EXAMINATION ATTENDANCE	WHY
Policy 1: Flood Risk			x		x		x					No	
Policy 2: Site Allocations	2.7			x				x	It is not justified	The statement that sites with commitments "of 10 or more dwellings these have been shown on the overview plans" is untrue and misleading - the land of the former Bramcote Hills Golf course was granted outline planning permission for 100 dwellings earlier in 2017 but is NOT shown on the overview plans	The consequences of commitments of more than 10 dwellings on housing land allocation should be considered in the evidence base	Yes	Part 2 is misleading in the way it represents the land committed for housing in Bramcote and therefore fails to provide sound support for land allocation adjacent to the former Bramcote Hills Golf Course
Policy 2: Site Allocations	2.8			x	x			x	It is not justified	The statement that the "the Council has maximised to the greatest possible extent the supply of sites in existing urban areas" is not true as, for example, it has failed to use the air space above the bus tram interchange in Beeston Town Square for residential and also failed to require residential development when granting planning permission for the redevelopment of Phase 1 of BeestonTown Square.		Yes	The Council should demonstrate why areas within the built up part of the Main built Up area are unsuitable for housing whereas an urban extension is
Policy 2: Site Allocations	2.8			x	x			x	It is not justified	The statement that "When sites currently in the Green Belt are selected, exceptional circumstances are demonstrated" is untrue for the land in Bramcote - no exceptional circumstances exist for allowing 300 homes to be developed on the green belt - the financial straits of a private company can hardly be considered a matter for planning	The permanence and openness of the green belt has been compromised by the proposals in Part 2 and no exceptional circumstances for the scale and extent of changes to the green belt have been provided.	Yes	The sacrifice of the green belt has not been justified
Policy 2: Site Allocations	"2.10			x	x			x	It is not justified	The statement "the urban and main built up area sites are assessed as being the most sustainable" has not been followed through by keeping land allocation within the main built up area and instead requiring release of the green belt		Yes	Part 2 is misleading as the text and Map 1 are not consistent and the extent of the Main Built Up area is grossly and wrongly over exaggerated
Policy 3: Main Built up Area Site Allocations	Map 2			x	x			x	It is not justified	The map mislabels open countryside adjacent to the M1 and stretching east to Bramcote as Main built Up area	The Map should be amended to reflect the built up area and ensure land allocation is retained within that built up area without urban extension and loss of green belt	Yes	Part 2 is misleading and the consequences of this mismatch between text, map and reality on the ground are enormous
Policy 3: Main Built up Area Site Allocations	3.2			x	x			x	It is not justified	The statement that "It is considered that there are exceptional circumstances required to amend the boundary of the Green Belt to allow residential development." is untrue for the land in Bramcote - no exceptional circumstances exist for allowing 300 homes to be developed on the green belt - the financial straits of a private company can hardly be considered a matter for planning		Yes	The sacrifice of the green belt has not been justified
Policy 3: Main Built up Area Site Allocations	Map 4			x	x			x	It is not justified	Map 4 omits the committed land on the former Bramcote Hills Golf course and thereby paints a very misleading picture of land allocation in Bramcote. Map 4, however, does illustrate the extent of open countryside east of the M1.		Yes	Part 2 is misleading and the consequences of this mismatch between text, map and reality on the ground are enormous
Policy 3: Main Built up Area Site Allocations	3.1		x		x			x	It is not positively prepared	The requirements fail to state the net housing density to be achieved	A minimum net housing density of 40 per hectare should be added and the effects of this on the total number of houses that can be delivered should be reflected in the list of requirements	No	
Policy 3: Main Built up Area Site Allocations	3.1		x		x			x	It is not positively prepared	The requirement for a small retail / service centre fails to recognise the nearby facilities and would jeopardise the viability of both existing and new businesses	Remove the requirement for a small retail/ service centre	No	
Policy 3: Main Built up Area Site Allocations	3.1		x		x			x	It is not justified	The extent of the public space to the south of the memorial is not shown and there is a potential use of land eminently suitable for housing to be lost in this way	The extent of the public space should be made clear and the reasons for not allocating that land for housing should be reported. There are plenty of green and open spaces within the Barracks.	Yes	It is essential that land allocation is optimised to prevent loss of green belt elsewhere and for the council to comply with National policy on the need to protect the green belt
Policy 3: Main Built up Area Site Allocations	3.3	3.7		x	x			x	It is not justified	The pen picture is inaccurate and fails to point out that part of the land is a county level protected area - the last remant of Bramcote Moor.		Yes	The true nature of the land ought to be understood before making decisions to take it out of the green belt and allocate it for housing
Policy 3: Main Built up Area Site Allocations	3.3	3.8	x		x			x	It is not justified	The figure of 300 houses is not justified and is at odds with both the objectively assessed housing need for Bramcote (ca 180 houses over the plan period) and the various statements by the leasors of this land of 350 or 450-500 homes.		Yes	It is essential that the use of this land is such as to deliver the maximum benefit for the local community and the county council who own the freehold



## Bramcote Neighbourhood Forum

### Response to Broxtowe Borough Council Part 2 Plan

Submitted by: [REDACTED]  
behalf of the Bramcote Neighbourhood Forum

Policy 3: Main Built up Area Site Allocations		3.8	x		x			x	It is not effective	The requirements do not encourage lifts from west of the site to terminate on the land and for pedestrian access to the school.	Provision of a dropping off area and school walking buses should be within the area proposed for housing	Yes	It is essential that the residents of Moor Lane, Thorseby and Arundel Drive do not unnecessarily suffer increased traffic - with associated poor air quality and danger of road traffic accident by parents being unable to drop off their children within walking distance of the schools
Policy 3: Main Built up Area Site Allocations		3.8	x		x			x	It is not effective	The removal of any vegetation from the Moor Lane cutting should be done in such a way that the present stability of the cutting is not compromised now and into the future.			
Policy 3: Main Built up Area Site Allocations		3.8	x		x			x	It is not effective	The caveat "if required" disreagrds the oft and strongly stated desire of local residents for the leisure centre to remain in Bramcote	"if required" should be removed	Yes	Bramcote is being asked to pay a heavy price for no tangible benefit and to face the loss of the leisure centre as well as its green belt alongside increased traffic congestion and air pollution is not compatible with sustainable development
Policy 3: Main Built up Area Site Allocations		3.9		x	x			x	It is not consistent with national policy	The loss of green belt is not recognised in the summary of the sustainability appraisal. The loss of green belt and the loss of the last remnant of Bramcote Moor cannot be trivialised as a very minor disbenefit.	The sustainability appraisal should be revised to accurately reflect the scale of disbenefit loss of green belt and Bramcote Moor would have	Yes	The impact of this flawed assessment of the green disbenefits has knock on consequences to other parts of Part 2.
Policy 3: Main Built up Area Site Allocations		Map 8		x	x			x	It is not consistent with national policy	The map fails to show the status of the Bramcote Moor land and also suggests a housing density of only 19 houses per hectare.	A greater density accompanied by a requirement to pay for a replacement leisure centre should be included.	Yes	The benefits to the local community of a higher housing density generating more funds to pay for a replacement leisure centre should be at the centre of land use decisions in this locality and would better reflect local residents views as well as represent a more sustainable form of development in the area.
Table 4		Table 4	x		x			x	It is not effective	The table shows that Bramcote will house over 440 of the 2729 houses in the entire main built up area of Broxtow. It is ridiculous that such a small area should be taking more than 16% of the housing need while the council allows land to be developed at low densities or not at all elsewhere.		Yes	The negative social, economic and environmental impact of the unfair burden of new housing in Bramcote is a combined effect of a series of failings by the council in formulating its plan.
	82	3b.9		x	x			x	It is not justified	The reference to a leisure hub should not be seen as a replacement for the leisure hub at Bramcote.	The text should be amended to make it clear that any leisure hub at the western extremity of the borough ought to be in addition to the one at Bramcote.	No	
Policy 8: Development in the Green Belt	8.5			x	x			x	It is not effective	We welcome the reporting of "strong support for the protection of the Green Belt" and lament the fact the council has ignored this and considerably reduced the green belt in Bramcote.		Yes	The council has consistently ignored local views expressed formally and at workshops and through the ballot box and is not delivering tangible benefits to the local community in Bramcote while at the same time asking it to bear an enormous and unfair share of the burden of new housing allocation.
	8.3			x	x			x	It is not justified	The Preferred Approach to Site Allocations erroneously assumed that all green belt sites served the same or no purpose in encouraging urban regeneration and this has skewed the council's assessment of the need to take land out of the green belt.		Yes	The flawed assessment of the five functions of the green belt has skewed the allocation of land in the green belt for housing contrary to the strong protection due to the green belt from the NPPF and the manifesto promises at the 2015 & 2017 general elections - both post dating the ACS
Policy 11: The Square, Beeston	11.2		x		x		x			We strongly support the mixed development in the Square, Beeston.	We would encourage the proposed cinema to be of flexible use by including moveable partitions and a stage.	No	
Policy 19: Pollution, Hazardous Substances and Ground Conditions	2			x	x		x			The required site investigation should be carried out by a competent person as required by the NPPF	The text should be amended to reflect the need for a competent person to carry out the site investigation	No	
Policy 20: Air Quality	119		x		x		x			We welcome the three measures to protect air quality.		No	
Policy 24: The health impacts of development	146		x		x		x			We welcome the requirement for a health impact assessment		No	
Policy 26: Travel Plans	153		x		x		x			We welcome the requirement for travel plans to be submitted		No	
Policy 27: Local Green Space	154		x		x		x			We support the designations as Local Green Space in Bramcote and ask the Council to consider the additional areas being designated as Local Green Space in the Bramcote Neighbourhood Plan	We are disappointed that none of the former Bramcote Hills Golf course is to be designated as local green space	No	
Policy 27: Local Green Space	27.2			x	x			x		The statement that the "The land at Bramcote and Stapleford (item 3 in the policy) comprises a former area of Green Belt between Moor Farm Inn Lane, Moor Lane, Derby Road, Ilkeston Road and Coventry Lane" is untrue. Such land would only be taken out of the green belt by the adoption of this part 2.	The text should be amended to accurately reflect the present and new status of the land and the role of Part 2 in any change	No	
Policy 28: Green Infrastructure Assets	157		x		x		x			We welcome the policies on green infrastructure.			
Policy 28: Green Infrastructure Assets	Map 62		x		x			x	It is not justified	The map erroneously shows (2.11) a continuous corridor through the former Bramcote Hills Golf - part of which is committed having been granted planning permission earlier in the year		Yes	This map is one several misleading maps which seek to underrepresent the enormous damage to the local environment Part 2 will have on Bramcote
Policy 30: Landscape	165		x		x		x			We note that this policy would be contradicted by housing development in land currently within the green belt and ask the council makes provision for suitable compensation to be provided in such cases			
Appendix 4	187		x		x			x	It is not justified	The Moor Lane cutting is omitted from the list.	The Moor Lane cutting should be added to the list	Yes	The considerable scientific and cultural significance of this cutting and its educational value should be recognised and included in Part 2.



Please provide your client's name



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

Document	Policy number	Page no	Policy text / para no.
<b>Part 2 Local Plan</b>	<b>Policy 1: Flood Risk</b>	<b>20</b>	<b>Para 1.4</b>
	Policy 2: Site Allocations		
	<b>Policy 3: Main Built up Area: Policy 3.1</b>	<b>30</b>	<b>Pol 3.1, Para 3.5</b>
	<b>Policy 3: Main Built up Area: Policy 3.2</b>	<b>81</b>	<b>Para 3b.6, 3b.7</b>
	Policy 4: Awwsworth		
	Policy 5: Brinsley		
	Policy 6: Eastwood		
	Policy 7: Kimberley		
	Policy 8: Development of Green Belt		
	Policy 9: Retention of ...employment sites		
	Policy 10: Town Centre ...uses		
	Policy 11: The Square, Beeston		
	Policy 12: Edge of Centre, Eastwood		
	Policy 13: Proposals.....		
	Policy 14: Centre....		
	Policy 15: Housing size, mix and choice		
	Policy 16: Gypsies and Travellers		
	<b>Policy 17: Place-making, design &amp; amenity</b>	<b>111</b>	<b>Pols 1, 2</b>
	Policy 18: Shopfronts....		
	Policy 19: Pollution, Hazardous Substances		
	Policy 20: Air Quality		
	Policy 21: Unstable land		
	Policy 22: Minerals		
	<b>Policy 23: Proposals affecting designated...</b>	<b>124, 125</b>	<b>Para 23.1, 23.2, 23.5</b>
	Policy 24: The health impacts of....		
	<b>Policy 25: Culture, Tourism and Sport</b>	<b>152</b>	<b>Pol 1, 2 Para 25.1</b>
	<b>Policy 26: Travel Plans</b>	<b>153</b>	<b>Para 26.1</b>
	<b>Policy 27: Local Green Space</b>	<b>155</b>	<b>Para 27.5</b>
	<b>Policy 28: Green Infrastructure Assets</b>	<b>157, 158</b>	<b>Pol 1.b, Para 28.2, 28.5</b>
	Policy 29: Cemetery Extensions		
	Policy 30: Landscape		
	Policy 31: Biodiversity Assets		
	<b>Policy 32: Developer Contributions</b>	<b>171</b>	<b>Para 32.1</b>



Policy number	Page number	Policy text / Para number
<b>1 Flood Risk</b>	<b>20</b>	<b>Para 1.4</b>

### Question 2. What is the issue with the Local Plan?

Do you consider this paragraph or policy of the Local Plan to be:	Yes	No
2.1 Legally compliant		
2.2 Compliant with the duty to co-operate		
2.3 Sound		<b>X</b>

### Question 3. Why is the Local Plan unsound?

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

### Your Comments:

#### Resident's comments:

*"There is already serious flood risk in the Erewash Valley at Toton Sidings. Adding new housing in the area will only increase the risk of flash flooding in the area especially nearby houses on Goodwood Road and side roads."*

*"All housing should have solar panels + rain water harvesting systems built-in."*

1. We are seriously concerned with the increased risk of flash flooding that development in and around Toton Sidings will cause. We believe para 1.4 needs to be strengthened to reflect the specific risk in the Sidings due to not being currently defended by flood protection measures
2. A resident has suggested all new housing (and by extension, commercial developments) should have solar panels & rain water harvesting systems incorporated 'by default'. It is not clear where this suggestion should be included in our response but added here following advice by Steffan Saunders on Oct 30<sup>th</sup>. Solar panels and water harvesting systems clearly have a role to play in reducing carbon dioxide emissions. We would like to see a positive 'Justification' paragraph that encourages the incorporation of these systems where feasible.



Question 4. Modifications sought

[CTTC Forum text in: ***Black bold italic***]

**Amend para 1.4 to:**

**1.4** With regard to point 4 of the policy, flood mitigation will be required in all cases (whether the site is defended or not). Examples of mitigation include flood resistance/resilience measures, emergency planning and good site design that does not increase risk to others. The Environment Agency will also require flood compensation (i.e. at least equivalent replacement of lost flood storage) in areas, ***such as the Erewash Valley at Toton Sidings***, which are not defended by an appropriate standard of flood protection (such as the Nottingham Trent Left Bank Flood Alleviation Scheme).

**Create new para to state something along the lines of:**

***1.n The Council recognises the impacts of Climate Change – as detailed in Aligned Core Strategy Policy 1: Climate Change – and wishes to encourage the reduction of carbon emissions through the installation of renewable energy solutions such as solar panels and rain water harvesting systems in [set % aspiration] of new housing and all new commercial developments.***



Policy number	Page number	Policy text / Para number
<b>3.1 Chetwynd Barracks</b>	<b>30</b>	<b>Policy 3.1 / para 3.5</b>

### Question 2. What is the issue with the Local Plan?

Do you consider this paragraph or policy of the Local Plan to be:	Yes	No
2.1 Legally compliant		
2.2 Compliant with the duty to co-operate		
2.3 Sound		<b>X</b>

### Question 3. Why is the Local Plan unsound?

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

### Your Comments:

Residents' comments include:

*"[...] Barracks to be treated as one entity and not split up into separate development plots"*

*"Keep Chetwynd Road [Chilwell] closed." "Chetwynd Road: make it a cycle & pedestrian route only?" "Chetwynd Road to be opened both ends to share new traffic load."*

*"Keep Hobgoblin wood." "Keep trees on the west side of Barracks - from the quarry upwards."*

*"All large trees on the Barracks to be the subject of tree preservation orders"*

*"New feed Road into Depot from Bardills essential (with Tram/Bus/Cycle links?)"*

*"Re-route Erewash Country trail & public footpath down through the eastern edge of the Barracks site to exploit a newly created green corridor"*

*"Sports provision needs to be included on the Barracks site to protect current facilities"*

*"[...] War memorial must be protected and given plenty of space. [...]:"*

1. Fourteen residents specifically commented on Chetwynd Barracks – although all comments submitted were, of course, triggered by future developments of the Barracks and HS2 Station.  
Some comments were contradictory (opening Chetwynd Road, Chilwell) but this is not surprising given the impact the development of the site will have and the depth of feeling by residents.
2. Specific additions to Policy 3.1 (para 3.5) are therefore sought to strengthen current requirements



Question 4. Modifications sought

[CTTC Forum text in: ***Black bold italic***]

**Amend Policy 3.1 (at para 3.5) to:**

3.5 The following key development requirements must be met.

**Key Development Requirements:**

- 500 Homes (within the plan period), 800+ overall.
- ***The Barracks must be treated as one entity and not split up into separate development plots***
- Provide attractive and convenient walking and cycling connections to the proposed HS2 station and to the tram.
- Provide a bus route through the site, ***including access to the site from Chetwynd Road, Chilwell. However, only buses should be given access to the site from this eastern gateway.***
- ***New access road is needed to the site from the north to fall in line with HS2 Growth Strategy***
- Retain and enhance Green Infrastructure corridors around the eastern and northern areas of the site ***including the creation of footpaths and cycle ways***
- Provide a new Primary School within close proximity to the open space at the east of the site.
- Link open space at the east of the site.
- ***Enhance the provision of sports facilities at the south east of the site***
- Retain existing large trees and grass verges and incorporate these into a boulevard approach to the street scene. ***All large trees on the Barracks will be subject to Tree Preservation orders once the site is released***
- Provide public access to the [Listed Memorial](#), ***the associated gardens and all heritage assets (still to be formally registered) on the site***
- Provide public space to the south of the memorial and retain/enhance the existing memorial garden.
- Provide ~~small~~ retail/service centre ***sufficient*** to meet local need along the main through route.
- Provision of small scale employment development.



