

# Nuthall Neighbourhood Plan – Submission Documents

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# Nuthall Neighbourhood Plan



# Nuthall Parish Council



## Nuthall Neighbourhood Plan 2015-2030

December 2017

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# Foreword

The Nuthall Neighbourhood Plan covers the period 2015 to 2030 and was drawn up in response to encouragement given by Government under the Localism Act 2011 and the Neighbourhood Planning Regulations 2012. The Regulations put in place a framework through which local communities can have more control over local development.

Following a Nuthall Parish Council application to Broxtowe Borough Council, Nuthall was designated a Neighbourhood Area in September 2014 for this purpose. The Neighbourhood Plan has been drawn up by Nuthall Parish Councillors and a volunteer Steering Group consisting of Councillors (45%) and Residents (55%).

Consultation with the community began with a Residents' Survey and the responses to this survey by 63 residents. The Steering Group then prepared a Draft Consultation document which was widely discussed with many groups in the Parish. These groups included schools, clubs, young people, those attending the local indoor community facilities, those using the external playing fields and park, local farmers, landowners, developers and industry/retail representatives. The draft Plan was also posted on the Parish's website for wider examination. It was also on display at the Temple Community Centre.

This process and the input which resulted informed the preparation of an amended Plan as which was drawn up by the Steering Group after taking into account all these views. Launch events for the benefit of local residents were held in the Nuthall Temple Centre and there were a number of 'Drop-in' days too.

The pre-submission plan was consulted upon in-line with the Neighbourhood Planning Regulations 2012, Part 5 (14) and the responses to this consultation refined the plan further (as set out in the Consultation Statement).

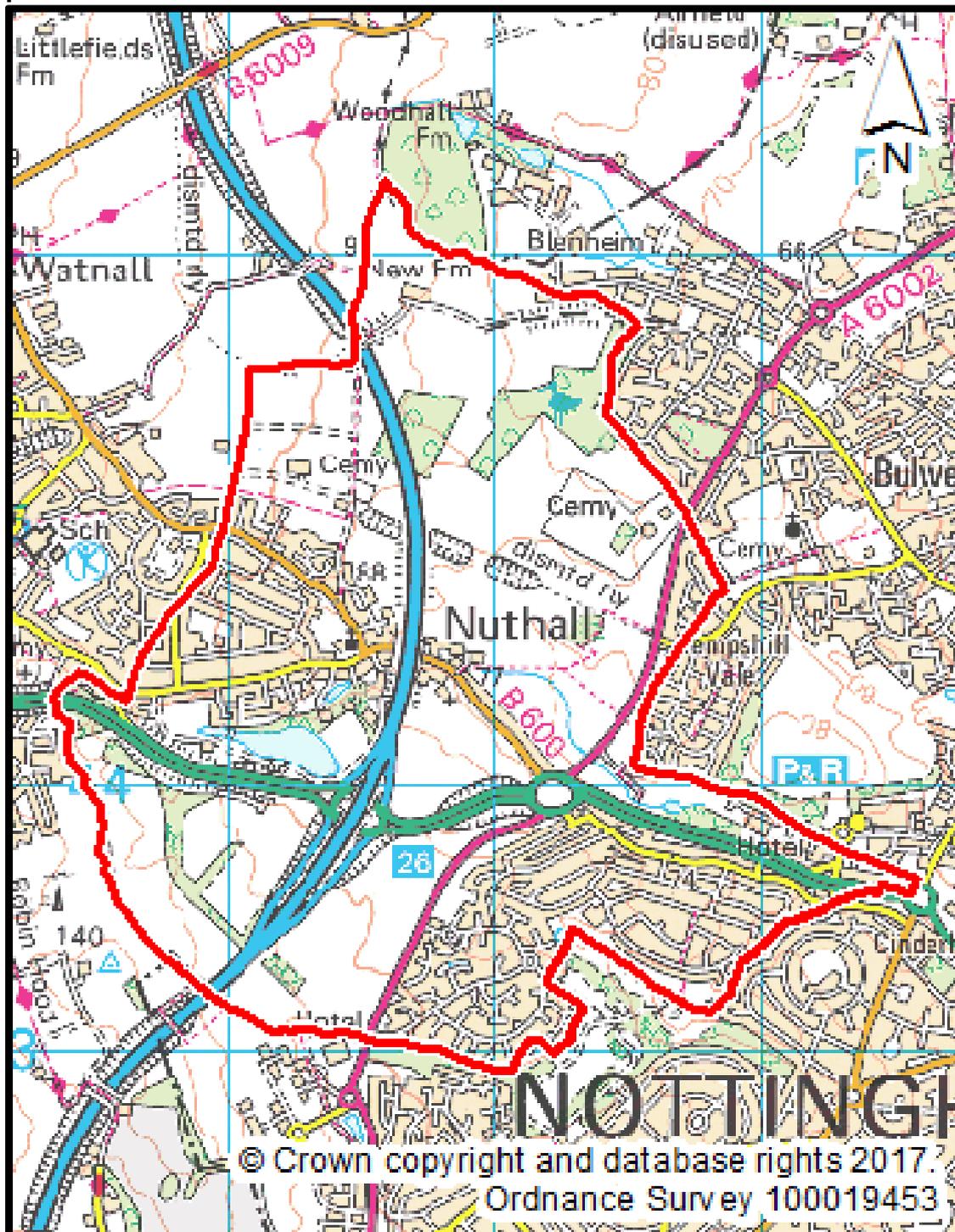
This is the version which will be formally submitted to Broxtowe Borough Council for Independent Examination. Following examination it is expected that the final document will go to public referendum in Spring/Summer 2018.



# The Parish

The Parish of Nuthall lies to the north-west of the City of Nottingham; it has a short border with the City to the east (East Nuthall). On the north-west side of the Parish, the village is joined to Watnall, which is in the neighbouring Parish of Greasley. The west of the Parish is directly joined to the Kimberley Parish. These areas are known as West Nuthall. Greenbelt land and open spaces surround the 3 parishes broadly to the north, north west and south.

**Map 1: Nuthall Parish**



# Vision and Objectives

## **Vision:**

The vision of the Steering Group was to prepare a plan that would:

“Deliver the long term aims of a vibrant, desirable and sustainable neighbourhood, whilst maintaining the semi-rural nature of the Parish on the outskirts of Nottingham, surrounded as it is in large measure, by greenbelt land. A key issue is the need to protect Nuthall's rich history and heritage”.

## **Objectives:**

1. Maintain and where possible enhance the balanced, inclusive community structure in Nuthall in the provision of local jobs and other facilities. Take advantage of the opportunities from the proximity to Kimberley (for retail, secondary schooling and indoor fitness) and speedy access to Nottingham, for all needs, which is a useful feature of local life in the provision of services not located in the Parish itself.
2. Housing and Transport Infrastructure development must take account of the existing burdens of the construction of the M1 motorway in the 1960's and the route proposed for the HS2 rail system alongside the motorway with their detrimental impacts on health (noise and pollution), traffic congestion (time loss and frustration) and any further loss of greenbelt.

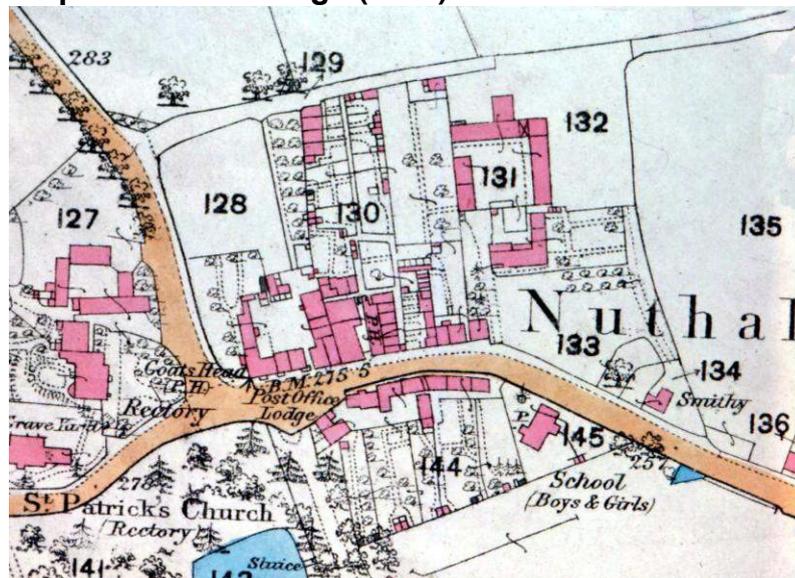
Key resident concerns are future Housing needs (and associated Transport infrastructure) and it is in these areas that the points tabled in this document will become the starting point for considering future potential development in any proposals. Broxtowe Borough Council and its Planning Department will be expected to take full account of these policies.

This plan once made will form part of the Development Plan for Nuthall Parish. Policies will be monitored as part of Broxtowe Borough Council's Local Authority Monitoring reports.



# History of the Parish

Map 2: Historic Map of Nuthall Village (1879)



The Domesday Book listed the village in 1086. Many different spellings of the name have included Notale, Notthall and Nuttall (the latter in the 1800s and early 1900s) until the present day Nuthall became the name adopted by a vote of local council members in 1915.

Early records show that there were a number of churches built in Saxon times on the site of what became known as St Patrick's Church, whose rebuilding began in the shape we know it today in about 1390 with the South Porch added early into the following century. Sir Robert Cokefield was a soldier of some repute and one of a family of Cokefields who were Lords of the Manor and it was under his directions that the Church was rebuilt. His effigy in his founder's tomb is remarkably well-preserved. It is a Church of enduring Medieval charm and interest, which has benefitted from additions and changes over the centuries since. The Church was re-roofed in 1858 at a cost of £774. A major restoration in 1884 cost £1,509, a substantial sum in those days.

1934 saw the opening of the St Patrick's Village Hall with a money-raising bazaar, regarded as a bold venture at the time when money was so scarce.





*Illustration 1: St Patrick's Church*



*Illustration 2: St Patrick's Church Hall*

The Church would have been as regarded as being the focal point of the centre of the old village of Nuthall which also served the community with a shop and cafe, butchers, bootmaker, blacksmith, joiner and wheelwright, pub and a Reading Room at different times through the years. The area surrounding the Church is a designated Conservation Area (as shown on maps 3 & 4).

Nuthall possessed some fine houses over the last two or three centuries. A number of them (including Nuthall Lodge, Nuthall House, Hempshill Hall) were demolished as repairs and maintenance costs became unaffordable and the land turned over mainly to new housing in the last century.

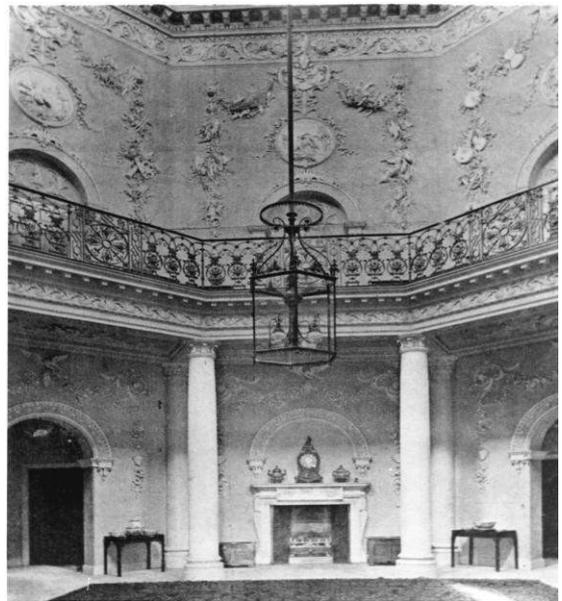


*Illustration 3: Nuthall House*



*Illustration 4: Nuthall Lodge*

The most well-known of these properties was The Temple, built in 1754. It housed the Village Squire, Sir Charles Sedley, a Member of Parliament. It was regarded as the best of England's Temple/Villas. In 1819, the property was sold to the Holden family. In 1894, two members of the Holden family were elected to the first Nuthall Parish Council. The Temple remained in their hands until Rev Robert Holden's death in 1926; its destruction brought an end to a village's long established order of life just 2 years later. Its ruins now lie under the M1. A small number of listed properties remain.



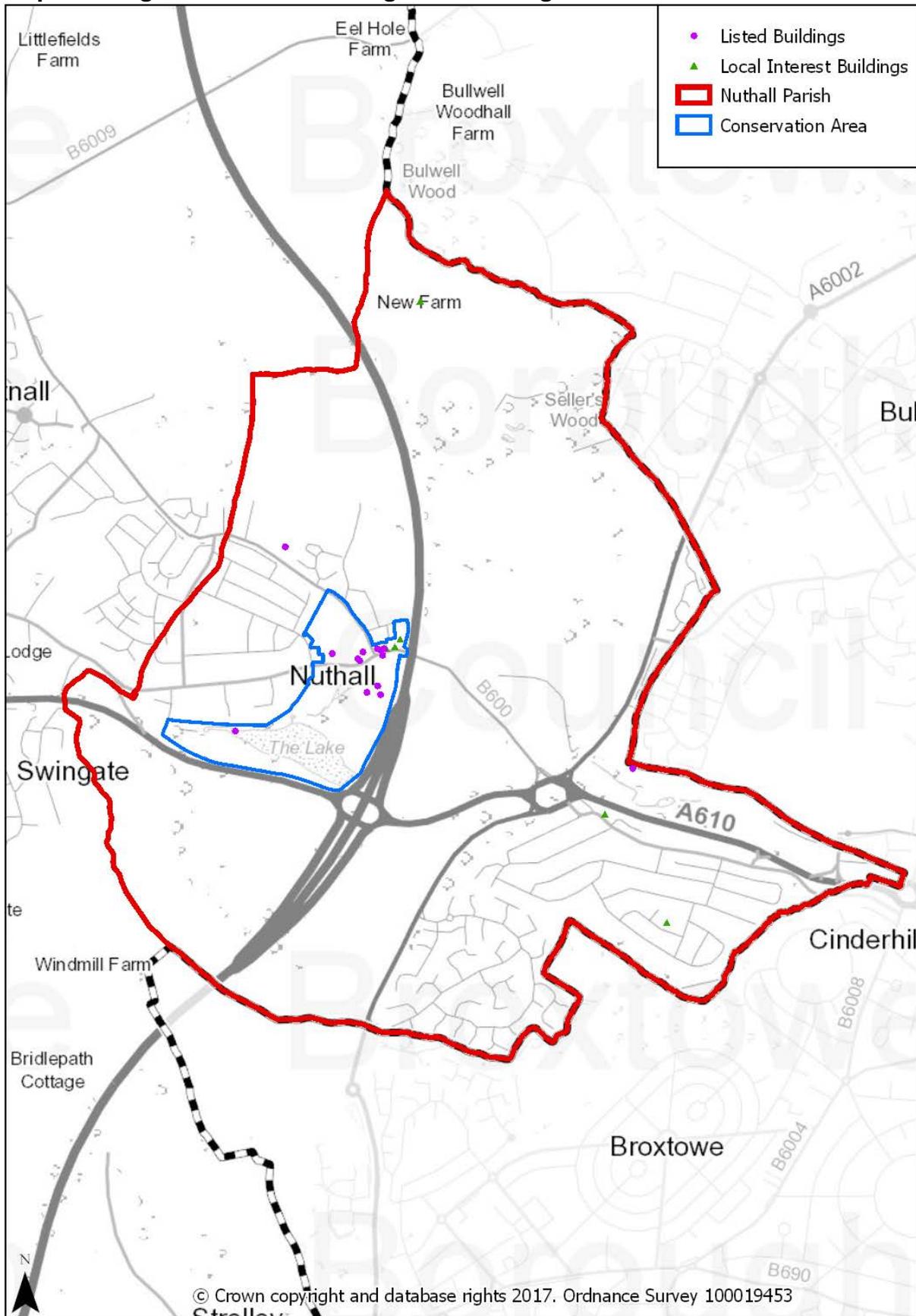
*Illustration 5:  
Views of the  
Temple 1754 to  
1929*



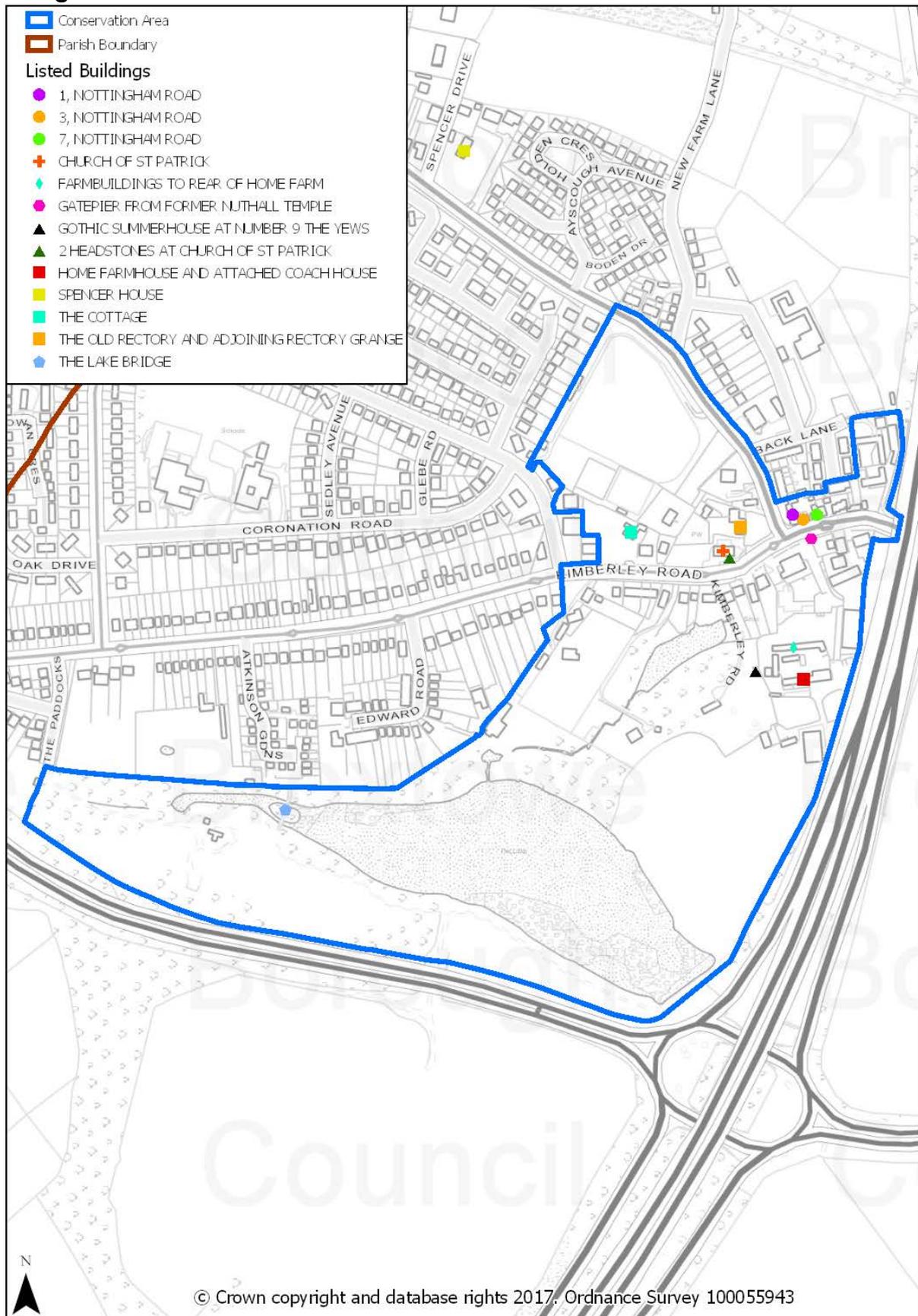
*Illustration 6: The Temple 1754 to 1929*



**Map 3: Designated and Non-Designated Heritage Assets in Nuthall Parish**



### Map 4: Listed Buildings within the Conservation Area 'Historic Core of the Village'



Towards the end of the 18<sup>th</sup> century, records indicate that 122 families lived in Nuthall. In 1839, it is recorded that 48 boys and 40 girls were being taught on Sundays at a school in the Rectory. One hundred years later, the population of the Parish was 404, living in 97 houses.

There were several working farms but in the 20<sup>th</sup> century, the majority have closed down including Villa Farm, Valley Farm, Town Farm, Horsendale Farm, and Assarts Farm, all providing from time to time additional land for more housing to permit the village to grow in size.



*Illustration 7: Town Farm - now converted to apartments*



*Illustration 8: Villa Farm*



*Illustration 9: New Farm - under threat*

There are now just 2 working farms in operation, including New Farm, which is



under threat due to the planned HS2 route (which is shown on map 7).

