

Additional

ID	Organisation/Individual
Policy 3.2	
571	<a href="#">Fazey D</a>
Policy 3.3	
6445	<a href="#">Huxtable S J</a>
Policy 3.5	
6989	<a href="#">Foreman J</a>
6990	<a href="#">Tebbutt G</a>
Policy 5.1	
6988	<a href="#">Davy A</a>
6529	<a href="#">Davy L</a>
1190	<a href="#">North Broxtowe Conservation Society/ Kinton B</a>
Policy 7.1	
4738	<a href="#">Gudgeon J R</a>
Policy 27	
6989	<a href="#">Foreman J</a>
Policy 28	
2195	<a href="#">Lowe N</a>
6987	<a href="#">Gerring G</a>
4601	<a href="#">Worrall A</a>
4601	<a href="#">Worrall S</a>

# Broxtowe Part 2 Local Plan

Broxtowe Borough Council  
Planning & Community Development



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	D. FAZEY				
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: 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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	<b>Policy 10:</b> Town Centre and District Centre Uses		
	<b>Policy 11:</b> The Square, Beeston		
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	<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	DPUN	PAGE 3
	<b>Policy (28):</b> Green Infrastructure Assets	REVIEW	15/8/2015
	<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>	PART 2 LOCAL PLAN		
<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: (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 OPIN REVIEW SUGGESTS THAT THE SOUTHERN "GREEN CORRIDOR" ADJACENT TO EXISTING HOUSES SHOULD BE "TIGHTENED" TO ALLOW CENTRAL DEVELOPMENT TO EXPAND. COMBINED WITH THE PROPOSAL TO DEVELOP THE SE CORNER OF THE SITE (ADJACENT TO TOTON LANE) IF THE OPIN SUGGESTION IS ACCEPTED IT WOULD COMPLETELY INVALIDATE THE "WILDLIFE CORRIDOR" AND PREVENT THE PROPOSED EXTENSION EASTWARDS TO THE FUTURE DEVELOPMENT AT THE DEPOT SITE.

FURTHER MORE THE CTTC FORUM HAVE RECOMMENDED THAT THE WILDLIFE CORRIDOR SHOULD BE A MINIMUM OF 50 METRES WIDE AND ANY REDUCTION OF THIS DISTANCE WOULD RENDER THE PART 2 LOCAL PLAN UNSOUND.

#### 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.

RELOCATE THE SE CORNER OF THE DEVELOPMENT  
ELSEWHERE AND RETAIN THE SITE AS AN  
ENLARGEMENT OF THE "WILDLIFE CORRIDOR",

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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

**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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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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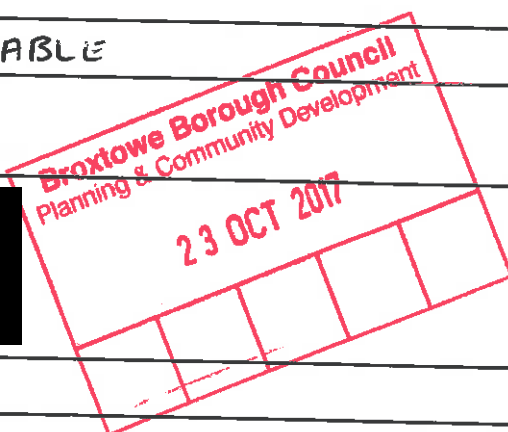
Broxtowe  
Borough  
COUNCIL

Agent

Please provide your client's name	NIA
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Your Details

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



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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		
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The impact on the environment of Bramcote will be catastrophic if building of houses on the Green Belt (Coventry Lane Site) is allowed. We need our Green Spaces. Bramcote is surrounded by busy roads (Derby Rd Coventry Lane Ilkeston Rd) these will be gridlocked by the extra cars new housing will bring. Levels of pollution are too high.

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N/A

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Broxtowe  
Borough  
COUNCIL

Agent

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

Your Details

Title	Mr <input checked="" type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/> Other:	<div style="border: 2px solid red; padding: 5px; text-align: center;"> <b>Broxtowe Borough Council</b>              Planning &amp; Community Development    <b>27 OCT 2017</b> </div>
Name	JEAN FOREMAN	
Organisation (if responding on behalf of the organisation)		
Address		
Postcode		
Tel. Number		
E-mail address		

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	<b>Policy 27:</b> Local Green Space	154 ✓	PARA 27.1 GRAPH
	<b>Policy 28:</b> Green Infrastructure Assets		
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<b>Policies Map</b>	12		
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<b>Other (e.g. omission, evidence document etc.)</b>			

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2.1	Legally compliant		
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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	
It is not positively prepared	
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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.

It's a locally valued feature, being a small field of naturalised grass surrounded by mature hedgerows. It's essential to the character & amenity of Cornwall Ave, being the focal point of this road.

It's of recreational value to walkers/dog owners who use the field every day, shown by the well-worn paths.

It's of historic interest: field & adjacent canal are over 200 yrs old/field contains remains of an ancient track.

It's a haven for wildlife (including notable species) with grassland, mature hedgerows & waterside habitats.

It's part of a green corridor stretching from canal to almost to Lilac Grove - important for movement of Wildlife

#### Question 4: Modifications sought

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- It's an easily accessible pocket of 'countryside' between Rylands & new Boots development.
- Its value to the local community was demonstrated at Broxtones' July C.A.T. (Community Action Team) mtg. where local folk voted unanimously (48 votes) to keep this as a field and not build here!
4. a). That Cornwall ave field (with its surrounding hedgerows) be removed from the Severn Trent housing site!
- b). That Cornwall ave. field (with its surrounding hedgerows) be designated as "LOCAL GREEN SPACE". It seems to meet all the criteria for "LOCAL GREEN SPACE" in view of its value to the LOCAL COMMUNITY listed above!
- c). That the adjacent field (coloured yellow on the attached plan) also be included in the "LOCAL GREEN SPACE". This 2nd field is also an important local feature of grassland surrounded by mature hedgerows. The 2nd field together form a half mile strip of 'countryside' between the Rylands and the Severn Trent Site, stretching from the canal right up to Heyton Crescent.

P.T.O

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This is locally important for Wildlife, and is a route enjoyed daily by walkers and dog owners throughout the year, as proved by the well-worn paths. Many local folk want to keep this natural Green Space, and this has been expressed repeatedly at Broxtowe's C.A.T. meetings.



