



BROXTOWE LOCAL PLAN PART 2

PUBLIC EXAMINATION

**HEARING STATEMENT IN RESPONSE TO THE INSPECTOR'S
MATTERS, ISSUES & QUESTIONS PAPER**

**RESPONDENT 1201
WHITEHEAD (CONCRETE) LTD & FOULDS INVESTMENTS LTD
RESPONSE TO MATTER 9**

POLICY 4 AWSWORTH SITE ALLOCATION

PREPARED BY

**Mark Flatman
Managing Director**

iPlan Solutions Ltd



These responses on behalf of R. Whitehead (Concrete) Ltd and Foulds Investments Ltd (**Foulds**) 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 sustainability of the proposal to allocate 250 houses at Awsworth in addition to the housing commitment yet to be completed is diminished by BBC not having chosen also to release the Foulds land at Gin Close Way from the GB within the publication Pt2 LP. If this site were to be released from the GB as discussed in detail within the Hearing Statements in response to Matters 2 and 11, a wider range of local employment opportunities will be provided for both new and existing residents.
- 1.2 In terms of accessibility, there is a bus stop situated immediately outside the Foulds site, further reinforcing the localised sustainable modal shift potential of that site. The Rainbow 1 service provides a 10 minute frequency of service to Nottingham City Centre via Kimberley Library, whilst the Trent Barton 27 service provides a 30 minute frequency service around the immediate hinterland, encompassing Kimberley, the Ikea retail and employment park, Awsworth, Cossall and Ilkeston.

1.1 The centre of Awsworth is located around 750m to the south west providing a range of facilities and schooling to meet daily needs, whilst Ilkeston at around 2.25 miles (3.6km) beyond acts as a higher order sub-regional centre. The Ikea retail park and employment area is situated some 800m to the north of the site with the settlements of Eastwood beyond this to the west and Kimberley to the east. The edge of the Nottingham conurbation is located 2.75 miles (4.43 km) to the east and 3.5 miles (5.6km) from the site, along the A610, the Pheonix Park tram park and ride interchange also provides ready access to the site from Nottingham City Centre.

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

2.1 The Foulds site can be brought forward within the plan period.

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 Foulds have no comments 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 Foulds have no comments to make in response to this question in respect of the allocated residential site.

4.2 In respect of the site at Gin Close Way, the flood risk aspect has been thoroughly investigated and does not present an impediment to redevelopment

of the site, as acknowledged by BBC at paragraph 5.51, 6.14 – 6.17 of Appendix H in the response to Matter 11 and the FRA submitted to BBC with the consultation response to the Publication Pt2 LP dated 3 November 2017.

5) How have the Opun Design Reviews informed the respective policies?

5.1 Foulds have no comments to make in response to this question.

6) Where a site is to be released from the Green Belt, have the exceptional circumstances 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?

6.2 In respect of the Foulds site, the response to Matter 11 in respect of the GB - together with the material submitted to BBC with the consultation response to the Publication Pt2 LP dated 3 November 2017 - demonstrates that the site serves no GB function for the reasons set out in those documents.



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 09/005/MJF
Your Ref

Dear Steffan

**Broxtowe BC Publication Part 2 Local Plan
Objections to Policies 2, 4 and 8
on Behalf of Whitehead (Concrete) Ltd and Foulds Investments Ltd
in respect of Land at Gin Close Way, Awsworth**

Further to the publication of the Part 2 Broxtowe Local Plan, I enclose objections on behalf of Whitehead (Concrete) Ltd and Foulds Investments Ltd in respect of the land owned by both companies at Gin close Way, Awsworth.

The documentation that is submitted is as follows;

- Policy 2-Site Allocations Objection Form
 - Policy 4- Awsworth Site Allocations Objection Form
 - Policy 8- Development in the Green Belt Objection Form
1. Whitehead (Concrete) & Foulds Investments – Site Location Plan
 2. Response Submitted to Broxtowe BC Site Allocations Issues & Options Consultation 10 January 2014
 3. Letter to S Saunders – Greenbelt Assessment Framework, 19 September 2014
 4. Letter to S Saunders – Greenbelt Boundary review Consultation, 23 March 2015
 5. Broxtowe BC Employment & Retail Workshop Notes, July 2016
 6. Broxtowe BC Sept 2017 Publication Pt2 Local Plan Map 17 Showing Allocation of Objection Site for Employment Use
 7. Map 17 with Employment Allocation Proposal annotated
 8. Site LS22 Extracted from AECOM 2017 LVIA

Landscape and Visual Impact Assessment prepared by FPCR, April 2010

Planning & Development Consultants

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

Transport Statement prepared by BWB Consulting, June 2013, comprising;

- a. Explanatory Letter to iPlan Solutions, 21 June 2013
- b. Transport Statement prepared by BWB Consulting Ltd
- c. Access Design NTW/284/001/Rev P2 Agreed in Principle by Nottingham County Council, 18 June 2013

Flood Risk Assessment documentation prepared by BWB Consulting Ltd, comprising;

- d. Employment Use FRA, Rev A, 21 July 2009
- e. Employment Use FRA, Rev B, 29 November 2010
- f. Revised Hydraulic Modelling Addendum (Oak Tree Motorhomes) rev A, 6 February 2013
- g. Revised Hydraulic Modelling Addendum(TK Gallagher) Rev A 6 February 2013
- h. BWB letter to iPlan Solutions, Flood Summary, 8 April 2014
- i. BWB letter to iPlan Solutions, FRA Plans, 2 June 2014
- j. Drawing NTW/2095/W01-P 1 @A3 - Modelled Flood Outlines, 2 June 2014
- k. Drawing in TW/2095/W03-P 2 @A1 - Potential Flood Depths, 2 June 2014

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. Chris Foulds