



**BROXTOWE LOCAL PLAN PART 2**

**PUBLIC EXAMINATION**

**HEARING STATEMENT IN RESPONSE TO THE INSPECTOR'S  
MATTERS AND QUESTIONS PAPER**

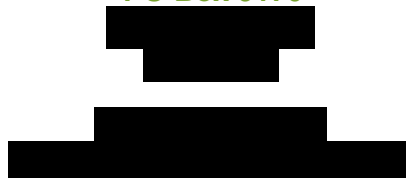
**RESPONDENT 178  
CAUNTON ENGINEERING LTD  
RESPONSE TO MATTER 9**

**POLICY 6 EASTWOOD SITE ALLOCATION**

**PREPARED BY**

**Mark Flatman  
Managing Director**

**iPlan Solutions Ltd  
PO Box 9170**



These responses on behalf of Caunton Engineering Ltd (**Caunton**) made to the specific questions raised by the Examination Inspector should also be read in conjunction with the responses and associated appendices submitted by iPlan Solutions to the Publication Core Strategy dated 3 November 2017. To assist, this Letter is appended at **Appendix A**. It provides document reference numbering which has been used below where the relevant documents are discussed further within this Hearing Statement.

The appendices appended to this Hearing Statement are scheduled as follows;

**Appendix A**                      Letter to Broxtowe BC, 3 November 2017

**1) Is there evidence that the development of each allocation is suitable, available, sustainable, viable and deliverable?**

- 1.1 The Council has not demonstrated how the 1250 dwellings at Eastwood are to be delivered within the plan period. Policy 6.1 allocates only 200 dwellings and 30 extra care unit at Walker St. it is not demonstrated how the remaining 1020 dwellings are to be delivered and what the expectation is from each of the identified committed sites on Map 23 in terms of unit delivery and timescale.
- 1.2 In respect of the Caunton Site for which a release from the GB is requested, the evidence submitted in respect of the responses to Matter 2 and matters 11 - together with the information provided in conjunction with the consultation response to the Publication Pt 2 LP dated 3 November 2017 - demonstrate that the site is suitable, available, sustainable, viable and deliverable.
- 1.3 The Caunton site is suitable for employment use for storage of trailers and trial construction of fabricated steel due to its proximity adjacent to the Plane Building and ideally situated to create an efficient and streamlined factory workflow. The site is available, viable and deliverable as it is owned by

Caunton. The site is sustainable, as it is immediately adjacent to the existing Caunton factory complex and will eliminate the current wasted resource of frequent double handling that is entailed through the interim use of the Forest Gate site.

**2 What is the expected timescale and rate of development? Is this realistic?**

2.1 The realistic anticipated timescale for the delivery of the site is well within the next 5 years, and probably far sooner.

**3 Having regard to the respective Main Modifications, are the Key Development Requirements appropriate and justified? How significant are the Key Development Aspirations to achieve a sustainable development? Should they be Requirements e.g. measures to mitigate highways impact?**

3.1 Caunton have no comment to make in response to this question.

**4 What are the site constraints, potential impacts or infrastructure requirements of the allocation and how would these be addressed?**

4.1 Caunton have no comment to make in response to this question in respect of the allocated residential sites.

4.2 In respect of the Caunton owned site subject of the representations to Matter 2 and matter 11 there are no site constraints, potential impacts or unusual infrastructure requirements that are required to be addressed.

**5 How have the Open Design Reviews informed the respective policies?**

5.1 Caunton have no comment to make in response to this question.

**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? With the release of the site prejudice or conflict with the purposes of the Green Belt?**

6.1 In respect of the Caunton site, the response to Matter 11 in respect of the GB together with the material submitted BBC with the consultation response to the Publication Pt2 LP dated 3 November 2017 demonstrates that the site serves no GB function and there are exceptional circumstances justifying the release of the site from the GB. Releasing the site from the GB will demonstrably not prejudice or conflict with the purposes of the GB.



FAO Steffan Saunders  
Head of Neighbourhoods and Prosperity  
Directorate of Legal and Planning Services  
Broxtowe Borough Council  
Council Offices, Foster Street  
Beeston, Nottingham  
NG9 1AB

03 November 2017

Our Ref        014/001/MJF  
Your Ref

Dear Steffan

**Broxtowe BC Publication Part 2 Local Plan  
Objections to Policies 2, 6 and 8  
on Behalf of Cauntton Engineering Ltd  
in respect of land North West of the Plane Building at Lamb Close Drive, Eastwood**

Further to the publication of the Part 2 Broxtowe Local Plan, I enclose objections on behalf of Cauntton Engineering Ltd in respect of the land owned by the company situated North West of the Plane Building at Lamb Close Drive, Eastwood.

The documentation that is submitted is as follows;

- Policy 2-Site Allocations Objection Form
  - Policy 6- Eastwood Site Allocations Objection Form
  - Policy 8- Development in the Green Belt Objection Form
1. Broxtowe BC Sept 2017 Publication Pt2 Local Plan Proposals Map Extract Showing Objection Site
  2. Moorgreen Eastwood Strategic Strategic Growth Masterplan Briefing Note, December 2015
  3. Cauntton Site Expansion Landscape Strategy 14-1135-001D
  4. Response Submitted to Broxtowe BC Site Allocations Issues & Options Consultation 10 January 2014
  5. Letter to S Saunders – Greenbelt Assessment Framework, 19 September 2014
  6. Flood Risk Scoping Study – Cauntton Expansion, Prepared by BWB Consulting, 12 Sept 2014
  7. Transport Statement, Prepared by BWB Consulting, 17 February 2015
  8. Letter to S Saunders – Greenbelt Boundary review Consultation, 23 March 2015
  9. AECOM LVIA 2017 Site LS38 W Engine Lane, Eastwood
  10. Cauntton Trailer Storage Expansion Landscape & Visual Assessment and Photographic Appendix A Figures and Photoplates Prepared By Ian Stemp Associates

**Planning & Development Consultants**

Planning Advice, Appraisals, Applications & Appeals | Planning Statements & Impact Assessments  
Design & Access Statements | Strategic Site Promotion | Project Management | S.106 Agreements

I confirm that I wish to participate at public examination.

Please confirm receipt of the objections and advise of the progress of the local plan, including when the representations are to be considered by the Council Planning Committee and also the arrangements for the public examination.

Should you wish to discuss any aspect of these objections, please do not hesitate to contact me.

Yours sincerely

This letter is sent electronically and therefore unsigned.  
If you would like a signed copy, please contact iPlan Solutions Ltd  
and one will be forwarded to you.

**Mark Flatman**



Enc. Objection Documents as Specified within Letter on CD

CC. Simon Bingham – Chairman, Caunton Engineering Ltd