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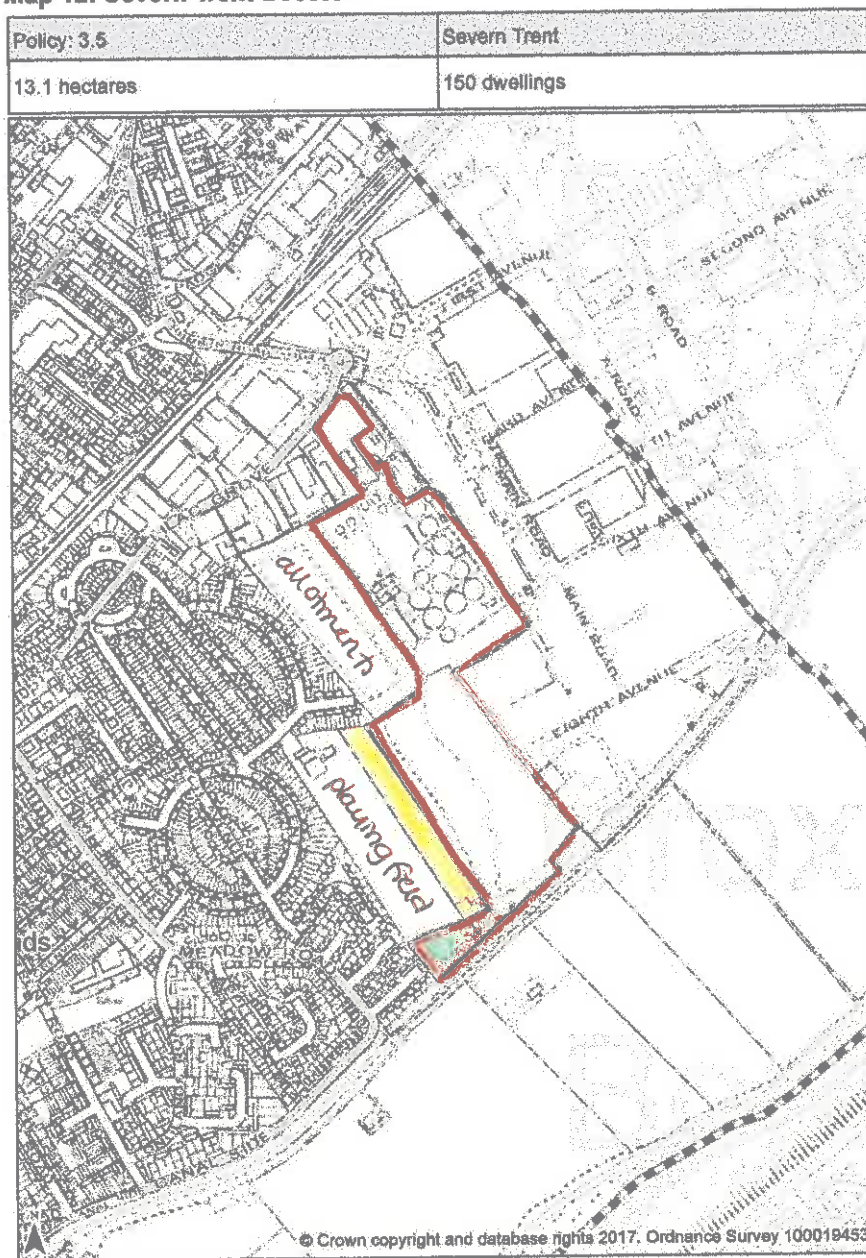
Yes, I wish to participate at the public examination

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

Map 12: Severn Trent Beeston



ot to hear those who have

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# Broxtowe Part 2 Local Plan



Broxtowe  
Borough  
COUNCIL

Agent

Please provide your client's name	
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Your Details

Title	<input checked="" type="checkbox"/> Mr <input type="checkbox"/> Mrs <input checked="" type="checkbox"/> Miss <input type="checkbox"/> Ms <input checked="" type="checkbox"/> Other:	<div style="border: 2px solid red; padding: 5px; text-align: center;"> <b>Broxtowe Borough Council</b>              Planning &amp; Community Development    <b>- 1 NOV 2017</b> </div>
Name	GAYLE TEBBUTT	
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.**

<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 checked="" 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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	<b>Policy 3:</b> Main Built up Area Site Allocations	38 and 39	3.5
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	<b>Policy 32:</b> Developer Contributions		
<b>Policies Map</b>	12		
<b>Sustainability Appraisal</b>			
<b>Other (e.g. omission, evidence document etc.)</b>			

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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	
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.

ALLOCATING THE CORNWALL AVE. FIELD FOR HOUSING IS 'NOT JUSTIFIED' AS IT IS OF GREAT VALUE TO THE LOCAL COMMUNITY AS A NATURAL GREEN SPACE FOR THE FOLLOWING REASONS:-

IT IS A LOCALLY VALUED FEATURE, BEING A SMALL FIELD OF NATURALISED GRASS SURROUNDED BY MATURE HEDGEROWS & WATER. IT IS OF HISTORIC INTEREST AS FIELD AND ADJACENT CANAL ARE OVER 200 YEARS OLD AND FIELD CONTAINS REMAINS OF AN ANCIENT TRACK. IT IS PART OF A GREEN CORRIDOR STRETCHING FROM THE CANAL ALMOST TO LILAC GROVE WHICH IS SO IMPORTANT FOR THE MOVEMENT OF WILDLIFE. IT'S AN EASILY ACCESSIBLE POCKET OF 'COUNTRYSIDE' BETWEEN THE RYLANDS AND NEW BOOTS DEVELOPMENT. IT'S ESSENTIAL TO THE CHARACTER AND AMENITY OF CORNWALL AVE., BEING THE FOCAL POINT OF THIS ROAD. IT'S OF RECREATIONAL VALUE TO WALKERS/DOG OWNERS WHO USE THE FIELD EVERY DAY, SHOWN BY THE WELL-WORN PATHS. IT'S A HAVEN FOR WILDLIFE, INCLUDING NOTABLE SPECIES. AT BROXTOWE'S JULY COMMUNITY ACTION TEAM MEETING LOCAL FOLK VOTED UNANIMOUSLY (48 VOTES) TO KEEP THIS AS A FIELD + NOT BUILD PROVING IT'S VALUE.



#### 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.

- a) THAT CORNWALL AVE. FIELD (WITH IT'S SURROUNDING HEDGEROWS) BE REMOVED FROM THE SEVERN TRENT HOUSING SITE.
  - b) THAT CORNWALL AVE. FIELD (WITH IT'S SURROUNDING HEDGEROWS) BE DESIGNATED AS 'LOCAL GREEN SPACE'. IT SEEMS TO MEET ALL THE CRITERIA FOR 'LOCAL GREEN SPACE' IN VIEW OF ITS VALUE TO THE COMMUNITY, LISTED ABOVE.
  - c) THAT THE ADJACENT FIELD (YELLOW ON THE ATTACHED PLAN) ALSO BE INCLUDED IN THE 'LOCAL GREEN SPACE'. THIS 2ND FIELD IS ALSO A PLEASANT AREA OF NATURALISED GRASSLAND SURROUNDED BY MATURE HEDGEROWS. THE 2 FIELDS TOGETHER FORM A HALF MILE STRIP OF 'COUNTRYSIDE' BETWEEN THE RYLANDS AND THE BOOTS SITE, STRETCHING FROM THE CANAL RIGHT UP TO LEYTON CRESCENT. THIS IS LOCALLY IMPORTANT FOR WILDLIFE AND IS A ROUTE ENJOYED DAILY BY WALKERS AND DOG OWNERS THROUGHOUT THE YEAR, AS PROVED BY THE WELL-WORN PATHS. MANY LOCAL FOLK WANT TO KEEP THIS NATURAL GREEN SPACE AND THIS HAS BEEN EXPRESSED REPEATEDLY AT BROXTOWE'S CAT. MEETINGS.
- \* WE ARE NOT USING THE LOCAL TERM 'HORSE FIELD' TO REFER TO THESE FIELDS. THE PLANNING OFFICER SUGGESTED WE IDENTIFY THE FIELDS ON A PLAN TO PREVENT ANY CONFUSION. SEE ATTACHED PLAN.

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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

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## Policy: 3.5 Severn Trent, Beeston

3.13 Located in the Main Built up Area of Nottingham, the site is located to the south east of Beeston Town Centre and is situated directly adjacent to the Strategic Core Strategy allocation of Boots (to the east) in-between the Beeston Canal (to the south), the railway line (to the north) and the existing residential area of Beeston Rylands to the west. The site is brownfield and has previously been used as a sewage treatment works by Severn Trent Water.

3.14 The following key development requirements must be met.

### Key Development Requirements:

- 160 homes to be located towards the north of the site.
- Provide soft landscaping and minimise external lighting along the canal side boundary.
- Provide enhanced Green Infrastructure corridors linking urban areas of Beeston to the north and west with the canal side towpath.
- Provide pedestrian bridge to link to the canal side towpath.
- Vehicle access to only be at the north of the site onto Lilac Grove.