Policy number	Page number	Policy text / Para number
<b>3.2 Land in vicinity of the HS2 Station at Toton</b>	<b>81</b>	<b>3b.6 &amp; 3b.7</b>

### Question 2. What is the issue with the Local Plan?

Do you consider this paragraph or policy of the Local Plan to be:	Yes	No
2.1 Legally compliant		
2.2 Compliant with the duty to co-operate		
2.3 Sound		<b>X</b>

### Question 3. Why is the Local Plan unsound?

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

### Your Comments:

#### Residents' comments:

*"If residents only parking is introduced, it needs to be at zero cost to residents"*

*"Size of the depth of the "green corridor" to the south of the boundary and definitive information as to whether this corridor is STRICTLY for wildlife or inclusive of pedestrian access? Further, some categorical assurance as to who will be responsible for the ongoing maintenance of hedges and vegetation?"*

*"I work between Derby/Notts + London. HS2 + business development in Toton is greatly needed!"*

1. Parking by HS2 station users must not overspill into neighbouring residential streets – as detailed in last bullet of para 3b.6. It is suggested that a 'residents only parking' system may be the solution to this issue. However, we need to ensure residents are not disadvantaged by any such scheme.
2. Viable green corridors on the site (especially the southern boundary) must be considered a mandatory requirement of any development proposals – as outlined in para 3b.7. This para needs to be strengthened to include a minimum width of the primary corridor to the southern boundary. The corridor to the northern boundary (south of Stapleford) is less important, given the likely creation of HS2 station access roads, so this can be treated as an 'informal greenspace' corridor.



Question 4. Modifications sought

[CTTC Forum text in: ***Black bold italic***]

***Amend para 3b.6 to:*****3b.6 Aspirations (*last bullet*):**

- Prevent overspill parking in existing residential areas when the station is operational. This may include Toton to become 'residents only parking' area to mitigate issues with Station/Tram traffic. ***Any such scheme needs to be implemented at zero cost to residents.***

***Amend para 3b.7 to:*****3b.7 Aspirations (*first bullet*):**

- Extensive multi-purpose interconnected Green Infrastructure routes to be provided to connect areas of growth and existing communities all of which should be of sufficient width and quality to provide attractive and usable links in the following locations:
  - Along the southern boundary of the location north of existing communities of Toton and Chilwell between Hobgoblin Wood in the east and Toton Fields Local Wildlife site in the west. **This will be a significant corridor in the area, and could incorporate both pedestrian and cycle access to HS2 station so needs to be 50 meters wide;**
  - Along the northern boundary of the location south of Stapleford. **This could comprise a narrow, graded tree and shrub roadside corridor to improve screening of the Innovation Village from the A52;**
  - Along the Erewash Canal ***and Erewash River (between Toton Washlands and Stapleford)*** to the west of the location (incorporating flood mitigation on the low lying Sidings part of the site);
  - Along the north/south corridor.....



Policy number	Page number	Policy text / Para number
<b>17. Place-making, design and amenity</b>	<b>111</b>	<b>17.1 &amp; 17.2</b>

### Question 2. What is the issue with the Local Plan?

Do you consider this paragraph or policy of the Local Plan to be:	Yes	No
2.1 Legally compliant		
2.2 Compliant with the duty to co-operate		
2.3 Sound		<b>X</b>

### Question 3. Why is the Local Plan unsound?

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

### Your Comments:

#### Residents' comments:

*"Good broadband internet connections needed."*

*"Promote more walking/cycle ways (and fewer cars) in new developments"*

1. Policy 17.1 would benefit by explicitly stating that provision of high speed broadband must be treated as a core utility in all new developments
2. Policy 17.2 would also be strengthened by a statement encouraging good design for walk ways and cycle ways to and through the site is included in the design and access statement



Question 4. Modifications sought

[CTTC Forum text in: ***Black bold italic***]

**Amend Policies 17.1 & 17.2 to:**

17.1 For all new development, permission will be granted for development which, where relevant:

...)

m) Enables convenient use by people with limited mobility, ***pedestrians & cyclists***; and

n) Incorporates ecologically sensitive design, ***including high speed broadband services***, with a high standard of planting and features for biodiversity; and

...)

17.2 Applicants for housing developments of 10 dwellings or more will be required to submit a design and access statement which includes an assessment of: ***a)*** the proposals against each of the 'Building for Life' criteria (see Appendix 5) ***and b) how the development promotes and encourages walking and cycling through the development.***



Policy number	Page number	Policy text / Para number
<b>23. Proposals affecting designated and non-designated heritage assets</b>	<b>125</b>	<b>Para 23.1, 23.2, &amp; 23.5</b>

### Question 2. What is the issue with the Local Plan?

Do you consider this paragraph or policy of the Local Plan to be:	Yes	No
2.1 Legally compliant		
2.2 Compliant with the duty to co-operate		
2.3 Sound		<b>X</b>

### Question 3. Why is the Local Plan unsound?

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

### Your Comments:

#### Resident's comment:

*"Do not destroy NSFF building at Chilwell end of site. War memorial must be protected and given plenty of space. It means a lot to long term residents like me. 73yrs."*

1. Chetwynd Barracks is due to be sold and redeveloped during the period of this Plan. The site has several valuable heritage assets – especially the memorial and associated garden area - to those who lost their lives during WW1, the shell factory explosion.  
There are also other significant buildings – a WW1 Nurses Infirmary and the Officers Mess (part) - and there may be others. We need to ensure these assets are: a) formally identified and registered and; b) protected from any applications to develop the site in advance of any registration.  
It is not clear who can apply to register these assets – does it need to be the site owner (MoD) or can the Forum apply?
2. There is a strong case to support the creation of a new Conservation Area within the Barracks site covering these buildings, memorial & gardens. The Forum will look to make such an application at the earliest possible time.



Question 4. Modifications sought

[CTTC Forum text in: ***Black bold italic***]

**Amend para 23.1 to:**

**23.1** This policy applies to all heritage assets, including Listed Buildings, Conservation Areas, Scheduled Monuments ***and immediate associated areas (such as green spaces / gardens etc.)*** and non-designated assets of all kinds.

**Amend para 23.2 to:**

**23.2** Heritage Statements should accompany all applications relating to heritage assets. ***Such a statement will be expected from an application to develop Chetwynd Barracks that will cover those heritage assets located on the site but which may not yet have been formally registered. On-site investigations of heritage assets (such as Hill Farm, on the Barracks), prior to any development starting, should be incorporated into statements. All statements*** ~~These~~ should clearly illustrate the nature of the proposals and their effect on the asset. They should refer to relevant sources of local information including [Conservation Area Appraisals](#), the 'Heritage Gateway', relevant literature and paintings, and the Heritage at Risk Register. Attention should be paid to the Borough's notable industrial heritage. Applications which are not directly related to heritage assets but could impact visually on their setting should include a proportionate Heritage Statement.

**Amend para 23.5 to:**

**23.5** The Council will aim to produce Appraisals and Management Plans for all its Conservation Areas and will consider the merits of amendments to Conservation Area boundaries. It will also consider the production of a Local List of non-designated assets, criteria for their identification and/or an associated SPD. The Council will look to work pro-actively with established Civic Societies ***and Neighbourhood Forums*** to aid understanding of the local historic environment.



Policy number	Page number	Policy text / Para number
<b>25. Culture, Tourism and Sport</b>	<b>152</b>	<b>Policy 1, 2 &amp; para 25.1</b>

### Question 2. What is the issue with the Local Plan?

Do you consider this paragraph or policy of the Local Plan to be:	Yes	No
2.1 Legally compliant		
2.2 Compliant with the duty to co-operate		
2.3 Sound		<b>X</b>

### Question 3. Why is the Local Plan unsound?

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

### Your Comments:

Resident's comment:

*"Provide astro turf facilities for all-year football"*

1. There is a lack of all-weather artificial football pitches throughout the Borough but especially in the south. The Forum has opened discussions with the Notts FA to see how we might work together to develop pitches in the south of the Borough. It will help give a steer to developers if the Local Plan specifically referenced the need for more artificial pitches as well as turf pitches.
2. Chetwynd Barracks has a significant history and it should be recognised and used to enhance the tourism 'offering' in the Borough. By making specific reference to the site in this policy It will help to protect these heritage assets from future development.



Question 4. Modifications sought

[CTTC Forum text in: ***Black bold italic***]

**Amend Policies 1 & 2 to:**

Development proposals will be encouraged that;

1. Make specific provision for sports pitches, ***including artificial, all-weather '3G' pitches***, that are suitable for a wide age range of users, in particular children's sport.
2. Enhance the tourism offer in association with DH Lawrence, ***the legacy of Chetwynd Barracks (especially relating to the WWI shell factory and associated memorial)***, or the industrial/ pharmaceutical heritage of the Borough.

**Amend para 25.1 to:**

**25.1** The adopted [Playing Pitch Strategy](#) identifies a deficiency in accessible and secured floodlit football turf ***and artificial, all-weather '3G'*** pitches to the Football Association accreditation standard within the Borough (mainly in the south)



Policy number	Page number	Policy text / Para number
<b>26. Travel Plans</b>	<b>153</b>	<b>Para 26.1</b>

### Question 2. What is the issue with the Local Plan?

Do you consider this paragraph or policy of the Local Plan to be:	Yes	No
2.1 Legally compliant		
2.2 Compliant with the duty to co-operate		
2.3 Sound		<b>X</b>

### Question 3. Why is the Local Plan unsound?

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

### Your Comments:

#### Residents' comments:

*"Traffic congestion now is bad. Stapleford lane is so congested could a relief road be put across the depot or around the back of it to ease the congestion on Stapleford Lane please"*

*"New feed Road into Depot from Bardills essential (with Tram/Bus/Cycle links?)"*

*"Promote more walking/cycle ways (and fewer cars) in new developments"*

*"Need regular bus route from Toton to Stapleford into the evenings"*

1. The Forum will promote access to the HS2 Hub Station using walk ways, cycle ways and additional bus routes.  
We would like to see a new, specific 'Justification' paragraph that states all Travel Plans must include a section on walk ways, cycle ways & and improved public transport (better bus routes; both frequency and extending services into the evenings)
2. Use section 106 money to improve pavements and cycle ways in local vicinity of developments. For instance, consider creating one-way streets in existing Toton streets bordering the HS2 station such as: Woodstock Road, Epsom Road etc. to allow space to create wider pavements & new cycle ways



Question 4. Modifications sought

[CTTC Forum text in: ***Black bold italic***]

***Create new Justification para 26.2 to:***

***26.2 We expect Travel Plans to include specific sections detailing how developments will encourage more walking, cycling and public transport (bus routes both frequency and operating times) to / from and through the sites.***



Policy number	Page number	Policy text / Para number
<b>27. Local Green Space</b>	<b>155</b>	<b>Para 27.5</b>

### Question 2. What is the issue with the Local Plan?

Do you consider this paragraph or policy of the Local Plan to be:	Yes	No
2.1 Legally compliant		
2.2 Compliant with the duty to co-operate		
2.3 Sound		<b>X</b>

### Question 3. Why is the Local Plan unsound?

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

### Your Comments:

Residents' comments:

*"Keep Hobgoblin wood"*

*"Keep trees on the west side of Barracks - from the quarry upwards"*

1. The Forum intends to submit an application to designate Local Green Space during the development of its Neighbourhood Plan. It will be helpful for the Local Plan to acknowledge this intention so that developers are aware of the need to consult with the community & ensure they include a provision for Green Space in their plans.



Question 4. Modifications sought

[CTTC Forum text in: ***Black bold italic***]

**Amend para 27.5 to:**

27.5 Further areas of Local Green Space may be designated through forthcoming Neighbourhood Plans. ***We expect to receive an application to designate significant stretches of green infrastructure as Local Green Space within the Toton Strategic Growth Area and Chetwynd Barracks development sites.***



Policy number	Page number	Policy text / Para number
<b>28. Green Infrastructure Assets</b>	<b>157</b>	<b>Policy 1.b &amp; para 28.2</b>

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

Do you consider this paragraph or policy of the Local Plan to be:	Yes	No
2.1 Legally compliant		
2.2 Compliant with the duty to co-operate		
2.3 Sound		<b>X</b>

Question 3. Why is the Local Plan unsound?

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



Your Comments:

## Residents' comments:

*"Provide astro turf facilities for all-year football"*

*"Re-route Erewash Country trail & public footpath down the eastern edge of the Barracks site"*

*"Size of the depth of the "green corridor" to the south of the boundary and definitive information as to whether this corridor is STRICTLY for wildlife or inclusive of pedestrian access? Further, some categorical assurance as to who will be responsible for the ongoing maintenance of hedges and vegetation?"*

1. Playing Pitches need to specifically include the growing trend for artificial, all-weather '3G' pitches
2. We would like to see new footpaths & cycle ways creating in green corridors inc. a re-routing of the Erewash Valley trail through Chetwynd Barracks.
3. We believe green corridors need to be of a decent, specified width to be consider viable. Otherwise developers will seek to minimise the widths of these corridors for their own purposes. The Notts WT has done research for the Forum 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 etc.
  - 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, cycle ways, 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

References

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



Question 4. Modifications sought

[CTTC Forum text in: ***Black bold italic***]

**Amend Policy 1b) to:**

1. 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). These Green Infrastructure Assets are:
  - a) Green Infrastructure Corridors (not shown on the Policies Map);
  - b) Playing Pitches, ***including artificial, all-weather '3G' Pitches;***
  - c) Informal.....

**Amend para 28.2 to:**

**28.2** The corridors that are [.....]. The details of these opportunities for enhancement will depend on the characteristics of the corridors concerned. ***The Council believes corridors must be 50 metres wide to be considered beneficial and viable for wildlife.*** The corridors are detailed in section 6 of the GIS and are shown diagrammatically on the map on page 160 in this Plan. The corridors do not have fixed boundaries and the map on page 160 should not therefore be interpreted rigidly.

**Amend para 28.5 to:**

**28.5** A potential continuation of the Nottingham Canal towpath [.....] should proposals for this emerge in the future. ***With the development of Chetwynd Barracks, the Council intends to exploit a new green corridor planned for the eastern side of the Barracks. It will re-route the Erewash Valley Trail down a new public footpath/cycleway through the corridor, and from there continue the Trail to the Attenborough Nature Centre.*** The Nature Reserves that are referred to in part 1f of the policy include Local Nature Reserves designated by the Council and Nature Reserves managed by Nottinghamshire County Council and Nottinghamshire Wildlife Trust.



Policy number	Page number	Policy text / Para number
<b>32. Developer Contributions</b>	<b>171</b>	<b>Para 32.1</b>

### Question 2. What is the issue with the Local Plan?

Do you consider this paragraph or policy of the Local Plan to be:	Yes	No
2.1 Legally compliant		
2.2 Compliant with the duty to co-operate		
2.3 Sound		<b>X</b>

### Question 3. Why is the Local Plan unsound?

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

### Your Comments:

#### Residents' comments:

*"Schools 3-18? What's the impact on existing LEA Primary schools?"*

*"If HS2 doesn't happen what funding is available to George Spencer to cover influx of children?"*

1. Paragraph 32.1 would benefit by explicitly stating that Section 106 contributions are needed to increase capacity at all levels of education. Developers must acknowledge their obligations to increase provision at secondary schools as well as primary schools. This point is well made in the Infrastructure Delivery Plan (sections 4.51, 4.52, 4.55, pages 19, 20)
2. A new paragraph would be useful to explicitly state that all Section 106 contributions will be directed in the first instance to the Borough wards/town & parish councils affected by developments before other areas in the Borough are considered. This is because it cannot be right that other areas of the Borough benefit from developers' contributions before residents in the immediate vicinity are awarded suitable recompense for the changes to their environment.



Question 4. Modifications sought

[CTTC Forum text in: ***Black bold italic***]

**Amend para 32.1 to:**

**32.1** This policy strikes the appropriate balance between ensuring the infrastructure requirements to make the development acceptable in planning terms are met, at the same time as not compromising the viability of developments. ***It is acknowledged that financial contributions are needed to increase provision of education capacity at secondary schools in key areas of the Borough***

**New Justification para 32.2 to:**

**32.2 All Section 106 contributions will be directed in the first instance to the Borough wards/town & parish councils affected by developments before other areas in the Borough are considered**



Question 5. Public Examination Attendance

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

- 1. The CTTC Forum would like the opportunity to explain in more detail the rationale for our suggested modifications to the Examiner. A specific concern relates to paragraph 28.2 and the need to explicitly commit to a specified width of green corridors necessary to assure viability of wildlife. However, we want the opportunity to explain our suggestions across all policies as appropriate.**



## Details

Agent	
Please provide your client's name	
Your Details	
Title	
Organisation (If responding on behalf of an organisation)	Sport England
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.)

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	No
It is not positively prepared	No
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.**

#### Consistency with National Policy

Thank you for consulting Sport England on Part 2 of the Local Plan. The Local Plan as proposed is consistent with National Policy due to having a robust and up to date evidence base in regard to its Playing Pitch Strategy and Built Facility Strategy. Please note that it is important to keep these strategies up to date so they can remain robust. However, this is questionable as this evidence base does not appear to be considered and implemented in line with NPPF paragraph 74.

#### Justification of the Plan - Policy Specific Considerations

In relation to the locations identified in policies 3.1- 3.3, 3.5 & 6.1 for potential major growth, when decisions are made about these locations when they were brought forwards and their potential dwelling capacity. As the plan stands it is currently lacking justification or relevant consideration to whether any of the sites contain existing sports facilities such as playing fields which justify protection under policies 25, 27 and 28 of the plan and paragraph 74 of the NPPF.

