

**EXAMINATION – MATTERS AND QUESTIONS  
BROXTOWE LOCAL PLAN PART 2 EXAMINATION**

**STATEMENT ON BEHALF OF:  
HILLSIDE GOSPEL HALL TRUST (Respondent 6925)**

**MATTER : Other Main Built up Area Site Allocations  
Policy 3.3: Bramcote (East of Coventry Lane)**

Pegasus Group

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**MATTER 9: Other Site Allocations**

1. *Is there evidence that the development of each allocation is suitable, available, sustainable, viable and deliverable?*
  2. *What is the expected timescale and rate of development? Is this realistic?*
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- 9.1. For the proposed allocation east of Coventry Lane at Bramcote (Policy 3.3), the Council, at its meeting on the 18<sup>th</sup> July 2018 (COM/11) approved modifications to the Publication Plan proposals for the site, including an increase in housing numbers from 300 to 500 dwellings and the inclusion of the Gospel Hall Trust land as part of the housing allocation. The Submission Plan includes these modifications to the policy.
  - 9.2. Pegasus Group, on behalf of the Gospel Hall Trust, made representations on the Publication version of the Plan arguing that the Gospel Hall Trust land should be included as part of the wider housing allocation and removed the the local green space designation as was originally proposed. We therefore fully support the modifications to the Policy as set out in the Submission Plan. As previously developed land, it would have been wholly illogical to exclude the Gospel Hall Trust land from the housing allocation and designate it as part of a wider area of local green space.
  - 9.3. In terms of the Gospel Hall Trust land, this is is suitable and available, and, along with the wider allocation area, represents a sustainable development opportunity. Pages 19-21 of the Council’s Site Selection Document (CD/26) set out the reasons for the selection of the site and the justification for its removal from Green Belt. This assessment is fully supported. The assessment outlines an expected delivery timeline with housing completions from 2020/21.
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3. *Having regard to the respective Main Modifications, are Key Development Requirements appropriate and justified? How significant are the Key Development Aspirations to achieve a sustainable development? Should they be Requirements for eg measures to mitigate highway impacts?*
  4. *What are the site constraints, potential impacts or infrastructure requirements of the allocation and how would these be addressed?*

9.4. Policy 3.3, as amended by the Main Modifications, sets out the development requirements for the allocation site including the increased provision of some 500 homes. The additional land included in the allocation covering the Gospel Hall Trust land extends to some 1.6 hectares with the potential to provide some 40 dwellings.

9.5. Policy 3.3 refers to the provision of vehicular access to the site via a single junction to Coventry Lane serving allocations 3.3 and 3.4 east and west of Coventry Lane. It should be noted that the Gospel Hall Trust land already benefits from an existing direct access from Coventry Lane via Manor Farm Inn Lane. This access includes a right turn lane facility and is used by visitors to the Gospel Hall. This offers the potential to provide access to residential development on the southern part of the proposed allocation.

5. *How have the Opun Design Reviews informed their respective policies?*

9.6. The summary of the OPUN Design Review for the site is included in the Bramcote and Stapleford OPUN Design Review Workshop Report (OPUN/07). The Issues and Proposals Diagram shows the Gospel Hall Trust Land clearly forming part of the northern area of the site beyond the identified Green Infrastructure links running east – west through the wider land area.

6. *Where a site is to be released from the Green Belt, have the exceptional circumstances for releasing the site from the Green Belt been demonstrated? Would the release of the site prejudice or conflict with the purposes of the Green Belt?*

9.7. The Council has set out a clear justification for the removal of the land from the Green Belt. For the Gospel Hall Trust Land, this is previously developed land currently in use as a church meeting room with associated parking and site access. The site therefore has an existing built character and it is logical to include it as part of the wider housing land allocation to the north and remove it from the Green Belt.