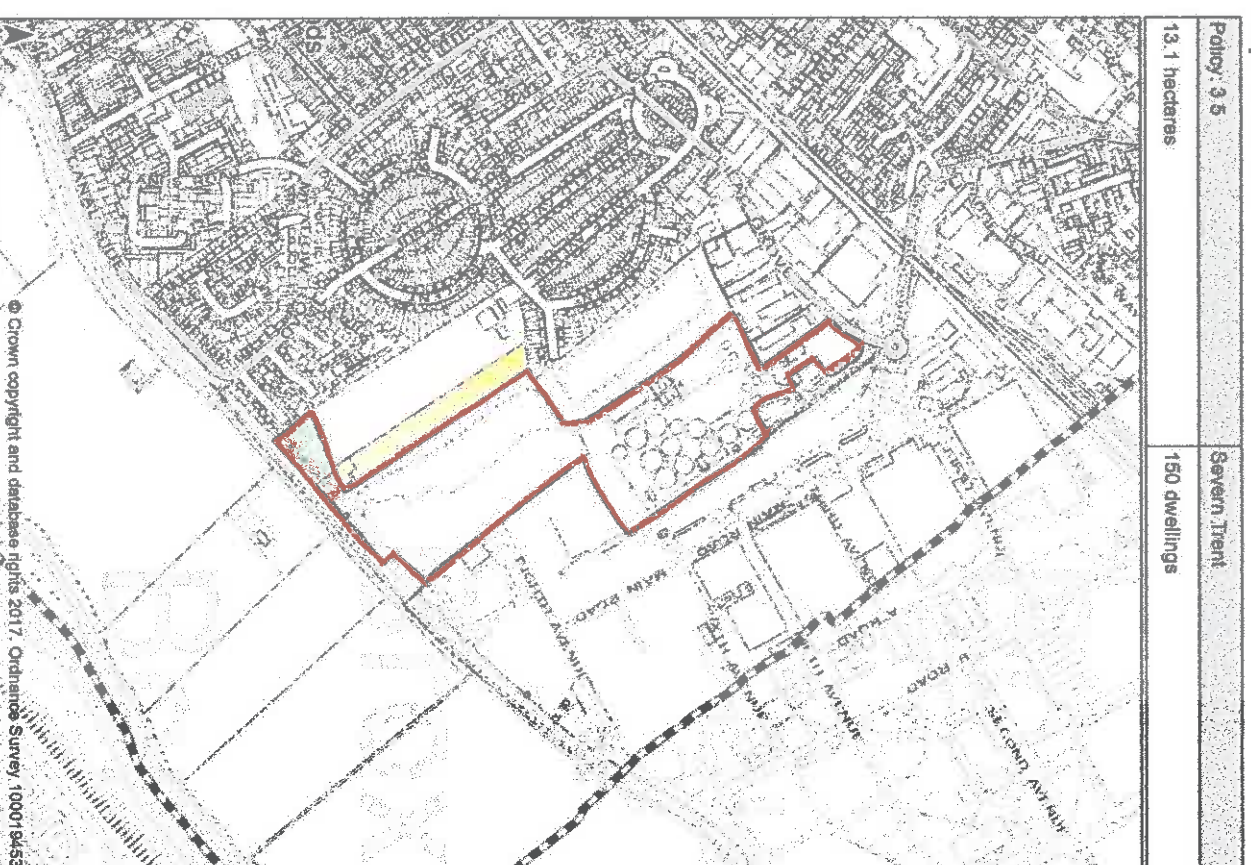
### Key Development Aspirations:

1. Mitigate highways impact on the wider road network to ensure that congestion is not made worse than currently exists.

### What the Sustainability Appraisal says

3.15 This allocation has significant housing, health, transport and innovation (due to the Enterprise Zone) objectives benefits; and only minor negative effect on the biodiversity and green infrastructure objective due to the adjoining Beeston Canal Local Wildlife Site.

Map 12: Severn Trent Beeston



1 NOV 2017

# Broxtowe Part 2 Local Plan



Broxtowe  
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COUNCIL

## Agent

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

## Your Details

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

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	<b>Policy 4: Awsworth Site Allocation</b>		
	<b>Policy 5: Brinsley Site Allocation</b>	P53	5
	<b>Policy 6: Eastwood Site Allocation</b>		
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This area is of historical interest, with the headstocks, old railway line. It will affect the wildlife area too. The development has too much of an environmental impact and would damage the character of the village. This is a green open space and wildlife needs to be able to thrive.

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Does not have the same heritage impact / is not near the local nature reserve. Easier for children not to have to cross the road to school. Will not spoil the visual appearance of the village.

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- 1 NOV 2017



Broxtowe  
Borough  
COUNCIL

# Broxtowe Part 2 Local Plan

Agent

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

Your Details

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

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

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

If you think this paragraph or policy of the Plan is not sound, is this because:	
It is not justified	
It is not effective	
It is not positively prepared	
It is not consistent with national policy	<input checked="" type="checkbox"/>

## Your comments

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

The development would destroy or damage the nature reserve. This area has many plants and wildlife and <sup>it</sup> needs protecting. Hedgehog numbers are ~~erasing~~ in decline nationally, and destroying their habitat will make it worse. I believe the countryside needs to be protected.

#### 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 site at Condy Lane  
would be preferable as its  
has less environmental value.

**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'.

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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'.
- '**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)**.

24 OCT 2017

# 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	BRANDON KINTON
Organisation (If responding on behalf of the organisation)	NORTH BROXTOWE CONSERVATION SOCIETY
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: Flood Risk</b>	✓	
	<b>Policy 2: Site Allocations</b>	✓	
	<b>Policy 3: Main Built up Area Site Allocations</b>		
	<b>Policy 4: Awwsworth 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>		
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	<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>	✓	
	<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>			
<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: (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		✓

(NOT 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.

YOUR CHOSEN SITE FOR HOUSING DEVELOPMENT IS UNSOUND BECAUSE: (1) IT ENCROACHES INTO AN AREA THAT IS IMPORTANT GREEN COUNTRYSIDE. (2) THE SITE WOULD NEGATE A NATIONALLY/HISTORICALLY IMPORTANT HERITAGE LANDSCAPE. (3) THE LAND IS OF HIGH VALUE TO CONSERVATION, IMPORTANT WILDLIFE FEEDING GROUND - INSECTS/MAMMALS/BATS TO BIRDS. (4) THE SITE WOULD NECESSITATE HOUSE DWELLERS TO CROSS DANGEROUS ROAD TO REACH SCHOOLS/SHOPS ETC. (5) BUILDING ON THIS SITE WOULD GREATLY DEVALUE THE HISTORIC/HERITAGE IMPORTANCE OF THE HEADSTOCKS HERITAGE SITE. IN DOING SO IT WOULD IMPACT/NEGATE THE SITE AS AN IMPORTANT TOURIST ATTRACTION. (6) BUILDING ON THIS SITE WOULD GREATLY REDUCE THE WILDLIFE NUMBERS/LEVELS ON THE HERITAGE SITE - INCLUDING INSECTS/MAMMALS/BIRDS/BATS & PLANTLIFE. IT WOULD INFECT REMOVE AN IMPORTANT SECTION OF THE LANDSCAPE'S FOOD CHAIN. (7) ALL OF THE CHURCH LANE LAND/ADJACENT TO THE MAIN ROAD, SHOULD BE DESIGNATED AS BEING A LOCAL & NATIONAL GREEN SPACE, BECAUSE OF ITS TRANQUILITY, HISTORIC IMPORTANCE AND RICHNESS AND DIVERSITY OF WILDLIFE. (8) THIS LANDSCAPE IS CURRENTLY A RELATIVELY DARK (NIGHTTIME) LANDSCAPE, NOISE AND LIGHT POLLUTION WHICH THE NPP POLICY NUMBER 125 STATES WOULD BE HARMFUL TO WILDLIFE ESPECIALLY BATS. THE INTRODUCTION OF LIGHT & SOUND WOULD DISTURB THE WILDLIFE'S NATURAL PATTERNS/BODY CLOCK. BIRDS WOULD SING AT DIFFERENT TIMES OF THE DAY AND BECOME WEAK & EXHAUSTED. (9) THE WATER COURSES & DRAINAGE WOULD BE SEVERELY AFFECTED BECAUSE THE LAND TILTS TOWARDS THE BROOK. SEWERAGE PIPES WOULD HAVE TO LINK INTO A MAJOR SYSTEM ALREADY FLOWING THROUGH THE HERITAGE SITE. THERE WOULD BE AN INCREASE OF SPEED/CAPACITY OF WATER DUE TO PAVED GARDENS/NO GARDENS AND LARGE AREAS OF TARMAC.