Policy 3.1 – Site Allocation of Chetwynd Barracks – There is no mention of playing fields on site within the description. This site Contains 3 x full size football pitches, tennis courts, cricket wickets, bowls provision and a sports hall. The site is highlighted within the Playing Pitch Strategy as a football site. This site currently provides training capacity for Toton Tigers and the Playing Pitch Strategy highlights the need to convert the tennis courts to an Artificial Grass Pitch.

Policy 3.2 – Site Allocation of Toton Lane – The allocation includes a school site and playing pitches within the area. The development is marked for additional land for community facilities including education (the relocation of George Spencer Academy which is Mentioned in the playing pitch strategy as a football and cricket site) and the provision of a Leisure Centre. The proposals also include an allocation for 500homes.

Policy 3.3 - Site Allocation of Bramcote (East of Coventry Lane) – This site is referred to as being greenfield and as a former playing field associated with the adjacent school. The policy states that the site is currently unused. However, the most recent aerial view is from 2013 and shows marked pitches and is listed within the 2016 Playing Pitch Strategy. The site contains 7 x football pitches 3x mini football pitches and 3 cricket wickets. Playing Pitch Strategy states that site is needed and suggests proposals for cricket nets, Artificial Grass Pitch and a sports barn. Playing Pitch Strategy confirms that should the site be lost then equivalent or better provision is required as mitigation. The Site Allocation of Bramcote School and Leisure Centre is also included within this policy for redevelopment. The site includes 3 schools and borders existing playing fields the site contains a small sided Artificial Grass Pitch which is currently used by football, multiple courts and a sports hall which is also used by a local football club. Therefore, it will need to be insured that any development does not prejudice the use of these facilities.

Policy 3.5 - Site Allocation of Severn Trent – This site borders playing pitches therefore any development needs to ensure that there are no negative impacts to these pitches. The Playing Pitch Strategy also refers to the Nottingham casuals site which is stated as being overplayed and needing investment of £340,000 for changing room improvements and floodlighting.

Policy 6.1 – Walker street Eastwood – There is no mention of playing fields on site within the description. However, Google image from 2016 shows a cricket wicket and Google history shows site with 3 football pitches and a rounders pitch. This site does not appear to be covered by the Playing Pitch Strategy where there is a shown deficiency and no justification for pitches to be lost. The pitches should be protected from development.

Map 3 - this map includes the site allocation of Trent Vale sports club within the mixed-use commitments however the plan gives no further information on this allocation. Details of the allocation should be provided to ensure the facilities are retained as playing fields and upgraded to sufficient standards as detailed within the Playing Pitch Strategy.

Where these sites contain pitches and the evidence base highlights a deficiency in provision there is a conflict within the policies. Therefore, the extent of development in these locations should account for the need to maintain such facilities and site policies



	<p>should require the facilities to be protected or replaced. The loss of the playing fields without an agreed compensatory project being implemented would not accord with Sport England's playing fields policy or paragraph 74 of the NPPF.</p> <p>Policies 17 &amp; 24 - Sport England supports the idea of health impact to be a design consideration for new communities and would encourage the inclusion of a design policy which encourages developments to be designed to promote active lifestyles through sport and physical activity (through use of Sport England's and Public Health England's established Active Design guidance (<a href="http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/active-design/">http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/active-design/</a>))</p> <p>Policy 25 – Sport England seeks to ensure that a planned approach to the provision of facilities and opportunities for sport and recreation is taken by planning authorities. We are pleased that it is the council's intention to ensure policies provide adequate sport and recreation facilities as part of new developments. However, the level of provision should be determined locally and should be informed by the Playing Pitch Strategy and Green Infrastructure Strategy.</p> <p>Policy 27 - Sport England is encouraged that the emerging local plan looks to include policies to protect existing sport/leisure facilities where there is a need to do so to meet existing/future community needs which accord with paragraph 74 of the NPPF - policies that support the principle of enhancing existing sports/leisure facilities to meet community needs. However, it is thought that the plan should also include policies and to provide new sports/leisure facilities that are required to meet identified needs e.g. site allocations for new playing fields, requirements in major housing and mixed-use developments for sport/leisure provision, sports hubs allocations etc</p> <p>Policy 28 – Sport England welcomes the inclusion of policies which ensure adequate provision for new development (especially residential) to provide for the additional sport/leisure facility needs that they generate through CIL and/or planning obligations.</p> <p>If you would like any further information or advice please contact me.</p>
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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.	.

## 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	



## Details

Agent	
Please provide your client's name	
Your Details	
Title	
Name	
Organisation (If responding on behalf of an organisation)	Sustrans
Address	
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.)
28: Green Infrastructure Assets	157-161	Policy 28: Green Infrastructure Assets			

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	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



<p><b>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.</b></p>	<p>We consider Policy 28 of the 2017 Local Plan is unsound because of the term 'Recreational Routes' used in this policy to describe multi-user trails and routes. We consider this to be a misleading name for them as it doesn't reflect their wider function.</p> <p>The existing 2004 Local Plan on page 121 paragraph 8.45 states their value being wider than simply recreation as follows: The existing network of routes forms an important recreational resource and provides access to local employment, shops and other facilities.</p> <p>We recommend renaming 'Recreational Routes' in the Local Plan because they have a wider range of existing and potential function other than just for recreation. Recreational use is an important function but they are also sustainable active travel infrastructure for everyday journeys and for accessing services. They give people realistic healthy travel alternatives to motorised transport for everyday journeys, for example to enable residents of Awsworth to access services by bike in Kimberley via the Great Northern Path.</p>
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## Question 4

Question 4: Modifications sought	
<p><b>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.</b></p>	<p>To make the policy sound 'Recreational Routes' should be re-named to reflect their multifunctional use and potential.</p>

## Question 5

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



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

Document	Policy number	Page number	Policy text/ Paragraph number
<b>Part 2 Local Plan</b>	<b>Policy 1: Flood Risk</b>		
	<b>Policy 2: Site Allocations</b>		
	<b>Policy 3: Main Built up Area Site Allocations</b>		
	<b>Policy 4: Awsworth Site Allocation</b>		
	<b>Policy 5: Brinsley Site Allocation</b>		
	<b>Policy 6: Eastwood Site Allocation</b>		
	<b>Policy 7: Kimberley Site Allocations</b>		
	<b>Policy 8: Development in the Green Belt</b>		
	<b>Policy 9: Retention of good quality existing employment sites</b>		
	<b>Policy 10: Town Centre and District Centre Uses</b>		
	<b>Policy 11: The Square, Beeston</b>		
	<b>Policy 12: Edge-of-Centre A1 Retail in Eastwood</b>		
	<b>Policy 13: Proposals for main town centre uses in edge-of-centre and out-of-centre locations</b>		
	<b>Policy 14: Centre of Neighbourhood Importance (Chilwell Road / High Road)</b>		
	<b>Policy 15: Housing size, mix and choice</b>		
	<b>Policy 16: Gypsies and Travellers</b>		
	<b>Policy 17: Place-making, design and amenity</b>		
	<b>Policy 18: Shopfronts, signage and security measures</b>		
	<b>Policy 19: Pollution, Hazardous Substances and Ground Conditions</b>		
	<b>Policy 20: Air Quality</b>		
	<b>Policy 21: Unstable land</b>		
	<b>Policy 22: Minerals</b>		
	<b>Policy 23: Proposals affecting designated and non-designated heritage assets</b>		
	<b>Policy 24: The health impacts of development</b>		
	<b>Policy 25: Culture, Tourism and Sport</b>		
	<b>Policy 26: Travel Plans</b>		
	<b>Policy 27: Local Green Space</b>		
	<b>Policy 28: Green Infrastructure Assets</b>	153 161	Text (3) 27.5 Map
	<b>Policy 29: Cemetery Extensions</b>		
	<b>Policy 30: Landscape</b>		
	<b>Policy 31: Biodiversity Assets</b>		
	<b>Policy 32: Developer Contributions</b>		
<b>Policies Map</b>			
<b>Sustainability Appraisal</b>			



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	X	
2.2	Compliant with the duty to co-operate	X	
2.3	Sound (please see suggested modifications		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	
It is not effective as it could be with the suggested modification	
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 NEXT PAGE



We consider that the Plan is sound re the footpaths it includes, but suggest modifications as noted below

#### **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 NEXT PAGE



Please amend this policy to include the ' Brinsley Steeplechase ' 5.5 mile circular walk, per the map and details herewith

The walk is included on the Notts CC website, and should be added to Broxtowe walks information leaflets. This could be used to enhance the use and enjoyment of the DH Lawrence Heritage per Policy 25

**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**

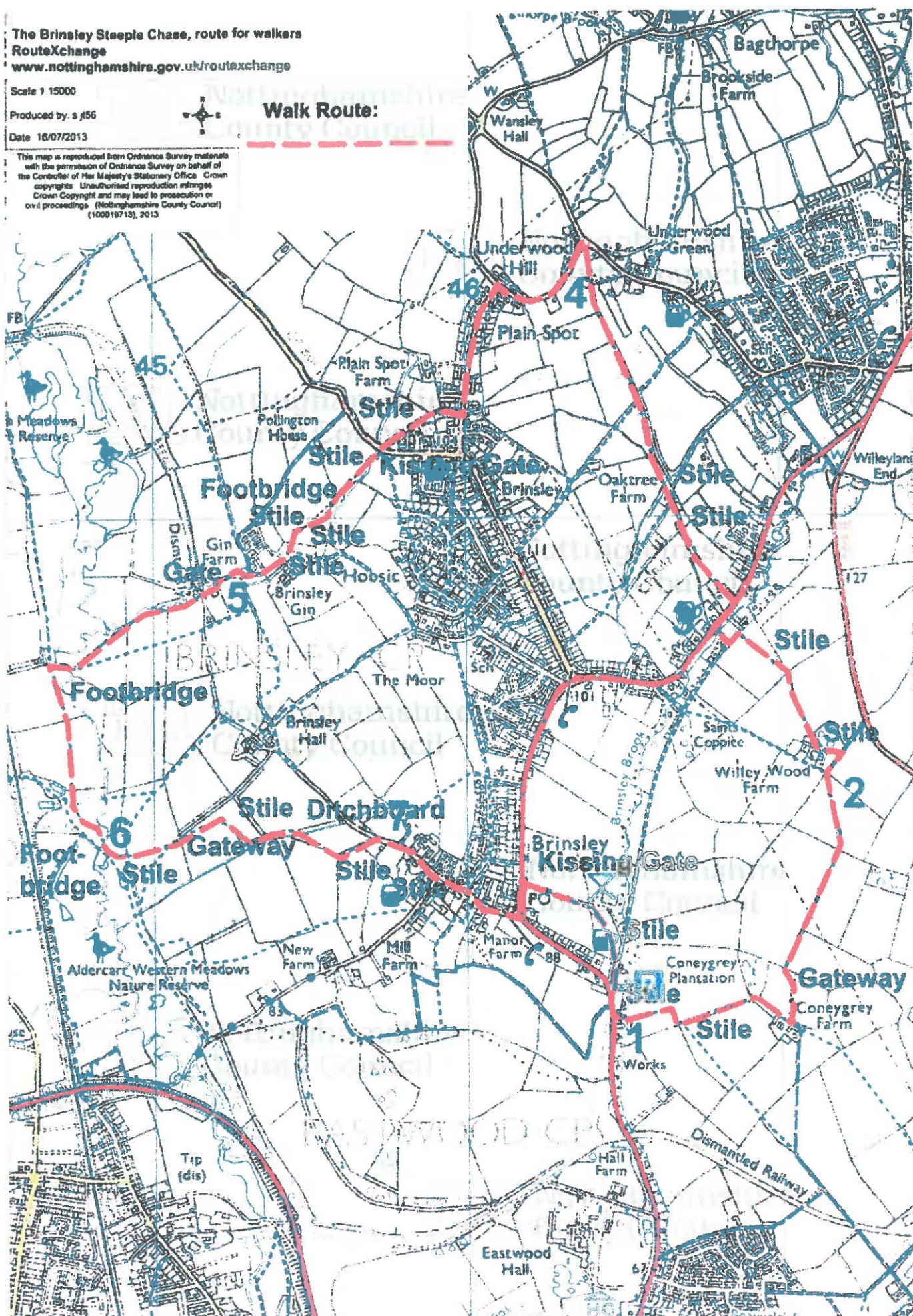
<b>If your representation is seeking a modification, do you consider it necessary to participate at the public examination?</b>	
Yes, I wish to participate at the public examination	X
No, I do not wish to participate at the public examination	



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### Walk Route:





[< Back to: Find walks and rides](#)

## The Brinsley steeple chase

Route type	walk (circular)
Distance	5.5 miles
Number of stiles	6 or more
Surface and gradients	mixed surfaces and moderate gradients
Parking nearby	yes
On bus routes	yes - <a href="#">plan a journey</a>
Starting point	Picnic area/car park south of Brinsley on A608
OS map number	Explorer 260 and 269

Plenty of stiles to climb on this walk around Brinsley!

### Directions

1. From the car park, walk south along the main road for about 50 yards until you see a footpath on your left. Follow this down through a gap between two houses and over a stile. The path climbs gradually up the field to a stile in the top right hand corner. Turn right after crossing the stile and head towards Concygrey Farm. Just before the farm, swing round to the left and follow the track to the edge of the field to go through a gateway.
2. From here a broad track stretches ahead of you, climbing slightly with views to the left over Brinsley and beyond. Behind you is Eastwood. The track drops down slightly towards Willey Wood Farm. Go through the wide double gates on your right. A few yards up this track a footpath leads off to the left, heading initially for the farm buildings then swinging away to the right, passing beyond the barns to a stile. Cross this and walk down the right hand side of the field. Walk into the next field and head just to the left of a pair of houses. Cross the stile and the line of the former railway, then follow the drive down to the main road (Cordy Lane), opposite the Yew Tree pub.
3. Cross Cordy Lane and turn right. A few metres up the road take a path on your left, which passes through a stretch of private garden before entering a field. Cross the stile at the top of this field and walk up an enclosed path between a scrap yard and a haulage depot. This path emerges onto a surfaced track, which you cross diagonally right to go over a stile opposite. Follow the path as it winds through a pasture, crossing a stream twice. After passing the former pit heap of Pye Hill colliery carry straight on at the side of the field to join a track which eventually arrives at Underwood Hill corner.
4. Turn left here and follow the road as it curves right and downhill. At the next road junction turn left down Plain Spot Road as far as the primitive Methodist Chapel on the right. Take the path at the side of the chapel down an alley then out into the open again. Follow the path down to a stile out onto Main Street. Cross over and take the right hand of the two paths ahead of you through a kissing gate. This leads down to a stile then over a concrete bridge across a stream. Follow the far bank through a hedgerow and on for a short way, then bear right across the field to a stile. Walk across the open space to pass the white buildings of Gin Farm on your right, keeping the stream on your left. Cross the stile here and walk down the track onto the road.
5. Go straight ahead, along a broad track past an electricity sub station on the left, and cross the route of an old railway to a gate. Go through this and carry on along the track to another gate in the meadowland alongside the River Erewash. The path leads to a footbridge over the Erewash in to Derbyshire, which you should cross before turning left and staying fairly close to the fence on your right.

This part of the route follows the route of the Cromford Canal, of which only a few traces remain since it was abandoned in 1944.

After a while the path meets an isolated brick bridge over the river. Do not cross it but continue alongside the river, passing another bridge made of large concrete pipes, before eventually reaching a steel and wood footbridge which you should cross.



6. Follow the path to the stile in the field boundary opposite, then head across the field to a gateway in the top hedge. Follow the track ahead until you reach a gateway on your right. Go through this and down the edge of the field to the bottom. A stile on the left leads you through some trees until the path swings right over a ditch and a stile. Walk along the right hand side of the field until the bend in the hedge, where a stile brings you onto a cart track. Turn left and follow the track onto Hall Lane. Turn right here to pass the pleasant buildings of Old Brinsley.

7. Continue along this road to reach the main road (A608). Turn left and after a few metres cross the stile on your right and follow the path along the left hand edge of the field. Go over another stile and through a gate into the hilly Brinsley picnic area. From here turn right to follow the old railway line back to the picnic area.

## Attachments

- [Map of The Brinsley Steeple Chase trail.pdf](#)

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Read it

## Contact the Council

Find and talk with us online or contact us directly by online form, email, telephone, post or in person at one of our offices.

 [Facebook.com/Nottinghamshire](https://www.facebook.com/Nottinghamshire)  [Twitter.com/NottsCC](https://twitter.com/NottsCC)  Use our online form  Visit us in person  Call us on 0300 500 80 80





6882

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



2  
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.

3.2  
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.

4  
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.

28  
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.

15  
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.

3.5  
7 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.

3.4  
3.1 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.

11 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.

10 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.

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



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

### Nottinghamshire Campaign to Protect Rural England

3<sup>rd</sup> 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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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.



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#### 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 utmost 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.



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### **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 than 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.



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### **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

### References

- 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.