### Map 5: Historic Map of the Village 1915

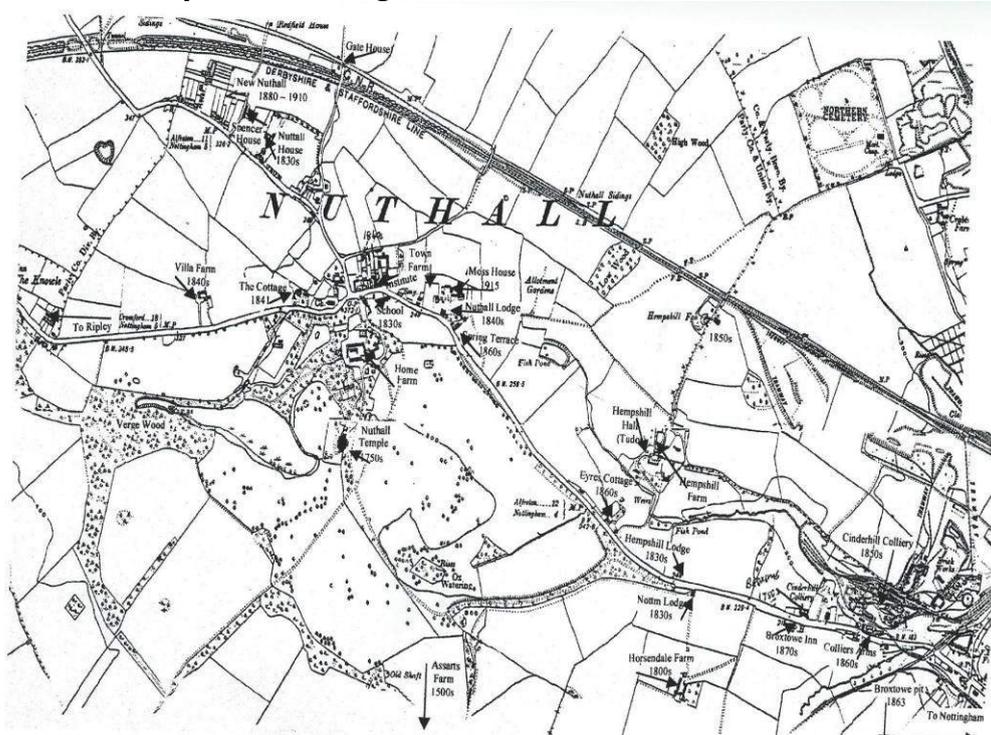


Illustration 10: Map of the Parish 1915

The village population increased through the decades to today's 6,311, as new housing was built on the land of these very large old properties and on former agricultural land. In the same period, households grew to 2,506 (2011 Census). The village developed in such a way as to create an East and West Nuthall, connected by Nottingham Road over which the M1 motorway bridge was subsequently built. The old railway and tram systems had long since been progressively closed down to be replaced with a bus service.



Illustration 11: Trams in Nuthall Early 1900s



Illustration 12: The Old Village Centre



Local industry developed with a large factory, fuel distribution facilities, a weighbridge for heavy vehicles and a MOT Testing Centre built during the second half of the 1900s in neighbouring Watnall. All the above facilities, together with a large public allotment, are located together on a half mile stretch of the main road through Watnall/ Nuthall. This has created a busy road network with long queues at peak times on Watnall Road, Nottingham Road and Kimberley Road and especially at their junction in the old village centre. Heavy transport vehicles from the large fleets run notably by the bread factory and the fuel distribution facility are an unpleasant part of life.

The route of the M1 has pretty much destroyed what was left of the former Nuthall Village centre; the local shops, small businesses, pub and Reading Room have all closed. We are left with a Church, the old Vicarage, a pub and a busy crossroads; hardly a Centre. The old shops, including a more recent post office, have been replaced with housing.

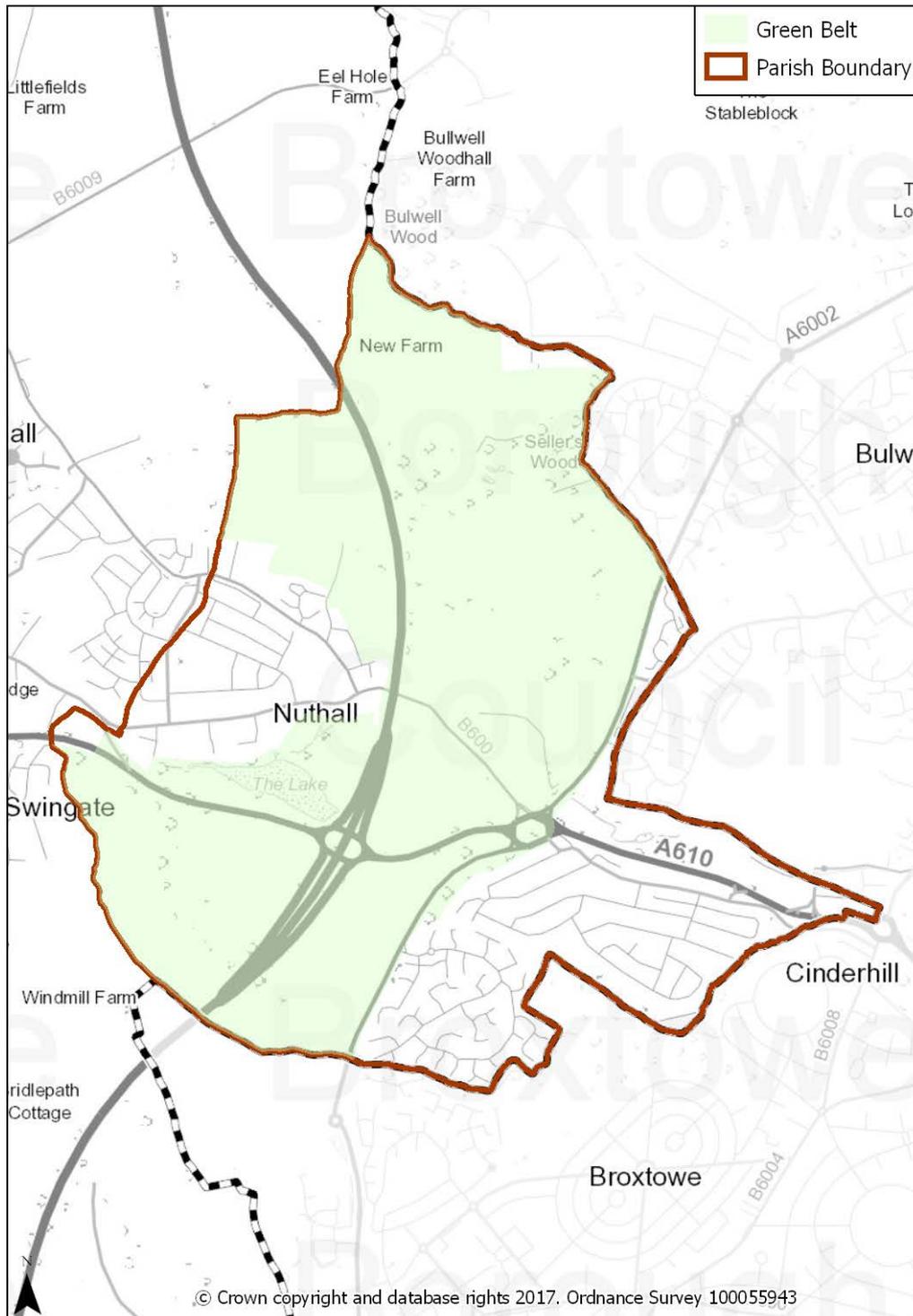
A very pro-active local Historical Society is a splendid organisation serving the Parish with the meticulous maintenance of records and regular publication of interesting documents/books. They have provided most of the photographs used in this document.



# Nuthall Present/Future Challenges

Despite the inevitable change and growth which has taken place over the last century, Nuthall still retains a sense of individuality and distinct charm compared with many of its neighbouring centres of population which have been more fully absorbed into the City of Nottingham.

**Map 6: The Green Belt in Nuthall Parish**



The Built environment now represents 33% of the total area of the Parish but greenbelt land still holds 67% (as shown on map 6). The two working farms are Redfield House and New Farm, the latter currently planned to be severely impacted by the proposed route of the HS2.



*Illustration 13: Basil Russell Playing Field on Remembrance Day*



*Illustration 14: Temple Lake today*

The expansion of the village population in the latter half of the 20<sup>th</sup> century was substantially on formerly greenbelt land, including working farms, and on the sites of many of the village's historic houses demolished for the purpose.

The main road, Nottingham Road, links the East and West sides of the village, some ½ mile apart, with the M1 bisecting the two (as show on Map 7). If the HS2 proceeds, then there will be a 80 yard stretch of this road taken up with transport infrastructure with 2 vast bridges sitting above the general level of the village, thus generating much more unwelcome noise. There will be the consequent demolition of a number of houses to accommodate the HS2 bridge.

The juxtaposition of the M1, its Junction 26 with slip roads and major roundabout under the main carriageway, and the A610, with 1/3 mile away the 'Big' Nuthall Island, the narrow 2-lane village roads and the need to use Nottingham Road as an entry and exit from both sides of the village generates a huge volume of traffic at peak times. There is a bus and cycle lane on a short stretch of Nottingham Road and a peak time bus plug from Nuthall East at its junction with the 'Big' island. They provide a marginal benefit to traffic flow.

The M1 Motorway bridge extends some 85 yards through the 'centre' of the village as shown below. The new proposed HS2 line will be built in the foreground and is expected to cover much of the same yardage and at a similar elevation.



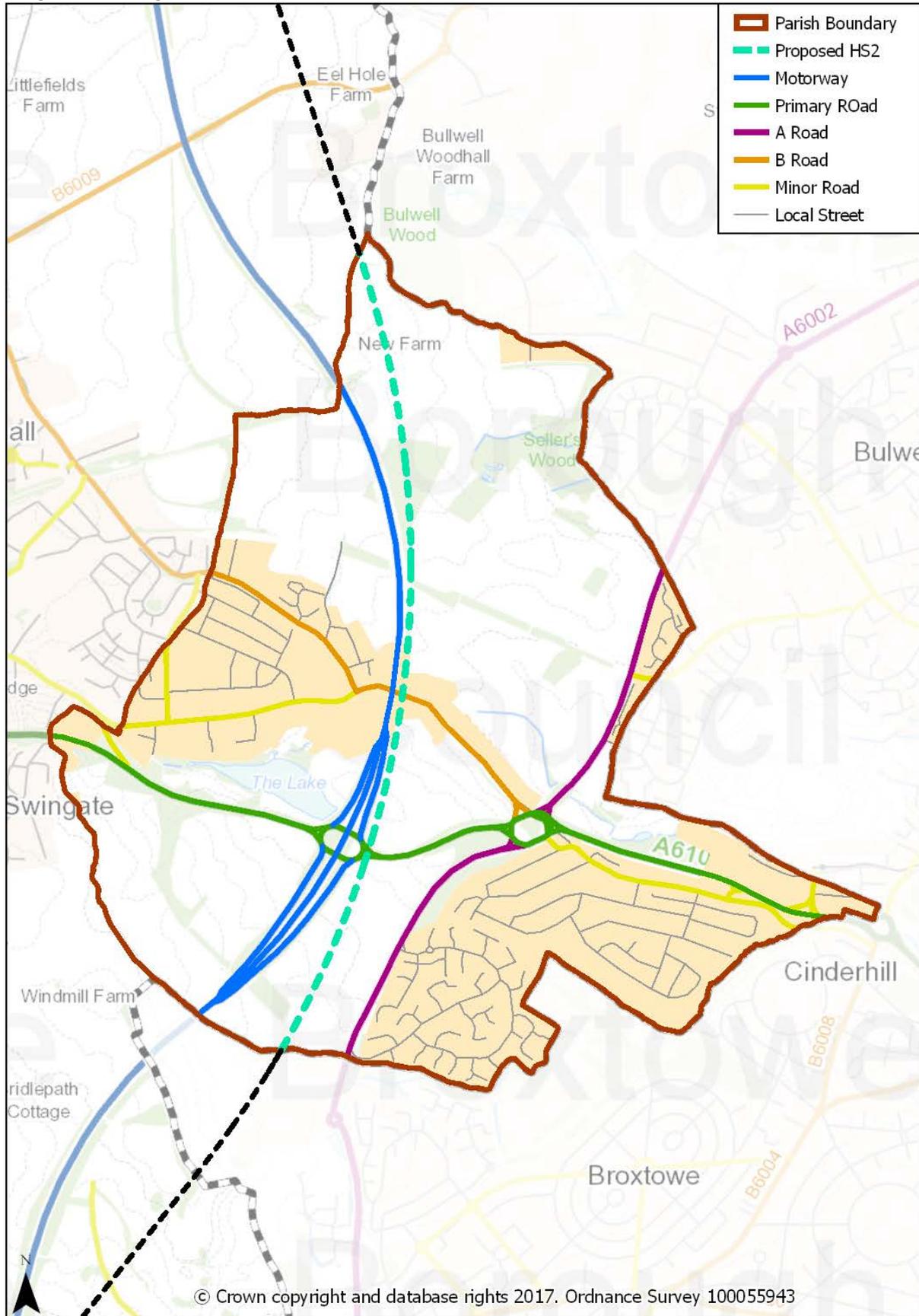
*Illustration 15: M1 Motorway Bridge*

The working population sits comfortably alongside the retired community. The vast majority of working people work outside the Parish although statistics are hard to come by. The 2 large employers in bread manufacturing and smokeless fuels in neighbouring Watnall village (part of the adjoining Greasley Parish) have around 1,000 employees; all other Watnall employers on their Industrial Estate are small. Very close by, 2 Business Parks on the borders of the Parish but within the City of Nottingham provide sizeable job opportunities. There is no industry in Nuthall, and the retail outlets including 2 small general stores/newsagents, 3 hairdressers and 1 battery shop, are very small. There are many self-employed or one-man businesses, working from home. There are 4 pubs, 3 serving food, 1 restaurant, and one fast-food outlet.

The travel to work ratio therefore is relatively high and in combination with Nuthall's role as a through route to all destinations, there is a major peak-time traffic problem.



**Map 7: Transport connections within the Parish**



Young children are well catered for in good Infant, Primary and Junior schools with additional places scheduled to meet demand. Most over 11s attend the nearby Kimberley School (in the Kimberley Parish) which has Academy status; the proportion of students eligible for free meals is average, a lower than average proportion whose main language is not English and 6 % are from minority ethnic groups. The proportion of students with special needs is average. The school has specialist status in technology. The latest Ofsted reports grades the school as good and rapidly improving.

There is one care home and one nursing home for senior citizens in the village, and there is one on the boundary with Watnall. In Nuthall there is also a home catering for up to 24 physically and mentally disadvantaged children.

Basil Russell Playing Field providing access to many sporting and leisure facilities for all age groups. Further open spaces (shown on the plan on map 9) remain including part of the site of the former 'Temple' and other greenbelt land.

There are no brownfield sites in the Nuthall Parish itself, but the old coal mine on the City of Nottingham boundary with the Parish is already converted to a tram terminus and Business Park, and the former Kimberley Brewery, in the adjoining Parish to the north-west, scheduled for future new housing development to meet Broxtowe's Aligned Core Strategy housing requirement.

Community activities feature strongly in Village life for with classes, groups, clubs existing to meet most people's needs. Sport (both internal and external) and social (eg. fitness, WI, Boys' Brigade, Girls' Brigade, Scouts, Guides, Brownies, choirs and many other activities). The two well attended Churches are prominent in the provision of such community services.



Illustration 16: Nuthall Methodist Church



Illustration 17: The Temple Community Centre



# Neighbourhood Plan Policies

## Policy 1: New Housing

New housing including changes of use within the existing built up area of Nuthall as defined on the Policies Map will be supported where the following criteria are met

- i. The necessary infrastructure is provided which will assist in reducing the need to travel particularly by private car.
- ii. There are no environmental issues or other land use designations which indicate that housing development should not take place.
- iii. The development will ensure adequate standards of amenity for new occupiers of the housing and will not result in any unacceptable adverse impact on neighbouring occupiers.
- iv. The development should contribute in a positive way to the character and appearance of the area.
- v. For development of 5 or more homes, a minimum of 20% of the houses should be designed to cater for the needs of elderly or residents with limited mobility.
- vi. The loss of houses that are suitable for elderly residents or those with limited mobility will be resisted.

There is a need for housing to cater for the needs of the elderly. This could be bungalows or 'extra care' type residential accommodation. This would cater for the high numbers of elderly people within the parish who wish to remain there and also would free up housing for the younger generation who will be looking for housing over the plan period within the Parish. There are not the same issues in relation to a lack of affordable housing in Nuthall as elsewhere. The affordability ratio is significantly better in Nuthall to elsewhere in Nottinghamshire.

There is a good supply of sites for housing in Nuthall with implementable planning permissions. It is not considered necessary to make any site specific allocations for new housing. A criteria based policy will suffice to ensure the needs of the Parish are met. This is in accordance with the principle of lifetime homes and seeks to address the shortage of suitable accommodation for the elderly.



## **Policy 2: Nuthall Village Centre**

The area immediately adjacent to St Patrick's Church (as show on map 8 and the Policies Map) is designated as Nuthall Village Centre. Within the village centre new retail and business development will be supported where the following criteria are met

- i. The development is a scale and nature that is proportionate to the role and function of the village centre, and individual units should not exceed 250 square metres.
- ii. It does not result in any unacceptable impact on the amenity of adjacent and nearby occupiers.
- iii. Appropriate provision is made for vehicle parking and highway safety.
- iv. Where physical alterations are proposed, these will contribute in a positive way to the character and appearance of the Conservation Area.

There is a need to create a new village centre around St Patrick's Church of a scale that does not detract from the role or function of larger nearby centres. Development within Nuthall should lead to additional investment in these nearby centres and shorter travel to work distances.

## **Policy 3: Live Work Units**

Applications to enable small scale businesses to be operated from home or 'Live Work units' will be supported where there is no unacceptable adverse impact on the local environment, the amenities of neighbours or traffic conditions.

The encouragement of 'live work' units could assist in reducing congestion on nearby roads and addressing the long travel time to work from residents in Nuthall. This could help address the air quality issues around Junction 26 of the M1 Motorway.





## Policy 4: New Open Spaces

**Subject to not conflicting with other relevant planning policies in the Neighbourhood Plan or the Broxtowe Local Plan, planning applications will be supported which meet the following criteria:**

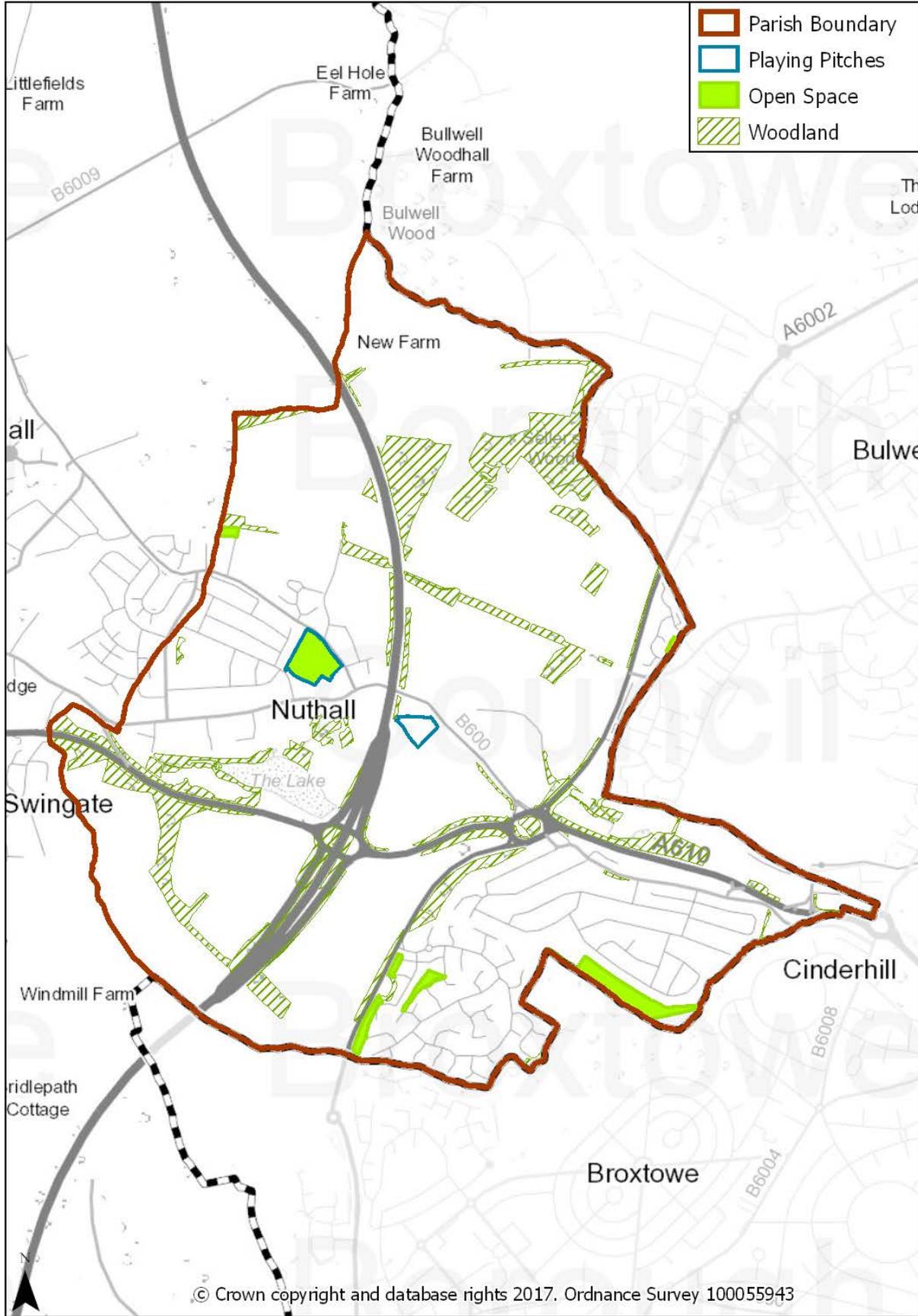
- i. Improve the quality and extent of recreation and play areas within the Parish.
- ii. Provision of allotments.
- iii. Provision of new open spaces, recreational areas, routes appropriate for cyclists and walkers including dog walkers, in particular routes which link areas of population with the Parish.
- iv. The creation of new woodland areas and the enhancement of existing ones.