#### 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.

THERE IS NO WAY THAT THIS CHOSEN SITE (CHURCH LANE) SOUND OR COMPLIANT.

THE ONLY WAY TO DO THIS IS TO TRANSFER YOUR CHOSEN PREFERENCE TO THE CORDY LANE SITE

REASONS:

- \* It is an area that is already residential and would not intrude into the rest of the village.
- \* Footpaths and walkways would lead to school and amenities on the same side of the main road.
- \* It does not contain heritage assets which the Church Lane site does in great abundance.
- \* It is not a landscape which defines the character and special distinctiveness of the village and its landscape.
- \* The land here is of far less environmental value.
- \* It is the people's (Brinsley Communities) democratic choice.

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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

*To convey in details the Societies reasons for choosing the Corby Lane Site.*

**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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# 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 type="checkbox"/>
Name	JOHN R. GUDGEON
Organisation (if responding on behalf of the organisation)	
Address	
Postcode	
Tel. Number	
E-mail address	

1 NOV 2017  
Broxtowe Borough Council  
Planning & Community Development

**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 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>	PAGE 68	7-1
	<b>Policy 8: Development in the Green Belt</b>	PAGE 85	8
	<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>		
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	<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>	MAP 27		
<b>Sustainability Appraisal</b>			
<b>Other (e.g. omission, evidence document etc.)</b>	SEE ATTACHED STATEMENT & APPENDICES		



## 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	YES
It is not effective	NO
It is not positively prepared	YES
It is not consistent with national policy	YES

## Your comments

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

PLEASE SEE ATTACHED STATEMENT AND APPENDICES.

## **ALTERATION OF GREEN BELT BOUNDARY TO ALLOW RESIDENTIAL DEVELOPMENT ON ASHFIELD, HIGH STREET AND 2 HIGH STREET, KIMBERLEY, NG16 2LS**

The land at the rear of Ashfield, High Street and 2 High Street Kimberly (Land immediately east of site 7.1 Map 27) was included in part 1 of Broxtowe's Core Strategy (Ref 411), as being a site that could be suitable if green belt policy changed, and therefore considered for future development. The formal assessment (App. 1a, 1b) concluded that moving the green belt boundary as the site's location passed all three of the criteria identified:

- Releasing a highly suitable medium scale site
- Meeting the direction of growth recommended
- Producing a defensible physical boundary.

Furthermore, in the recent "Landscape and Visual Analysis of Potential Development Sites" Broxtowe B.C. Jan. 2017 site LS 28 (which our land is within) was the top site in Kimberley for the least landscape and visual impact and 8<sup>th</sup> in the borough.

Currently the site is predominantly in green belt (more than 70%) with the green belt boundary taking an artificial route through both properties that follows no topological or man made feature. The proposed amendment to the green belt moved the boundary 200 metres south to the northern side of A610 Kimberley by pass, a more logical and obvious boundary.

The Broxtowe Borough Council Core Strategy was formally adopted at a meeting of Full Council on 17<sup>th</sup> September 2014 supported by the Broxtowe planning dept. and subject to examination by an independent planning inspector who stated the aligned core strategy was sound and could be adopted by Broxtowe Borough Council (App. 2a, 2b).

In 2017 Broxtowe Borough Council have changed the line of the green belt boundary approved in the core strategy above to ensure our site is excluded. The change now sets the green belt boundary in our view on the illogical line of a disused railway line, now a public footpath (App. 3) which results in the southern line of the green belt boundary having no logic other than to exclude our site from possible development.

This decision was never communicated to us and it is only recently that we have discovered on the Broxtowe website the Open design review panel for Kimberley paper (dated 10.10.16). The document sets out the rationale for the present site 7.1 and states that the land east of the former railway line (which includes our plots) was considered less favourable as any development would be tucked behind existing houses and streets. We refute this assertion as there is considerable frontage at both Ashfield and 2 High St. to insert new access roads (See Appendix 5 - possible development proposal showing new road access on both properties, although one road could alternately service the whole site) and many would consider the fact that the present street view of High St. would remain predominantly the same a benefit and certainly low impact.

The site overall (App. 4) is a obvious candidate for removal from the green belt, on the basis that it serves few of the purposes or opportunities associated with the green belt under the National Planning Policy Framework (NPPF). Previous Broxtowe council appraisals have identified the land as grade 4 agricultural with no identified constraints for development and good highways and facilities

served by Kimberley town centre less than 5 mins. walk away. The A610 is a very clear potential 'defensible boundary', which is a key consideration when reviewing green belt boundaries under Broxtowe's green belt assessment framework. It may be our land has now been retracted from consideration in the interests' of political expediency, but it does seem unusual that a new and artificial boundary should be created when the guidance is clear about the need for robust and permanent edges to green belt (National Planning Policy Framework – Para 83 "*Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.*")

Our view is that the new proposed boundary would be evidently vulnerable to future changes (housing needs will continue to grow) and that the overall current housing need for Kimberley is not sufficient reason to avoid fixing a more permanent and robust green belt boundary as the A610. We ask that the decision to change the removal of the site from green belt be reappraised purely on the basis of clear defensible boundaries and releasing a suitable, deliverable (builders have already stated an interest) and sustainable site for the future of Kimberley's development. App. 5 shows an architect designed plan of a possible development (App. 5)

Enclosed also:

- Appendix 1 Broxtowe B.C. Green Belt Change Tribal Appraisal
- Appendix 2 Notice of adoption of Core Strategy
- Appendix 3 OS Map of site
- Appendix 4 Site 411 Site Boundary Map
- Appendix 5 Architect Designed Possible Development Plan

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

**Please 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 TO HAVE AN OPEN DEBATE ON WHY THE LAND AT ASHFIELD & 2 HIGH STREET WAS CONSIDERED A HIGHLY SUITABLE AND VIABLE SITE FOR DEVELOPMENT DURING PART 1 OF THE LOCAL PLAN AND THE REASONS FOR ITS REMOVAL AND SUBSEQUENT PROMOTION OF THE LAND WEST OF THE DISUSED RAILWAY FOOTPATH.

I WOULD LIKE TO UNDERSTAND IF DUE CONSIDERATION WAS GIVEN TO GREEN BELT BOUNDARY PLACEMENT AND THE LOGIC BEHIND FIXING THE GREEN BELT ON THE DISUSED RAILWAY LINE, IGNORING THE MORE ROBUST AND DEFENSIBLE BOUNDARY OF THE A610.

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.

## APPENDIX 1A

K6.1.4 The table also shows the Tribal Appraisal of Green Belt Sites that 'Could be Suitable if Green Belt Policy Changes' with Broxtowe Borough Council commentary on the extent of a defensible physical boundary taken from the Broxtowe Housing Land Availability Report published in March 2013. The Green Belt sites were ranked against each other in terms of meeting certain criteria as shown in the colour-code below.