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- 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 Environment 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]  
[Redacted]  
Nottinghamshire Wildlife Trust



**Nottinghamshire  
Wildlife Trust**

[Redacted]  
[Redacted]  
[Redacted]  
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# Broxtowe Part 2 Local Plan



Broxtowe  
Borough  
COUNCIL

## Agent

Please provide your client's name	n/a
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## 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 3<sup>rd</sup> 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](http://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 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](mailto:policy@broxtowe.gov.uk)

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

Document	Policy number	Page number	Policy text/ Paragraph number
<b>Part 2 Local Plan</b>	<b>Policy 1:</b> Flood Risk		
	<b>Policy 2:</b> Site Allocations		
	<b>Policy 3:</b> Main Built up Area Site Allocations		
	<b>Policy 4:</b> Awsworth Site Allocation		
	<b>Policy 5:</b> Brinsley Site Allocation		
	<b>Policy 6:</b> Eastwood Site Allocation		
	<b>Policy 7:</b> Kimberley Site Allocations		
	<b>Policy 8:</b> Development in the Green Belt		
	<b>Policy 9:</b> Retention of good quality existing employment sites		
	<b>Policy 10:</b> Town Centre and District Centre Uses		
	<b>Policy 11:</b> The Square, Beeston		
	<b>Policy 12:</b> Edge-of-Centre A1 Retail in Eastwood		
	<b>Policy 13:</b> Proposals for main town centre uses in edge-of-centre and out-of-centre locations		
	<b>Policy 14:</b> Centre of Neighbourhood Importance (Chilwell Road / High Road)		
	<b>Policy 15:</b> Housing size, mix and choice		
	<b>Policy 16:</b> Gypsies and Travellers		
	<b>Policy 17:</b> Place-making, design and amenity		
	<b>Policy 18:</b> Shopfronts, signage and security measures		
	<b>Policy 19:</b> Pollution, Hazardous Substances and Ground Conditions		
	<b>Policy 20:</b> Air Quality		
	<b>Policy 21:</b> Unstable land		
	<b>Policy 22:</b> Minerals		
	<b>Policy 23:</b> Proposals affecting designated and nondesignated heritage assets		
	<b>Policy 24:</b> The health impacts of development		
	<b>Policy 25:</b> Culture, Tourism and Sport		
	<b>Policy 26:</b> Travel Plans		
	<b>Policy 27:</b> Local Green Space		
	<b>Policy 28: Green Infrastructure Assets</b>	P186-	
	<b>Policy 29:</b> Cemetery Extensions		
	<b>Policy 30:</b> Landscape		
	<b>Policy 31:</b> Biodiversity Assets		
	<b>Policy 32:</b> Developer Contributions		



<b>Policies Map</b>			
<b>Sustainability Appraisal</b>			
<b>Other (e.g. omission, evidence document etc.)</b>			

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

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

### 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

<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. Please be as precise as possible. Continue on an extra sheet if necessary.</p>
---



We strongly support these Policies, especially the aim to provide extensive multi-purpose interconnected Green Infrastructure routes to connect areas of growth and existing communities all of which should be of sufficient width and quality to provide attractive and usable links. Every opportunity should be taken in the creation and development of Green Infrastructure links to provide improved routes for walkers and cyclists, not just for recreation but also for utility trips, including commuting and trips to education and shops, etc.

In the section on Recreational Routes, we particularly welcome the proposal in paragraph 28.5 with regard to a potential continuation of the Nottingham Canal towpath north of Eastwood, approximately following the line of the former Cromford Canal.

We are very glad that the Council will work with partners to look for ways to achieve this route which will help to increase the already substantial number of recreational routes in the Borough, many of which are also of value for other trip purposes, particularly where they link to other cycle facilities, both on and off-road. This is also very much in line with national policy promoting cycling and walking and the DfT's new system of Local Cycling and Walking Infrastructure Plans (LCWIPs).

It is also important for all such routes in Broxtowe Borough to connect safely with the extensive Greenways and other routes being planned by Derbyshire County Council, and the subject of their Key Cycle Network consultation in November 2017.

#### **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.**



National policy is to support cycling as well as walking and this is very much indicated in the new DfT system of Local Cycling and Walking Infrastructure Plans, and its technical guidance, launched in 2017.

We therefore think that a specific need for good cycle as well as pedestrian access to be mentioned specifically include:-

Policy: 3.3 Bramcote (East of Coventry Lane)

Policy: 3.5 Severn Trent, Beeston, which includes a proposal for a new pedestrian bridge over the canal

This would also help to connect to existing cycle routes and generally to increase the extent of the Greater Nottingham Cycle Network, for both leisure and utility (commuting etc) purposes.

**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](mailto:policy@broxtowe.gov.uk)**.





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

**By Post & Email - [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk)**

20809/A3/SN/ds

3<sup>rd</sup> November 2017

Dear Sir/Madam

**PART 2 LOCAL PLAN 2017–2028 CONSULTATION – PUBLICATION VERSION – TOTON SIDINGS**

On behalf of the Mr Sahota ('our Client') we write in response to the Broxtowe Borough Council Publication Version of the Part 2 Local Plan (which follows the Part 1 Local Plan, the Aligned Core Strategy). This document allocates specific sites to meet the development requirements set out in the Aligned Core Strategy and details further policies against which future planning applications will be assessed and is currently out for public consultation.

Our Client has interests in the land at Toton Sidings and residual land, as outlined by the plan that accompanies this representation. These representations are made wholly in respect of this land which, for the purpose of this representation, will be referred to as ('the Site').

**1. The Soundness of the Plan**

The National Planning Policy Framework ('the Framework'), in particular Paragraph 182, highlights that local planning authorities should submit a plan for examination which it considers is "*sound*"; namely that it is:

- **Positively prepared** – the 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;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

Our Client fully supports the mixed-use allocation.



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The Blade  
Abbey Square  
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## 2. General Comments

We have previously made representations throughout the Core Strategy, attended the various sessions at the Examination in Public and been involved with the working group.

Throughout all these stages our Client has supported the release of the land at Toton for development with or without the HS2 station. The land comprises previously developed land, has had significant technical work demonstrating the suitability of the Site and has successfully opposed a Town and Village Green application.

With or without the HS2 station the line is suitable and deliverable to be released from the Green Belt for development to take place. Our Client supports the allocation and the opportunity to provide development within the area.

### The Core Strategy Allocation

Our Client's site has been included in the Core Strategy as a mixed-use site (Land in the Vicinity of the Proposed HS2 Station at Toton (Broxtowe)). The location of the HS2 hub has been included in the Core Strategy to deliver a strategic location for growth, comprising a minimum area of 73 hectares and set parameters of development, including:

- 500 homes;
- 18,000 square metres of employment land;
- 16 hectares of open space;
- Safeguarded land for the NET extension and vehicular access to the HS2 station;
- Local education provision; and
- Local retail provision.

## 3. Site Specific Representations

The remainder of this letter identifies and comments on specific elements of Part 2 of the Local Plan, with reference to Policy 3.2 Toton Strategic Location for Growth and the other land within our clients control, as shown on the accompanying plan to this representation.

TOTON SIDINGS MIXED USE ALLOCATION	
<b>Ward</b>	Toton and Chilwell Meadows Ward
<b>Site Reference</b>	Policy 3.2 Toton Strategic Location for Growth
<b>Promoter of the Site</b>	Tej Properties
<b>Status in the Local Plan Part 2</b>	Mixed Use Allocation
<b>Policy 3: Main Built up Area Site Allocations</b>  <b>Policy 3.2: Toton 500 Homes - Land in the vicinity of the HS2 Station at Toton (Strategic Location for Growth)</b>  <b>Key Development Requirements within the Plan period:</b> <ul style="list-style-type: none"> <li>• <b>500 Homes of a minimum net density of 40 dwellings to the hectare and associated infrastructure to deliver this; and</b></li> <li>• <b>Limited local retail provision of a scale that does not compete with the retail offer in nearby centres including Long Eaton, Stapleford and Sandiacre.</b></li> </ul>	



**Key Development Requirements beyond the Plan period:**

- The development of an innovation village comprising the following minimum and to be confirmed as part of the review of the Greater Nottingham Aligned Core Strategies:
- Minimum of 18,000 square metres of B class employment space towards the western side of the site around the hub station. This development will be provided as part of a mix of uses including tall buildings along the key north/south gateway between the HS2 Station and Stapleford; and
- 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;
- An integrated local transport system that facilitates access enhancements to the station from the two gateway towns of Long Eaton to the south (in Erewash Borough) and Stapleford to the north;
- Safeguarded route for a NET tram extension and vehicular access to the HS2 station (including access from the A52);
- Tram extension to terminate at a level which facilitates the future tram extension beyond the station;
- An integrated traffic system that flows well including proper consideration of access both from Long Eaton and Stapleford; and
- Additional land for community facilities including education and the provision of a Leisure Centre (if required).

Our Client wholly supports the proposed allocation for mixed use development on this site and the wider area, however, it is considered that a full masterplan should be considered prior to exact details being identified. The whole area is required and provides a one-off opportunity for development and should not prejudice the ability to deliver on this important regional site.

Our Client's land abuts the proposed station and offers opportunities for development, whilst also owning nearby land in Erewash and land retained in the Green Belt, which could be enhanced for open space and biodiversity.

On this basis, our Client objects to any site specific requirements that may prejudice development of their site and reserves the right to comment later and be involved in any masterplanning exercises.



### **Policy 28 Green Infrastructure Assets**

**1. 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). These Green Infrastructure Assets are:**

- a) Green Infrastructure Corridors (not shown on the Policies Map);**
- b) Playing Pitches;**
- c) Informal Open Spaces i.e. 'natural and semi-natural green space' and 'amenity green space';**
- d) Allotments; e) Recreational Routes; and**
- f) Nature Reserves.**

**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.**

**In this case, the relevant parts of this policy are:**

- 28b: Playing Pitches (Manor Farm Recreation ground)**
- 28c: Informal Open Space (Manor Farm Recreation ground)**
- 28f: Local nature Reserves (Toton Fields)**

Our Client objects to the inclusion of land in the vicinity of the HS2 station being restricted via a policy at this time as opportunities for management and enhancement in accordance with a wider masterplan may be available.

Further to this the wording requires improvement of the asset itself, however, there may be opportunities for off-site improvements or contributions that could be made to other areas in lieu of onsite improvements. On this basis the policy should offer more flexibility to enable this to be discussed at any future planning application stage.

### **Policy 31.1a – Local Wildlife Sites: Toton Erewash Channel**

**1. Development proposals which are likely to lead to the increased use of any of the Biodiversity Assets listed below, as shown on the Policies Map, will be required to take reasonable opportunities to enhance the Asset(s). These Biodiversity Asset(s) are;**

- a) Sites of Special Scientific Interest, Local Wildlife Sites or Local Geological Sites (as listed in Appendices 2, 3, 4 and shown on the Policies Map);**

**2. In all cases permission will not be granted for development that results in any harm to the Biodiversity Asset, unless the benefits of development are clearly shown to outweigh the harm.**



Our Client objects to the inclusion of land in the vicinity of the HS2 station being restricted via a policy at this time as opportunities for management and enhancement in accordance with a wider masterplan may be available.

Whilst section 2 is welcomed, whereby benefits can be considered to outweigh any harm, again there may be opportunities for off-site improvements or contributions that could be made to other areas in lieu of onsite improvements. On this basis the policy should offer more flexibility to enable this to be discussed at any future planning application stage.

#### **4. Green Belt Release**

Our Client fully supports the Green Belt release for the site and acknowledges the exceptional circumstances that the Site fulfils that support the Site's release from the Green Belt.

The Council have an adopted Local Plan, which identifies the level of homes required over the plan period and identified that insufficient land existed outside of the Green Belt to deliver those homes. This, together with the needs of the district and the benefit of new homes, demonstrate the exceptional circumstances to release land from the Green Belt.

Furthermore, there are exceptional circumstances that are listed within the Site Selection Document, Main Report (September 2017) as follows:

- The Inspector into the ACS was content that the exceptional circumstances had been demonstrated as was the High Court Judge (Judge Jay) in ruling on the legal challenge into the ACS. There has been no change of circumstances since this time to justify a different view being taken.

In accordance with the Core Strategy, Amendments to the Green Belt will be undertaken as part of the Broxtowe's part 2 Local Plan to reflect the site's Green Belt release and this is supported.

#### **5. Conclusions and Recommendations**

These representations have been prepared on behalf of Mr Sahota and set out his comments in relation to the Broxtowe Borough Council Publication Version of the Part 2 Local Plan with a particular focus on the mixed-use allocation at Toton Sidings.

Our Client has a keen interest in the development of the Site and is grateful for this opportunity to engage in the forward planning process. They are committed to ensuring the latest emerging Local Plan is prepared on a sound and robust basis which meets the tests of paragraph 182 of the Framework.

It has been demonstrated throughout the emerging Allocations process that our Client's site is suitable, available, and achievable and is a deliverable site that should be allocated within the Part 2 of the local Plan. Our Client therefore supports the proposal to allocate the Site for mixed-use development but objects against the potential restrictions placed on the site in advance of a detailed masterplan and also policy requirements that do not offer flexibility and could prejudice delivery of parts of the strategic site.

We trust the above information is of assistance to Broxtowe Borough Council in progressing with the emerging Part 2 of the Local Plan, but should you require any further information or have any queries in connection with this site then please do not hesitate to contact us.



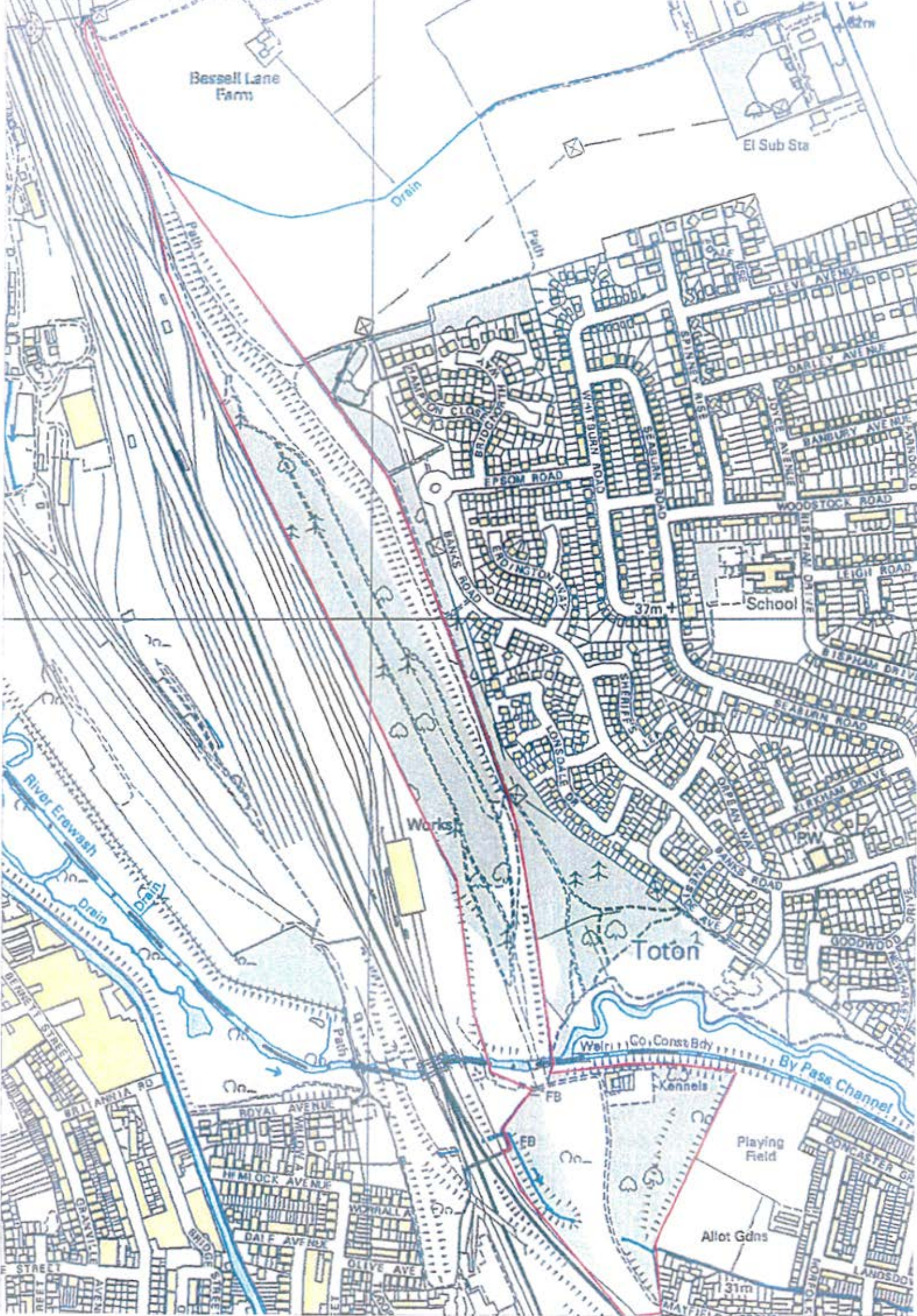
Notwithstanding the above, our Client reserves the right to comment further at the EiP Hearing sessions.

Yours sincerely

A large black rectangular redaction box covering the signature area.A black rectangular redaction box covering the name of the signatory.

Enc. Plan of the Site







## Details

<b>Agent</b>	
Please provide your client's name	
<b>Your Details</b>	
Title	Mr
Name	Nigel Lowe
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.)
28: Green Infrastructure Assets	157 and 160	Policy 28. items 1a and 1c	North		2004 LDP and planning permission ref:5/03/79066, SHLAA 519 now withdrawn

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	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><b>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.</b></p>	<p>It does not accord with the policies within the current local plan and should not be changed without Local consultation</p>
---	--

## Question 4

Question 4: Modifications sought	
<p><b>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.</b></p>	<p>The land relating to the withdrawn SHLAA H519 known as The land off Thorn Drive should remain protected under the new Local Plan in accordance with its original planning permission in Condition H and for the reason given within that permission. It should therefore be protected under policies 28, items 1a and 1c as protected Green Infrastructure 2015 - 2030</p>

## Question 5

Question 5: Public Examination Attendance	
<p><b>If your representation is seeking a modification, do you consider it necessary to participate at the public examination?</b></p>	<p>Yes</p>
<p><b>If you wish to participate at the public examination, please outline why you consider this to be necessary</b></p>	<p>I am acting residents spokesperson for the Newthorpe and Giltbrook Community and wish to participate on their behalf</p>



# Details

<b>Agent</b>	
Please provide your client's name	Mr Patrick Caines
<b>Your Details</b>	
Title	█
Name	██████████
Organisation (If responding on behalf of an organisation)	Mr Caines is my neighbour has no internet access. His address below, Clarified with your office that this was correct procedure in this case.
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.)
28: Green Infrastructure Assets	157 - 160	1a and 1c	North		Planning Permission Ref 5/03/79066 dated 22/05/1981. 2004 Local Development Plan SHLLA H5119 withdrawn from 2015/2016 SHLLA listing

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

## Question 2

<b>Question 2: What is the issue with the Local Plan?</b>	
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

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

## 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 Draft Local Plan part 2 does not accord with the current protection given to this land within the Local Plan 2004. In doing so, the council will take a significant portion of an existing Local Nature Reserve, when the most appropriate land is available and already formally recognised as most suitable for flood mitigation purposes. The reasons for this has recently become apparent via the acquisition of documents through the Freedom of Information Act. This information will be presented by my Residents Spokesperson at the Public Examination.</p>
--	---

## Question 4

<b>Question 4: Modifications sought</b>	
<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>The Land of Thorn Drive should continue to be protected by Policies 28a and 28c on page 157 Section 1 of the Draft Local Plan document, in order to conform to its current levels of protection.</p>

## Question 5

<b>Question 5: Public Examination Attendance</b>	
<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>I am an affected resident from the current flooding that occurs through the inadequate drainage system on Rolleston and Thorn Drives.</p>



Steffan Saunders  
Broxtowe Borough Council  
Foster Avenue  
Beeston



3 November 2017

Dear Steffan

**Broxtowe Core Strategy – Part 2**

I am writing this as I have attempted to respond to your Consultation on line but found that if I wished to make more than one comment I was stymied.