It is particularly important that development within Nuthall includes the necessary infrastructure provision as there are already problems arising from too many long distance trips by car. This will include the provision of and improvements to, open space, schools and health facilities.

There are significant congestion issues around the Parish and near Junction 26 of the M1 motorway in particular. Steps should be taken to encourage a reduction in the number of cars on the roads, and to improve the attractiveness and availability of short routes for cycling and walking.



**Map 9: Existing Playing Pitches, Open Spaces and Woodland in the Parish**



## Policy 5: Design and the Historic Environment

- i. Design of all new development should enhance and positively contribute to the character of the area in which it is located (as described below and shown on map 10).
- ii. Any development affecting designated or non-designated heritage assets should preserve and ideally enhance the heritage asset in line with its significance.

There are 4 distinct character areas in Nuthall (as shown in map 10), these are:

### Mornington

Located to the south east of 'Nuthall Island' the Mornington estate has a consistent character which comprises of a more modern housing development which accesses Woodhouse Way from the Mornington Crescent loop road.

Mornington is typified by:

- Detached two storey houses with off-road parking.
- Small front gardens and private rear gardens.
- Community facilities with a school, pub, local retail centre and medical centre.

### Horsendale

Located to the south east of 'Nuthall Island' and south of the A610 the Horsendale character area contains a mix of house types and ages and is typified by;

- A mix of single storey and two storey detached houses and bungalows with off-road parking.
- Direct pedestrian access to the facilities on the Mornington estate and a pub off the A610.

### Larkfields

Located to the west of the 'Nuthall Island' Larkfields character area is bisected by the M1 Motorway and includes the more historic core of the village. The Larkfields character area is typified by:

- A mix of housing types.
- The historic core of the village comprises a Conservation Area which is distinct in character from the other areas. This area is where the focus



of the Listed Buildings within the Parish are concentrated.

- Outside of the historic core the character of the area is typified by semi-detached two storey houses with large front and rear gardens.
- Community facilities with a school and access to a small retail centre located outside of the Neighbourhood Plan Area (adjacent to Ash Crescent).

### Hempshill

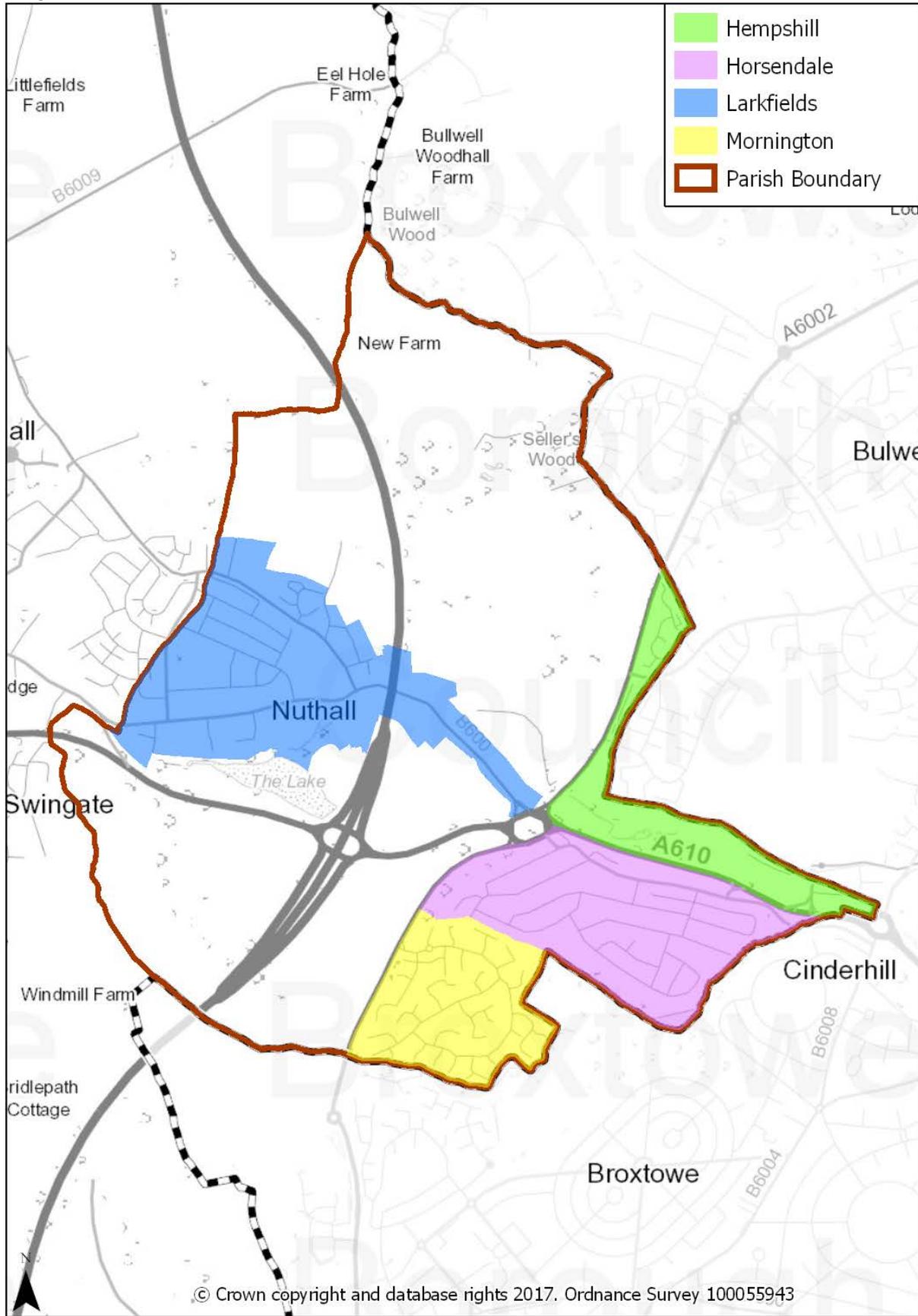
Located to the east of 'Nuthall Island' north of the A610 the existing residential area of Hempshill is the smallest of the character areas. The Hempshill character area is typified by:

- A mix of single and two storey houses and bungalows.
- A mix of detached and semi-detached houses with off-road parking.
- All of the houses benefit from front small gardens and rear gardens.
- There is a range of Listed Buildings at Hempshill Hall.

For all of the above areas, where it is feasible and viable, it is expected that all new development will be designed, constructed and implemented to minimise creation of waste, maximise the use of recycled materials and assist in the collection, separation, sorting, recycling and recovery of waste.



**Map 10: The Character Areas in Nuthall**



## Local Aspirations

Subject to not conflicting with other relevant policies, planning applications and other investment decisions will be supported which contribute to the following priorities.

- i. The easing of congestion around J26 of the M1 motorway
- ii. The provision of shared use sports facilities for residents and schools
- iii. The provision of a new GP surgery, dentist and post office
- iv. The provision of a Country Park

The local aspirations reflect the important local priorities that were raised as issues through the extensive consultation undertaken with people who live and work in the Parish.



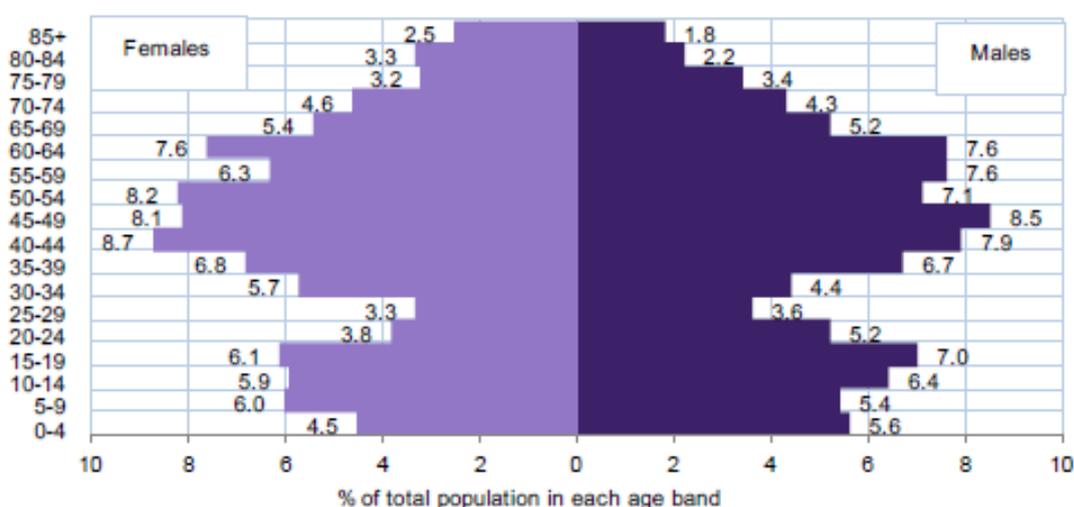
# Appendix 1: Supporting Background Evidence

All numbers are extracted from the 2011 census or specific websites. Some numbers have been obtained by interview with the relevant parties.

## The Population of Nuthall

Nuthall has a population of 6,310, equally divided between male and female. This population represents 5.8% of the Broxtowe Borough Council population. The age distribution is:

Population estimates by 5 year age band



18% of the population (1,135 people) in Nuthall are over the age of 65 which is almost 2% above the England average. Nuthall has above average number of pensioner households.

There are significant numbers of people aged between 40 and 54 (25% of the population). There is also a sizeable proportion of the local population aged between 5 and 19 (18% of the population).

Satisfaction with the parish is high with significantly lower crime rates in the parish than the Nottinghamshire and UK averages. Participation in Sport is slightly lower than the Notts and UK average.

## Housing and the Built environment

Nuthall has significantly more home ownership and more detached houses than the Nottinghamshire and England averages. Median house prices are £171,670 for detached houses which is in line with the Nottinghamshire

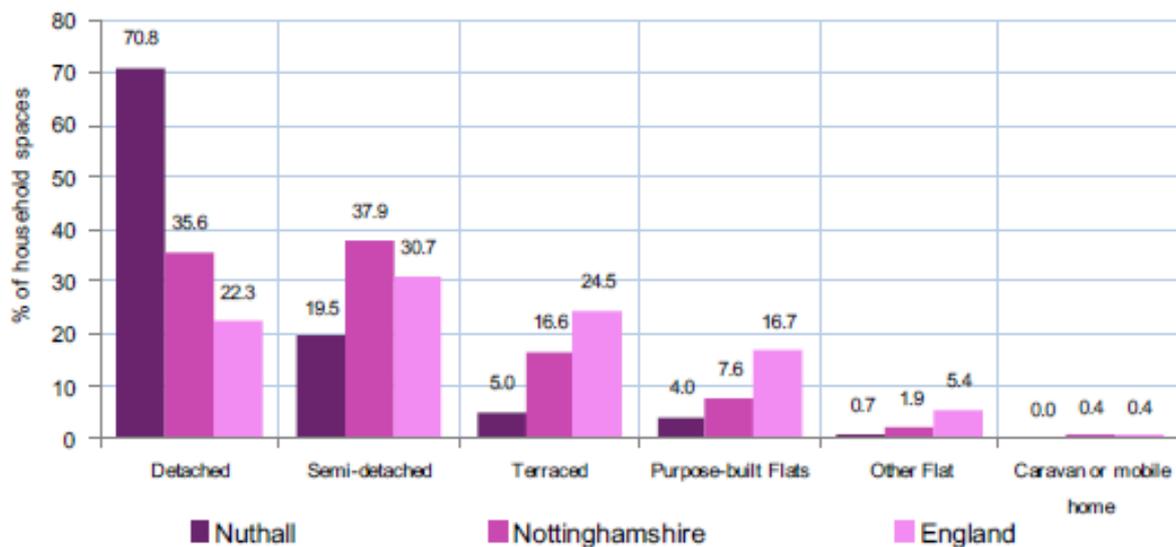


average, but is approximately half the average for England as a whole. This is reflected in the affordability ratio (median house prices as a ratio of median income) of 10.3 in Nuthall compared with the England Average of 15.4. There are very low percentages of people living in overcrowded households.

There are 2,505 households in Nuthall. The characteristics of these households are:

- English is used as the only language in 2,375
- Sole ownership is recorded of 2,284, and sole/shared of 2,420
- 4 or less people occupy 2,346
- 1,887 are detached, 502 are semi-detached
- There is 1 Care Home for physically/mentally handicapped children
- The proportion of single homes and rental homes is small
- Unoccupied property is not an issue

Dwelling type breakdowns



At the time of writing, the target for new build housing demanded by the Borough Council's agreed plan is 600 (Nuthall and the adjacent Kimberley together); some 451 have been approved to date including 128 on the area's only remaining brownfield site at the former Kimberley Brewery. Further agreement is expected to be granted to the balance of requirements on an in-fill basis without encroaching onto greenbelt land.

Broxtowe Borough Aligned Core Strategy

The strategy is urban concentration and regeneration with policies 2 (The Spatial Strategy) and 3 (Green Belt) working in tandem to ensure that the



housing delivery figures for Broxtowe are met in line with the settlement hierarchy and that the Green Belt is protected with a search sequence for sites as follows-

Firstly land within the development boundaries of the main built up area of Nottingham. Key Settlements for growth and other areas.

Secondly, other land within the Green Belt (Safeguarded land).

Thirdly, Green Belt land adjacent to the development boundaries of the main built up area of Nottingham, key settlements for growth and other villages.

There are no specific housing delivery figures for Nuthall in the Core Strategy. The built up areas of the Parish east of the M1 motorway form part of the main built up area of Nottingham where most new housing development is to be directed. However of this figure of 3,800 homes within this area the Core Strategy contains provision in paragraph 3.2.22 for this to be directed mainly to the urban south of the Borough. Kimberley is identified as one of four 'key settlements' with the housing delivery figures of up to 600 new homes for Kimberley. This includes the built up areas of Nuthall west of the M1 motorway.

The narrow gap between the areas of Nuthall east and west of the M1 motorway is identified in several background evidence papers to support the Core Strategy as one of the most sensitive Green Belt gaps in Greater Nottingham. See in particular the Green Belt background paper for the Core Strategy.

Policy 6 of the Core Strategy identifies the network and hierarchy of town centres within Greater Nottingham. There are none of these centres within the Parish of Nuthall, but the closest two are Bulwell Town Centre (which the Core Strategy elevates to the role of a Town Centre within Nottingham City) and Kimberley which is identified as a District Centre.

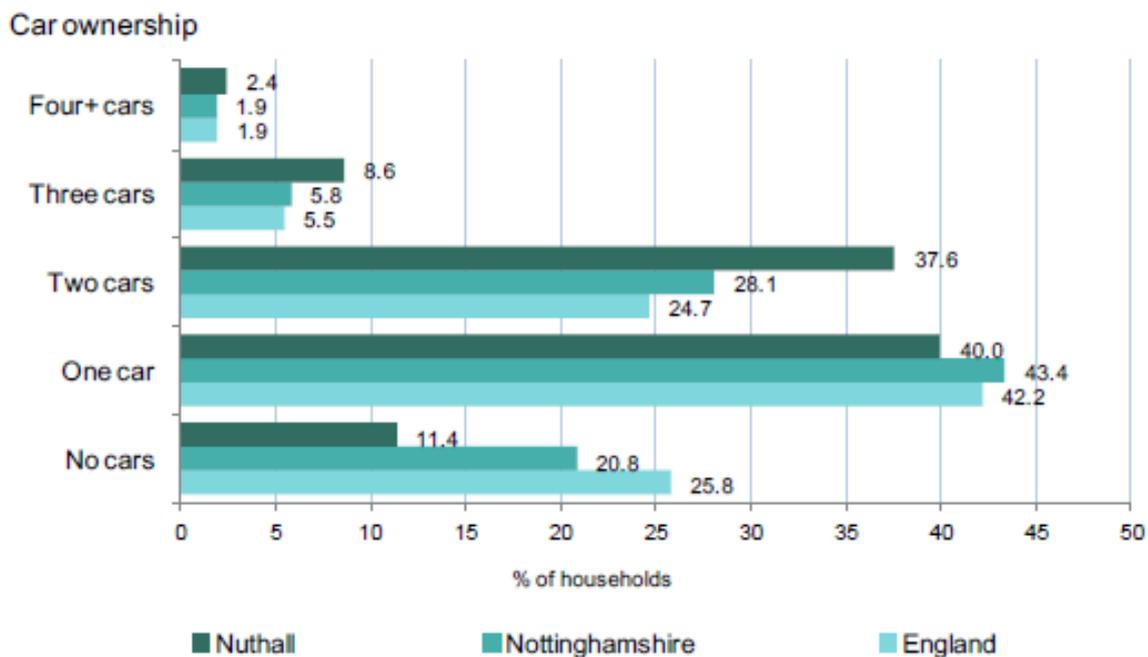
### SHLAA

The SHLAA is published on an annual basis and there is a substantial availability of sites with planning permission within Nuthall especially within the built up area of Nottingham. The largest of these is at Hempshill Hall, Low Wood Road.

### Transport

Car ownership is significantly higher than the Nottinghamshire and England Averages and the number of households with no car is well below the England average. In terms of travel to work there are lower percentages of people in Nuthall travelling less than 2km to work compared to Nottinghamshire and England averages. Other distances are broadly comparable.





There are 3,837 'in the area' Household vehicles total 2,227;  
 990 Households own 1 car/van  
 955 own 2  
 282 own 3 or more  
 Only 281 Households have no car/van  
 There are 2 large commercial HGV fleets

Of the working-age population (4,633), 2,533 use their own transport to get to work, with 296 using public transport and 150 working from home.

### Public Transport

For public transport the times to access a variety of services are similar to the County and National averages. Nuthall is well served by frequent bus services to/from the City of Nottingham and from the districts to the West and North West of the Parish. There is a Tram terminus on the Parish boundary, serving the City Centre; this is located on the site of the former Babbington Colliery which closed in the 1980s and which was the nearest coal mine to Nuthall.

However, the public transport time to a hospital is significantly higher for Nuthall than elsewhere.

### Cycling Routes

Cycle lane provision is minimal with one on the main Nottingham Road through the village. There is one bus lane on the busiest part of the main through road. There is a bus plug at one junction on the 'Big' traffic island.



They are designed to help traffic flows at peak times and enhance safety.

### The M1 Motorway



*Illustration 13: M1 under construction mid 1960s shows the bisection of the village*

The M1 runs through the Parish; Junction 26 serves as an entry and exit point for all traffic to/from the North West of the City of Nottingham. All 6 roads from the M1, the south, north, east and west meet at a large roundabout in Nuthall about 1/3 mile from this Motorway junction (known as the 'Big' island) and represents a focal point for heavy traffic congestion especially, but not exclusively, at peak traffic periods. Associated noise pollution is considerable and a key resident concern is the need to improve this blight (notably for the benefit of residents in West or Old Nuthall) with special regard to the burden of HS2.

### HS2

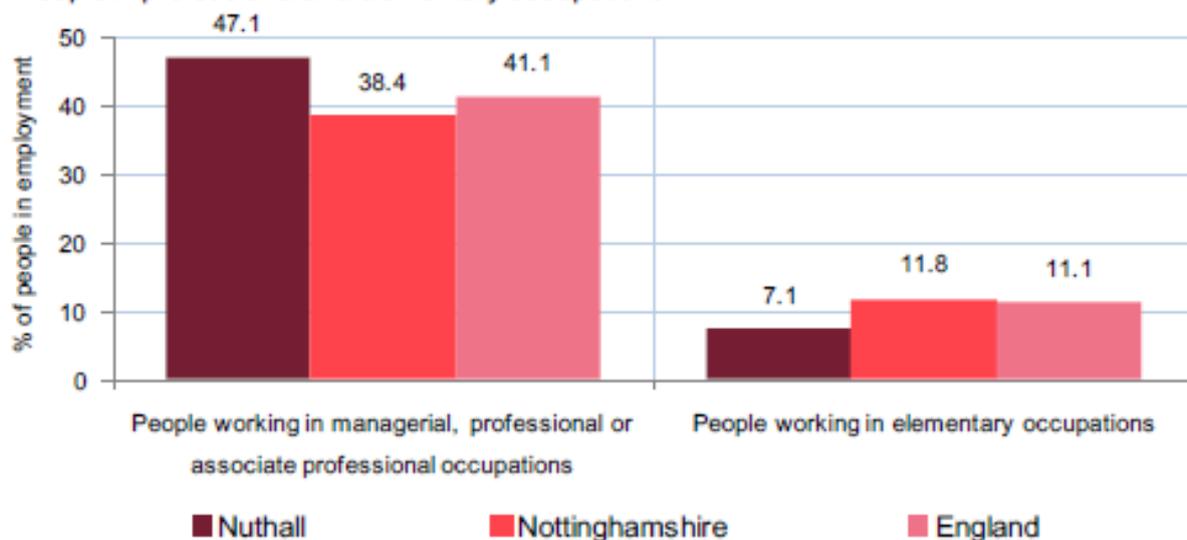
The new HS2 route will run alongside the M1 and is of considerable concern to local residents. Since Toton has been chosen as the East Midlands Hub station, it is believed that the route will be on the east side of the M1. The route is not welcome because of the devastating effect it will have on the village.