Key:

	Assessed as meeting all three criteria
	Assessed as meeting two criteria
	Assessed as meeting zero or one criteria

Green  
Amber  
Red

Table 2: Sites that would require a policy change

SHLAA Site Ref	Site Name	Ward	Potential Dwelling Number	Three Criteria			
				Settlement Recommended in Tribal	Direction for Growth Recommended in Tribal	Defensible Physical Boundary assessed by Broxtowe Borough Council	
Allocation Options deemed 'Could be Suitable if Green Belt Policy Changes'							
103	Land east of New Farm Lane Nuthall	Nuthall West And Greasley	12	Yes – High suitability, medium scale	Partly	No unless including adjacent land to the North	Red
473	Home Farm Nottingham Road Nuthall	Nuthall West And Greasley	14	Yes – High suitability, medium scale	Yes	Yes in part – M1 to the East. Otherwise no unless very significant areas of land are also included	Green
131	Church Hill Kimberley	Cossall And Kimberley	26	Yes – High suitability, medium scale	Yes	Yes – Dismantled railway for site in isolation and A610 for enlarged site	Green
116	Land north of 38 Alma Hill Kimberley	Cossall And Kimberley	45	Yes – High suitability, medium scale	Yes	Yes – Ridgeline to North	Green
234	Land At New Farm Lane Nuthall	Nuthall West And Greasley	50	Yes – High suitability, medium scale	Partly	Yes – Dismantled railway to North	Amber
113	Land north of Alma Hill Kimberley	Cossall And Kimberley	72	Yes – High suitability, medium scale	Yes	Yes - Ridgeline to north	Green
105	Land west of New Farm Lane Nuthall	Nuthall West And Greasley	80	Yes – High suitability, medium scale	Partly	Yes - Dismantled railway to west	Amber

Red

Green

Green

Green

Amber

Green

Amber

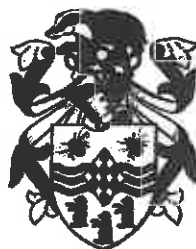


# APPENDIX 1B

SHLAA Site Ref	Site Name	Ward	Potential Dwelling Number	Three Criteria			
				Settlement Recommended in Tribal	Direction for Growth Recommended in Tribal	Defensible Physical Boundary assessed by Broxtowe Borough Council	
411	2 High Street Kimberley	Cossall And Kimberley	100	Yes – High suitability, medium scale	Yes	Yes - A610	Green
285	Land North Alma Hill / West Of Millfield Road Kimberley	Cossall And Kimberley	116	Yes – High suitability, medium scale	No	No	Red
271	Gilt Hill Farm Gilt Hill Kimberley	Greasley (Giltbrook And Newthorpe)	200	Yes – High suitability, medium scale	No	No	Red
215	Land Adjacent To Kimberley Depot Eastwood Road Kimberley	Cossall And Kimberley	280	Yes – High suitability, medium scale	Yes	Yes – A610	Green
Total			696				
Site Deemed Unsuitable (Non Deliverable or Developable)							
229	North of Gilt Hill Kimberley	Cossall And Kimberley	-	-	-	-	
112	Land south of Spring Hill Kimberley	Cossall And Kimberley	-	-	-	-	
118	Land to west of M1 Nuthall	Nuthall West And Greasley	-	-	-	-	
188	Land At Watnall	Nuthall West And Greasley	-	-	-	-	
227	East of Main Road Watnall	Nuthall West And Greasley	-	-	-	-	
364	South of Babbington Lane Kimberley	Cossall And Kimberley	-	-	-	-	
416	Watnall Bakery, Main Road, Watnall British Bakeries (Northern) Ltd	Nuthall West And Greasley	-	-	-	-	
430	Land Off Laurel Crescent Nuthall	Nuthall West And Greasley	-	-	-	-	
424	South-West Of Motorway, North-East Of Main Road Watnall	Nuthall West And Greasley	-	-	-	-	
494	Long Close Babbington Lane Kimberley	Cossall And Kimberley	-	-	-	-	

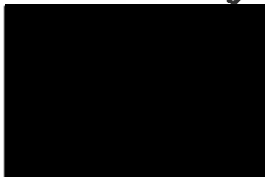
APPENDIX 2A

Ask for: S Saunders  
Ext: 3482  
Email: pabc@broxtowe.gov.uk  
Our Ref:  
Your Ref:  
Date: 18 September 2014



**Broxtowe  
Borough  
COUNCIL**

Mr John R Gudgeon



Dear Mr Gudgeon,

### **NOTICE OF ADOPTION OF THE BROXTOWE CORE STRATEGY**

The Broxtowe Borough Council Core Strategy was formally adopted at a meeting of Full Council on 17<sup>th</sup> September 2014, the adopted Core Strategy forms Part 1 of the Local Plan.

Prior to its adoption the Core Strategy and its extensive supporting evidence base was subject to examination by an independent planning inspector.

There is no need to respond to this letter, however, if your contact details have changed or you do not wish to be notified on future Local Plan matters please inform us and we will amend our mailing list.

#### **What we will do next:**

The next stage in the process is to develop Part 2 of the Local Plan: Site Allocations and Development Management Policies with the aim to consult further on this in the latter part of 2014.

#### **Adoption Statement:**

Please see the reverse of this letter for the formal adoption statement, the process to challenge the adoption of the Core Strategy and the details of where relevant documents can be viewed. Alternately visit our website [www.broxtowe.gov.uk/corestrategy](http://www.broxtowe.gov.uk/corestrategy)