I also echo the comments at the end of the forward by the Chair and Vice Chair of the Jobs and Economy Committee “we would like the Borough to continue to be an excellent place to live, work and spend leisure time”

**My 1<sup>st</sup> Comment** is about the map on Page 17 of the Bramcote & Stapleford Open Design East Midlands Document. The Green Infrastructure Links are illustrated. In my opinion the link along Moor Lane is not wide enough. The Land that is East of Coventry Lane and formerly used as Playing Fields is, at the moment, in Green Belt and is open grass land. Part of the area is scrub land annotated as Bramcote Moor Grassland LWS.

The proposed building of houses on Field Farm and to the west of Coventry Lane will effectively block the Green Corridor known as The Bramcote Ridge.

I suggest that a strip of land 50 metres wide should be set aside as a Green Infrastructure Corridor. This Green Corridor, immediately adjacent to Moor Lane, should stretch from the Bramcote Ridge in the South to the Trees by the Old Nottingham Canal in the North.

Trees could be planted on this strip to assist in cleaning the air. The Trees will help take water from the area as the playing fields have been in the past boggy in places.

**My 2<sup>nd</sup> Comment.** - I refer to the 100 Dwellings that are to be built on the Bramcote Ridge or former Golf Course site. They do not appear within the list on page 24 and on the Map on page 27 Housing and Mixed Use Allocations and Commitments in Bramcote and Stapleford.

The information is not entirely accurate as presented at the beginning of a consultation.

I understand this information is only updated on an annual basis. It would seem to me that before a public consultation the information given to the public should be as up to date as possible. I acknowledge it would be impracticable to include every small site where housing is to be added or subtracted but the addition of 100 dwellings in my view is a substantial number.

I wonder whether these 100 dwellings are included in the information on page 75.

**My 3<sup>rd</sup> Comment.** – Within the Local Plan Part 2 document on Page 94 is a list of Key Development Requirements in Beeston Town Centre. I would like the provision of a Community Centre for use by clubs and societies. Beeston U3A has 750 members and over 60 Interest Groups and some of the groups are having difficulty finding suitable places to meet. The Pearson Centre has only partially filled the need.



**My 4<sup>th</sup> Comment.** – Policy 20 Air Quality. More can be done than indicated in your plan on page 119. With the growth of houses in the Borough we will see a rise in the use of Cars. Road junctions could be improved so that the number of stationary vehicles queuing at them is reduced. We should plant more Trees to help clean the air.

**My 5<sup>th</sup> Comment.** – Policy 27 Local Green Space – Bramcote Ridge is included twice on Page 154. I trust the land that is part of the Bramcote Ridge and is the former Golf Course Land is also included in this category. Special attention should be given to the development of the 100 dwellings on this land so that the planning inspectors stipulated restrictions are not exceeded.

**My 6<sup>th</sup> Comment.** - The Green Infrastructure Corridors Map 62 on page 160 is confusing as it indicates that Bramcote Ridge is linked into this structure. However, when the developments take place on Field Farm and East and West of Coventry Lane then the Bramcote Ridge will not be linked to this structure without the suggestion of the 50 Metre Strip of Land through the Playing Fields to the East of Coventry Lane.

**My 7<sup>th</sup> Comment.** - I would like to see the replacement for the Bramcote Leisure Centre built within Bramcote before the present Leisure Centre is demolished.

Yours sincerely

Mike Johnson

[Redacted signature block]



# Broxtowe Part 2 Local Plan



Broxtowe  
Borough  
COUNCIL

## Agent

Please provide your client's name

## Your Details

Title	Mr Mrs Miss Ms Other:
Name	ALEXANDER BAXTER
Organisation (if responding on behalf of the organisation)	
Address	
Postcode	
Tel. Number	
E-mail address	

**Comments should be received by 5.00pm on Friday 3<sup>rd</sup> 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](http://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](mailto:policy@broxtowe.gov.uk)

30 OCT 2017



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

Document	Policy number	Page number	Policy text/ Paragraph number
<b>Part 2 Local Plan</b>	<b>Policy 1:</b> Flood Risk		
	<b>Policy 2:</b> Site Allocations		
	<b>Policy 3:</b> Main Built up Area Site Allocations		
	<b>Policy 4:</b> Awsworth Site Allocation		
	<b>Policy 5:</b> Brinsley Site Allocation		
	<b>Policy 6:</b> Eastwood Site Allocation		
	<b>Policy 7:</b> Kimberley Site Allocations		
	<b>Policy 8:</b> Development in the Green Belt		
	<b>Policy 9:</b> Retention of good quality existing employment sites		
	<b>Policy 10:</b> Town Centre and District Centre Uses		
	<b>Policy 11:</b> The Square, Beeston		
	<b>Policy 12:</b> Edge-of-Centre A1 Retail in Eastwood		
	<b>Policy 13:</b> Proposals for main town centre uses in edge-of-centre and out-of-centre locations		
	<b>Policy 14:</b> Centre of Neighbourhood Importance (Chilwell Road / High Road)		
	<b>Policy 15:</b> Housing size, mix and choice		
	<b>Policy 16:</b> Gypsies and Travellers		
	<b>Policy 17:</b> Place-making, design and amenity		
	<b>Policy 18:</b> Shopfronts, signage and security measures		
	<b>Policy 19:</b> Pollution, Hazardous Substances and Ground Conditions		
	<b>Policy 20:</b> Air Quality		
	<b>Policy 21:</b> Unstable land		
	<b>Policy 22:</b> Minerals		
	<b>Policy 23:</b> Proposals affecting designated and non-designated heritage assets		
	<b>Policy 24:</b> The health impacts of development		
	<b>Policy 25:</b> Culture, Tourism and Sport		
	<b>Policy 26:</b> Travel Plans		
	<b>Policy 27:</b> Local Green Space		
	<b>Policy 28:</b> Green Infrastructure Assets	157- 160	1A + 1C
	<b>Policy 29:</b> Cemetery Extensions		
	<b>Policy 30:</b> Landscape		
	<b>Policy 31:</b> Biodiversity Assets		
	<b>Policy 32:</b> Developer Contributions		
<b>Policies Map</b>	NORTH		
<b>Sustainability Appraisal</b>			
<b>Other (e.g. omission, evidence document etc.)</b>	PLANNING PERMISSION REF 5/03/79066 DATED 22/03/81 2004 LOCAL DEVELOPMENT PLAN SHLLA H519 WITHDRAWN FROM 2015/2016 SHLLA LISTING		



## 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.

REGARDING 'THE LAND OFF THORN DRIVE' POLICY 28c SHOULD BE  
RETAINED ON THIS PARCEL OF LAND UNDER THE NEW LOCAL PLAN, AS IT  
WAS UNDER THE PREVIOUS LOCAL PLAN.



#### 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.

① THIS LAND OFF THORN DRIVE SHOULD CONTINUE TO BE PROTECTED UNDER 28C POLICY, IN ORDER THAT THE PARCEL OF LAND IN QUESTION IS RETAINED AS PUBLIC OPEN SPACE.

② BROXTOWE COUNCIL HAD A POLICY AT ONE TIME OF RETAINING A CORRIDOR OF PUBLIC OPEN SPACE BETWEEN DEVELOPMENTS TO PREVENT URBAN SPRAWL.

③ SEE ATTACHED SHEET (EXTRACT FROM 'DAILY TELEGRAPH')  
RE - RETAINING GREEN CORRIDORS THROUGH URBAN AREAS.

④ BROXTOWE PLANNING DEPARTMENT SHOULD REFER TO THE DOCUMENT BY B.B.C. DIRECTORATE OF ENVIRONMENT, 'GREEN SPACES STRATEGY 2009-2019'  
YOUR SPACE IS YOUR PLACE.

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	SEE BELOW.	<input checked="" type="checkbox"/>
No, I do not wish to participate at the public examination		<input type="checkbox"/>
If you wish to participate at the public examination, please outline why you consider this to be necessary		
<p>I WISH MY VIEWS TO BE REPRESENTED + GIVEN THROUGH OUR RESIDENTS SPOKESPERSON <u>MR NIGEL LOWE</u>, WHO HAS WRITTEN TO YOU ON THIS MATTER</p>		

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:

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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'.
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- '**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](mailto:policy@broxtowe.gov.uk)**.



EXTRACT FROM 'DAILY TELEGRAPH'  
WED MAY 22<sup>ND</sup> 2013

## Half of our wildlife dying out, warn green groups

By Louise Gray

MORE than half of the plant and animal species in Britain, including hedgehogs and skylarks, are dying out, according to a groundbreaking report.

The State of Nature report brings together 25 leading conservation groups for the first time to assess the condition of British wildlife.

The results paint a stark picture of a future without dormice, water voles and species of butterflies unless more is done to create havens for wildlife in farms and towns.

The report found that 60 per cent of more than 3,000 species studied have declined over the past 50 years. About 31 per cent are decreasing rapidly. The species in danger include the turtle dove and tortoiseshell butterfly. Sir David Attenborough, the tele-

vision presenter, blamed the growing human population and the use of chemicals on farms.

"The causes are varied, but most are ultimately due to the way we are using our land and seas and their natural resources, often with little regard for the wildlife with which we share them. The impact on animals and plants has been profound," he said. "The population has increased and is still increasing so there is less and less space available for the natural world."

Sir David called for better planning of the countryside so that key areas are not built on and derelict areas are returned to nature. "We can stop many of the issues causing the problem. We can also plan better and take greater care of the bits we do not notice."

He said it was not only the

beauty of the countryside in danger but resources such as clean air and water. "If you allow the natural world to gradually decline the consequences are multitudinous. Not just because of the pleasure, delight and glory in looking at wildlife but for the natural systems we depend on like fresh water."

A separate study of 6,000 species found that more than one in 10 are in danger of extinction. This includes species such as the natterjack toad, great bustard and basking shark.

The conservation groups behind the State of Nature report, including the RSPB and Royal Botanic Gardens, blame development for destroying habitats and intensive farming for killing wildlife. It recommends creating new habitats on farms and in cities and "green corridors" through urban areas.

D/TELEGRAPH

22/5/13







# Broxtowe Part 2 Local Plan



Broxtowe  
Borough  
COUNCIL

Agent

Please provide your client's name	
-----------------------------------	--

Your Details

Title	<input checked="" type="radio"/> Mr <input type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/> Other:
Name	PETER POUNDER
Organisation (If responding on behalf of the organisation)	N/A
Address	[Redacted]
Postcode	[Redacted]
Tel. Number	[Redacted]
E-mail address	[Redacted]

Broxtowe Borough Council  
Planning & Community Development

31 OCT 2017

**Comments should be received by 5.00pm on Friday 3<sup>rd</sup> 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](http://www.broxtowe.gov.uk/part2localplan)**

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**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](mailto:policy@broxtowe.gov.uk)



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

Document	Policy number	Page number	Policy text/ Paragraph number
<b>Part 2 Local Plan</b>	<b>Policy 1:</b> Flood Risk		
	<b>Policy 2:</b> Site Allocations		
	<b>Policy 3:</b> Main Built up Area Site Allocations		
	<b>Policy 4:</b> Awsworth Site Allocation		
	<b>Policy 5:</b> Brinsley Site Allocation		
	<b>Policy 6:</b> Eastwood Site Allocation		
	<b>Policy 7:</b> Kimberley Site Allocations		
	<b>Policy 8:</b> Development in the Green Belt		
	<b>Policy 9:</b> Retention of good quality existing employment sites		
	<b>Policy 10:</b> Town Centre and District Centre Uses		
	<b>Policy 11:</b> The Square, Beeston		
	<b>Policy 12:</b> Edge-of-Centre A1 Retail in Eastwood		
	<b>Policy 13:</b> Proposals for main town centre uses in edge-of-centre and out-of-centre locations		
	<b>Policy 14:</b> Centre of Neighbourhood Importance (Chilwell Road / High Road)		
	<b>Policy 15:</b> Housing size, mix and choice		
	<b>Policy 16:</b> Gypsies and Travellers		
	<b>Policy 17:</b> Place-making, design and amenity		
	<b>Policy 18:</b> Shopfronts, signage and security measures		
	<b>Policy 19:</b> Pollution, Hazardous Substances and Ground Conditions		
	<b>Policy 20:</b> Air Quality		
	<b>Policy 21:</b> Unstable land		
	<b>Policy 22:</b> Minerals		
	<b>Policy 23:</b> Proposals affecting designated and non-designated heritage assets		
	<b>Policy 24:</b> The health impacts of development		
	<b>Policy 25:</b> Culture, Tourism and Sport		
	<b>Policy 26:</b> Travel Plans		
	<b>Policy 27:</b> Local Green Space		
	* <b>Policy 28:</b> Green Infrastructure Assets	157 & 160	1 & 2 & 3
	<b>Policy 29:</b> Cemetery Extensions		
	<b>Policy 30:</b> Landscape		
	<b>Policy 31:</b> Biodiversity Assets		
	<b>Policy 32:</b> Developer Contributions		
<b>Policies Map</b>	NORTH		
<b>Sustainability Appraisal</b>			
<b>Other (e.g. omission, evidence document etc.)</b>	PLANNING PERMISSION REF: S/03/79066 DATED 22/5/1981 2004 LOCAL DEVELOPMENT PLAN SHLAA H519 WITHDRAWN FROM 2015/2016 SHLAA LISTING		



## 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.

THE DRAFT LOCAL PLAN 2 NO LONGER PROVIDES THE PROTECTION PREVIOUSLY GIVEN TO THIS LAND IN THE CURRENT 2004 LOCAL PLAN, WE ARE ASKING THE COUNCIL TO KEEP THE CURRENT PROTECTED STATUS OF THE "LAND OFF THORN DRIVE" WITH POLICY 28a GREEN INFRASTRUCTURE CORRIDOR AND POLICY 28c INFORMAL OPEN SPACE. THE AREA NEEDS TO KEEP IT'S PROTECTION FROM DEVELOPMENT UNDER THE CURRENT 2004 LDP POLICIES RC16a AND RC8h AND HOUSING POLICY HT.



#### 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 VITAL THAT THE ENTIRETY OF THE "LAND OFF THORN DRIVE"  
IS PROTECTED UNDER POLICIES 28a AND 28c OF THE  
EXISTING LOCAL PLAN AND USED FOR FLOOD MITIGATION  
PURPOSES TO ALLEVIATE THE SEVERE FLOODING ISSUES  
AND HIGH FLOOD RISK THAT WE ARE SUFFERING FROM.

**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

I WOULD LIKE MY VIEWS TO BE GIVEN BY OUR RESIDENTS  
SPOKESPERSON MR NIGEL LOWE WHO HAS WRITTEN  
UNDER SEPARATE COVER.

**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.

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# Broxtowe Part 2 Local Plan



Broxtowe  
Borough  
COUNCIL

## Agent

Please provide your client's name	
-----------------------------------	--

## Your Details

Title	<input checked="" type="radio"/> Mr <input type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/> Other:
Name	TROY TEGART
Organisation (if responding on behalf of the organisation)	N/A.
Address	[REDACTED]
Postcode	[REDACTED]
Tel. Number	[REDACTED]
E-mail address	[REDACTED]

**Comments should be received by 5.00pm on Friday 3<sup>rd</sup> 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: \_\_\_\_\_

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	<b>Policy 27:</b> Local Green Space		
	<b>Policy 28:</b> Green Infrastructure Assets	157 & 160	1a & 1c
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	<b>Policy 32:</b> Developer Contributions		
<b>Policies Map</b>	NORTH		
<b>Sustainability Appraisal</b>			
<b>Other (e.g. omission, evidence document etc.)</b>	PLANNING PERMISSION REF: 5/03/79066 DATED 22/5/1981 2004 LOCAL DEVELOPMENT PLAN SHLLA HS19 WITHDRAWN FROM 2015/2016 SHLLA LISTING		



## 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.

THIS "DRAFT"! LOCAL PLAN PART 2 DOES NOT ACCORD WITH THE CURRENT PROTECTION GIVEN TO THIS LAND WITHIN THE LOCAL PLAN 2004 WHICH CURRENTLY STATES THAT "LAND OFF THORN DRIVE AND WEST OF THE PASTURES IS PROTECTED BY THE FOLLOWING:- ① PLANNING CONSENT AND CONDITION (h) REFERENCES OF POS FROM EARLY 1970S  
 ② POLICY RC16a GREENWAY.  
 ③ POLICY RC8h NEW INFORMAL OPEN SPACE  
 ④ POLICY H7 PREVENTING DEVELOPMENT.  
 ⑤ FOOTPATH FP72 RUNS ACROSS THIS AREA



#### 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 LAND OFF "THORN DRIVE AND WEST OF THE PASTURES" SHOULD BE PROTECTED BY THE FOLLOWING POLICIES 8-28a AND 28c FROM PAGE 157 SECTION 1 OF THE DRAFT LOCAL PLAN DOCUMENT. IN ORDER TO CONFORM TO THE EXISTING LEVELS OF PROTECTION FOR THIS LAND.