## Employment

There are significantly lower levels of unemployment in Nuthall than the Nottinghamshire and UK averages. There are 3,317 economically active residents in the Parish which equates to 72% of the population aged between 16-74 (compared with the England average of 70%). Comprising predominantly of higher skilled/ higher paid jobs. Educational attainment and skills are higher in Nuthall than the Nottinghamshire and UK average. The largest employment sector for Nuthall residents is Retail followed by Health and Social work, followed by Education.

Low levels of deprivation and benefits, income support and pension claimants. There are significantly higher average household incomes and across all measures there is lower deprivation than in Nottinghamshire and England.

People in professional and elementary occupations



Female employment is 1,473 and male 1,661, categorised by job type: Higher management 209 and 421  
Lower management 587 and 491  
Intermediate 538 and 162  
Lower supervisory 89 and 244  
Routine 517 and 397  
Work from home is put at 150.  
The Student population is 335.  
Unemployment is very low.  
The retired population is 783.

## Industry, Retail and Entertainment

There are 2 large businesses located in the adjacent Watnall village.



Fernwood Fuels is a distributor of smoke-free fuels, has vast storage facilities and a substantial vehicle HGV fleet. Employment is over 1,000 employees for these businesses with frequent in/out deliveries with a large fleet of HGVs. Both these businesses create a substantial amount of traffic on Nuthall's main thoroughfares during an 18-hour day at peak and non-peak times.

There is a small but thriving Industrial Estate and facilities for HGV weighing, MOTs and driver training, also in Watnall, exacerbating the road congestion in Nuthall.

All the above facilities, together with a large public allotment, are located together on a ½ mile stretch of the main road through Watnall/Nuthall.

There are 2 business parks, Phoenix Park in the Parish itself and the other on the border of the Parish but within the City of Nottingham. Both these provide significant employment opportunities but also further traffic congestion on roads that were not designed for such volumes of traffic they now help generate.

### Retail

Retailing is very limited in the Nuthall Parish itself; there are 2 small general stores/newsagents, 3 hairdressers and 1 battery shop. There are 5 pubs all serving food, 2 restaurants, and one fast-food outlet. The Parish does not have a Post Office as two have closed in the past five years.

The Parish is well served by the retail facilities in nearby Kimberley, Eastwood and the city of Nottingham, with nearby Kimberley providing much of the shopping need, including a large supermarket.

### Schools

There are 4 schools in the Parish, but no secondary schooling provision (which is provided in nearby Kimberley).

2 Primary schools:

- Horsendale for 5 to 11s with an intake of 30 and total pupils 213
- Mornington for 5 to 11s (40/289) 1 Infant school
- Larkfields for 5 to 7s (60/181) 1 Junior school
- Larkfields for 7 to 11s (60/227)

More capacity is planned for Horsendale Primary to meet scheduled demand.

### Churches

St Patrick's is the Anglican Church and there is also a Methodist Church; both are well attended. They also provide excellent facilities for local groups requiring room hire for public or private events, and support the local people



who require additional help with meals and social activities. Between them, they house very active Boys' and Girls' Brigades, Scouts, Guides, Brownies and Youth Clubs.

### Health Care

There is one doctor's surgery on the Assarts Farm estate; however the majority of the local population is served by longer established facilities in the immediate neighbouring parishes plus the city of Nottingham.

On various health statistics Nuthall is shown as a healthier Parish than Nottinghamshire and England averages. There are lower percentages of older people with social care needs than the Nottinghamshire and England averages.

### Recreational Facilities

The Parish is well served by three Community Halls, the main one being the Temple Centre run by the Parish Council, where occupancy is high and served by two halls, kitchen and several meeting rooms on the ground and first floor. St Patrick's Church Hall has similar facilities and is used both by the Church itself and the general public. The third is a smaller facility adjacent to Horsendale Primary School.

There is a large Playing Field (Basil Russell) with a cricket/football pitch, tennis and bowls together with a children's playground and designated walking area for pedestrians and dogs. The Village Memorial to those who served in World Wars is located here. There is a building which serves as a changing room, kitchen and spectating area.

Each of the schools have their own external facilities. The nearby Kimberley Academy provides access for the general public to a Sports/Fitness facility, including a swimming pool with joint use between the School and Broxtowe Borough Council.

CO2 emissions, recycling rates, waste and waste per head are all better in Nuthall than the Notts and England averages. There is a very high population density in Nuthall with 23.1% of the population living in the 'most environmentally deprived area'.



# Policies Map

The policies in the Nuthall Neighbourhood Plan should be read in conjunction with the Policies Map, which accompanies this Plan.

The Policies Map is a snapshot in time and the data on the Policies Map has been interpreted at a scale of 1:10,000.

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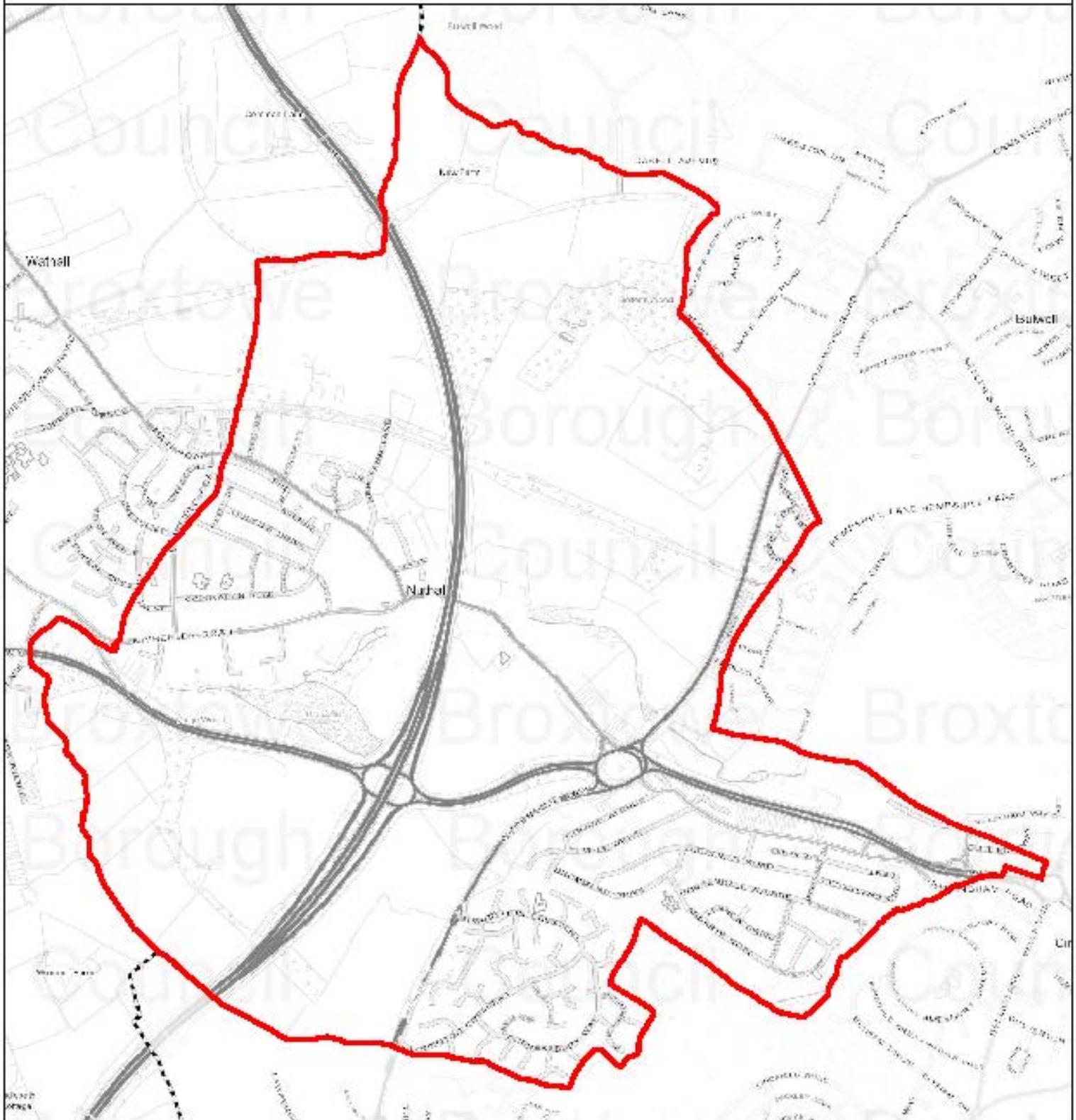


# Map of Area

# Nuthall Neighbourhood Plan



05 December 2017



Not to Scale

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## NOTES AND INFORMATION

 Plan Boundary

# Policies Map

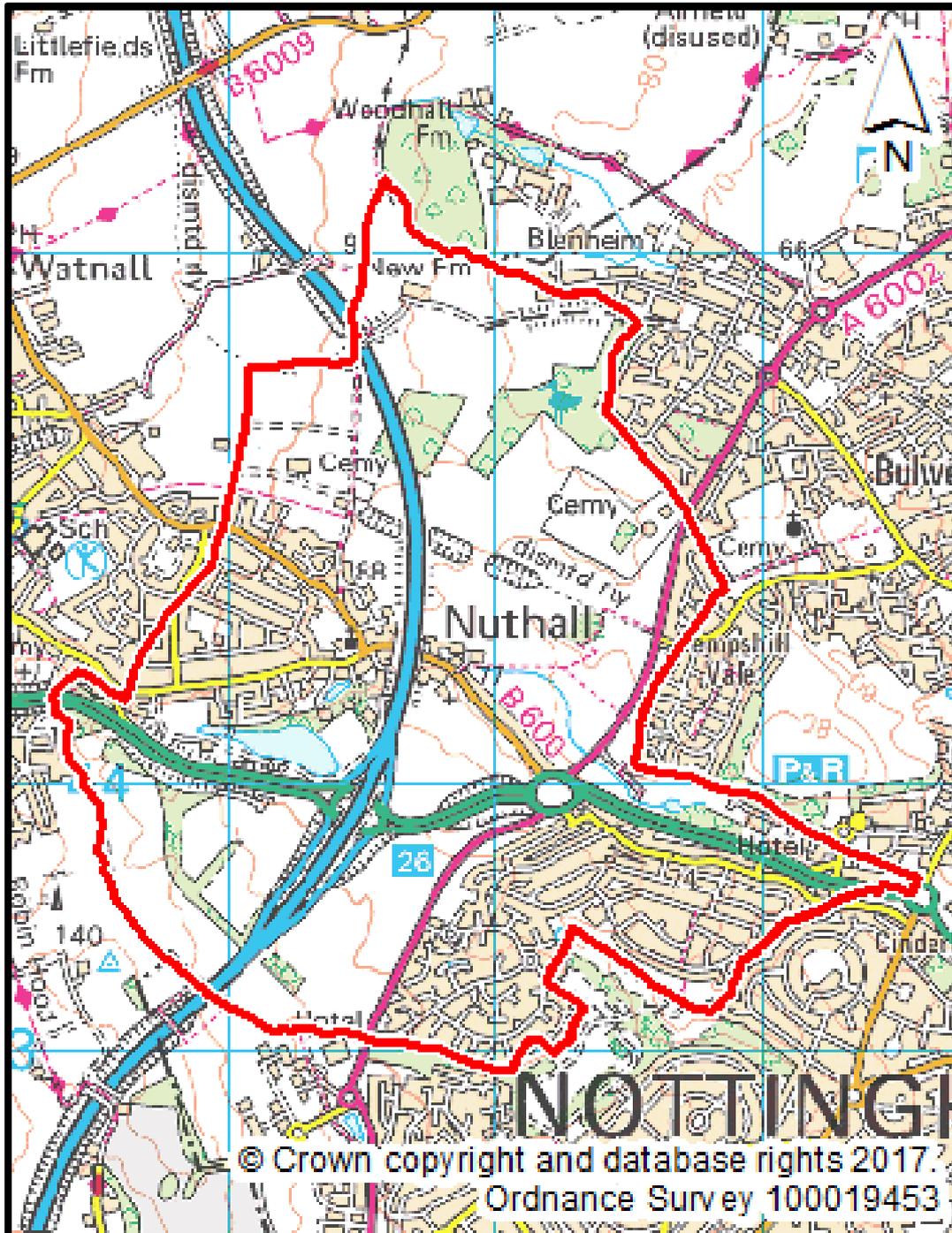


# Consultation Statement



# Nuthall Neighbourhood Plan Consultation Statement

Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations



## Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Nuthall Neighbourhood Plan (NNP).

Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, states that a consultation statement should:

- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- explain how they were consulted;
- summarise the main issues and concerns raised by the persons consulted; and
- Describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.

The policies contained in the NNP are as a result of considerable interaction and consultation with the community and businesses within the parish. The plan is the result of consultation with a wide variety of different stakeholders and draws the conclusions of a residents survey, work undertaken by the steering group, discussions with the borough council and responses received from the statutory pre-submission consultation.

## The Steering Group

- P Owen
- J Owen
- Y Walsham
- T Gall
- G Hills
- D Burnett
- P Simpson
- C Brown
- N Jervis

## Residents Survey

Nuthall Parish Council initially undertook a 'resident's survey' which was sent to every house in the Parish for consideration. In addition schools, clubs, young people, those attending the local indoor community facilities, those using the external playing fields and park, local farmers, landowners, developers and industry/retail representatives were all asked to comment. The results from the resident's survey fed into the Draft Neighbourhood Plan.

The Residents Survey responses were sorted into 4 different geographic locations within the Parish (Horsendale, Larkfields, Mornington and Nuthall West)

The Key Messages from the Residents Survey were;

### Horsendale

Need for new community facilities  
Traffic problems  
Not in favour of the tram

### Larkfields

General comments on sports/ leisure/ retail  
Not in favour of the tram  
Traffic problems

### Mornington

Road repairs  
Community facilities  
Not in favour of new leisure/ retail  
Bus service improvements needed  
Traffic problems

### Nuthall West

Speed problems  
Environmental improvements needed  
In favour of bungalows

There was General Opposition to:  
Leisure  
New housing

There was general support for:  
Play areas for young people  
Secondary school in Nuthall  
Country Parks

### **Regulation 14: Pre-Submission Neighbourhood Plan Consultation**

Section 14 of Part 5 of the 2012 Neighbourhood Planning Regulations, states that before submitting a plan proposal to Broxtowe Borough Council, Nuthall Parish Council must:

- publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the Neighbourhood Area –
  - Details of the Nuthall Neighbourhood Plan;
  - Details of where and when the Nuthall Neighbourhood Plan may be inspected;
  - Details of how to make representations; and
  - The date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised.
- Consult the consultation bodies referred to in paragraph 1 of Schedule 1 (the statutory consultees); and
- Send a copy of the plan to Broxtowe Borough Council.

Nuthall Parish Council undertook the pre-submission consultation in accordance with the Regulations from 3 December 2016 until 31<sup>st</sup> January 2017. This included notification to the Schedule 1 Consultation Bodies and a copy was sent to Broxtowe Borough Council. The Neighbourhood Plan was publicised by;

- The Plan was put on display at the Parish Council Offices (the Temple Centre)
- The Plan was also published online and promoted via social media.
- It was made available on the Parish Website including the provision of an online response facility.
- The Parish held a launch event with local Councillors
- The Parish also hosted a number of 'drop-in' sessions where people could ask questions and make comments on the Plan.

27 responses were received, the main issues and concerns raised are summarised below.

## Pre-Submission Consultation Response Summary

Reference Number	Name of Respondent	Summary of Comment	Action / Consideration taken
<b>Statutory Consultees</b>			
26	Historic England (HE)	<p>Plan covers Conservation Area and includes a number of designated heritage assets – it is important that the strategy put together safeguards the elements which contribute to the importance of those heritage assets.</p> <p>NPPG is clear that, where relevant, Plans should include enough information about local heritage (including non-designated heritage assets and sites of archaeological interest) to guide decisions and to put broader strategic heritage policies into action at a neighbourhood scale.</p>	<p>To ensure that both designated and non-designated heritage assets are safeguarded the Neighbourhood Plan now includes a policy (5) which protects designated and non-designated heritage assets.</p> <p>This policy recognises the character of the historic part of the village and seeks to achieve enhancement to it.</p>
1	National Grid	<p>Wish to be involved in preparation, alteration and review of plans and strategies.</p> <p>Two intermediate gas lines fall within Neighbourhood Boundary (although not affected by current proposals):</p> <ul style="list-style-type: none"> <li>• Selston to Nuthall (Emsn01)</li> <li>• Three Ponds Agi (Emtp01)</li> </ul>	Nuthall Parish Council notes the comments. It was considered that no specific action (with regards to amendments to the Plan) were required.
3	HS2 Ltd	No Comments to make.	None.
17	Health and Safety Executive (HSE)	No Comments to make. HSE do not need to be informed of next stages of the Plan.	None.
4	Nottinghamshire County Council (NCC)	<p><u>Minerals and Waste</u></p> <p>The Parish Council should have regard to the relevant policies in the adopted Waste Core Strategy and the saved policies in the Waste Local Plan along with the emerging Minerals Local Plan.</p> <p>No concern was raised with regards to safeguarding existing waste management facilities (as there are none in the Neighbourhood Plan Area).</p> <p>Parish might want to consider including reference to future development being '<i>designed</i>,</p>	<p>Noted.</p> <p>Noted.</p> <p>Nuthall Parish Council have included the suggested wording in the</p>

		<p><i>constructed and implemented to minimise creation of waste, maximise the use of recycled materials and assist in the collection, separation, sorting, recycling and recovery of waste'</i> to ensure sustainability.</p> <p>The County Council have no comments to make regarding minerals because the Neighbourhood Plan area contains no existing or proposed mineral sites or mineral safeguarding or consultation areas.</p> <p><u>Strategic Highways:</u> NCC notes the support for future investment around junction 26 of the M1 Motorway. NCC does not have any safeguarded highways proposals to improve the A610/M1 Junction 26 although there are proposals for an at-grade improvement to this junction to facilitate additional traffic from employment development at Eastwood. NCC monitors traffic and congestion across highways network and will continue to promote sustainable travel choices and improvements where these are warranted and where resources permit.</p> <p><u>Travel and Transport:</u> Note that HS2 route is now confirmed and safeguarded.</p> <p>Welcome the plan and the emphasis on sustainable development. NCC suggests that the Plan would benefit from the inclusion of public transport as a way of reducing congestion and providing sustainable transport solutions.</p> <p>Nuthall has excellent bus links, the Parish Council might want to include some of the detail (outlined in full response) in the Plan.</p> <p>NCC would welcome reference in the</p>	<p>support text of Policy 5.</p> <p>Noted.</p> <p>Nuthall Parish Council supports any investment that will improve congestion issues surrounding the M1 junction 26 and welcomes the commitment by the County Council to continue monitoring the situation and promote sustainable forms of transport.</p> <p>The Nuthall Neighbourhood Plan policies support sustainable transport options and aims to reduce the need to travel by private car.</p>
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		<p>Plan to support being given to the role of public transport in the local community as part of new development.</p> <p>NCC will wish to negotiate with developers of new sites re: improvements to bus stop infrastructure, this will help to mitigate residents concerns (as expressed in the Plan) regarding the need for bus service improvements.</p> <p>Consideration should be given to including the following in the Plan: <i>“Contributions towards improved public transport services and infrastructure from developers is a criterion to be met for development to be supported by the Plan. Priority [will be] given to schemes/sites that afford access to public transport facilities”.</i></p> <p>With regard to accessibility to key services reference could be made to the potential role that community Transport and related services (e.g. taxis) can make to compliment the local bus network (and economy).</p> <p><u>Public Health:</u> For the Neighbourhood Plan Area many of the health indicators are ‘not better than’ the England average. Planning policies play a vital role in improving the health and wellbeing of the population. NCC Health Checklist should be used to assess the potential impacts that the Plan will have on health and wellbeing and identify opportunities to maximise benefits and minimise harm. Obesity is a major health challenge and the Neighbourhood Plan should address:</p> <ul style="list-style-type: none"> <li>• Movement and access</li> <li>• Open spaces, recreation and play</li> <li>• Food</li> <li>• Neighbourhood Spaces</li> </ul>	<p>Developer contributions is a strategic policy in the emerging Part 2 Local Plan (Policy 32) Nuthall Parish Council consider that it is unnecessary to include further detail in the Neighbourhood Plan.</p> <p>The Nuthall Neighbourhood Plan policies support sustainable transport options and aims to reduce the need to travel by private car.</p> <p>The health Checklist is included in the emerging Part 2 Local Plan and therefore it is not considered necessary to include it in the Neighbourhood Plan.</p> <p>The Neighbourhood Plan seeks to address the challenge of obesity and has amended the format of the plan to make it clear that the issues listed are included within policies in the plan.</p>
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		<ul style="list-style-type: none"> <li>• Building Design</li> <li>• Local economy</li> </ul>	
13	Derbyshire County Council	No comments to make at this time.	None.
15	Broxtowe Borough Council – Environment Division	<p>Reference to Country Park needs to be more specific (e.g. associated footpaths, car parking, tree planting and meadow land).</p> <p>Large revenue implication that needs to be considered.</p> <p>There is no reference to the 2 other areas of open space maintained at the Temple Centre and adjacent to Horsendale School.</p>	<p>Nuthall Parish Council notes the comments. The Neighbourhood Plan has been amended so as to make it clear that the Country Park is a local aspiration (and not a policy) and therefore it is not considered necessary to include more specifics at this time (including revenue implications).</p> <p>The Plan has however been amended to show the current Green Infrastructure assets.</p>
16	Nottingham City Council	<p>Significant concern regarding proposed policy 3.7 (land south of Blenheim Industrial Estate).</p> <p>The area has been assessed as performing well in greenbelt terms and joint assessments were carried out by Nottingham City and Broxtowe Councils. Development here would encroach across existing defensible boundaries and it is considered that such development should be resisted</p> <p>It is not considered appropriate to prioritise green belt boundary amendments in isolation within a Neighbourhood Plan which may give rise to detrimental impacts to the wider Green Belt.</p>	<p>Nuthall Parish Council notes the comments.</p> <p>The Parish Council recognise that amendments to the Green Belt boundary are a strategic issue covered by policy in the Core Strategy and the emerging Part 2 Local Plan.</p> <p>The Neighbourhood Plan has been amended to remove the reference to the preferred direction of growth.</p>
10	Ashfield District Council	No matters to raise.	None.
12	Greasley Parish Council	No comments to make at this time.	None.
<b>Land Owner / Developer</b>			
2	Savills	Promoting SHLAA sites 103 & 105 for development and believe these should be included for development in the Neighbourhood Plan.	Nuthall Parish Council notes the comments. The sites being promoted are located within the Green Belt. Amendments to the