Yours faithfully

S Dance  
Head of Planning and Building Control



Follow Broxtowe with social media

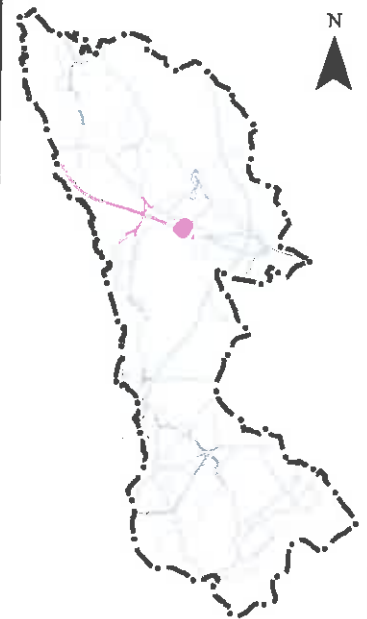
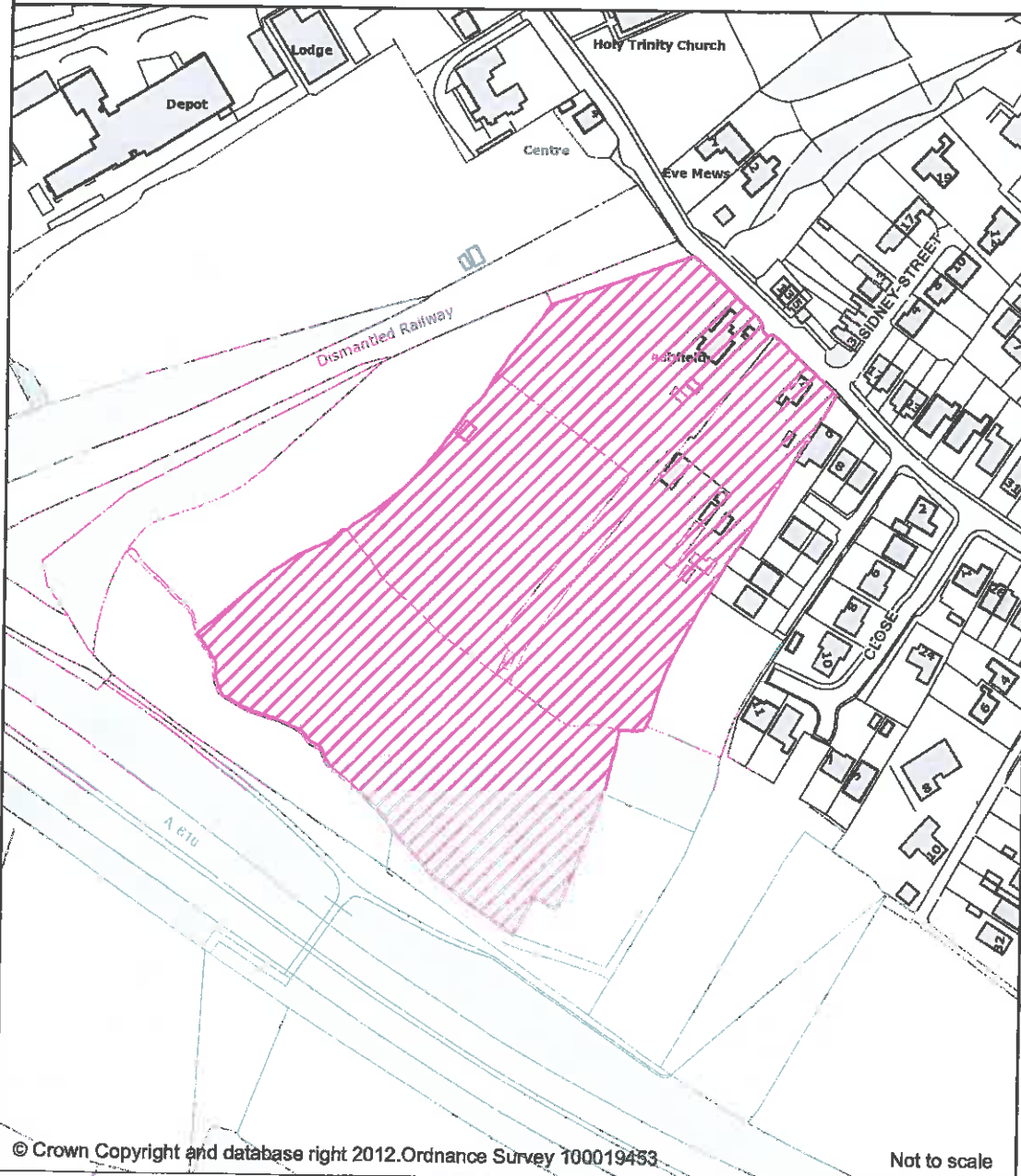


[www.broxtowe.gov.uk/socialmedia](http://www.broxtowe.gov.uk/socialmedia)

Chief Executive - Ruth Hyde OBE  
Planning & Building Control - Head of Service - S J Dance  
**Chief Executive's Department**  
Council Offices, Foster Avenue, Beeston, Nottingham NG9 1AB  
t: 0115 917 7777 ttypetalic: 18001 0115 917 7777  
f: 0115 917 3377 e: pabc@broxtowe.gov.uk  
w: www.broxtowe.gov.uk

**Published Site Constraints**

<b>Site</b>	<b>411</b>	<b>2 High Street Kimberley</b>
<b>Site Area</b>	<b>2.64</b>	<b>Easting: 449735      Northing: 344673</b>
<b>Planning Policy Status</b>	Non-allocated and No Planning Permission	
<b>Existing Use</b>	Farmhouses, Farm buildings and land to the rear	
<b>Location</b>	Adjacent named settlement as listed	
<b>Previously developed in whole or part</b>	Site predominantly Greenfield (more than 70%)	
<b>Material Planning Policy Considerations except Land Use</b>	Significant policy constraint which may be removed in the long term	
<b>Landscape Quality and Character</b>	Farmland - nothing of any significant merit	
<b>Agricultural Land</b>	Grade 4	
<b>Topographical Constraints</b>	Minor topographical constraints	
<b>Ridgelines and Site Prominence</b>	Visible site from the A610	
<b>Highways Infrastructure Constraints</b>	Existing highway network has capacity - though access into the site would have to be improved	
<b>Utilities Water</b>	Not likely to be an issue	
<b>Utilities Gas and Electricity</b>	Not likely to be an issue	
<b>EIA</b>	NA	
<b>Bad Neighbours</b>	Setting with no adverse effects	
<b>Flood Risk</b>	EA Maps suggest area at no risk from flooding	
<b>Natural Environmental Constraints</b>	Impact upon the setting of any natural environmental constraints supplemented by comment	
<b>Built Environmental Constraints</b>	No Built Environment Constraints	
<b>Contaminated Land Issues</b>	No Known Constraints	
<b>Conservation Area Status</b>	Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area	
<b>Ownership Constraints</b>	No ownership problems; all owners supporting development	
<b>Operational or Tenancy Issues</b>	Site is Owner-Occupied	
<b>Info from Housing Market</b>	Moderate	
<b>Public Transport Accessibility</b>	Within 5 minute walk of a bus stop	
<b>Proximity to Tram Stops</b>	No tram stops within 20 minute walk	
<b>Facilities within the Locality</b>	District/Town Centre within 5 minute walk	
<b>Pedestrian and Cycling accessibility to site</b>	Excellent variety and number of routes linking the site to all residential areas in the vicinity, are safe to use, direct and are well designed / maintained	
<b>Green Infrastructure Public Benefit</b>	Public benefit through existing GI facility within a 5 minute walk	



- SHLAA Site
- Green Belt Extent
- Broxtowe Boundary
- Other SHLAA sites

Site area (ha): **2.64**  
 Potential dwellings: **110**  
 Site type: **Green Belt**

Not to scale

**Final Reasoned Judgement:**

Could be suitable if green belt policy changes, subject to the details of any proposals, including issues such as access. For consistency there is a potential to relocate the green belt boundary along the A610 at this point. However the front edge of the site (not within the green belt) could be redeveloped for 4-8 dwellings relatively easily.

*Could be suitable if policy changes*

1:25,000



# APPENDIX 5

Site Area 2650m<sup>2</sup>  
 2.65 Hectares  
 30 - 50 dwellings per hectare = 79 - 132 dwellings  
 100 dwellings proposed, 2 existing dwellings remain

This drawing is a feasibility study for the proposed development and is not a guarantee of a particular number of dwellings. The number of dwellings is based on a general impression of the site and is not a guarantee of a particular number of dwellings. The number of dwellings is based on a general impression of the site and is not a guarantee of a particular number of dwellings. The number of dwellings is based on a general impression of the site and is not a guarantee of a particular number of dwellings.



Rev

Beach Architects

CLIENT	Mr James Beal
PROJECT	Feasibility Study High Street Nottingham
DATE	SEP 2014
SCALE	1:500 @ A1
DRAWING NUMBER	01
JOB NUMBER	N/A
STATUS	Feasibility Only