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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

I wish my Views / REPRESENTATION To BB.  
GIVEN THROUGH OUR RESIDENTS SPOKESPERSON.  
MR. NIGEL LOWE. WHO HAS WRITTEN UNDER  
SEPARATE COVER.

**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.



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## Details

Agent	
Please provide your client's name	
Your Details	
Title	Mr
Name	A. M. Watt
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.)
			South Borough, Stapleford, Central Avenue Open Space		

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.	I support the proposal on the Policies Map to retain the existing Central Avenue Open Space as 'Informal Open Space'. In its present form, this piece of land enhances the environment and landscape for many residents within a large area of housing.
---	---

## Question 4

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<b>Question 4: Modifications sought</b>	
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

<b>Question 5: Public Examination Attendance</b>	
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	



# Details

Agent	
Please provide your client's name	
Your Details	
Title	Mr
Name	Alan Brown
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.)
28: Green Infrastructure Assets	157&160	1a&1c	North		Planning permission Ref 5/03/79066 dated 22/5/1981 2004 Local Development Plan SHLAA H519 withdrawn from 2015/2016 SHLAA Listing

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	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>The draft local plan part 2 appears to have removed the Protection to "LAND OFF THORN DRIVE " which the withdrawn and proposed SHLAA H519 related. The only protection item is policy 28 (1a) which does not cover protection to all of the land. The Local Plan Part 2 could therefore be covering only the footpath as FP72 which is in place.</p>
--	---

## Question 4

<b>Question 4: Modifications sought</b>	
<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>The draft Local Plan Part 2 does not comply with the existing protection of the Local Plan and therefore the council should maintain the current status of the land.</p> <p>The Policy 28 item 1a and Policy 28 item 1c as defined on page 157 will require amending in the Open Spaces section to include the " Land Off Thorn Drive ".</p>

## Question 5

<b>Question 5: Public Examination Attendance</b>	
<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 ensure my request to modify the draft Local Plan Part 2 is accepted, and I would like to nominate my local residents spokesperson Mr Nigel Lowe to participate at the public examination.</p>



# Broxtowe Part 2 Local Plan



Broxtowe  
Borough  
COUNCIL

Agent

Please provide your client's name	
-----------------------------------	--

Your Details

Title	Mr <input checked="" type="checkbox"/> Mrs <input checked="" type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Other: <input type="checkbox"/>
Name	DORKES
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 3<sup>rd</sup> 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](http://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](mailto:policy@broxtowe.gov.uk)



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	<b>Policy 2:</b> Site Allocations		
	<b>Policy 3:</b> Main Built up Area Site Allocations		
	<b>Policy 4:</b> Awsworth Site Allocation		
	<b>Policy 5:</b> Brinsley Site Allocation		
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	<b>Policy 7:</b> Kimberley Site Allocations		
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	<b>Policy 9:</b> Retention of good quality existing employment sites		
	<b>Policy 10:</b> Town Centre and District Centre Uses		
	<b>Policy 11:</b> The Square, Beeston		
	<b>Policy 12:</b> Edge-of-Centre A1 Retail in Eastwood		
	<b>Policy 13:</b> Proposals for main town centre uses in edge-of-centre and out-of-centre locations		
	<b>Policy 14:</b> Centre of Neighbourhood Importance (Chilwell Road / High Road)		
	<b>Policy 15:</b> Housing size, mix and choice		
	<b>Policy 16:</b> Gypsies and Travellers		
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	<b>Policy 18:</b> Shopfronts, signage and security measures		
	<b>Policy 19:</b> Pollution, Hazardous Substances and Ground Conditions		
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	<b>Policy 26:</b> Travel Plans		
	<b>Policy 27:</b> Local Green Space		
	<b>Policy 28:</b> Green Infrastructure Assets	157-160	1A & 1C
	<b>Policy 29:</b> Cemetery Extensions		
	<b>Policy 30:</b> Landscape		
	<b>Policy 31:</b> Biodiversity Assets		
	<b>Policy 32:</b> Developer Contributions		
<b>Policies Map</b>			
<b>Sustainability Appraisal</b>			
<b>Other (e.g. omission, evidence document etc.)</b>	<i>Leech Homes (Midlands) Ltd received planning permission in 1981 Summary 1 Reference 'C' now reads 'Withdrawn from 2015/2016 SHLAA listing</i>		



## 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.

I refer you to the Broxtowe Borough Council  
 GREEN SPACES STRATEGY 2009-2019  
YOUR SPACE YOUR PLACE  
 PAGE (35) NATURAL ENGLAND (ANGLST model)  
 "Accessible Natural Green Space in towns"  
 "Natural green space in urban areas should be governed by a hierarchy of size and distance, no net loss of biodiversity."  
 "FAILURE OF DUTY OF CARE, EQUATES TO NEGLIGENCE"  
 "A green corridor is not a footpath"  
 Please refer to LLFA 15/0003/REG 3



#### 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 land off Thorn Drive should be protected by Policies 201A and 281c from Page 157 section 1 of the Local plan document in order to conform to the existing levels of protection

This Draft Local Plan Part 2 does not give the same protection within The Local Plan 2004

**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

I nominate my spokesperson Mr Nigel Lowe to speak on my behalf at the public examination.

I understand that Mr Nigel Lowe made comment on Brosshouse Part 2 Local Plan independently

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\*\*](mailto:policy@broxtowe.gov.uk).



Broxtowe Borough Council  
Foster Avenue  
Beeston  
NG9 1AB

Copies to: Bramcote Neighbourhood Forum  
Anna Soubry MP  
Mr Henry, Executive Head, White Hills Park Federation



Consultation: Broxtowe Borough Council Local Plan

Dear Sir/Madam,

In submitting my thoughts on the Broxtowe Local Plan, I will confine my remarks to the Bramcote ward.

AECOM's housing needs assessment for Bramcote ward in the period 2011-2028 is in the region of 130-236 net additional buildings, figures which can easily be met without encroaching on the Green Belt.

There is, however, a proposal to build 350 houses on Green Belt land on the school playing fields near Coventry Lane. This would have a significantly detrimental impact on the local environment.

A major arterial road, one of the busiest in Nottingham (the A52) bisects Bramcote and is fed by other busy roads such as Ilkeston Road and Coventry Lane. 350 houses would bring up to 700 more motor vehicles onto our roads, adding to the already high levels of exhaust emissions within the area.

The main justification for the proposal to build on the Coventry Lane site is that Mr Henry, executive head of the White Hills Park Federation, needs to asset strip this land in order to finance a new school and sixth form college.

It has been said this new build would provide benefits for local children and the wider local community.

As for the local community, Bramcote is an affluent area without conspicuous need of assistance. A compensatory material benefit for the loss of a priceless asset - the integrity of the Bramcote Green Belt - would represent a net loss of inestimable proportions.

As for our children, it must be remembered that in recent UK history a correlation between levels of capital spending on education and educational outcomes



has never been established (source: 'Analysis' Radio 4). The characters of achieving cohorts and those of under achieving cohorts are stubbornly persistent. The competitive model for educational institutions devolves increasingly into a battle between Heads for the 'best brains', for achievers who will boost the ratings of a school in the iniquitous league tables. The predilection for shiny new buildings is a consequence of this. Many of Bramcote's children attend prestigious institutions such as the High School, Trent College, Bluecoat and George Spencer. We could forgive Mr Heery for coveting these children, but we must not pretend that children are the beneficiaries of the placements and transfers which ensue from the brand wars of rival school empires. The evidence is irrefutable: the inequalities in society and in the opportunities of our children are increasingly entrenched. We take solace in the delusory charade of shuffling the pack.

Such fallacies are engrained in our attitudes to buildings. Like a pill popping hypochondriac enthralled to the latest medication, we have a dangerous addiction to the idea that if an institution isn't perfect, then a shiny new building is the answer.

There is a childish notion being put about that the old Bramcote School and Bramcote Leisure Centre, each being over 50 years old, have reached the end of their 'natural lives'. What nonsense. Buildings last as long as people care about them, even in extreme circumstances.

Take the humble post war prefab for example. These were designed to last only 10 years, and yet TV presenters Dan Cruikshank and Greg Wallace have each appeared in programmes which featured people in Greater London who still lived in original post war prefabs. Far from being reluctant tenants, these people loved their homely little dwellings. Most touching of all was a disabled lady interviewed by Greg Wallace who had lived in the same prefab almost her entire life. Its interior would have graced the pages of an ideal homes magazine, and she spoke movingly of her love for its generous and airy proportions and the light which flooded through its well appointed windows. Sadly, she was soon to be evicted as her lifetime home was to be bulldozed to make way for property development.



using the 'natural life' metaphor i.e. a prefab can last for more than 60 years than the solid bricks and mortar constructions which are the Bramcote School and the Bramcote Leisure Centre can barely have reached adolescence.

Whatever faults these last 2 buildings have <sup>are</sup> more likely a consequence of strategic neglect than ~~are~~ symptoms of terminal decline.

The current leisure centre is popular and profitable and its location next to the A52 minimizes its environmental impact on the park. It is screened from the park by a beautiful wood.

The old school is still viable, and with TLC and prudent investment it could furnish the needs of <sup>present and</sup> future generations of school children, especially those on the Stapleford side who now have to walk twice as far to reach their current school location.

Let's not be duped by the shiny new school, shiny new leisure centre brigade. The cost is too high as the people of Bramcote made clear when they voted overwhelmingly in favour of maintaining the established boundaries of the Green Belt at a special meeting in the Memorial Hall in 2016. Furthermore, the current Bramcote ward conservative councillors were elected on a pledge to save the Green Belt.

It is often said that open spaces are the lungs of a city. I would go further and say that they are also the soul of a city, nurturing that inner space which allows our imaginations to flourish.

Contrast this with the claustrophobia of many modern lives, both spatial and temporal. Long working hours, crowded commutes, the persistent clamours of communication devices. These strictures on personal freedom increasingly invade the developmental years. Too often childhood is starved of spontaneity and warmth. Pre school infants are routinely institutionalized in nurseries, denying them that most humane source of primary socialisation: the ubiquitous parent. They are later exposed to a bulimic education system which



force feeds facts far too numerous for wisdom to assimilate, to be periodically disgorged in frenetic bouts of examination. We are obsessed with labelling and grading our children, of forever demanding achievement; stifling the opportunity for natural development and personal growth. I would rather they left school with 100 pieces of knowledge which they cherish than a 1000 which <sup>put</sup> encumber their brains. Education should be about planting seeds, not building monuments: a view which latest Ofsted Reports are beginning to recognise. Whilst we strain for a sense of proportion, it is no wonder that so many adult lives end up sterile and sad.

open spaces make us happy. Any psychologist will tell you. They remind us that life is about being, much more than it is about being in pursuit of something. Whilst urbanization offers comfort and convenience, left unchecked it becomes a ~~pr~~prison; its walls the urban sprawl, its gaoler the pursuit of profit. It's time to wake up and open our eyes. Let's not let the Bramcote Green Belts become the Bramcote Greed Belts.

Yours sincerely,





# Broxtowe Part 2 Local Plan



Broxtowe  
Borough  
COUNCIL

Agent

Please provide your client's name	
-----------------------------------	--

## Your Details

Title	Mr	<input checked="" type="checkbox"/> Mrs	<input type="checkbox"/> Miss	<input type="checkbox"/> Mx	Other:
Name	ROGER HUXTABLE				
Organisation (if responding on behalf of the organisation)					
Address	<div style="border: 1px solid black; width: 100%; height: 100%; background-color: black;"></div> <div style="border: 1px solid red; padding: 5px; margin-top: 10px;"> <p style="color: red; text-align: center;">Broxtowe Borough Council Planning &amp; Community Development</p> <p style="color: red; text-align: center;">20 OCT 2017</p> </div>				
Postcode					
Tel. Number					
E-mail address					

**Comments should be received by 5.00pm on Friday 3<sup>rd</sup> November 2017**

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

<p>If you <u>would like</u> to be contacted by the Planning Policy Team regarding future consultations.</p> <p><b>Please tick here</b> <input type="checkbox"/></p> <p>Please help us save money and the environment by providing an e-mail address that correspondence can be sent to: _____</p>
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**Question 1: What does your comment relate to? Please specify exactly**

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	<b>Policy 3:</b> Main Built up Area Site Allocations		
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	<b>Policy 26:</b> Travel Plans		
	<b>Policy 27:</b> Local Green Space	✓ BRAMCOTE	
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## 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		

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If you think this paragraph or policy of the Plan is not sound, is this because:	
It is not justified	
It is not effective	
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## 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 enclosed letter



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## Question 5: Public Examination Attendance

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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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# Details

Agent	
Please provide your client's name	
Your Details	
Title	Mr
Name	Andy Brown
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.)
28: Green Infrastructure Assets	157 & 160	1a & 1c	North		Planning ref 5/03/79066 dated 22/05/1981, 2004 local development plan SHLLA H519 withdrawn from 2015/2016 SHLAA Listing

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	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	No

## 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>This local draft copy does not accord with the current protection given to this land within the local plan in 2004. This is a protected area which was specified as green area, and not for building</p>
--	---

## Question 4

<b>Question 4: Modifications sought</b>	
<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>The land off thorn drive should be protected by policies 28a and 28c from page 157 section 1 of the draft local plan document in order to confirm to the existing levels of protection</p>

## Question 5

<b>Question 5: Public Examination Attendance</b>	
<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>I wish for my views / representation to be given through our residents spokesperson Mr Nigel Lowe who has written under a separate cover</p>



# Details

Agent	
Please provide your client's name	
Your Details	
Title	Mrs
Name	Hilary Davdson
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.)
28: Green Infrastructure Assets	157 & 160		NOTRH		2004 Local Plan Development

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	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	No
It is not positively prepared	No
It is not consistent with national policy	No

## 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 open plan status currently in force for the strip of land denoted " land off Thorn drive " has been removed . It should still be shown as 28c .</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>Reinstate the current open plan status to this strip of land</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>Mr Nigel Lowe to speak as Local spokesman to ensure objections are understood</p>



## Details

<b>Agent</b>	
Please provide your client's name	not applicable
<b>Your Details</b>	
Title	Mrs
Name	Kathleen June Formon
Organisation (If responding on behalf of an organisation)	not applicable
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.)
28: Green Infrastructure Assets	157 - 160	1a & 1c	North		Planning Permission Ref 5/03/79066 dated 22/05/1981. 2004 Local Development Plan SHLLA H5119 withdrawn from 2015/2016 SHLLA listing

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

## Question 2

<b>Question 2: What is the issue with the Local Plan?</b>	
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

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

## 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 Draft Local Plan part 2 does not accord with the current protection given to this land within the Local Plan 2004. In doing so, the Council will take a significant portion of an existing Local Nature Reserve, when the most appropriate land is available and already formally recognised as most suitable for flood mitigation purposes. The reasons for this has recently become apparent via the acquisition of documents through the Freedom of Information Act. This information will be presented by my Residents Spokesperson at the Public Examination.</p>
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## Question 4

<b>Question 4: Modifications sought</b>	
<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>The Land off Thorn Drive should continue to be protected by Policies 28a &amp; 28c on page 157 Section 1 of the Draft Local Plan document, in order to conform to its current levels of protection.</p>

## Question 5

<b>Question 5: Public Examination Attendance</b>	
<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>As I am a resident affected by the current flooding /drainage system on Rolleston Drive.</p>



## Details

Agent	
Please provide your client's name	
Your Details	
Title	Mr
Name	Louis Formon
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.)