		<p>Considered by BBC as potentially suitable for housing development. Immediately available for development. Vehicular and pedestrian access available via Holden Crescent.</p> <p>Proposed Junction at B600 Watnall Road and Ayscough Avenue can be achieved through improvements to visibility – have been agreed in principle with Local Highways Authority.</p> <p>Scored lowest on sensitivity in Green Belt Review and forms logical extension to Nuthall with former railway line forming defensible boundary. Questionable whether permissions referenced in plan are implementable. Neighbourhood Plans should support strategic development needs in the local plan and plan positively for development.</p>	<p>Green Belt boundary are a strategic issue covered by strategic policy in the Core Strategy and the emerging Part 2 Local Plan. Amendments to the Neighbourhood Plan are not considered appropriate.</p>
23	Phoenix Planning on behalf of Gaintame Ltd.	<p><u>Promoting Land off Nottingham Road</u> for 'retirement village' development. Aging population trend. BBC - corporate plan states that the council will support and encourage a new retirement village. Greenfield, Green Belt site. Good access/ connectivity to surrounding area. Benefits of development considered to outweigh harm.</p>	<p>Nuthall Parish Council notes the comments. The sites being promoted are located within the Green Belt. Amendments to the Green Belt boundary are a strategic issue covered by strategic policy in the Core Strategy and the emerging Part 2 Local Plan. Amendments to the Neighbourhood Plan are not considered appropriate.</p>
<b>Local Residents</b>			
5 – 9, 11, 14, 18, 19, 20, 24, 27		<p><u>Traffic / Transport</u></p> <ul style="list-style-type: none"> <li>• Traffic congestion is an issue.</li> <li>• More frequent bus / mini bus service to the tram stop at Phoenix Park and required.</li> <li>• Park and Ride should be provided off the M1.</li> <li>• Car spaces at Phoenix park should be reserved for Nuthall Residents.</li> </ul>	<p>The Neighbourhood Plan seeks to address congestions and traffic issues.</p> <p>Phoenix Park and ride site and tram stop is located outside of the Neighbourhood Plan</p>



		<p>line (rather than country Park) – would help with noise and pollution reduction.</p> <ul style="list-style-type: none"> <li>• Nuthall needs to improve its environment re: open spaces and widen these green oasis’.</li> </ul> <p><u>Green Belt:</u></p> <ul style="list-style-type: none"> <li>• Need to protect all of the Green Belt.</li> <li>• Object to allocation of site adjacent to Blenheim Industrial Estate – whilst the PC might be trying to prevent development on Green Belt nearer to Nuthall, this site will be just as detrimental to the Green Belt.</li> <li>• By identifying a site that the Parish support in the Green Belt there is concern that this will be allocated instead of (rather than in competition with) other Green Belt sites in the borough.</li> </ul> <p><u>Flooding:</u></p> <ul style="list-style-type: none"> <li>• New and existing houses need extra roads and drainage – Nottingham Road flash floods.</li> </ul> <p><u>Housing:</u></p> <ul style="list-style-type: none"> <li>• Too many houses are being built.</li> </ul> <p><u>HS2:</u></p> <ul style="list-style-type: none"> <li>• M1 and HS2 has disadvantaged village, having 2 adjacent bridges near a blind bend will cause accidents and will be built on unstable disused mine workings.</li> <li>• Route and detail of HS2 is an issue – route should be moved.</li> </ul> <p><u>Heritage:</u></p> <ul style="list-style-type: none"> <li>• Would like to see comment in ‘History’ section regarding the opening of the Methodist Church in 1966.</li> <li>• Wider ‘village heritage zone’ should be incorporated</li> </ul>	<p>woodland is included in the plan.</p> <p>Creation and improvement of open spaces is included in the plan.</p> <p>Reference to preferred direction for growth if Green Belt amendments are required have been removed from the plan.</p> <p>Noted. This will be dealt with at planning application stage.</p> <p>Noted.</p> <p>The HS2 route is confirmed and is a strategic project (by central government). The Neighbourhood Plan is not the forum to change the route.</p> <p>The Neighbourhood Plan has been amended to include an additional policy which references the different character zones of Nuthall. The</p>
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		<p>around Older Nuthall – should include proposals for more trees to mitigate traffic pollution, parking restrictions, speed limits, highlighting history of the village, sewage / flood prevention systems for Coronation Road to Motorway bridge.</p> <p><u>Presentation Issues:</u></p> <ul style="list-style-type: none"> <li>• Tram needs to be included on the Policies map.</li> <li>• The latest Ofstead for the Kimberley School are ‘good and require improvement’ not ‘rapidly improving’. Some Jargon not explained (e.g. spatial, SHLAA and core strategy).</li> </ul> <p><u>Other Issues:</u></p> <ul style="list-style-type: none"> <li>• Old mine workings should not be built upon.</li> <li>• Unclear who will deal with planning permission (Parish or Broxtowe).</li> <li>• Previous 3 post offices should be reinstated.</li> <li>• Sense of individuality and district charm needs to be enhanced.</li> </ul>	<p>heritage of Nuthall is already protected by a Conservation Area designation.</p> <p>Noted.</p> <p>Noted.</p>
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# Basic Conditions Statement

# Nuthall Neighbourhood Plan

2015-2030

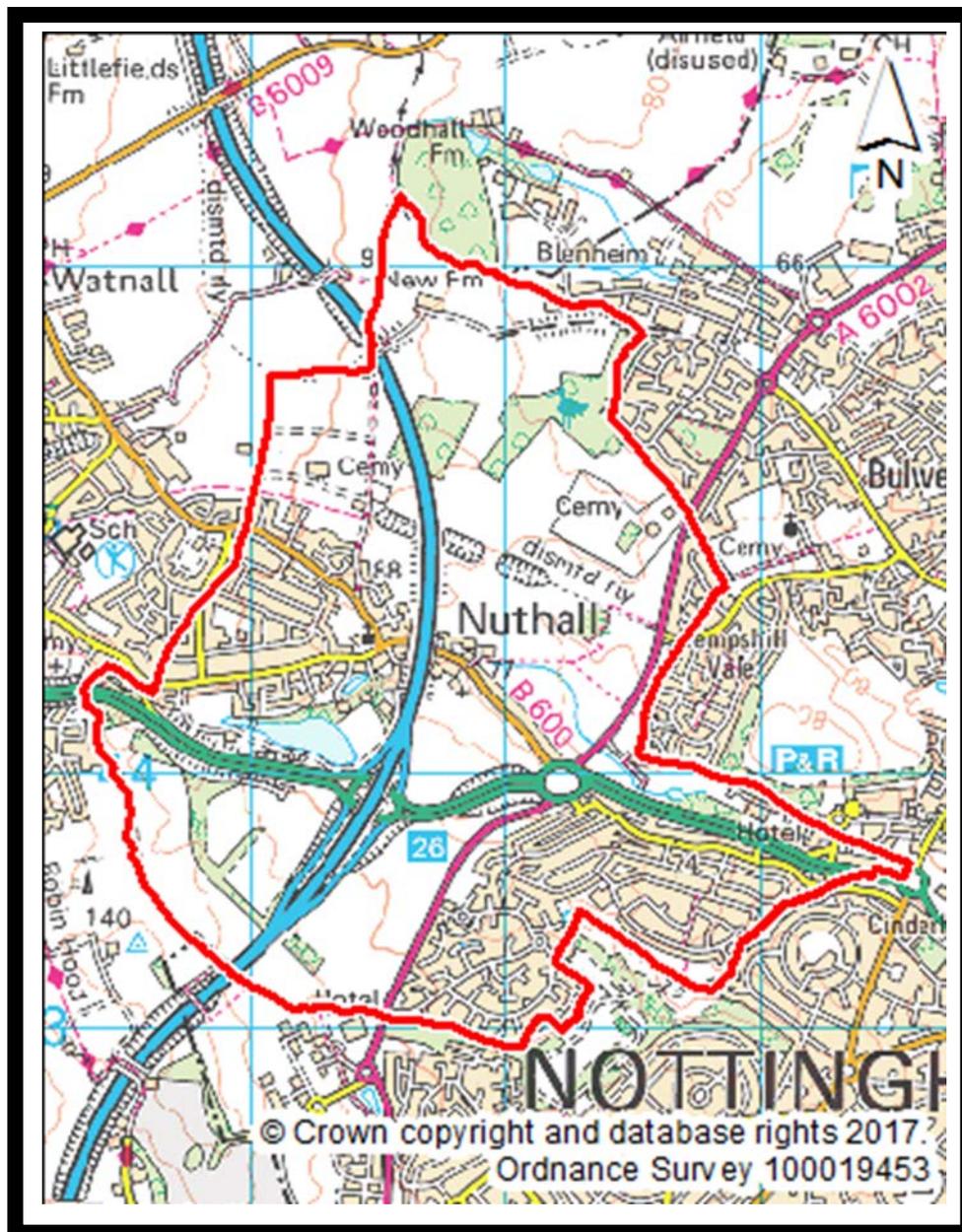
## Basic Conditions Statement

Town and Country Planning Act 1990 (as amended)

Paragraph 8 (2) of Schedule 4B



Submitted by Nuthall Parish Council as the 'qualifying body' for the Nuthall Neighbourhood Plan (NNP) area; comprising of the whole Parish of Nuthall as defined on the plan below.



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## Nuthall Neighbourhood Plan (NNP): Basic Condition Statement

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## **Introduction**

This Basic Conditions Statement has been prepared to accompany the Nuthall Neighbourhood Plan (NNP).

### **The Basic Conditions**

Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 requires that Neighbourhood Development Plans must meet the following basic conditions:

1. The Neighbourhood Plan must have regard to national policies (the NPPF) and advice contained in guidance (National Planning Guidance (NPG)) and written Ministerial Statements issued by the Secretary of State.
2. The neighbourhood plan must contribute to the achievement of sustainable development.
3. The neighbourhood plan must be in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area), in this case the Aligned Core Strategy (ACS).
4. The neighbourhood plan does not breach, and is otherwise compatible with EU obligations.
5. The prescribed conditions must be met in relation to the neighbourhood plan and prescribed matters have been complied with.

### **Submitting body**

The Nuthall Neighbourhood Plan is submitted by Nuthall Parish Council, who are the 'qualifying body' as defined in the Localism Act 2011.

### **Neighbourhood Area**

The Plan applies to the entire Parish of Nuthall in Nottinghamshire.

An application for the designation of the neighbourhood area was made on the 13<sup>th</sup> June 2014 in accordance with part 2 of the Regulations. Broxtowe Borough Council (BBC), the local planning authority, publicised the application from Nuthall Parish Council for the designation of the Neighbourhood Area and advertised a consultation period. The application was approved by BBC on 17<sup>th</sup> September 2014 and Nuthall Parish was approved as the Neighbourhood Area.

Nuthall Parish Council confirms that the Nuthall Neighbourhood Plan (NNP) Relates only to the Parish of Nuthall and to no other Neighbourhood Area.

## Basic Condition 1: Have regard to national policies and advice contained in guidance

At the heart of the National Planning Policy Framework (NPPF) is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.

For **plan-making** this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  - specific policies in this Framework indicate development should be restricted.

Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:

- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
- plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and
- identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.

The NPPF set 12 ‘Core planning principles’ set out in the table below;

**Table 1: How the Nuthall Neighbourhood Plan (NNP) aims to achieve the Core Planning Principles as asset out in the NPPF**

NPPF Core Principle	NNP Vision and Objectives	NNP Policies (in brackets) / Decision Criteria
1. Be genuinely plan-led with a positive vision for the future of the area.	The NNP objectives all set a positive vision for the future development of Nuthall Parish. The plan seeks to encourage sustainable development throughout.	The NNP has been produced as a result of consultation with the community and seeks to address the ambitions and aspirations for future growth of the community.
2. Enhance and improve the places in which people live their lives.	Provision of lifetime homes and ensure that people have access to local facilities (health and recreation).	The NNP (Policy 1) aims to deliver a high quality of living accommodation with a focus on lifetime homes and accommodation for limited mobility and an increasingly elderly population. The NNP (Policy 4) also aims to deliver a wider variety and

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		increased amount of open space and recreational facilities for the local community.
<b>3.</b> Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.	Meet the need for future specialist housing provision and support the need for changing working practices (including working from home). Support for off-road parking and highways safety.	The NNP (Policy 1) supports the delivery of new homes within the Parish. The NPP (Policy 2) also designates a village centre to support the delivery of retail and business development. The NPP (Policy 3) strives to encourage new ways of working through the support of 'live-work' units.
<b>4.</b> Secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.	Support development which contributes in a positive way to the character of the area. Amenity of adjacent occupiers is a key consideration throughout.	The NNP (Policy 1 & Policy 2) states that new homes and development within the village centre should contribute in a positive way to the character and appearance of the area. The NNP (Policy 2) also supports development within the village area that protects the amenity of adjacent and nearby occupiers.
<b>5.</b> Promote different roles, character and vitality of areas.	Retain the semi-rural nature of the Parish. Protecting the Green Belt. Promote proportionate development of the village centre.	The NNP (Policy 2) recognises the important role that the village centre plays for the local community and designates it as such in order to provide greater certainty to service providers and business who may wish to locate here.
<b>6.</b> Climate change, flood risk and reduced carbon usage.	Minimise pollution by seeking to reduce the reliance on private vehicles and the congestion around the Motorway Junction 26. Provide enhanced walking and cycling routes.	The NNP (Policy 2, Policy 3, Policy 4 and the Local Aspirations) sets out ambitions to reduce the reliance on private vehicles and encourage more sustainable modes of transport.
<b>7.</b> Conserve and enhance the natural environment and reducing pollution.	Improve the quality and extent of wildlife, recreation and play areas. Provision of allotments and creation / expansion of woodland areas. Protect the natural environment through only allowing development that of sites that have no contrary environmental or land use designations.	The NNP (Policy 4 & Local Aspirations) aims to improve the quality and extent of recreation and play areas, provide allotments, new open spaces (including a Country Park) and enhancement to existing or new woodland.
<b>8.</b> Encourage the effective use of land	Provision of shared-use facilities to efficiently use the land within the Parish.	The NNP (Local Aspirations) sets out ambitions to enhance local service and 'shared-use' services in order to maximise the efficient use of land.
<b>9.</b> Promote mixed use developments	Define a 'Village centre' to encourage a mixed use service	The NNP (Policy 2) supports development enhancing the function

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	centre to act as the ‘heart of the community’. Provision of shared-use facilities to efficiently use the land within the Parish.	of a vibrant village centre. The NNP (Local Aspirations) sets out ambitions to enhance local service and ‘shared-use’ services in order to maximise the efficient use of land.
10. Conserve heritage assets	Protecting the heritage of the Parish.	The NNP (Policy 1, Policy 2 and Policy 5) share the ambition that new development should enhance the character and appearance of the area in order to protect and enhance the rich heritage of the Parish.
11. Encourage sustainable transport	To reduce the need to travel by private car, provision of routes appropriate for cyclists and walks.	The NNP (Policy 1) outlines the requirement for new housing development to provide the infrastructure necessary to reduce the need to travel by private car. The NNP (Policy 4) encourages provision of new walking and cycling routes to link the population within the Parish in order to reduce the need to travel by private car. The NNP (Local Aspirations) sets the aim to reduce congestion surrounding Junction 26 which is expected to be achieved through the provision of high quality alternative modes of sustainable transport.
12. Health, social and cultural wellbeing	Provision of new GP surgery, dentist, post office and country park.	The priorities set out in the NNP (Policy 4 & Local Aspirations) aim to attract investment in healthcare facilities and encourage outdoor activities through the provision of good quality outdoor space and dedicated walking and cycling routes.

The NPPF set out how it envisages that the planning system can help to achieve sustainable development; this is outlined in 13 different sections. The sections have each been taken in turn below and have been compared against the policies of the Nuthall Neighbourhood Plan.

**Table 2: How the Nuthall Neighbourhood Plan aims to build a strong and competitive economy.**

	<b>NPPF Sustainability Policy 1: Building a strong, competitive economy</b>
NPPF	<p>21. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• Set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth;</li> <li>• Support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area.</li> <li>• Identify priority areas for economic regeneration, infrastructure provision and</li> </ul>

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	<p>environmental enhancement; and</p> <ul style="list-style-type: none"> <li>Facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.</li> </ul>
<p>NNP Response</p>	<p>The NNP supports this policy by;</p> <ol style="list-style-type: none"> <li>Designating a 'village centre' (Policy 2) within which retail and business development will be supported in order to support existing business and encourage future investment into the area by providing greater certainty through the planning process.</li> <li>Facilitating the ability of home working through the support of 'live work' units (Policy 3).</li> </ol>

*Table 3: How the Nuthall Neighbourhood Plan aims to ensuring the vitality of town centres*

<b>NPPF Sustainability Policy 2: Ensuring the vitality of town centres</b>	
NPPF	<p>23. Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should:</p> <ul style="list-style-type: none"> <li>recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;</li> <li>define a network and hierarchy of centres that is resilient to anticipated future economic changes;</li> <li>promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;</li> <li>retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive;</li> <li>allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It is important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability. Local planning authorities should therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites;</li> <li>allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. If sufficient edge of centre sites cannot be identified, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre;</li> <li>set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres;</li> <li>recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites; and</li> <li>where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.</li> </ul> <p>24. Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should</p>

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	<p>demonstrate flexibility on issues such as format and scale.</p> <p>25. This sequential approach should not be applied to applications for small scale rural offices or other small scale rural development.</p> <p>26. When assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m). This should include assessment of:</p> <ul style="list-style-type: none"> <li>• the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and</li> <li>• the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.</li> </ul> <p>27. Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors, it should be refused.</p>
NNP Response	<p>Whilst Nuthall is a village and does not have a 'Town or District' centre as identified in the Aligned Core Strategy. It does play an important function for local people and in-line with the hierarchical approach the Neighbourhood Plan seeks to identify a lower tier (with regards to the sequential test) of a 'village centre' (Policy 2).</p>

**Table 4: How the Nuthall Neighbourhood Plan aims to supporting a prosperous rural economy**

	<b>NPPF Sustainability Policy 3: Supporting a prosperous rural economy</b>
NPPF	<p>28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:</p> <ul style="list-style-type: none"> <li>• support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;</li> <li>• promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.</li> </ul>
NNP Response	<p>The designation of the 'Nuthall Village Centre' (Policy 2) aims to promote the retention of existing and the provision of new local businesses and retail services in the village. The Neighbourhood Plan (Policy 3) supports the sustainable growth of businesses within the village through the encouragement of 'home working' and 'live work' units. The Plan aims to attract investment in the provision of important services to the village such as a GP surgery, dentist and Post Office.</p>

**Table 5: How the Nuthall Neighbourhood Plan aims to promote sustainable transport**

	<b>NPPF Sustainability Policy 4: Promoting sustainable transport</b>
NPPF	<p>29. Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice</p>

about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.

30. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.

31. Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as rail freight interchanges, roadside facilities for motorists or transport investment necessary to support strategies for the growth of ports, airports or other major generators of travel demand in their areas. The primary function of roadside facilities for motorists should be to support the safety and welfare of the road user.

32. All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people; and
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

33. When planning for ports, airports and airfields that are not subject to a separate national policy statement, plans should take account of their growth and role in serving business, leisure, training and emergency service needs. Plans should take account of this Framework as well as the principles set out in the relevant national policy statements and the Government Framework for UK Aviation.

34. Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. However this needs to take account of policies set out elsewhere in this Framework, particularly in rural areas.

35. Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to;

- accommodate the efficient delivery of goods and supplies;
- give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;
- create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones;
- incorporate facilities for charging plug-in and other ultra-low emission vehicles; and

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	<ul style="list-style-type: none"> <li>• consider the needs of people with disabilities by all modes of transport.</li> </ul> <p>36. A key tool to facilitate this will be a Travel Plan. All developments which generate significant amounts of movement should be required to provide a Travel Plan.</p> <p>37. Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.</p> <p>38. For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.</p> <p>39. If setting local parking standards for residential and non-residential development, local planning authorities should take into account:</p> <ul style="list-style-type: none"> <li>• the accessibility of the development;</li> <li>• the type, mix and use of development;</li> <li>• the availability of and opportunities for public transport;</li> <li>• local car ownership levels; and</li> <li>• an overall need to reduce the use of high-emission vehicles.</li> </ul> <p>40. Local authorities should seek to improve the quality of parking in town centres so that it is convenient, safe and secure, including appropriate provision for motorcycles. They should set appropriate parking charges that do not undermine the vitality of town centres. Parking enforcement should be proportionate.</p> <p>41. Local planning authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice.</p>
<p>NNP Response</p>	<p>The Neighbourhood Plan sets a requirement (Policy 1) for new housing development to provide the infrastructure necessary to reduce the need to travel by private car. Coupled with this is the expectation (set out in Policy 4) that safe and attractive walking and cycling routes would be provided which would link the population within the Parish and would encourage people to use alternative modes of transport. The village centre designation (policy 2) is intended to ensure that the local community have access to local services within the immediate locality which should negate the need to travel further afield (often in cars). In addition the support given to live work units (policy 3) should also have a positive impact on need to travel and the length of journeys to achieve employment.</p>

**Table 6: How the Nuthall Neighbourhood Plan aims to support high quality communications infrastructure**

	<p><b>NPPF Sustainability Policy 5: Supporting high quality communications infrastructure</b></p>
<p>NPPF</p>	<p>42. Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.</p> <p>43. In preparing Local Plans, local planning authorities should support the expansion of</p>

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	<p>electronic communications networks, including telecommunications and high speed broadband. They should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate.</p> <p>44. Local planning authorities should not impose a ban on new telecommunications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of telecommunications development or insist on minimum distances between new telecommunications development and existing development. They should ensure that:</p> <ul style="list-style-type: none"> <li>• they have evidence to demonstrate that telecommunications infrastructure will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and</li> <li>• they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and telecommunications services.</li> </ul> <p>45. Applications for telecommunications development (including for prior approval under Part 24 of the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include:</p> <ul style="list-style-type: none"> <li>• the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college or within a statutory safeguarding zone surrounding an aerodrome or technical site; and</li> <li>• for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission on non-ionising radiation protection guidelines; or</li> <li>• for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.</li> </ul> <p>46. Local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure.</p>
<p>NNP Response</p>	<p>The Nuthall Neighbourhood Plan is silent on this issue as it is content for this to be dealt with at the local authority level.</p>

*Table 7: How the Nuthall Neighbourhood Plan aims to deliver a wide choice of high quality homes*

	<p><b>NPPF Sustainability Policy 6: Delivering a wide choice of high quality homes</b></p>
<p>NPPF</p>	<p>47. To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</li> <li>• identify and update annually a supply of specific deliverable sites sufficient to</li> </ul>

	<p>provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;</p> <ul style="list-style-type: none"><li>• identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;</li><li>• for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and</li><li>• set out their own approach to housing density to reflect local circumstances.</li></ul> <p>48. Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.</p> <p>49. Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.</p> <p>50. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"><li>• plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li><li>• identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and</li><li>• where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.</li></ul> <p>51. Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not</p>
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	<p>strong economic reasons why such development would be inappropriate.</p> <p>52. The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities. Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development. In doing so, they should consider whether it is appropriate to establish Green Belt around or adjoining any such new development.</p> <p>53. Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.</p> <p>54. In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.</p> <p>55. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:</p> <ul style="list-style-type: none"> <li>• the essential need for a rural worker to live permanently at or near their place of work in the countryside; or</li> <li>• where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or</li> <li>• where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or</li> <li>• the exceptional quality or innovative nature of the design of the dwelling. Such a design should: <ul style="list-style-type: none"> <li>○ be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;</li> <li>○ reflect the highest standards in architecture;</li> <li>○ significantly enhance its immediate setting; and</li> <li>○ be sensitive to the defining characteristics of the local area.</li> </ul> </li> </ul>
<p>NNP Response</p>	<p>Policy 1 of the Nuthall Neighbourhood Plan supports new housing development within the Parish. It also aims to deliver a high quality of living accommodation with a focus on lifetime homes and accommodation for limited mobility and an increasingly elderly population. New housing development within the Parish is expected to enhance the character and appearance of the area in order to protect and enhance the rich heritage of the Parish.</p>

**Table 8: How the Nuthall Neighbourhood Plan aims to require good design**

<p><b>NPPF Sustainability Policy 7: Requiring good design</b></p>	
<p>NPPF</p>	<p>56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good</p>

planning, and should contribute positively to making places better for people.

57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

59. Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

60. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

62. Local planning authorities should have local design review arrangements in place to provide assessment and support to ensure high standards of design. They should also when appropriate refer major projects for a national design review. In general, early engagement on design produces the greatest benefits. In assessing applications, local planning authorities should have regard to the recommendations from the design review panel.

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	<p>63. In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.</p> <p>64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.</p> <p>65. Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits).</p> <p>66. Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.</p> <p>67. Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.</p> <p>68. Where an area justifies a degree of special protection on the grounds of amenity, an Area of Special Control Order may be approved. Before formally proposing an Area of Special Control, the local planning authority is expected to consult local trade and amenity organisations about the proposal. Before a direction to remove deemed planning consent is made for specific advertisements, local planning authorities will be expected to demonstrate that the direction would improve visual amenity and there is no other way of effectively controlling the display of that particular class of advertisement. The comments of organisations, and individuals, whose interests would be affected by the direction should be sought as part of the process.</p>
<p>NNP Response</p>	<p>New residential development and proposals within the newly designated 'village centre' as set out in Policy 1 and Policy 2 is expected to enhance the character and appearance of the area in order to protect and enhance the rich heritage of the Parish. Policy 5 sets out what is expected with regards to design within the different local character areas including the 'historic core' of the village. Policy 5 also seeks to ensure that new development is designed and constructed in a way that minimises waste in order to achieve sustainable development.</p>

**Table 9: How the Nuthall Neighbourhood Plan aims to promote healthy communities**

<p><b>NPPF Sustainability Policy 8: Promoting healthy communities</b></p>	
<p>NPPF</p>	<p>69. The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. To support this, local planning authorities should aim to involve all sections of the community in the development of Local Plans and in planning decisions, and should</p>

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facilitate neighbourhood planning. Planning policies and decisions, in turn, should aim to achieve places which promote:

- opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;
- safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.

70. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

71. Local planning authorities should take a positive and collaborative approach to enable development to be brought forward under a Community Right to Build Order, including working with communities to identify and resolve key issues before applications are submitted.

72. The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.

They should:

- give great weight to the need to create, expand or alter schools; and
- work with schools promoters to identify and resolve key planning issues before applications are submitted.

73. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.

74. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

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	<ul style="list-style-type: none"> <li>• an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</li> <li>• the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</li> <li>• the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.</li> </ul> <p>75. Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.</p> <p>76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.</p> <p>77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:</p> <ul style="list-style-type: none"> <li>• where the green space is in reasonably close proximity to the community it serves;</li> <li>• where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</li> <li>• where the green area concerned is local in character and is not an extensive tract of land.</li> </ul> <p>78. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.</p>
<p>NNP Response</p>	<p>The Nuthall Neighbourhood Plan recognises the importance of outdoor recreation and green spaces to enhance the community’s health and well-being. Policy 4 and Local Aspirations aim to deliver new open space and recreation space in order to encourage physical activities. Local Aspirations also sets out the priority to attract investment in local healthcare facilities in order to ensure that healthcare the needs of the local community area met locally.</p>

**Table 10: How the Nuthall Neighbourhood Plan aims to protect Green Belt land**

<p><b>NPPF Sustainability Policy 9: Protecting Green Belt land</b></p>	
<p>NPPF</p>	<p>79. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.</p> <p>80. Green Belt serves five purposes:</p> <ul style="list-style-type: none"> <li>• to check the unrestricted sprawl of large built-up areas;</li> <li>• to prevent neighbouring towns merging into one another;</li> <li>• to assist in safeguarding the countryside from encroachment;</li> </ul>

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- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

81. Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.

82. The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions. If proposing a new Green Belt, local planning authorities should:

- demonstrate why normal planning and development management policies would not be adequate;
- set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;
- show what the consequences of the proposal would be for sustainable development;
- demonstrate the necessity for the Green Belt and its consistency with Local Plans for adjoining areas; and
- show how the Green Belt would meet the other objectives of the Framework.

83. Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, 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.

84. When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.

85. When defining boundaries, local planning authorities should:

- ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
- not include land which it is unnecessary to keep permanently open;
- where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
- satisfy themselves that Green Belt boundaries will not need to be altered at the

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	<p>end of the development plan period; and</p> <ul style="list-style-type: none"><li>• define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.</li></ul> <p>86. If it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.</p> <p>87. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.</p> <p>88. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.</p> <p>89. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:</p> <ul style="list-style-type: none"><li>• buildings for agriculture and forestry;</li><li>• provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;</li><li>• the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;</li><li>• the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;</li><li>• limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or</li><li>• limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.</li></ul> <p>90. Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:</p> <ul style="list-style-type: none"><li>• mineral extraction;</li><li>• engineering operations;</li><li>• local transport infrastructure which can demonstrate a requirement for a Green Belt location;</li><li>• the re-use of buildings provided that the buildings are of permanent and substantial construction; and</li><li>• development brought forward under a Community Right to Build Order.</li></ul> <p>91. When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to</p>
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	<p>demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.</p> <p>92. Community Forests offer valuable opportunities for improving the environment around towns, by upgrading the landscape and providing for recreation and wildlife. An approved Community Forest plan may be a material consideration in preparing development plans and in deciding planning applications. Any development proposals within Community Forests in the Green Belt should be subject to the normal policies controlling development in Green Belts.</p>
NNP Response	<p>The Nuthall Neighbourhood Plan does not make specific reference to protecting the Green Belt. However, it is recognised that the Green Belt around Nuthall Parish protects the countryside which forms an important aspect of the character of Nuthall. In addition by supporting development (both residential and business) within the existing urban areas it is expected that this will assist meeting the development requirements of the borough as a whole and thus will minimise the need for Green Belt release or development within Nuthall or elsewhere.</p>

**Table 11: How the Nuthall Neighbourhood Plan aims to meet the challenge of climate change and flooding**

	<b>NPPF Sustainability Policy 10: Meeting the challenge of climate change, flooding and coastal change</b>
NPPF	<p>93. Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.</p> <p>94. Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.</p> <p>95. To support the move to a low carbon future, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• plan for new development in locations and ways which reduce greenhouse gas emissions;</li> <li>• actively support energy efficiency improvements to existing buildings; and</li> <li>• when setting any local requirement for a building’s sustainability, do so in a way consistent with the Government’s zero carbon buildings policy and adopt nationally described standards.</li> </ul> <p>96. In determining planning applications, local planning authorities should expect new development to:</p> <ul style="list-style-type: none"> <li>• comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and</li> <li>• take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.</li> </ul> <p>97. To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute</p>

	<p>to energy generation from renewable or low carbon sources. They should:</p> <ul style="list-style-type: none"><li>• have a positive strategy to promote energy from renewable and low carbon sources;</li><li>• design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts;</li><li>• consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources;</li><li>• support community-led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning; and</li><li>• Identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</li></ul> <p>98. When determining planning applications, local planning authorities should:</p> <ul style="list-style-type: none"><li>• not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and</li><li>• approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should also expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.</li></ul> <p>99. Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.</p> <p>100. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:</p> <ul style="list-style-type: none"><li>• applying the Sequential Test;</li><li>• if necessary, applying the Exception Test;</li><li>• safeguarding land from development that is required for current and future flood management;</li><li>• using opportunities offered by new development to reduce the causes and impacts of flooding; and</li><li>• where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to</li></ul>
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	<p>facilitate the relocation of development, including housing, to more sustainable locations.</p> <p>101. The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding.</p> <p>102. If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:</p> <ul style="list-style-type: none"> <li>• it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and</li> <li>• a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. Both elements of the test will have to be passed for development to be allocated or permitted.</li> </ul> <p>103. When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>• within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and</li> <li>• development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.</li> </ul> <p>104. For individual developments on sites allocated in development plans through the Sequential Test, applicants need not apply the Sequential Test. Applications for minor development and changes of use should not be subject to the Sequential or Exception Tests but should still meet the requirements for site-specific flood risk assessments.</p>
<p>NNP Response</p>	<p>The Neighbourhood Plan (Policy 2, Policy 3, Policy 4 and Local Aspirations) aims to tackle the effects of climate change by minimise pollution from cars by seeking to reduce the reliance on private vehicles and the congestion around the Motorway Junction 26. In tandem it aims to enhance local walking and cycling routes in order to encourage alternative modes of transport.</p>

**Table 12: How the Nuthall Neighbourhood Plan aims to conserve and enhance the natural environment**

<p><b>NPPF Sustainability Policy 11: Conserving and enhancing the natural environment</b></p>	
<p>NPPF</p>	<p>109. The planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> <li>• protecting and enhancing valued landscapes, geological conservation interests and soils;</li> </ul>

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- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

110. In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or amenity value, where consistent with other policies in this Framework.

111. Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. Local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land.

112. Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

113. Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.

114. Local planning authorities should:

- set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure; and
- maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes, particularly in areas defined as Heritage Coast, and improve public access to and enjoyment of the coast.

115. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.

116. Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

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	<ul style="list-style-type: none"><li>• the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;</li><li>• the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and</li><li>• any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.</li></ul> <p>117. To minimise impacts on biodiversity and geodiversity, planning policies should:</p> <ul style="list-style-type: none"><li>• plan for biodiversity at a landscape-scale across local authority boundaries;</li><li>• identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation;</li><li>• promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan;</li><li>• aim to prevent harm to geological conservation interests; and</li><li>• where Nature Improvement Areas are identified in Local Plans, consider specifying the types of development that may be appropriate in these Areas.</li></ul> <p>118. When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:</p> <ul style="list-style-type: none"><li>• if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;</li><li>• proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;</li><li>• development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;</li><li>• opportunities to incorporate biodiversity in and around developments should be encouraged;</li><li>• planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss; and</li><li>• the following wildlife sites should be given the same protection as European sites:<ul style="list-style-type: none"><li>○ potential Special Protection Areas and possible Special Areas of Conservation;</li><li>○ listed or proposed Ramsar sites; and</li><li>○ sites identified, or required, as compensatory measures for adverse</li></ul></li></ul>
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	<p>effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.</p> <p>119. The presumption in favour of sustainable development (paragraph 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p> <p>120. To prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.</p> <p>121. Planning policies and decisions should also ensure that:</p> <ul style="list-style-type: none"><li>• the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation;</li><li>• after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and</li><li>• adequate site investigation information, prepared by a competent person, is presented.</li></ul> <p>122. In doing so, local planning authorities should focus on whether the development itself is an acceptable use of the land, and the impact of the use, rather than the control of processes or emissions themselves where these are subject to approval under pollution control regimes. Local planning authorities should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.</p> <p>123. Planning policies and decisions should aim to:</p> <ul style="list-style-type: none"><li>• avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;</li><li>• mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;</li><li>• recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and</li><li>• identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.</li></ul> <p>124. Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air</p>
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	<p>Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.</p> <p>125. By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p>
	<p>The Neighbourhood Plan Policy 1, Policy 4 and Local Aspirations aims to protect land where there may be environmental from residential development and deliver improvements to the quantity and quality of recreation and play areas, provide allotments, new open spaces (including a Country Park) and enhancement to existing or new woodland.</p>

**Table 13: How the Nuthall Neighbourhood Plan aims to conserve and enhance the historic environment**

	<b>NPPF Sustainability Policy 12: Conserving and enhancing the historic environment</b>
NPPF	<p>126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:</p> <ul style="list-style-type: none"> <li>• the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>• the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;</li> <li>• the desirability of new development making a positive contribution to local character and distinctiveness; and</li> <li>• opportunities to draw on the contribution made by the historic environment to the character of a place.</li> </ul> <p>127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.</p> <p>129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when</p>

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considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed

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	<p>after the loss has occurred.</p> <p>137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.</p> <p>138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.</p> <p>139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.</p> <p>140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.</p> <p>141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.</p>
<p>NNP Response</p>	<p>Nuthall Parish is rich in heritage which is detailed in the background of the plan. Policies Policy 1 and Policy 2 both set the criteria that new development should enhance the character and appearance of the area in order to protect and enhance the heritage assets of the Parish. Policy 5 sets out what is expected with regards to design within the different local character areas including the 'historic core' of the village.</p>

## Basic Condition 2: Delivering Sustainable Development

The NNP must contribute towards sustainable development, Paragraph 7 of the NPPF sets three ‘dimensions’ of sustainable development; economic, social and environmental and requires the planning system (i.e. the NNP) to perform a number of roles;

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

This section demonstrates how the Nuthall Neighbourhood Plan proposal delivers sustainable development.

**Table 14: Delivering Economic Sustainability**

NPPF Definition	Contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.
NNP Vision and Objectives	Deliver a vibrant, desirable and sustainable neighbourhood.
NNP Policies	Policy 2: Nuthall Village Centre Policy 3: Live Work Units
Commentary	The Nuthall Neighbourhood Plan contributes to economic sustainability by: <ul style="list-style-type: none"> <li>• Providing a focus and increased certainty for economic development within the ‘village centre’</li> <li>• Improving economic opportunities through encouraging working from home.</li> </ul>

**Table 15: Delivering Social Sustainability**

NPPF Definition	Support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local
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## Nuthall Neighbourhood Plan (NNP): Basic Condition Statement

	services that reflect the community's needs and support health, social and cultural well-being.
NNP Vision and Objectives	Deliver a vibrant, desirable and sustainable neighbourhood.
NNP Policies	Policy 1: New housing within the existing urban area. Policy 2: Nuthall Village Centre Policy 4: Creation and enhancement of recreation space and habitats. Policy 5: Design and the Historic Environment Local Aspirations: Provision of key services
Commentary	The Nuthall Neighbourhood Plan contributes to social sustainability by; <ul style="list-style-type: none"> <li>• Encouraging new housing development within the Parish.</li> <li>• Ensuring that development makes a positive contribution to the character of the different areas within the Parish.</li> <li>• Ensuring that the heritage of the village is safeguarded from future development.</li> <li>• Ensuring that areas of population within the parish are physically linked with open spaces and recreation routes.</li> <li>• Specifying housing that meets the needs of the ageing local population.</li> <li>• Encouraging the provision of new community assets such as open spaces and the provision of allotments.</li> <li>• Ensuring that people have access to the key services that they require including shops and medical services.</li> </ul>

**Table 16: Delivering Environmental Sustainability**

NPPF Definition	Contribute to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
NNP Vision and Objectives	Deliver a vibrant, desirable and sustainable neighbourhood, whilst maintaining the semi-rural nature of the Parish. Protect Nuthall's rich history and heritage.
NNP Policies	Policy 1: New housing within the existing urban area. Policy 2: Nuthall Village Centre Policy 4: Creation and enhancement of recreation space and habitats. Policy 5: Design and the Historic

## Nuthall Neighbourhood Plan (NNP): Basic Condition Statement

	EnvironmentLocal Aspirations: Easing congestion and Country Park
Commentary	<p>The Nuthall Neighbourhood Plan contributes to environmental sustainability by;</p> <ul style="list-style-type: none"><li>• Ensuring that development makes a positive contribution to the character of the different areas within the Parish.</li><li>• Ensuring that the heritage of the village is safeguarded from future development.</li><li>• Ensuring that development is undertaken in a sustainable waste to minimise waste.</li><li>• Enhancing and expanding existing natural assets (including woodland).</li><li>• Providing open spaces and recreation space.</li><li>• Reducing the congestion surrounding the M1 Motorway Junction 26.</li><li>• Supporting the provision of a Country Park.</li></ul>

## Basic Condition 3: General conformity with strategic policies

The NPP must demonstrate that it is in general conformity with the development plan for the area of the local planning authority (or any part of that area). This section shows how the NNP is in general conformity with the strategic policies in the Aligned Core Strategy (2014).