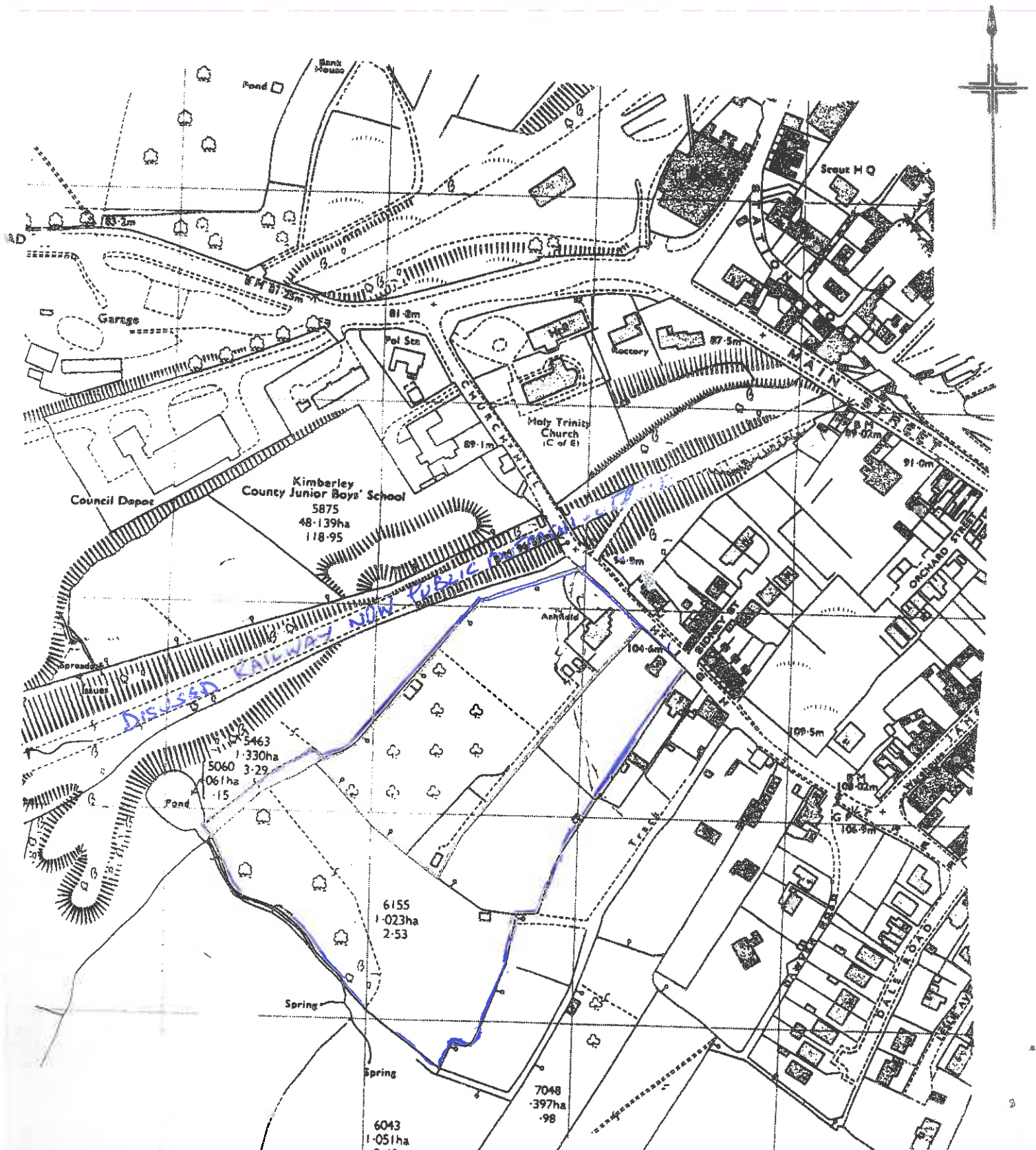
100 dwellings proposed, 2 existing dwellings remain

# LAND REGISTRY

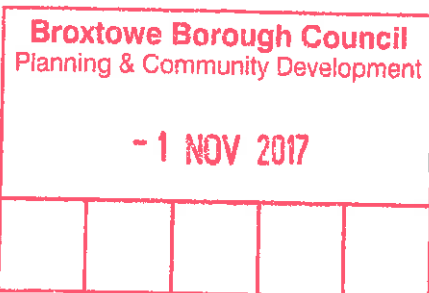
NT 4 8835

ANCE SURVEY REFERENCE	SK 49 44	SECTION	Scale 1/2500
NOTTINGHAMSHIRE	DISTRICT	BROXTOWE	© Crown copyright 1980

## APPENDIX 3







Date 30<sup>th</sup> October 2017

To.  
Planning Policy Team  
Broxtowe Borough Council  
Foster Ave  
Beeston  
Nottingham. NG9 1AB

**To whom it concerns.**

Responding for myself and as the resident's spokesperson for numerous residents within both the Newthorpe and Giltbrook areas please find below my/our detailed response/representation to the Draft Local Plan part 2.

## **Local Plan Part 2 – Consultation**

**Representation relating to :**

**Policy 28 and in relation to:**

Land off Thorn Drive and West of the Pastures to Smithurst Road, Giltbrook, including Smithurst Meadows Local Nature Reserve.

**Reason:** To maintain the current Open Space status.

**References:-**

- a. Policies Map- North
- b. Policy 28 covering Green Infrastructure 2015- 2030 Corridor 2.20 from Portland Road in the North to Corridor 2.13 in the South ( pages 157, 160 of Local Plan document and pages 273, 315-319 of Green Infrastructure Strategy 2015-2030 document )
- c. SHLAA ref: H519 withdrawn from 2015/2016 SHLAA listing
- d. 2004 Local Development Plan
- e. Planning permission ref:5/03/79066 dated 22/5/1981

**In Summary:**

The current status of the above land including that within the 2004 Local Development Plan and protection from development is as follows:-

1. In 1981 Leech Homes (Midlands) Ltd received planning permission (ref:5/03/790666) dated 22/5/1981 together with Section 52 agreement (T &CP 1971) pertaining to various matters including approx. 3.5 acres of allotments and landscaped Open Space. Within this permission was a condition – item 'h' which states:

“The land shown as public open space, allotments and education on the approved Master Plan shall only be used for such purposes unless prior written approval for any change has been received from the Local Planning Authority”.

Cont'd

The "Reason" within the 1981 permission for condition item – 'h' states:

"To ensure that adequate land is made available to serve the requirements of the proposed development"

2. Subsequent Local Development Plans have maintained the above agreed status within that Master Plan for the whole of the Giltbrook Farm Estate and the Daisy Farm Estate, Newthorpe. This was in order to provide a natural divide within a valley bottom for Green Infrastructure between the 2 major developments and the respective communities providing the necessary amenity land and biodiversity for all. This protection from development currently exists within the current 2004 LDP policies namely: RC16a Greenway, RC8h New Informal Open Space and Housing policy H7.
3. In 2015 the NCC Lead Local Flood Authority (LLFA) designated the area known as "Land off Thorn Drive" for flood mitigation use to alleviate major flooding issues in a high risk flooding area with proven flooding events that has flooded 24 properties, 12 internally, in July 2013.
4. The Draft Local Plan part 2 proposal has removed this protection specifically to "Land off Thorn Drive" to which the now "withdrawn" and proposed SHLAA H519 related. The only protection item remaining, other than condition 'h' as described in item 1; above, is policy 28 item 1a which no longer affords protection to the entirety of the land. As the Local Plan part 2 document states: "These corridors do not have fixed boundaries & the map on page 60 should not therefore be interpreted rigidly" which can be interpreted to cover only a small footpath such as footpath FP72 which already exists.

#### **Conclusion and request:**

The Draft Local Plan part 2 does not accord with the existing protection layers currently in place within the current Local Plan policies as described above and therefore request that Council maintain the current status of the land known as "Land off Thorn Drive" with the proposed equivalent policies within the Draft Local Plan part 2 namely: Policy 28 item 1a Green Infrastructure Corridor and Policy 28 item 1c Informal Open Spaces as defined on page 157 of the Plan document. Also appendix 1 will require amendment in the Open Spaces section to include the "Land off Thorn Drive"

This will then accord with the 1981 planning permission condition 'h' within the agreed Master Plan for both the Giltbrook and Newthorpe communities providing protected Open Space amenity land and Local Nature Reserve and also accord with the upcoming Local Neighbourhood Plan for the Parish of Greasley. It will also accord with the Strategic objectives of this Council in relation to such areas.

#### **Public Examination Attendance**

As this representation is seeking modification to the Draft Local Plan part 2, and as an elected spokesperson for the residents of the area, I feel it necessary to participate at the public examination on their behalf.