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	No

## Additional details



<p><b>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.</b></p>	<p>The Draft Local plan part 2 does not accord with the current protection given to this land within the Local Plan 2004. In doing so, the Council will take a significant portion of an existing Local Nature Reserve, when the most appropriate land is available and already formally recognised by the Lead Local Flood Authority as the most suitable for maximum effect on mitigating the flood risk. The reasons for this has recently become apparent via the acquisition of documents through the Freedom of Information Act. This information will be presented by my Residents Spokesperson at the Public Examination</p> <p>The proposal to site a possible Attenuation Pond directly away from the area most likely to create additional drainage/flooding problems e.g. future housing development on Acorn Avenue nos. 60-86 is extremely poor planning. The Attenuation Pond should be sited DIRECTLY behind and below those possible properties at the bottom of the slope alongside the current Flood Water/Drainage pipeline serving Rolleston/Thorn Drives In turn this would negate any Consultative proposal to open up the Daisy Brook again thus protecting human and wildlife from any disaster. The predicted 30% increase in flood water for all the properties referred to above should be accommodated by this submission</p>
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## Question 4

Question 4: Modifications sought	
<p><b>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.</b></p>	<p>The Land Off Thorn Drive should continue to be protected by Policies 28a and 28c on page 157 Section 1 of the Draft Local Plan Document, in order to conform to it's current levels of protection.</p>

## Question 5

Question 5: Public Examination Attendance	
<p><b>If your representation is seeking a modification, do you consider it necessary to participate at the public examination?</b></p>	<p>Yes</p>
<p><b>If you wish to participate at the public examination, please outline why you consider this to be necessary</b></p>	<p>I am an affected resident from the current flooding that occurs through the current inadequate drainage system on Rolleston and Thorn Drives. The Land off Thorn Drive is essential to be protected for flood mitigation purposes only.</p>



# Broxtowe Part 2 Local Plan



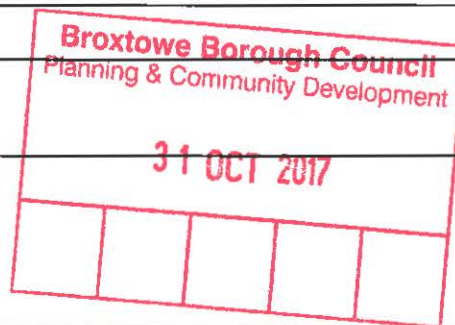
Broxtowe  
Borough  
COUNCIL

## Agent

Please provide your client's name	
-----------------------------------	--

## Your Details

Title	Mr	<u>Mrs</u>	Miss	Ms	Other:
Name	CELIA DORKES				
Organisation (If responding on behalf of the organisation)					
Address					
Postcode					
Tel. Number					
E-mail address					



**Comments should be received by 5.00pm on Friday 3<sup>rd</sup> 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](http://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](mailto:policy@broxtowe.gov.uk)



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

Document	Policy number	Page number	Policy text/ Paragraph number
<b>Part 2 Local Plan</b>	<b>Policy 1:</b> Flood Risk		
	<b>Policy 2:</b> Site Allocations		
	<b>Policy 3:</b> Main Built up Area Site Allocations		
	<b>Policy 4:</b> Awwsworth Site Allocation		
	<b>Policy 5:</b> Brinsley Site Allocation		
	<b>Policy 6:</b> Eastwood Site Allocation		
	<b>Policy 7:</b> Kimberley Site Allocations		
	<b>Policy 8:</b> Development in the Green Belt		
	<b>Policy 9:</b> Retention of good quality existing employment sites		
	<b>Policy 10:</b> Town Centre and District Centre Uses		
	<b>Policy 11:</b> The Square, Beeston		
	<b>Policy 12:</b> Edge-of-Centre A1 Retail in Eastwood		
	<b>Policy 13:</b> Proposals for main town centre uses in edge-of-centre and out-of-centre locations		
	<b>Policy 14:</b> Centre of Neighbourhood Importance (Chilwell Road / High Road)		
	<b>Policy 15:</b> Housing size, mix and choice		
	<b>Policy 16:</b> Gypsies and Travellers		
	<b>Policy 17:</b> Place-making, design and amenity		
	<b>Policy 18:</b> Shopfronts, signage and security measures		
	<b>Policy 19:</b> Pollution, Hazardous Substances and Ground Conditions		
	<b>Policy 20:</b> Air Quality		
	<b>Policy 21:</b> Unstable land		
	<b>Policy 22:</b> Minerals		
	<b>Policy 23:</b> Proposals affecting designated and non-designated heritage assets		
	<b>Policy 24:</b> The health impacts of development		
	<b>Policy 25:</b> Culture, Tourism and Sport		
	<b>Policy 26:</b> Travel Plans		
	<b>Policy 27:</b> Local Green Space		
	<b>Policy 28:</b> Green Infrastructure Assets	157-160	1A + 1C
	<b>Policy 29:</b> Cemetery Extensions		
	<b>Policy 30:</b> Landscape		
	<b>Policy 31:</b> Biodiversity Assets		
	<b>Policy 32:</b> Developer Contributions		
<b>Policies Map</b>			
<b>Sustainability Appraisal</b>			
<b>Other (e.g. omission, evidence document etc.)</b>	<p>LEECH HOMES (MIDLANDS) LTD RECEIVED PLANNING PERMISSION IN 1981 SUMMARY 1  REFERENCE 'C' NOW READS "WITHDRAWN FROM  2015/2016 SHLAA LISTING</p>		



## 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.

I HAVE RESIDED ON THORN DRIVE SINCE 1971.  
 FOR 15 YEARS WE ASKED FOR DAISY BROOK TO BE  
 "PIPED" TO ALLEVIATE THE FLOODING ISSUE. THIS WAS  
 DONE IN 1986 AND WAS VERY SUCCESSFUL UNTIL THE  
 BUILDING OF SMITHURST/GILTbrook ESTATE, TOGETHER  
 WITH OTHER LOCAL BUILDING WHICH TOOK PLACE  
 I HAVE NOW SEEN A PROPOSAL TO RE-INSTATE AN OPEN  
 WATERCOURSE AT THE REAR OF MY PROPERTY, WHICH WILL  
 RETURN TO EVEN BIGGER PROBLEMS THAN 1971-1985, DUE TO  
 THE EXCESSIVE BUILDING WHICH HAS TAKEN PLACE LOCALLY.  
 THE OPEN SPACE SHOULD BE RE-INSTATED AS PER POLICY 28 C AND 28A  
 TO ALLEVIATE FLOODING AND PROTECT WILD LIFE. I WOULD ALSO  
 ASK IF I WOULD STILL HAVE ACCESS, IF THE OPEN WATERCOURSE WERE DOG, TO MAINTAIN MY BOUNDARY



#### 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 LAND OFF THORN DRIVE" SHOULD BE PROTECTED BY POLICIES 28A AND 28C FROM PAGE 157 SECTION 1 OF THE DRAFT LOCAL PLAN DOCUMENT IN ORDER TO CONFORM TO THE EXISTING LEVELS OF PROTECTION

**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

I NOMINATE MY SPOKES MAN  
MR NIGEL LOWE TO SPEAK ON  
MY BEHALF AT THE PUBLIC EXAMINATION  
HE IS AWARE OF ALL MY  
FLOODING CONCERNS OVER THE  
LACK OF FLOOD MITIGATION  
PROPOSALS

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](mailto:policy@broxtowe.gov.uk)**.



# Broxtowe Part 2 Local Plan



Broxtowe  
Borough  
COUNCIL

## Agent

Please provide your client's name

## Your Details

Title	Mr	Mrs	Miss	Ms	Other:
Name	LINDA POUNDER				
Organisation (If responding on behalf of the organisation)	N/A				
Address	[Redacted]				
Postcode	[Redacted]				
Tel. Number	[Redacted]				
E-mail address	[Redacted]				



**Comments should be received by 5.00pm on Friday 3<sup>rd</sup> 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: \_\_\_\_\_

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**[www.broxtowe.gov.uk/part2localplan](http://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](mailto:policy@broxtowe.gov.uk)



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

Document	Policy number	Page number	Policy text/ Paragraph number
<b>Part 2 Local Plan</b>	<b>Policy 1:</b> Flood Risk		
	<b>Policy 2:</b> Site Allocations		
	<b>Policy 3:</b> Main Built up Area Site Allocations		
	<b>Policy 4:</b> Awsworth Site Allocation		
	<b>Policy 5:</b> Brinsley Site Allocation		
	<b>Policy 6:</b> Eastwood Site Allocation		
	<b>Policy 7:</b> Kimberley Site Allocations		
	<b>Policy 8:</b> Development in the Green Belt		
	<b>Policy 9:</b> Retention of good quality existing employment sites		
	<b>Policy 10:</b> Town Centre and District Centre Uses		
	<b>Policy 11:</b> The Square, Beeston		
	<b>Policy 12:</b> Edge-of-Centre A1 Retail in Eastwood		
	<b>Policy 13:</b> Proposals for main town centre uses in edge-of-centre and out-of-centre locations		
	<b>Policy 14:</b> Centre of Neighbourhood Importance (Chilwell Road / High Road)		
	<b>Policy 15:</b> Housing size, mix and choice		
	<b>Policy 16:</b> Gypsies and Travellers		
	<b>Policy 17:</b> Place-making, design and amenity		
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	<b>Policy 20:</b> Air Quality		
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	<b>Policy 23:</b> Proposals affecting designated and non-designated heritage assets		
	<b>Policy 24:</b> The health impacts of development		
	<b>Policy 25:</b> Culture, Tourism and Sport		
	<b>Policy 26:</b> Travel Plans		
	<b>Policy 27:</b> Local Green Space		
	<b>Policy 28:</b> Green Infrastructure Assets	157 + 160	1a + 1c
	<b>Policy 29:</b> Cemetery Extensions		
	<b>Policy 30:</b> Landscape		
	<b>Policy 31:</b> Biodiversity Assets		
	<b>Policy 32:</b> Developer Contributions		
<b>Policies Map</b>	NORTH		
<b>Sustainability Appraisal</b>			
<b>Other (e.g. omission, evidence document etc.)</b>	PLANNING PERMISSION REF: S/03/79046 DATED 22/5/1981 2004 LOCAL DEVELOPMENT PLAN SHLLA HS19 WITHDRAWN FROM 2015/2016 SHLLA LISTING		



## 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.

"The land off Thorn Drive" is currently protected in the 2004 local plan.

The draft Local Plan 2 no longer offers this protection.

As victims of severe flooding we are asking the council to retain this protection with Policy 28a, green infrastructure corridor & policy 28c, informal open space.

The area needs to be protected from development under policies RC16a - RC8h & housing policy H7



#### 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 absolutely vital that "the Land off Thorn Drive is protected in its entirety under policies 28a - 28c of the existing local plan & used for flood mitigation purposes to alleviate the severe flooding issues & high flood risk that we are suffering from.

**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

I would like to be represented by our residents spokesperson Mr. Nigel Howe & for him to put forward my views.

**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'.

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### ***'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'.
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# Broxtowe Part 2 Local Plan



Broxtowe  
Borough  
COUNCIL

Agent

Please provide your client's name	
-----------------------------------	--

Your Details

Title	<input checked="" type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Other:
Name	SUSAN BOYAR
Organisation (if responding on behalf of the organisation)	
Address	[REDACTED]
Postcode	[REDACTED]
Tel. Number	[REDACTED]
E-mail address	[REDACTED]

Broxtowe Borough Council  
Planning & Community Development

31 OCT 2017

**Comments should be received by 5.00pm on Friday 3<sup>rd</sup> 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](http://www.broxtowe.gov.uk/part2localplan)**

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

Document	Policy number	Page number	Policy text/ Paragraph number
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	<b>Policy 2:</b> Site Allocations		
	<b>Policy 3:</b> Main Built up Area Site Allocations		
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	<b>Policy 7:</b> Kimberley Site Allocations		
	<b>Policy 8:</b> Development in the Green Belt		
	<b>Policy 9:</b> Retention of good quality existing employment sites		
	<b>Policy 10:</b> Town Centre and District Centre Uses		
	<b>Policy 11:</b> The Square, Beeston		
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	<b>Policy 13:</b> Proposals for main town centre uses in edge-of-centre and out-of-centre locations		
	<b>Policy 14:</b> Centre of Neighbourhood Importance (Chilwell Road / High Road)		
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	<b>Policy 16:</b> Gypsies and Travellers		
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	<b>Policy 18:</b> Shopfronts, signage and security measures		
	<b>Policy 19:</b> Pollution, Hazardous Substances and Ground Conditions		
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	<b>Policy 23:</b> Proposals affecting designated and non-designated heritage assets		
	<b>Policy 24:</b> The health impacts of development		
	<b>Policy 25:</b> Culture, Tourism and Sport		
	<b>Policy 26:</b> Travel Plans		
	<b>Policy 27:</b> Local Green Space		
	* <b>Policy 28:</b> Green Infrastructure Assets	157 ✓ 160	POICIES MAP NORTH THORN DRIVE
	<b>Policy 29:</b> Cemetery Extensions		
	<b>Policy 30:</b> Landscape		
	<b>Policy 31:</b> Biodiversity Assets		
	<b>Policy 32:</b> Developer Contributions		
<b>Policies Map</b>	NORTH. LAND OFF THORN DRIVE.		
<b>Sustainability Appraisal</b>			
<b>Other (e.g. omission, evidence document etc.)</b>	Planning permission dated 22/5/1981 Ref. 5103/79066. 2004 Local development plan. SHLAA H519 Withdrawn from 2015/2016 SHLAA Listing.		



## 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	<input checked="" type="checkbox"/>
It is not effective	<input checked="" type="checkbox"/>
It is not positively prepared	<input checked="" type="checkbox"/>
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.

According to the map showing protected land to be held as green open space and nature reserve as per agreement dated 22/5/1981 we can now see included in the Draft Local Plan part 2 that this protection has been withdrawn even though it stipulates that the land should be kept for flood mitigation purposes and green infrastructure as set out in the current 2004 LDP policies. We must maintain the current open space status.



#### 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.

I believe the land off Thorn Drive should still be protected under the current policies 28a and 28c from page 157 section 1 of the local plan to conform and uphold the existing levels of protection that have previously been afforded.

**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

I wish my views/representation to be given through our residents spokesperson Mr. Nigel Howe who has written under seperate cover.

**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.

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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.

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### ***'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:

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# Broxtowe Part 2 Local Plan



Broxtowe  
Borough  
COUNCIL

Broxtowe Borough Council  
Planning & Community

31 OCT 2017

Agent

Please provide your client's name

Your Details

Title	<input checked="" type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Other:
Name	ROBERT BROWN
Organisation (if responding on behalf of the organisation)	
Address	
Postcode	
Tel. Number	
E-mail address	

**Comments should be received by 5.00pm on Friday 3<sup>rd</sup> 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**



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	<b>Policy 30:</b> Landscape		
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	<b>Policy 32:</b> Developer Contributions		
<b>Policies Map</b>	NORTH		
<b>Sustainability Appraisal</b>			
<b>Other (e.g. omission, evidence document etc.)</b>	DEVELOPMENT PLAN SHLLA HS19 WITH DRAWN FROM 2015/2016 SHLLA LISTING PLANNING PERMISSION REF 5/03/79066 - 22.5.81.		



## 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"/>

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If you think this paragraph or policy of the Plan is not sound, is this because:	
It is not justified	<input checked="" type="checkbox"/>
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## 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.

DRAFT LOCAL PLAN PART 2 SEEMS TO HAVE REMOVED THE PROTECTION GIVEN TO THIS WOOD, WITHIN THE LOCAL PLAN 2004 (ie LAND OF THORN DRIVE 3.5 ACRES.)



#### Question 4: Modifications sought

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LAND OFF THORN DRIVE SHOULD STILL BE PROTECTED BY POLICIES 28A & 28C FROM PAGE 157 SECTION 1 ON THE DRAFT LOCAL PLAN DOCUMENT IN ORDER TO CONFIRM TO THE EXISTING LEVELS OF PROTECTION ALREADY IN PLACE.

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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

I wish my views/Representation to be given  
through our Residents. Spokesperson Nigel Lowe  
who was already sent his own opinions to  
you.

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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# Broxtowe Part 2 Local Plan



Broxtowe  
Borough  
COUNCIL

Agent

Please provide your client's name

Your Details

Title	Mr	<input checked="" type="checkbox"/> Mrs	Miss	Ms	Other:
Name	VALERIE BROWN				
Organisation (if responding on behalf of the organisation)					
Address					
Postcode					
Tel. Number					
E-mail address					



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	<b>Policy 32:</b> Developer Contributions		
<b>Policies Map</b>	NORTH		
<b>Sustainability Appraisal</b>			
<b>Other (e.g. omission, evidence document etc.)</b>	DEVELOPMENT PLAN SHHA H519 WITHDRAWN FROM. 2015/2016 SHHA LISTING PLANNING PERMISSION REF S/03/79066-22-581		



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2.3	Sound		✓

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

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It is not justified	✓
It is not effective	✓
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## Your comments

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DRAFT LOCAL PLAN PART 2 SEEMS TO HAVE REMOVED THE PROTECTION GIVEN TO THIS LAND WITHIN THE LOCAL PLAN 2004 (IF LAND OF THORN DRIVE 3.5 ACRE)



#### Question 4: Modifications sought

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LAND OFF THORN DRIVE SHOULD BE PROTECTED  
BY POLICIES 28A & 28C FROM PAGE 157 SECTION 1  
ON THE DRAFT LOCAL PLAN DOCUMENT  
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LEVELS OF PROTECTION ALREADY IN PLACE

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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

I WISH MY VIEWS TO BE GIVEN THROUGH  
OUR RESIDENTS SPOKES PERSON

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# Broxtowe Part 2 Local Plan



Broxtowe  
Borough  
COUNCIL

Agent

Please provide your client's name

Your Details

Title	<input checked="" type="radio"/> Mr	<input type="radio"/> Mrs	<input type="radio"/> Miss	<input type="radio"/> Ms	Other:
Name	MICHAEL WASTAFF				
Organisation (if responding on behalf of the organisation)					
Address					
Postcode					
Tel. Number					
E-mail address					

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

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	<b>Policy 3:</b> Main Built up Area Site Allocations		
	<b>Policy 4:</b> Awwsworth Site Allocation		
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	<b>Policy 7:</b> Kimberley Site Allocations		
	<b>Policy 8:</b> Development in the Green Belt		
	<b>Policy 9:</b> Retention of good quality existing employment sites		
	<b>Policy 10:</b> Town Centre and District Centre Uses		
	<b>Policy 11:</b> The Square, Beeston		
	<b>Policy 12:</b> Edge-of-Centre A1 Retail in Eastwood		
	<b>Policy 13:</b> Proposals for main town centre uses in edge-of-centre and out-of-centre locations		
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	<b>Policy 32:</b> Developer Contributions		
<b>Policies Map</b>	NORTH		
<b>Sustainability Appraisal</b>			
<b>Other (e.g. omission, evidence document etc.)</b>	PLANNING PERMISSION REF: 5/03/79066 dated 22/5/1981 2004 LOCAL DEVELOPMENT PLAN SHLLA H519 WITHDRAWN FROM 2015/2016 SHLLA LISTING.		



## 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	<input checked="" type="checkbox"/>
It is not effective	<input checked="" type="checkbox"/>
It is not positively prepared	<input checked="" type="checkbox"/>
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.

This Local Plan Part 2 does not correspond with the current protection plan given to this land in the Local Plan 2004



#### 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 land off Thorn Drive should be protected by policies 28a & 28c to conform to the existing level of protection given in the 2004 Local plan.

Also the proposal to replace the 390 metre culvert with an open watercourse with an increased capacity seems to give no respect to safety of children. I have lived on Thistle Close for 47 years when the Daisy Brook was straightened with an open watercourse which did not prevent any flooding and was then also a danger to children. We seem to be going back 47 years and nothing has been learnt from previous interventions.

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

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



# Broxtowe Part 2 Local Plan



Broxtowe  
Borough  
COUNCIL

## Agent

Please provide your client's name

## Your Details

Title	Mr <input checked="" type="checkbox"/> Mrs <input checked="" type="checkbox"/> Miss <input checked="" type="checkbox"/> Ms <input checked="" type="checkbox"/> Other: <input checked="" type="checkbox"/>
Name	DAVID BOYAR.
Organisation (if responding on behalf of the organisation)	
Address	<div style="background-color: black; width: 100%; height: 40px;"></div>
Postcode	
Tel. Number	<div style="background-color: black; width: 100%; height: 20px;"></div>
E-mail address	<div style="background-color: black; width: 100%; height: 20px;"></div>

Broxtowe Borough Council  
Planning & Community Development

- 2 NOV 2017

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<b>Policies Map</b>	NORTH		
<b>Sustainability Appraisal</b>			
<b>Other (e.g. omission, evidence document etc.)</b>	PLANNING PERMISSION 5/03/19066 - 22/5/81 - 2004 LOCAL DEVELOPMENT PLAN SHLLA H519 WITHDRAWN FROM 2015 - 2016 SHLLA LISTING.		