### Aligned Core Strategy (ACS) Spatial Vision:

*In 2028, the combined area of Broxtowe, Gedling and Nottingham City is known regionally and nationally as an area with an exceptional quality of life. It has a buoyant economy, with a strong 'Science City' theme, underpinned by the high proportion of people employed in knowledge based jobs and supported by a high quality, high capacity digital infrastructure network. It also includes a modern and competitive manufacturing sector.*

*The area has experienced sustainable growth, with 30,550 new homes developed since 2011, many of which were once areas in need of regeneration but are now attractive locations. It continues to be the pre-eminent sporting centre in the region with an excellent range of cultural, artistic and sports facilities.*

*Much of this growth is sustainably accommodated within the main built up area of Nottingham which has assisted in reducing the need to travel, made the most of existing infrastructure and has driven the regeneration of parts of the urban area. Some established residential areas have been remodelled, with a new housing and population mix, and are now popular neighbourhoods with both old and new residents. The disparities in the quality of life apparent in 2011 are being addressed, and fear of crime has been reduced, as a result, people are more willing to get involved in decisions which affect their lives.*

*The town centres within the area have improved their vitality and viability in line with their place in the hierarchy and network of centres.*

*In the more rural parts of the area, some identified settlements have developed to make the best of their accessibility to services, which have been sustained and enhanced, and their infrastructure capacity. Other towns and villages have experienced smaller levels of development in line with meeting local needs (especially affordable housing), supporting their communities, and maintaining their vitality, viability, and local distinctiveness. The rural economy has developed to be diverse and vibrant, although agriculture and food production remain important.*

*Connections to London and other regional cities, especially Derby and Leicester, are much improved, with rail line speed and capacity improvements, and the completion of major highway schemes. A HS2 hub station to serve the East Midlands is nearing completion at Toton in Broxtowe. Associated infrastructure including convenient sustainable public transport access to link the station to the rest of Greater Nottingham is complete or planned. Development in the vicinity of the proposed HS2 station at Toton has maximised opportunities for the local community and the regional and national economy. The public transport network continues to be world class, and includes new NET routes.*

*Major improvements to the quality of the bus network, especially in the City Centre, and to other parts of the area, the rest of the County, and beyond have been made. Public transport patronage continues to grow, in part due to targeted and successful behavioural change measures. New cycling and walking links mean that neighbourhoods have much better sustainable networks, which link through to major employment areas and the city and town centres.*

## **Nuthall Neighbourhood Plan (NNP): Basic Condition Statement**

*The area's unique built and natural environment has been improved through the sensitive and high quality design of new development, the historic environment, both urban and rural is valued and protected and where necessary has been enhanced.*

*The principle of the Green Belt remains and it continues to shape new development, especially with regard to its key purpose of preventing coalescence of Nottingham and Derby and their associated towns. Major new Green Infrastructure has enhanced the multifunctional open space provision and network of green corridors linking the built up areas to open countryside and has helped to address the impacts of that growth whilst also providing opportunities for healthy lifestyles. It has also contributed to a step change increase in the region's biodiversity whilst allowing it to cope with climate change. Landscape character is now a key influence on new development.*

*The area supports young people through education and training, with completed improvements to schools, academies, further education establishments and Universities now giving them a better start in life, and the ability to access education, training and high quality jobs.*

### **Spatial Objectives**

The ACS sets 12 spatial objectives seek to deliver this vision. These are;

- i. Environmentally responsible development addressing climate change.
- ii. High quality new housing.
- iii. Economic prosperity for all.
- iv. Flourishing and vibrant town centres.
- v. Regeneration.
- vi. Protecting and enhancing the area's individual and historic character and local distinctiveness.
- vii. Strong, safe and cohesive communities.
- viii. Health and wellbeing.
- ix. Opportunities for all.
- x. Excellent transport systems and reducing the need to travel.
- xi. Protecting and improving natural assets.
- xii. Timely and viable infrastructure.

To achieve these objectives the ACS presented policies for;

#### **Section A: Sustainable Growth**

- Policy A: Presumption in Favour of Sustainable Development
- Policy 1: Climate Change
- Policy 2: The Spatial Strategy
- Policy 3: The Green Belt
- Policy 4: Employment Provision and Economic Development
- Policy 5: Nottingham City Centre
- Policy 6: Role of Town and Local Centres
- Policy 7: Regeneration

#### **Section B: Places for People**

- Policy 8: Housing Size, Mix and Choice
- Policy 9: Gypsies, Travellers and Travelling Showpeople
- Policy 10: Design and Enhancing Local Identity
- Policy 11: The Historic Environment
- Policy 12: Local Services and Healthy Lifestyles
- Policy 13: Culture, Tourism and Sport

## Nuthall Neighbourhood Plan (NNP): Basic Condition Statement

Policy 14: Managing Travel Demand  
 Policy 15: Transport Infrastructure Priorities

### Section C: Our Environment

Policy 16: Green Infrastructure, Parks and Open Space  
 Policy 17: Biodiversity

### Section D: Making it Happen

Policy 18: Infrastructure  
 Policy 19: Developer Contributions  
 Section 20: Key Monitoring Indicators

The following section demonstrates that the Nuthall Neighbourhood Plan is in general conformity with the Aligned Core Strategy by showing:

- Conformity with the 12 strategic objectives of the Aligned Core Strategy; and
- Conformity with the relevant policies within the Aligned Core Strategy.

### Conformity with the Strategic Objectives of the Aligned Core Strategy

The following tables relate the relevant strategic objective as set out in the Aligned Core Strategy with the vision and objectives of the Nuthall Neighbourhood Plan.

**Table 17 ACS Objective i: Environmentally responsible development addressing climate change**

Relevant objective	To reduce the causes of climate change and to minimise its impacts, through locating development where it can be highly accessible by sustainable transport, requiring environmentally sensitive design and construction, reducing the risk of flooding, and promoting the use of low carbon technologies.
NNP Vision	Deliver a vibrant, desirable and sustainable neighbourhood, whilst maintaining the semi-rural nature of the Parish. Protect Nuthall's rich history and heritage.
NNP Objective	Designate a village centre to support local retail and business development. Minimise the need to travel by car, enhance walking and cycling routes and connections. Reduce congestion surrounding the M1 Motorway Junction 26.

**Table 18 ACS Objective ii: High quality new housing**

Relevant objective	To manage an increase in the supply of housing to ensure local and regional housing needs are met, brownfield opportunities are maximised, regeneration aims are delivered, and to provide access to affordable and decent new homes. In doing so, there will be a rebalancing of the housing mix where required in terms of size, type and tenure, to maximise choice including family housing, supporting people into home ownership, providing for particular groups such
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## Nuthall Neighbourhood Plan (NNP): Basic Condition Statement

	as older people, and creating and supporting mixed and balanced communities.
NNP Vision	Deliver a vibrant, desirable and sustainable neighbourhood.
NNP Objective	Support new housing development and encourage the retention of houses which are suitable for elderly residents and those who have limited mobility. Support is given to the provision of new homes which accord with the principles of lifetime homes standard.

**Table 19 ACS Objective iii: Economic prosperity for all**

Relevant objective	To ensure economic growth is as equitable as possible, and that a more knowledge based economy is supported, in line with the aims of Science City, and enhancing the Core City role of the Nottingham conurbation. Creating the conditions for all people to participate in the economy, by providing new and protecting existing local employment opportunities, encouraging rural enterprise, improving access to training opportunities, and supporting educational developments at all levels.
NNP Vision	Deliver a vibrant, desirable and sustainable neighbourhood.
NNP Objective	Encourage local employment through support of live-work units, the designation of a village centre and support for the provision of medical facilities will all encourage employment and prosperity.

**Table 20 ACS Objective iv: Flourishing and vibrant town centres**

Relevant objective	To create the conditions for the protection and enhancement of a balanced hierarchy and network of City, town and other centres, through economic growth and retail development. The provision of innovative and efficient shopping, leisure, tourism and local services of a scale appropriate to the centre's position in the hierarchy will be promoted in addition to social, cultural and other appropriate uses, accessibility improvements, environmental improvements, and town centre regeneration measures.
NNP Vision	Deliver a vibrant, desirable and sustainable neighbourhood.
NNP Objective	Designate a village centre which recognises the importance of local services and businesses provision at a scale which meets the needs of the local community within the hierarchy of retail provision within the ACS without impacting upon the nearby Town Centres.

## Nuthall Neighbourhood Plan (NNP): Basic Condition Statement

**Table 21 ACS Objective v: Regeneration**

Relevant objective	To ensure brownfield regeneration opportunities are maximised. To ensure that regeneration supports and enhances opportunities for local communities and residents, leading to all neighbourhoods being neighbourhoods of choice, where people want to live.
NNP Vision	Deliver a vibrant, desirable and sustainable neighbourhood, whilst maintaining the semi-rural nature of the Parish. Protect Nuthall's rich history and heritage.
NNP Objective	Support development within the existing urban area. Designate a village centre to support the regeneration and development of local services.

**Table 22 ACS Objective vi: Protecting and enhancing the area's individual and historic character and local distinctiveness**

Relevant objective	To preserve and enhance the distinctive natural and built heritage, by protecting and enhancing the historic environment, by promoting high quality locally distinct design, and by valuing the countryside for its productive qualities and ensuring its landscape character is maintained and enhanced.
NNP Vision	Deliver a vibrant, desirable and sustainable neighbourhood, whilst maintaining the semi-rural nature of the Parish. Protect Nuthall's rich history and heritage.
NNP Objective	<p>Create and enhance woodland within the Parish which includes some areas of Ancient Woodland.</p> <p>Ensuring that development makes a positive contribution to the character of the different areas within the Parish.</p> <p>Ensuring that the heritage of the village is safeguarded from future development.</p> <p>Ensuring that development is undertaken in a sustainable waste to minimise waste.</p>

**Table 23 ACS Objective vii: Strong, safe and cohesive communities**

Relevant objective	To create the conditions for communities to become strong, safe and cohesive by providing appropriate facilities, encouraging people to express their views, by designing out crime and by respecting and enhancing local distinctiveness.
NNP Vision	Deliver a vibrant, desirable and sustainable neighbourhood.
NNP Objective	To encourage the provision of key services that

## Nuthall Neighbourhood Plan (NNP): Basic Condition Statement

	will benefit the community including a GP surgery, dentist and post office.
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**Table 24 ACS Objective viii: Health and wellbeing**

Relevant objective	To create the conditions for a healthier population by addressing environmental factors underpinning health and wellbeing, and working with healthcare partners to deliver new and improved health and social care facilities especially where required by new development and through the integration of health and service provision, and by improving access to cultural, sport and leisure and lifelong learning activities.
NNP Vision	Deliver a vibrant, desirable and sustainable neighbourhood.
NNP Objective	Deliver improvement to existing recreational facilities, play areas, routes for cyclists and walkers, sports facilities and a new country park all of which seek to encourage exercise and improve the wellbeing of local residents.

**Table 25 ACS Objective ix: Opportunities for all**

Relevant objective	To give all children and young people the best possible start in life by providing the highest quality inclusive educational, community leisure and sport facilities, for instance through improving existing or providing new schools, academies, further education establishments and Universities, and to meet the needs of older and disabled people, especially through providing appropriate housing opportunities.
NNP Vision	Deliver a vibrant, desirable and sustainable neighbourhood, whilst maintaining the semi-rural nature of the Parish. Protect Nuthall's rich history and heritage.
NNP Objective	Support new housing development and encourage the retention of houses which are suitable for elderly residents and those who have limited mobility. Support is given to the provision of new homes which accord with the principles of lifetime homes standard.

**Table 26 ACS Objective x: Excellent transport systems and reducing the need to travel**

Relevant objective	To ensure access to jobs, leisure and services is improved in a sustainable way, reducing the need to travel especially by private car, by encouraging convenient and reliable transport systems, through implementing behavioural change measures, and encouraging new working practices such as use of IT and home working.
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## Nuthall Neighbourhood Plan (NNP): Basic Condition Statement

NNP Vision	Deliver a vibrant, desirable and sustainable neighbourhood.
NNP Objective	Support the provision of 'live-work' units in order to reduce the need for travel. Ease congestion around J26 of the M1. Designate a village centre to ensure that small scale local retail and business provision coupled with the ambition to provide walking and cycling routes will reduce the need to travel by car.

**Table 27 ACS Objective xi: Protecting and improving natural assets**

Relevant objective	To improve and provide new Green Infrastructure, including open spaces, by enhancing and developing the network of multi-functional green spaces, by improving access and environmental quality, and by ensuring an increase in biodiversity.
NNP Vision	Deliver a vibrant, desirable and sustainable neighbourhood, whilst maintaining the semi-rural nature of the Parish. Protect Nuthall's rich history and heritage.
NNP Objective	Ensuring that development makes a positive contribution to the character of the area. Enhance and expand existing natural assets (including woodland). Provide new open spaces and recreation space. Support the provision of a Country Park.

**Table 28 ACS Objective xii: Timely and viable infrastructure**

Relevant objective	To make the best use of existing, and provide new and improved physical and social infrastructure, where required to support housing and economic growth, and make sure it is sustainable.
NNP Vision	Deliver a vibrant, desirable and sustainable neighbourhood.
NNP Objective	Support new housing development and encourage the retention of houses which are suitable for elderly residents and those who have limited mobility. Ensure that infrastructure required to reduce the need to travel by car is provided and that appropriate vehicle parking and safety features are delivered. Support is given to the provision of new homes which accord with the principles of lifetime homes standard. Provide new open spaces and recreation space. Support the provision of a Country Park.

## Nuthall Neighbourhood Plan (NNP): Basic Condition Statement

The Nuthall Neighbourhood Plan was drafted with the strategic policies of the Aligned Core Strategy in mind is in total conformity with these policies. The Nuthall Neighbourhood Plan was written to complement the Strategic aims and ambitions of the Borough Council. At the time of submission the emerging Part 2 Local Plan (whilst not formally adopted and therefore not a statutory part of the Development Plan) had been out to consultation prior to the submission to the Secretary of State for Examination, it was therefore deemed important to show how the Nuthall Neighbourhood Plan also conforms with the emerging Part 2 Local Plan.

### *How the Nuthall Neighbourhood Plan fits with the Strategic Policies as set out in the Aligned Core Strategy and the emerging Part 2 Local Plan*

<b>Nuthall Neighbourhood Plan Policy</b>	<b>Relevant Core Strategy Strategic Policy</b>	<b>Relevant Additional Emerging Part 2 Local Plan Strategic Policies</b>
Policy 1 New Housing	Policy A: Presumption in Favour of Sustainable Development Policy 1: Climate Change Policy 2: The Spatial Strategy Policy 8: Housing Size, Mix and Choice Policy 10: Design and Enhancing Local Identity Policy 18: Infrastructure	Policy 2 Site Allocations Policy 3 Main Built up Area Site Allocations Policy 7 Kimberley Site Allocations
Policy 2 Village Centre	Policy A: Presumption in Favour of Sustainable Development Policy 4: Employment Provision and Economic Development Policy 6: Role of Town and Local Centres Policy 10: Design and Enhancing Local Identity	
Policy 3 Live Work Units	Policy A: Presumption in Favour of Sustainable Development Policy 1: Climate Change Policy 4: Employment Provision and Economic Development	
Policy 4 Open space and Recreation	Policy 12: Local Services and Healthy Lifestyles Policy 13: Culture, Tourism and Sport Policy 16: Green Infrastructure, Parks and Open Space Policy 17: Biodiversity	
Policy 5 Design and the Historic Environment	Policy 10: Design and Enhancing Local Identity Policy 11: The Historic Environment	
Local Aspirations (not policy)	Policy 12: Local Services and Healthy Lifestyles Policy 14: Managing Travel Demand Policy 15: Transport Infrastructure Priorities	

## **Basic Condition 4: European Union (EU) Obligations**

### **Environmental Impact and Habitat Regulations**

With respect to the EU relevant directives the following applies:

- i. With regard to Directive 2001/42/EC on the assessment of the effects of certain plans and programs on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive). The conclusion of the SEA screen statement and consultation is that the Nuthall Neighbourhood Plan does not require a Strategic Environmental Assessment.
- ii. With regard to the Directive 2001/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive). This is to confirm that no neighbourhood development orders are proposed by the qualifying body, so the directive does not apply.
- iii. With regard to Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservations of wild birds (often referred to as the Habitats and Wild Birds Directive respectively), the conclusion of the Habitats Regulation Assessment (HRA) screening statement and consultation is that the Nuthall Neighbourhood Plan would not have any significant negative effects on any identified European sites and therefore a full HRA assessment is not required.
- iv. With regard to the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) and the Water Framework Directive (2000/60/EC). This is to confirm that there are no policies contained within the Nuthall Neighbourhood Plan that are within the scope of the directives.

### **Human Rights**

An equalities impact assessment has not been undertaken, as it is not required under the Equalities Act 2010, and it is not considered that the Plan discriminates unfairly or in a manner which is contrary to the Human Rights Act 1998.

## **Basic Condition 5: Meeting the Prescribed Conditions and Matters**

- The plan is being submitted by a qualifying body (Nuthall Parish Council) in a neighbourhood area that covers the whole of the area of Nuthall Parish.
- The neighbourhood plan sets out policies in relation to the development and use of land in the whole or part of the neighbourhood area. The neighbourhood plan includes land use planning policies that can be used in the determination of planning applications. It relates to the designated neighbourhood area of Nuthall Parish.
- The neighbourhood plan states the period in which it is to have effect (2015 – 2030).
- No policies in the plan relate to excluded development.
- The proposed neighbourhood plan does not relate to more than one neighbourhood area.

# Screening Opinion Regarding SEA

# Nuthall Neighbourhood Plan Strategic Environmental Assessment (SEA) Screening Report

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## Introduction

As required by the basic condition f as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004 Nuthall Neighbourhood Plan has been subject to a screening opinion. The screening opinion has been prepared by Broxtowe Borough Council (BBC) on behalf of the Parish Council in relation to the submission version of the Nuthall Neighbourhood Plan (which was seen prior to the submission by BBC and detailed in this report).

To be 'made', a neighbourhood plan must meet certain Basic Conditions. Basic Condition f states that the Neighbourhood Plan "*does not breach, and is otherwise compatible with, EU obligations*".

One of these obligations is Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment'. This is often referred to as the strategic environmental assessment (or SEA) Directive. The SEA Directive "seeks to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing plans and programmes." The SEA Directive is transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations (the 'SEA Regulations') and it is these regulations that the plan will need to be compatible with. A key stage in the neighbourhood planning process is determining whether or not SEA is required.

## Screening process

There are three steps to the screening process, these are:

1. Prepare a screening report
2. Request a screening opinion from the consultation bodies in light of this report
3. In light of their responses, determine whether the plan is likely to have significant effects on the environment (and therefore require SEA).

When determining whether a neighbourhood plan requires SEA, the SEA Regulations require that the criteria set out in Schedule 1 of the SEA Regulations be considered. These are the criteria "for determining the likely significance of effects on the environment". These criteria are split into two categories:

- those relating to the characteristics of the plan; and
- those to the characteristics of the effects and area likely to be affected.

These are set out below:

### Plan characteristics

- the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources

The Nuthall Neighbourhood Plan must be in general conformity with the strategic policies contained in the development plan for the area, the Broxtowe Aligned Core Strategy (ACS), which was subject to SEA (Sustainability Appraisal) during its making.

- the degree to which the plan or programme influences other plans and programmes including those in a hierarchy
- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development
- environmental problems relevant to the plan or programme
- the relevance of the plan or programme for the implementation of [European] Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).

### Effects and area characteristics

- the probability, duration, frequency and reversibility of the effects
- the cumulative nature of the effects
- the transboundary nature of the effects
- the risks to human health or the environment (for example, due to accidents)
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)
- the value and vulnerability of the area likely to be affected due to—
  - special natural characteristics or cultural heritage
  - exceeded environmental quality standards or limit values
  - intensive land-use
- the effects on areas or landscapes which have a recognised national, Community or international protection status.

Note that the assessment of effects should be done in a proportionate way and it is acknowledged that at this stage there will be gaps in data. That should only be a problem if the gaps or uncertainties are such that it is not possible to reasonably assess the likely significant effects of a plan.

Enough information needs to be included that the consultation bodies can take a view on the likely significant effects of implementing the plan. The SEA Regulations set out a range of issues that could be addressed in the environmental report if SEA is required.

## **Screening report**

Key information on the emerging neighbourhood plan:

### **Vision**

Deliver the long term aims of a vibrant, desirable and sustainable neighbourhood, whilst maintaining the semi-rural nature of the Parish on the outskirts of Nottingham, surrounded

as it is in large measure, by greenbelt land. A key issue is the need to protect Nuthall's rich history and heritage.

### **Objectives**

1. Maintain and where possible enhance the balanced, inclusive community structure in Nuthall in the provision of local jobs and other facilities. Take advantage of the opportunities from the proximity to Kimberley (for retail, secondary schooling and indoor fitness) and speedy access to Nottingham, for all needs, which is a useful feature of local life in the provision of services not located in the Parish itself.
2. Housing and Transport Infrastructure development must take account of the existing burdens of the construction of the M1 motorway in the 1960's and the route proposed for the HS2 rail system alongside the motorway with their detrimental impacts on health (noise and pollution), traffic congestion (time loss and frustration) and any further loss of greenbelt.

### **Neighbourhood area**

The whole of Nuthall Parish

### **Draft policies**

#### **Policy 1: New Housing**

New housing including changes of use within the existing built up area of Nuthall as defined on the Policies Map will be supported where the following criteria are met

- i) The necessary infrastructure is provided which will assist in reducing the need to travel particularly by private car.
- ii) There are no environmental issues or other land use designations which indicate that housing development should not take place.
- iii) The development will ensure adequate standards of amenity for new occupiers of the housing and will not result in any unacceptable adverse impact on neighbouring occupiers.
- iv) The development should contribute in a positive way to the character and appearance of the area.
- v) For development of 5 or more homes, a minimum of 20% of the houses should be designed to cater for the needs of elderly or residents with limited mobility.
- vi) The loss of houses that are suitable for elderly residents or those with limited mobility will be resisted.

#### **Policy 2: Nuthall Village Centre**

The area immediately adjacent to St Patrick's Church (as show on map 8 and the Policies Map) is designated as Nuthall Village Centre. Within the village centre new retail and business development will be supported where the following criteria are met

- i. The development is a scale and nature that is proportionate to the role and function of the village centre, and individual units should not exceed 250 square metres.
- ii. It does not result in any unacceptable impact on the amenity of adjacent and nearby occupiers.
- iii. Appropriate provision is made for vehicle parking and highway safety.
- iv. Where physical alterations are proposed, these will contribute in a positive way to the character and appearance of the Conservation Area.

### Policy 3: Live Work Units

Applications to enable small scale businesses to be operated from home or 'Live Work units' will be supported where there are no unacceptable adverse impact on the local environment, the amenities of neighbours or traffic conditions.

### Policy 4: New Open Spaces

Subject to not conflicting with other relevant planning policies, planning applications will be supported which meet the following criteria.

- i) Improve the quality and extent of recreation and play areas within the Parish.
- ii) Provision of allotments.
- iii) Provision of new open spaces, recreational areas, routes appropriate for cyclists and walkers including dog walkers, in particular routes which link areas of population with the Parish.
- iv) The creation of new woodland areas and the enhancement of existing ones.