Thank you and we look forward to hearing from you.

Yours faithfully

  
Nigel Lowe

Resident's spokesperson.  


# 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="text"/>
Name	MR & MRS GEORGE GERRING
Organisation (If responding on behalf of the organisation)	
Address	<div style="background-color: black; width: 200px; height: 60px; display: inline-block;"></div> <div style="border: 1px solid red; padding: 5px; margin-left: 20px; text-align: center;"> <b>Broxtowe Borough Council</b>              Planning &amp; Community Development               - 1 NOV 2017         </div>
Postcode	<div style="background-color: black; width: 250px; height: 20px; display: inline-block;"></div> <div style="border: 1px solid red; width: 100px; height: 20px; display: inline-block;"></div>
Tel. Number	<div style="background-color: black; width: 250px; height: 20px; display: inline-block;"></div> <div style="border: 1px solid red; width: 100px; height: 20px; display: inline-block;"></div>
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> Awsworth Site Allocation		
	<b>Policy 5:</b> Brinsley Site Allocation		
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	<b>Policy 7:</b> Kimberley Site Allocations		
	<b>Policy 8:</b> Development in the Green Belt		
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	<b>Policy 10:</b> Town Centre and District Centre Uses		
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	<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		
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	<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		
	x <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. 5/03/19066 DATED 22/5/1981. 2004 LOCAL DEVELOPMENT PLAN SHLLA 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.

This Local Plan Part 2 Does Not Conform with the current Protection given to this land within 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 and 28c From Page 157. section 1. of The Draft Local Plan Document in Order to Conform to The Existing levels of Protection. This is not land for Building on, we have been flooded several times due to the Buildings on Gilt Brook. Dyes land, On building on this land witch is not building land would only make matters much worse and cause more flooding. My wife and I are both in our 80's and we can do without all the stress the flooding causes.

**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 Resident spokesperson Mr Nigel Howe  
Who has written to you 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.

### ***'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	<input checked="" type="checkbox"/> Mr	<input type="checkbox"/> Mrs	<input type="checkbox"/> Miss	<input type="checkbox"/> Ms	<input type="checkbox"/> Other:
Name	ANTHONY MORRIS				
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: \_\_\_\_\_

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

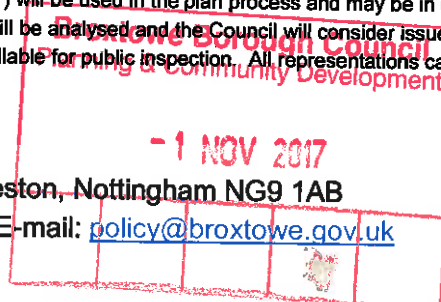
**[www.broxtowe.gov.uk/part2localplan](http://www.broxtowe.gov.uk/part2localplan)**

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	<b>Policy 26:</b> Travel Plans		
	<b>Policy 27:</b> Local Green Space		
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	<b>Policy 29:</b> Cemetery Extensions		
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<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		✓

## 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.

*Please see my attached separate sheet: 'A'*

#### 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 remain 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 wish my views / representation, to be given through  
our Residents Spokes person 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.

### ***'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)**.

- 1 NOV 2017

Separate Sheet (A)

1. The current status of the land off Thorn Drive is such that it is protected from development after planning permission was allowed in 1981, for Leech Homes to build on the whole area of land, now known as Giltbrook Farm. A Section 52 agreement was placed within this permission to build, which required this land to retain 3.5 acres of the land for allotments and landscaped open space, this condition was item 'h' which stated:

*"the land shown as open space, allotments and education on the approved Master Plan, shall only be used for such purposes, unless prior written approval for any change has been received from the Local Planning Authority"*

The documented reason for the inclusion of this condition, item 'h' which relates to land shown as Open Space Amenity, states that it is:

*"To ensure that such adequate land is made available to serve the requirements of the proposed development" namely, Giltbrook Farm Estate*

All subsequent Local Development Plans since 1981 have continued to ensure that this land remains restricted by the same formal requirement and has been recognised as providing a much needed, natural boundary between the two very large residential areas of Giltbrook Farm Estate and Daisy Farm Estate at Newthorpe,. This protection is still very much active within the current 2004 Local Development Policies and they are RC16a Greenway, RC8h New Informal Open Space, and Housing Policy H7.

2. It is now important to understand that the 3.5 acres of land required to fulfil this condition 'h' are the very same 3.5 acres that are very much required to also alleviate the severe flooding which currently affects all of the neighbouring properties. In fact, in 2015, due to the severity and immediacy of the requirement, the Nottinghamshire County Council, Lead Local Flood Authority, designated this same land for those very same flood mitigation purposes. There is of course, a huge amount of evidence to support this.
3. Proposals within The Draft Local Plan part 2, for reasons quite unclear, have now chosen to remove this land protection, and instead they are proposing to substitute a woefully inadequate 'Policy 28 item '1a' Green Infrastructure Corridor and 28 '1c' Informal Open Spaces which does effectively remove the quality of cover and protection that the land currently has. I say this so strongly because the Local Plan part 2 unbelievably states:

*"These corridors do not have fixed boundaries and the map on page 60 should not be interpreted rigidly"*

**So with this very important issue in mind, just how vague are the Council trying to be..??**

Clarity within this particular issue is of paramount importance to all residents concerned. Using this 3.5 acres for absolutely anything other than that for which it has already been very correctly designated and allocated, would be folly beyond contempt.

A corridor could be correctly defined when it was as little as say, just 2ft wide, but anyone with a modicum of common sense can clearly understand that by allowing Councils to be so non-specific on their planning maps, showing land corridors with absolutely no dimensions whatsoever, would be allowing them powers beyond their remit. For it is our very corridor, exactly as it is now, that the experts have told us and the Council, should be used for the important flood mitigation purposes.



#### 4. Conclusion:

- A Local Plan Policy within the Draft Plan part 2 has been constructed to specifically remove the protection afforded to the "Land off Thorn Drive" by diluting the specifics that the Council would normally and correctly be required to clearly outline.
- The adjacent, much loved and much needed Local Nature Reserve, has unnecessarily been put at risk of decimation to accommodate the flood mitigation space that already exists right next door on the "Land off Thorn Drive" Just why do the Council wish to do this?
- The Council should be striving to maximise their compliance to offering Open Space Amenity land and retain all existing Local Nature Reserves, by placing all necessary infrastructure on land that befits it best. Please use your common sense and leave our Local Nature Reserve alone.
- Finally: It remains unclear why the Council would want to add threat to a protected and recorded 3.5 acres of Local Amenity Land and threat to our existing and much loved Local Nature Reserve, by introducing and inserting into the Local Plan part 2, an unnecessary and significantly vague, Policy 28 1a Green Infrastructure Corridor, which of course, also puts under threat the current and much needed natural boundary between two very large Housing Estates. A return to the original Policy 28C would be a victory for common sense on the Council's part, should of course, they wish to demonstrate that.

Mr Anthony Worrall

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- 1 NOV 2017

# Broxtowe Part 2 Local Plan



Broxtowe  
Borough  
COUNCIL

## Agent

Please provide your client's name

## Your Details

Title	Mr <input checked="" type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/> Other:
Name	SHEILA WORRALL
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: \_\_\_\_\_

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	la le append
	<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. 5/03/19066 DATED 22/5/1981. 2004 LOCAL DEVELOPMENT PLAN SHLLA 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		
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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	<input checked="" type="checkbox"/>

## Your comments

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

PLEASE ATTACHED SEPARATE SHEET WITH MY COMMENTS

#### 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 REMAIN  
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.**

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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 MR. NIGEL HOWE  
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:**

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Mrs Shelia Worrall  


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