## 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.

PLAN PART 2 HAS NO PROTECTION TO LANDS - GIVEN WITHIN LOCAL PLAN 2004. PROTECTING TO GREEN OPEN SPACE AND NATURE RESERVE FOR FLOOD MITIGATION IN THIS HIGH RISK FLOOD AREA. I THEREFORE FIND DRAFT PLAN 2 HAS NOW BEEN ~~NEW~~ REMOVED AND VANISHED FROM SITE PLAN. THIS SHOULD NOT BE ALLOWED TO HAVE HAPPENED, I AS RESEDENT INSIST TO SEE THE GREEN CORRIDOR AND OPEN SPACE REINSTATED ON PLAN VIEW AS IN 2004 DEVELOPMENT PLAN THORN DRIVE AND WEST OF PASTURES".



#### 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.

LAND READ OF THORN DRIVE IS PROTECTED BY AS IN  
POLICIES 28A-28C ON PAGE 157 SECTION 1 OF PLAN  
TO CONFIRM PROTECTION TO EXISTING LANDS.

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### 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

I / my VIEWS REPRESENTATION TO BE GIVEN THROUGH OUR  
RESIDENTS SPOKESPERSON - MR NIGEL LOWE WHO HAS  
WRITTEN UNDER SEPERATE COVER.

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.

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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:

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# Broxtowe Part 2 Local Plan



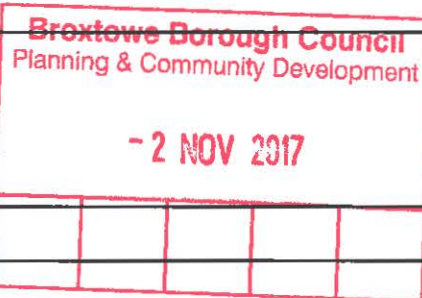
Broxtowe  
Borough  
COUNCIL

## Agent

Please provide your client's name	
-----------------------------------	--

## Your Details

Title	<input checked="" type="radio"/> Mr <input checked="" type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/> Other:
Name	PETER & SUSAN DAVIS
Organisation (if responding on behalf of the organisation)	
Address	<div style="background-color: black; width: 200px; height: 60px;"></div>
Postcode	<div style="background-color: black; width: 200px; height: 20px;"></div>
Tel. Number	<div style="background-color: black; width: 200px; height: 20px;"></div>
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It is not justified	✓
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LAND OFF THORN DRIVE. THIS LAND WAS PROPOSED IN THE FIRST PLACE AS "OPEN SPACE" (SECTION RC5H) TO WHICH WE AS RESIDENTS ALL WERE PREPARED TO ACCEPT WHEN PURCHASING OUR PROPERTIES. HOWEVER OVER MANY YEARS, HEARTACHE BY RESIDENTS HAVING THEIR PROPERTIES FLOODED, WE FIND OURSELVES HAVING TO ENDURE MEETINGS TO UPHOLD THE ORIGINAL AGREEMENT OF THIS LAND BEING AN "OPEN SPACE". HAVING BEEN A RESIDENT FOR 46 YEARS WE KNOW THIS LAND FLOODS, AND WE NOW LIVE IN FEAR OF OUR PROPERTIES FLOODING AGAIN BECAUSE OF ANY NEW DEVELOPMENT WHICH MAY TAKE PLACE. WE UNDERSTAND THAT A PROPOSAL HAS BEEN PUT FORWARD FOR A DYKE/DITCH TO BE "OPEN CUT", THE DYKE/DITCH WAS IN THIS FORM SOME 40 YEARS AGO AND WE LIVED IN FEAR OF OUR CHILDREN BEING WASHED AWAY DOWN THE DYKE/DITCH WHEN IT WAS IN FULL FLOOD THEN. WE GIVE OUR FULL SUPPORT FOR MR NIGEL LOWE TO BE OUR RESIDENTS REPRESENTATIVE IN ALL MATTERS.



#### Question 4: Modifications sought

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# Broxtowe Part 2 Local Plan



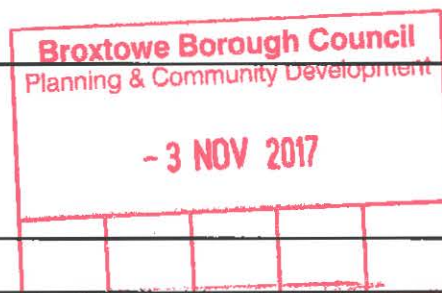
Broxtowe  
Borough  
COUNCIL

## Agent

Please provide your client's name	
-----------------------------------	--

## Your Details

Title	Mr <input checked="" type="checkbox"/> Mrs <input checked="" type="checkbox"/> Miss <input type="checkbox"/> Ms <input checked="" type="checkbox"/> Other: <input checked="" type="checkbox"/>
Name	PHILLIP DAVIDSON
Organisation (If responding on behalf of the organisation)	
Address	[Redacted]
Postcode	[Redacted]
Tel. Number	[Redacted]
E-mail address	[Redacted]



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**Please tick here** ☒

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

**[www.broxtowe.gov.uk/part2localplan](http://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](mailto:policy@broxtowe.gov.uk)



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

Document	Policy number	Page number	Policy text/ Paragraph number
<b>Part 2 Local Plan</b>	<b>Policy 1:</b> Flood Risk		
	<b>Policy 2:</b> Site Allocations		
	<b>Policy 3:</b> Main Built up Area Site Allocations		
	<b>Policy 4:</b> Awsworth Site Allocation		
	<b>Policy 5:</b> Brinsley Site Allocation		
	<b>Policy 6:</b> Eastwood Site Allocation		
	<b>Policy 7:</b> Kimberley Site Allocations		
	<b>Policy 8:</b> Development in the Green Belt		
	<b>Policy 9:</b> Retention of good quality existing employment sites		
	<b>Policy 10:</b> Town Centre and District Centre Uses		
	<b>Policy 11:</b> The Square, Beeston		
	<b>Policy 12:</b> Edge-of-Centre A1 Retail in Eastwood		
	<b>Policy 13:</b> Proposals for main town centre uses in edge-of-centre and out-of-centre locations		
	<b>Policy 14:</b> Centre of Neighbourhood Importance (Chilwell Road / High Road)		
	<b>Policy 15:</b> Housing size, mix and choice		
	<b>Policy 16:</b> Gypsies and Travellers		
	<b>Policy 17:</b> Place-making, design and amenity		
	<b>Policy 18:</b> Shopfronts, signage and security measures		
	<b>Policy 19:</b> Pollution, Hazardous Substances and Ground Conditions		
	<b>Policy 20:</b> Air Quality		
	<b>Policy 21:</b> Unstable land		
	<b>Policy 22:</b> Minerals		
	<b>Policy 23:</b> Proposals affecting designated and non-designated heritage assets		
	<b>Policy 24:</b> The health impacts of development		
	<b>Policy 25:</b> Culture, Tourism and Sport		
	<b>Policy 26:</b> Travel Plans		
	<b>Policy 27:</b> Local Green Space		
	<b>Policy 28:</b> Green Infrastructure Assets	157 & 160	1a & b
	<b>Policy 29:</b> Cemetery Extensions		
	<b>Policy 30:</b> Landscape		
	<b>Policy 31:</b> Biodiversity Assets		
	<b>Policy 32:</b> Developer Contributions		
<b>Policies Map</b>	NORTH THE LAND off THORN DRIVE		
<b>Sustainability Appraisal</b>			
<b>Other (e.g. omission, evidence document etc.)</b>	2004 LOCAL PLAN: DEVELOPMENT PLAN.		



## 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.

THE PROTECTION GIVEN IN THE 2004 PLAN  
FOR THE AREA DENOTED "LAND OFF TOWN DRIVE"  
HAS BEEN REMOVED.  
IT SHOULD STILL BE CLASSED AS OPEN SPACE  
& GIVEN 2B C STATUS.



#### 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 LAND off THORN OLIVE SHOULD BE  
PROTECTED BY THE RE-INSTATEMENT of  
Policy 28 c. TO RETAIN current LEVELS  
of PROTECTION.

**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

ML NIAEL LOWE IS BELIEVED LOCAL  
RESIDENTS ON THE ILLU.

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](mailto:policy@broxtowe.gov.uk)**.



[REDACTED]

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**From:** Hilary Davidson [REDACTED]  
**Sent:** 13 October 2017 17:45  
**To:** Policy  
**Cc:** [REDACTED]  
**Subject:** Re: Clarification please

Planning Department Officers

Disappointing to say the least but not surprising given the history & importance of this strip of land to the council .( Your application 15/00033 refers )

You know very well Policy 28a **does not protect this area** , only the right to provide access from Portland Road to the Smithhurst Nature Reserve & a footpath 2 metre's wide would achieve this , leaving the rest open for future housing development .

Under the guidance of the recently departed Mr Taylor the LLFA seemed very reluctant to encroach on this land & use to its full potential . Using a small narrow strip along its boundary , probably adjacent to the greenway path .  
Hopefully under new leadership this will change & the WHOLE area be used as an attenuation pond.

The area does not need another layer of protection , just the existing remaining .

I find it :-

(1) astonishing that you have the **power to deregulate the status** of this or any other land PROTECTED AS OPEN SPACE at the stroke of a pen . But then you have already given permission for part of the nature reserve to be decimated in order to allow the building of houses on Acorn ..... (I need to check the legislation as to legality of your actions )

(2) the statement " **we would not want to do anything that could potentially prevent these mitigation measures being implemented** " ?????????? the mind boggles . Why would you possibly object to measures recommended by the LLFA that would " not detract from the open character environmental & landscape value of the land " as your policy states . In fact anything they recommend can only improve the land ,since first being listed as open space in the 2004 plan no changes have been carried out , but the self seeding trees have given an attractive view to the rear of my property .

Looking at the actions taken by more caring Councils , many are of the opinion that the Local Plan SHOULD **link with other strategies** .

To quote Portsmouth Council on The effects of the Climate Change ..... " Green spaces will play an important role in the way we adapt to climate change . Green spaces slow the passage of water by of rainfall to drains by intercepting and soaking up the water thereby reducing the risk of flash flooding Protecting the City's open spaces from development & seeking new green spaces may off set the loss of green space resulting from converting private gardens to hard landscaping " etc

*Yes we will be objecting but no HELP required thank you .*

Phil Davidson

----- Forwarded message -----

From: Policy <[polycymailbox@broxtowe.gov.uk](mailto:polycymailbox@broxtowe.gov.uk)>



Date: 13 October 2017 at 12:05  
Subject: RE: Clarification please  
To: Hilary Davidson [REDACTED]  
[REDACTED]  
[REDACTED]

Dear Mr Davidson,

Thank you for your emails and telephone calls.

Following our telephone conversation this morning, I have spoken to our Head of Neighbourhoods & Prosperity, Steffan Saunders, who has confirmed that, in the view of the Council, the site continues to be protected from residential development. There is no intention to allow housing on this site.

The site would continue to be protected by Policy 28(a) ('Green Infrastructure Corridors') of the Part 2 Local Plan (Publication Version). The reason that we have, at this stage, decided to remove the Policy 28(c) allocation from the land is due to the flood mitigation measures which are proposed. We do not yet know the 'detail' of the proposed flood mitigation infrastructure proposed for the site and we do not want to do anything that could potentially prevent these flood mitigation measures from being implemented.

We remain of the view that Part (a) of Policy 28 of the Part 2 Local Plan (Publication Version), would continue to protect the site from the threat of residential development. However, if you feel that the site would benefit from an additional 'layer' of protection, I would recommend that you make written representations in relation to our Part 2 Local Plan Publication Version, proposing this additional protection as a 'modification' to the Plan. This would then be considered by both the Borough Council and the inspector, during the 'Examination' stage of the Local Plan process.

Further information on making representations in relation to the Publication Version of the Part 2 Local Plan is included on our website at the following link: [www.broxtowe.gov.uk/part2localplan](http://www.broxtowe.gov.uk/part2localplan). I would be very happy to guide you through the process of completing the 'response form', if you would like to follow this route. Please note that any representations in relation to the Plan would need to be received by the Council by 5pm on Friday 3<sup>rd</sup> November 2017.

I hope that this information is useful. Please do not hesitate to contact me if you would like any further information or assistance.

Many thanks



Kind regards

Tom

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Broxtowe Borough Council

Neighbourhoods & Prosperity

Chief Executive's Department

Council Offices, Foster Avenue

Beeston, Nottingham, NG9 1AB

Tel: 0115 917 7777

[www.broxtowe.gov.uk](http://www.broxtowe.gov.uk)

**From:** Hilary Davidson [REDACTED]

**Sent:** 10 October 2017 12:12

**To:** Policy [REDACTED]

**Subject:** Re: Clarification please

Tom,

My E mail yesterday may have been out of order , so if I could simply ask ;-

(1) Is the land off Thorn Drive still protected by policy 28c.

(2) Even if the land is earmarked for "*flood mitigation*" purposes , how could this change its status & still not be shown as protected open space.



Apologies

Phil.

On 9 October 2017 at 11:57, Hilary Davidson [REDACTED] wrote:

Dear Tom ,

Please ignore my last E mail , I fear I may have replied in haste without fully checking the facts .

Earlier today I visited Eastwood library to re examine the Local Plan 2017 North Section & note that there is a legend identifying **all sites** listed as open space & there are too many to count .

Comparing with the 2004 map certain alterations have been ( made but none removed ) & I also note that unless I am mistaken one has been upgraded to wildlife status , although I may be mistaken so need to correct me on this statement .

My new question is when are you going to correct this error & show DH519 as protected open space **OR** has someone withdrawn its status.

regards

Phil

On 7 October 2017 at 13:30, Hilary Davidson [REDACTED] :

Tom,

Thank you for your prompt reply .

As a resident whose home was flooded some years ago & who has got somewhat paranoid about the future of land at the rear of my property , could you please confirm that this area is protected as per **Policy 28c rather than Policy 28a.**

You are probably aware that when the original planning permission was given for the Smithurst Estate to be built , part of the agreement was that this land would NEVER be built upon , acting as a buffer zone between the two estates , in the words of the council " the green lungs of the community " &



Under the current proposal map status in the Local Plan 2004 the area is :-

(1) Protected Greenway under Policy RC16(a)

(2) Protected New Informal Open Space under policy RC8(h)

I was aware of the Primary & Secondary Green Infrastructure Corridor but to you could merely create a 2 meter wide footpath on the boundary of the land between Portland Road & the Smithurst nature reserve & still comply with Policy 28a.

Whilst the land is earmarked for flood mitigation purposes , the LLFA seem very reluctant to use all but a narrow strip along its boundary .

This land affords an ideal opportunity to solve our flooding problems & is large enough to incorporate an attenuation pond within it that could used to act as a "lagoon" for application 15/00010 rather than decimating part of the Smithurst Nature Reserve as does application 15/00018 ..... ( must comment in my opinion criminal )

In fact without too much additional work this land could then become an extension of the Smithurst Nature Reserve , something that Greasley Parish Council are keen to do under their local plan.

Enough meandering , Please confirm **POLICY 28c APPLIES**

Regards Phil

On 6 October 2017 at 12:38, Policy [REDACTED] wrote:

Dear Mr Davidson,



Thank you for your email and your interest in the Part 2 Local Plan.

Please be assured that the land to which you refer within your email is still protected by Policy 28 of the Part 2 Local Plan Publication Version. This states:

## Policy 28: Green Infrastructure Assets

1. 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). These Green Infrastructure Assets are:

- a) Green Infrastructure Corridors (not shown on the Policies Map);
- b) Playing Pitches;
- c) Informal Open Spaces i.e. 'natural and semi-natural green space' and 'amenity green space';
- d) Allotments;
- e) Recreational Routes; and
- f) Nature Reserves.

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.

The reason that these '*Green Infrastructure corridors*' are not shown on the Policies Map is not because they are not important, but because there are so many of them.

A plan ('Map 62: Primary and Secondary Green Infrastructure Corridors') showing these corridors is shown on page 160 of the Part 2 Local Plan Publication Version, which can be viewed at the following website link: <https://www.broxtowe.gov.uk/media/3814/part-2-local-plan-main-document.pdf>.



The position regarding the land adjacent to Thorn Drive remains that it is earmarked for '*flood mitigation*' purposes. This is why another 'open space' designation is not shown on the Policies Map. There is no 'threat' to the land being developed as part of the Part 2 Local Plan, and the site remains protected as set out within Policy 28 of the Publication Version Part 2 Local Plan, as described above.

I hope that this provides you with some reassurance. However, please do not hesitate to contact me if you would like any further information or assistance.

Many thanks

Kind regards

Tom

---

[REDACTED]

[REDACTED]

[REDACTED]

Broxtowe Borough Council

Neighbourhoods & Prosperity

Chief Executive's Department

Council Offices, Foster Avenue

Beeston, Nottingham, NG9 1AB

Tel: 0115 917 7777

**[www.broxtowe.gov.uk](http://www.broxtowe.gov.uk)**

**From:** Hilary Davidson [REDACTED]

**Sent:** 05 October 2017 16:17

**To:** Policy

**Subject:** Clarification please



Dear Sirs ,

Having been invited to comment before the 3rd November on the new Part 2 - Local plan , the land at the rear of Thorn Drive ( H519 on the SHLAA ) has had its Protected New Informal Space status with drawn / removed / omitted call it what you may .

If the map were being drawn from new I could accept a simple oversight , but if only changes are being made to an existing plan , then a definite action has been made to remove existing shading that signifies the land status .

Could you please explain how this happened & on who's authority .

Thanking you in anticipation.

Phil Davidson



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