

Awsworth Parish Council (68) and Awsworth Neighbourhood Plan Steering Group (6537)

Broxtowe Part 2 Local Plan Examination – Hearing Statement - Matter 9: Other Site Allocations

Policy 4 Awsworth Site Allocation

This statement is made further to our representation on Policy 4.1 'Land West of Awsworth (inside the bypass)' and in response to the representation by Pegasus on behalf of Harworth Group (2607) to Policy 4.1.

Also, in the light of representations made by others including Historic England (142) in relation to Bennerley Viaduct, Nottinghamshire County Council (211) in relation to site access from Awsworth Bypass, Sustrans (5908) in relation to Great Northern Path corridor, Notts Wildlife Trust (34) in relation to common toads).

Given the change in circumstances regarding the Awsworth Neighbourhood Plan (ANP) (which proposes at Policy H1 that this key site should be supported as a major housing allocation – note 80% of the site is in Awsworth Parish with the remainder in Cossall Parish) and in the light of the various representations made by others about this site allocation (which relate to other elements of the draft neighbourhood plan) we considered it would be helpful were we to be invited to participate on this matter.

Summary

Broxtowe Part 2 Local Plan Policy 4.1 proposes to allocate Land West of Awsworth (inside the bypass) for 250 new homes to help meet the strategic requirement of up to 350 new homes in or adjoining the Key Settlement of Awsworth between 2011 and 2028.

Harworth, who are promoting the development, propose 250 new homes (including about 50 in Cossall) on the 10.1 hectare / 25 acre site.

The site, the majority of which but not all is in Awsworth Parish, if allocated would appear to adequately provide for the housing allocation for the Key Settlement as set out in the Part 2 Local Plan. On the basis of about 80% of the site being located in Awsworth Parish, it is considered that the part in Awsworth (about 8.2 hectares) could accommodate around 200 new homes (at a net density of about 30 dwellings per hectare) with the balance (around 50 homes) needing to be provided on the southern part of the site in Cossall (about 1.9 hectares). Adding 200 new homes to the 107 built or committed would provide 307 new homes in Awsworth Parish (88% of the total strategic requirement).

This is a major expansion of the 1,000 or so existing homes in Awsworth village. We are concerned to ensure that the Part 2 Local Plan makes sufficient and appropriate reference in policy terms in respect of the proposed development on this land.

Awsworth Neighbourhood Plan

The local context is the well-advanced ANP (Consultation Draft February 2018).

Policy H1 : Meeting Housing Need and 'Land Off Newtons Lane (in Awsworth)' (now called 'Land West of Awsworth inside the bypass') supports development for around 200 homes in Awsworth on the larger part of the site 'land off Newtons Lane', as shown at Figure 8 subject to the following (criteria are listed which would need to be satisfied for planning permission to be granted).

For the submission plan (expected January 2019) ANP Policy H1 will be amended in response to some of the representations received from Harworth's and others. Many of the changes in response to Harworth's comments, particularly about criteria, will help make the policy clearer.

The ANP is not looking to repeat local plan policy but to add value at the local parish level which also accords with the over-arching Part 2 Local Plan.

We are concerned to ensure that the Part 2 Local Plan Policy 4.1 (which allocates the land) and the ANP Policy H1 (which supports the allocation subject to certain criteria being satisfied) make sufficient and appropriate reference in policy terms at their respective planning levels in respect of the proposed development on this land.

Harworth's response to the ANP consultation draft plan:

Harworth's support for inclusion of Policy H 1 in ANP is welcomed. We acknowledge that the borough-wide Part 2 Local Plan sets out key development requirements for the site. However, this does not prevent the parish-level neighbourhood plan establishing those further requirements which the local community consider to be essential, in order to support this major new development in principle and to ensure that it results in the best outcomes both on the site and in relation to the village and wider area.

The local community recognises that should the land off Newtons Lane site go forward, it will be the biggest development in the Parish for 50 years. It is imperative, therefore, that that the views of the community should be a key factor in determining the scope and detail of the proposed housing allocation of Land off Newtons Lane, ensuring that it reflects local needs and priorities as well as provides community benefits.

Consultation shows the community generally understands the concept of the development and the need and requirement for it to be reflected in the ANP. Local people are, however, concerned about its impact on the landscape and wider environment. The development would be in a prominent and sensitive location, on open land at the western edge of the village, close to existing homes.

There is also the issue of vehicular access and traffic, long-standing issues for residents. Initial discussions with developers and Broxtowe Borough Council suggest that the main vehicular access should be onto the A6096 Shilo Way. The plan supports that this access should be onto the A6096, as this will help mitigate any impact the development may have on highway safety and congestion in the Parish especially through the village. Vehicular access will also be proposed off Newtons Lane (in Cossall Parish) which would allow access to/from The Lane (and Awsworth village). It will be imperative that effective traffic-calming measures are put in place as an integral part of any site layout to discourage rat-running through the development. Likewise, this should be complemented by traffic-calming along The Lane / Main Street as necessary. This may require similar measures being considered along Newtons lane east of Shilo Way (all in Cossall).

It will therefore be essential that the site is designed and implemented as a comprehensive scheme for the whole site (land in Awsworth and Cossall). The layout should also respect the boundary between the Parishes which crosses the site from Shilo way in the west to The Glebe in the east. New buildings should not sit astride the shared boundary.