### Policy 5: Design and the Historic Environment

- i. Design of all new development should enhance and positively contribute to the character of the area in which it is located (as described below and show on map 10).
- ii. Any development affecting designated or non-designated heritage assets should preserve and ideally enhance the heritage asset in line with its significance.

### Local Aspirations

Subject to not conflicting with other relevant policies, planning applications and other investment decisions will be supported which contribute to the following priorities.

- i. The easing of congestion around J26 of the M1 motorway
- ii. The provision of shared use sports facilities for residents and schools
- iii. The provision of a new GP surgery, dentist and post office
- iv. The provision of a Country Park

## Assessment

Consideration of likely significant effects, using the criteria from Schedule 1 of the SEA Regulations for each of the SEA issues:

### Biodiversity

#### Population

There is a need for housing to cater for the needs of the elderly. This could be bungalows or 'extra care' type residential accommodation. This would cater for the high numbers of elderly people within the parish who wish to remain there and also would free up housing for the younger generation who will be looking for housing over the plan period within the parish- the average age is 39.3 which is lower than the average age for Broxtowe as a whole. Policy 1 would have a positive effect of medium sensitivity.

Nuthall has a relatively low population density and therefore the promotion of neighbourhood scale homes development in Policy 1 is not significant.

The Policy 2: Nuthall Village Centre is of a neighbourhood scale albeit would have a positive, but insignificant, effect on a high sensitivity receptor.

#### Human health

People living near the motorway also suffer poorer air quality than those living in other parts of the borough. The M1 bisects the borough; with junction 26 within the borough at Nuthall Local Aspirations would have a positive effect.

The provision of new medical facilities under Local Aspirations would have a significant positive effect on a high sensitivity receptor.

Policy 4 would have a similarly positive effect on a high sensitivity receptor of open accessible greenspace.

#### Fauna

No known significant effects.

#### Flora

No known significant effects.

#### Soil

The majority of agricultural land is not the best and most versatile.

#### Water

Insignificant potential effects.

#### Air

No effect.

#### Climatic factors

Policy 1 will have a significant positive effect on a high sensitivity receptor of car use.

#### Material assets

Policy 2 would have a positive effect on a low sensitivity receptor of village shop provision.

### **Cultural heritage, including architectural and archaeological heritage**

Policy 2 may affect a place of high sensitivity cultural heritage including the Grade II\* Church of St Patrick, and the Nuthall Conservation Area which is safeguarded in the policy and in Policy 5.

### **Landscape**

The Plan promotes neighbourhood scale development within the existing urban area (i.e. outside of landscape of sensitivity).

### **Conclusions**

It is considered that the Nuthall Neighbourhood Plan does not require SEA as it does not generally allocate sites but only promotes development of a neighbourhood scale. Policy 2 does explicitly conserve the historic environment through reference to the character of the area in the policy. Other policies have positive effects on receptors, some being on high sensitivity receptors.

# Screening Opinion Regarding HRA

# Nuthall Neighbourhood Plan Habitats Regulations Assessment (HRA) Screening Statement

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## Introduction

Article 6(3) of the European Habitats Directive (1992) requires that any plan (or project), which is not directly connected with or necessary to the management of a European site [also known as a “Natura 2000” site], but would be likely to have a significant effect on such a site, either individually or in combination with other plans or projects, shall be subject to an ‘appropriate assessment’ of its implications for the European site in view of the site’s conservation objectives. The plan-making body shall agree to the plan only after having ascertained that it will not adversely affect the integrity of the site concerned, unless in exceptional circumstances the provisions of Article 6(4) are met.

The Habitats Directive was initially incorporated into national law through The Conservation (Natural Habitats, &c.) Regulations 1994 (SI 1994 No 2716). These Regulations were amended in 2007 to include a requirement for the relevant body (i.e. East Northamptonshire Council (ENC) and/ or the relevant Town Council(s), Parish Council(s) or Neighbourhood Forums) to undertake a discrete ‘appropriate assessment’ or Habitat Regulations Assessment (HRA). The 2004/ 2007 Regulations were subsequently consolidated into The Conservation of Habitats and Species Regulations 2010 (SI 2010 No 490), as amended.

The adopted Aligned Core Strategy and the emerging Part 2 Local Plan, which set the strategic policy framework for the Neighbourhood Plan, has already been subject to HRA screening. The Screening Assessments have already concluded that the adopted and emerging Local Plan will not have any significant impacts upon any Natura 2000 sites.

## Screening

For the HRA “screening” assessment the Neighbourhood Plan area was checked to see if any Special Protection Areas (SPA), Special Areas of Conservation sites (SAC), or Ramsar sites were located within its area, as well as those considered as potential sites (pSPA, cSAC & pRamsar). The assessment also checked to see if any of these internationally important sites were located within a 15km radius from the Neighbourhood Plan area. In this case the Sherwood Forest area is to be afforded pSPA or SPA status within the scope of Nuthall.

## **Assessment**

This is a voluntary Habitats Regulation Assessment. The contents of the Nuthall Neighbourhood Development Plan does not technically require a Habitats Regulation Assessment (HRA) in accordance with the European Directive 92/43/EEC and the Conservation of Habitats and Species Regulations 2010.

While the provisions of 'the Habitats Regulations' do not apply in this situation Natural England recommend to adopt a risk based approach, in order to provide decision-making with a degree of future-proofing until there is more certainty on whether Sherwood Forest area is to be afforded pSPA or SPA status. No allocations are considered and therefore the likely impacts on the breeding nightjar and woodlark populations avoid any potential effects as far as possible. Based on evidence from other SPAs, where ground nesting birds are the interest feature, it is considered that 400 metres represents the zone of highest potential impact on the SPA, from new residential development, and represents an area where it is unlikely that the effects resulting from increased recreational pressure and predation by cats could be successfully avoided or mitigated.

## **Conclusion**

Following the undertaking of the Screening Assessment it has been shown that the Neighbourhood Plan in its current form will not have any significant negative effects on any identified European sites. It is considered therefore that a full habitat regulations assessment is not necessary. This determination has been reached by assessing the contents of the Submission Plan against criteria provided in Schedule 1 of the 2004 Regulations and with regard to Regulation 32 of the 2015 Neighbourhood Planning Regulations and the Habitat Regulations.

# All Responses Received to the Regulation 16 Consultation

## Nuthall Neighbourhood Plan – Responses

01	<a href="#">Historic England</a>
02	<a href="#">Natural England</a>
03	<a href="#">Highways England</a>
04	<a href="#">Woodland Trust</a>
05	<a href="#">Coal Authority</a>
06	<a href="#">Sport England</a>
07	<a href="#">HS2 Ltd</a>
08	<a href="#">National Grid Amec</a>
09	<a href="#">Severn Trent</a>
10	<a href="#">NFU</a>
11	<a href="#">Nottinghamshire Wildlife Trust</a>
12	<a href="#">Nottinghamshire County Council – Main response</a>
12	<a href="#">Nottinghamshire County Council - Appendix</a>
13	<a href="#">Broxtowe Borough Council (Business and Projects Manager – Environment)</a>
14	<a href="#">Greasley Parish Council</a>
15	<a href="#">DH Lawrence Society</a>
16	<a href="#">KENTAG</a>
17	<a href="#">W Westerman Ltd (represented by Oxalis)</a>
18	<a href="#">Mr Turton (represented by Planning &amp; Design Group) 1</a>
18	<a href="#">My Turton (represented by Planning &amp; Design Group) 2</a>
19	<a href="#">Wilson Bowden Developments 1</a>
19	<a href="#">Wilson Bowden Developments 2</a>
20	<a href="#">R Hunt</a>
21	<a href="#">A Cooper</a>



Historic England

EAST MIDLANDS OFFICE

Mr Steffan Saunders  
Broxtowe Borough Council Planning Policy

[REDACTED]  
Our ref: PL00326742  
27 February 2018

Dear Mr Saunders

### Neighbourhood Plan for Nuthall

Thank you for consulting Historic England about your Neighbourhood Plan.

The area covered by your Neighbourhood Plan encompasses Nuthall Conservation Area and includes a number of important designated heritage assets including two Grade II\* and twelve Grade II listed buildings. Note that Nuthall Conservation Area [7877] Summer House at the Yews [124877] are included in the Heritage At Risk Register. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.

If you have not already done so, we would recommend that you speak to the planning and conservation team at Broxtowe Borough Council together with the staff at Nottinghamshire County Council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk) <<http://www.heritagegateway.org.uk>>). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.

Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:-

<<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>>

You may also find the advice in "*Planning for the Environment at the Neighbourhood Level*" useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources



[REDACTED]  
[REDACTED]  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)





Historic England

EAST MIDLANDS OFFICE

of information. This can be downloaded from:

[http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT\\_6524\\_7da381.pdf](http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf)

If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, "Housing Allocations in Local Plans" as this relates equally to neighbourhood planning. This can be found at

<https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf>

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

[Redacted signature block]



[Redacted line]

HistoricEngland.org.uk



Date: 19 March 2018  
Our ref: 240155



Steffan Saunders  
Head of Neighbourhoods and Prosperity  
**BY EMAIL ONLY**



Dear Steffan

Nuthall Neighbourhood Plan Regulation 16 Consultation

Thank you for your consultation on the above dated 26/02/2018

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

**Natural England does not have any specific comments on this draft neighbourhood plan.**

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

**Opportunities:**

We support Policy 4: New Open Spaces which will help to improve access to nature within Nuthall. We would however suggest a separate policy be included which covers the issue of Green Infrastructure (GI) and emphasises more strongly the opportunity to make GI links within new developments at the earliest stages of the planning process. For further details on Green Infrastructure please see Annex 1

We also wish to make you aware that Seller's wood Site of Special Scientific Interest (SSSI) is found within the Nuthall neighbourhood plan area.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter please contact Felicity Bingham on 02082 256387. For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

[Redacted]  
[Redacted]  
**East Midlands Team**  
[Redacted]

# Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

## Natural environment information sources

The [Magic](#)<sup>1</sup> website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)<sup>2</sup>.

**Priority habitats** are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)<sup>3</sup>. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

**National Character Areas (NCAs)** divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)<sup>4</sup>.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)<sup>5</sup> website and also from the [LandIS website](#)<sup>6</sup>, which contains more information about obtaining soil data.

## Natural environment issues to consider

The [National Planning Policy Framework](#)<sup>7</sup> sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)<sup>8</sup> sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

### Landscape

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<sup>1</sup> <http://magic.defra.gov.uk/>

<sup>2</sup> <http://www.nbn-nfbr.org.uk/nfbr.php>

<sup>3</sup> <http://web.archive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>4</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

<sup>5</sup> <http://magic.defra.gov.uk/>

<sup>6</sup> <http://www.landis.org.uk/index.cfm>

<sup>7</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>8</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

#### Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)<sup>9</sup>), such as Sites of Special Scientific Interest or [Ancient woodland](#)<sup>10</sup>. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

#### Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)<sup>11</sup>) or protected species. To help you do this, Natural England has produced advice [here](#)<sup>12</sup> to help understand the impact of particular developments on protected species.

#### Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)<sup>13</sup>.

## **Improving your natural environment**

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

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<sup>9</sup><http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>10</sup> <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

<sup>11</sup><http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>12</sup> <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

<sup>13</sup> <http://publications.naturalengland.org.uk/publication/35012>

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) <sup>14</sup>).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

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<sup>14</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

Our ref:  
Your ref: Nuthall Neighbourhood Plan

Planning Policy  
Broxtowe Borough Council  
Foster Avenue  
Beeston  
Nottingham  
NG9 1AB  
via Email: [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk).

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[REDACTED]

16 April 2018

Dear Sir/Madam

## **CONSULTATION ON THE NUTHALL NEIGHBOURHOOD PLAN**

Highways England welcomes the opportunity to comment on the Nuthall Neighbourhood Plan which has been formally submitted to Broxtowe Borough Council for Independent Examination and covers the period 2015-2030. We note that the document provides a vision for the future of the Parish and sets out a number of key objectives and planning policies which will be used to help determine planning applications.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Nuthall Neighbourhood Plan, our principal interest is safeguarding the operation of the M1, specifically M1 Junction 26 which is located within the Neighbourhood Plan area.

We understand that a Neighbourhood Plan is required to be in conformity with relevant national and Borough-wide planning policies. Accordingly, the Neighbourhood Plan for Nuthall is required to be in conformity with the Nottingham Aligned Core Strategy Local Plan Part 1 and Broxtowe Part 2 Local Plan and this is acknowledged within the document.

We note that there is a demand for 600 dwellings to come forward in Nuthall and the adjacent village of Kimberley. Of this amount some 451 dwellings have already gained planning approval including 128 dwellings on the area's remaining brownfield site at the former Kimberley Brewery. Therefore we expect that there will be limited further housing growth to be allocated across the area. However given the location of M1 J26 located within the Neighbourhood Plan area, any further proposed housing developments should be considered in the context of their potential vehicle trip impacts upon the performance of the junction.

We note that, on page 27, the Neighbourhood Plan, there is an aspiration that:

*“Subject to not conflicting with other relevant policies, planning applications and other investment decisions will be supported which contribute to the following priorities:  
i. The easing of congestion around J26 of the M1 motorway”*

Although only limited development is expected to come forward in the Plan area, it is considered that this aspiration should be better supported in Neighbourhood Plan policies, specifically, that Policy 1 should include a requirement that significant development proposals should be subject to an appropriate Transport Statement or Transport Assessment.

We also understand that Phase 2b of HS2 from West Midlands to Leeds will result in HS2 routeing to the immediate east of the M1 through the Parish of Nuthall and that it is expected to impact significantly on the Plan area. We expect that potential impacts of HS2 Phase 2b on the M1 will be considered as part of the Phase 2b Environmental Statement.

We have no further comments to provide and trust that the above is useful in the progression of the Nuthall Neighbourhood Plan.

Yours sincerely

[Redacted signature]

[Redacted name]

[Redacted title]



20<sup>th</sup> April 2018

**Re: Consultation on Nuthall Neighbourhood Plan**

**Woodland Trust response**

**Thank you very much for consulting the Woodland Trust on your neighbourhood plan for Nuthall, we very much appreciate the opportunity. Neighbourhood planning is an important mechanism for also embedding trees into local communities, as such we are very supportive of some of the policies set out in your plan.**

**Vision and objectives**

The Woodland Trust is pleased to see that your vision for Nuthall identifies the importance of its quality green belt land and open spaces, whilst also seeking to avoid harm to important landscape views and maintaining and enhancing biodiversity and geodiversity.

Trees are some of the most important features of your area for local people, and this is being taken into account with the adopted Greater Nottingham Aligned Core Strategies (2014), which acknowledges the setting of a number of mature landscape areas in Broxtowe Borough. Also, Policy 16 (Green Infrastructure, Parks and Open Space) seeks to protect, conserve and enhance appropriate landscape character, and this general Local Plan policy should also be taken into account with the issues and opportunities in the Neighbourhood Plan for Nuthall.

Therefore, one of your objectives in your Neighbourhood Plan should seek to protect and enhance the local landscape character of Nuthall and include the following:

**“To protect and enhance the local environment, green and open spaces, ancient woodland, veteran trees hedgerows and trees”.**

**Neighbourhood Plan Policies**

We are pleased to see that Policy 4 in your Neighbourhood Plan for Nuthall does identify the need for new open spaces, and this includes woodland, and Map 9 also shows where woodland is located in your Parish. But also any new development in your Parish needs to respect its distinctive landscape character.

Therefore, your Plan for Nuthall should also seek to ensure development must conserve mature trees and hedgerows, so there is no loss or degradation of ancient woodland in your parish. It should also support conserving and enhancing woodland and trees, such as oak trees, with management, and plant more trees in appropriate locations. Increasing the amount of trees and woods in Nuthall will provide enhanced green infrastructure for your local communities, and also mitigate against the future loss of trees to disease (eg Ash dieback), with a new generation of trees both in woods, and also outside woods in streets, hedgerows and amenity sites.

Information can be found here: <http://www.magic.gov.uk/MagicMap.asp> and <http://www.ancient-tree-hunt.org.uk/discoveries/interactivemap/>

Ancient woodland would benefit from strengthened protection building on the National Planning Policy Forum (NPPF). On 5<sup>th</sup> March 2018 the Prime Minister Theresa May launched the draft revised NPPF for consultation. Paragraph 173 c states:

development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland) should be refused, unless there are wholly exceptional reasons and a suitable mitigation strategy exists. Where development would involve the loss of individual aged or veteran trees that lie outside ancient woodland, it should be refused unless the need for, and benefits of, development in that location would clearly outweigh the loss;

Whilst recognising that this policy is draft we believe it must be given due weight in the plan making process as it shows a clear direction of travel from central Government to strengthen the protection of irreplaceable ancient woodland. Therefore, we would recommend that your all of the land use policies of your Neighbourhood Plan should include something along these lines:

***“Substantial harm to or loss of irreplaceable habitats such as ancient woodland, should be wholly exceptional”.***

The Woodland Trust would also suggest that your Neighbourhood Plan is more specific about ancient woodland protection. For example, the introduction and background to the consultation on the Kimbolton Neighbourhood Development Plan (2017) identified the importance of ancient woodland, and how it should be protected and enhanced. Also, we would like to see buffering distances set out. For example, for most types of development (i.e. residential), a planted buffer strip of 50m would be preferred to protect the core of the woodland in the geographical area of your Neighbourhood Plan. Standing Advice from Natural England and the Forestry Commission has some useful information:

<https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

The profile of Nuthall identifies the need to retain and enhance its rural character, and how any new development should contribute to its appearance and integrate with the landscape. Given that Neighbourhood Plans are a great opportunity to think about how trees can also enhance your community and the lives of its residents, the natural environment and tree and woodland conservation in Nuthall, should also be taken into account with a Policy in your Plan.

Therefore, we would like to see the importance of trees and woodland recognised for providing healthy living and recreation also being taken into account with your Neighbourhood Plan for Nuthall. In an era of ever increasing concern about the nation’s physical and mental health, the Woodland Trust strongly believes that trees and woodland can play a key role in delivering improved health & wellbeing at a local level. Whilst, at the same time, the Health & Social Care Act 2012 has passed much of the responsibility for health & wellbeing to upper-tier and unitary local authorities, and this is reinforced by the Care Act 2014. Also, each new house being built in your parish should require a new street tree, and also car parks must have trees within them.

### **Local Aspirations**

Whilst your local aspirations does put in place a variety of priorities in your Neighbourhood Plan, it should also acknowledge the principal importance of landscaping. It should seek to protect ancient hedgerows and deciduous woodlands, as well as also seeking to retain and enhance open green spaces and resist the loss of open space. Whilst also ensuring the provision of some more, to what extent there is considered to be enough accessible open space in your community also needs to be taken into account. There are Natural England and Forestry Commission standards which can be used with developers on this:

The Woodland Access Standard aspires:

- That no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size.
- That there should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round trip) of people's homes.

The Woodland Trust also believes that trees and woodlands can deliver a major contribution to resolving a range of water management issues, particularly those resulting from climate change, like flooding and the water quality implications caused by extreme weather events. This is important in the area covered by your Neighbourhood Plan because trees offer opportunities to make positive water use change, whilst also contributing to other objectives, such as biodiversity, timber & green infrastructure - see the Woodland Trust publication **Stemming the flow** – the role of trees and woods in flood protection - <https://www.woodlandtrust.org.uk/publications/2014/05/stemming-the-flow/>.

### **Woodland Trust Publications**

We would like to take this opportunity to draw your attention to the Woodland Trust's neighbourhood planning microsite: <https://www.woodlandtrust.org.uk/campaigning/neighbourhood-planning/> which may give you further ideas for your plan and monitoring progress.

Also, the Woodland Trust have recently released a planners manual which is a multi-purpose document and is intended for policy planners, such as community groups preparing Neighbourhood Plans. Our guide can be found at: <https://www.woodlandtrust.org.uk/mediafile/100820409/planning-for-ancient-woodland-planners-manual-for-ancient-woodland-and-veterandtrees.pdf?cb=8298cbf2eaa34c7da329eee3bd8d48ff>

In addition other Woodland Trust research which may assist with taking your Neighbourhood Plan foreword is a policy and practice section on our website, which provides lots of more specific evidence on more specific issues such as air quality, pollution and tree disease: <https://www.woodlandtrust.org.uk/publications/>

Our evidence base is always expanding through vigorous programme of PhDs and partnership working. So please do check back or get in touch if you have a specific query. You may also be interested in our free community tree packs, schools and community groups can claim up to 420 free trees every planting season: <http://www.woodlandtrust.org.uk/plant-trees/community-tree-pack/>

If I can be of any assistance please do not hesitate to get in touch, I would be more than happy to discuss this further with you. If you require any further information or would like to discuss specific issues please do not hesitate to contact [REDACTED]

Best wishes and good luck with your plan

[REDACTED]

On behalf of the Woodland Trust



The Coal  
Authority

Resolving the impacts of mining

[www.gov.uk/coalauthority](http://www.gov.uk/coalauthority)

Mr S Saunders – Head of Neighbourhoods and Prosperity  
Broxtowe Borough Council  
**BY EMAIL ONLY: [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk)**

20 April 2018

Dear Mr Saunders

### **Nuthall Neighbourhood Plan – Submission**

Thank you for the notification of the 26 February 2018 consulting The Coal Authority on the above NDP.

The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing.

As you will be aware the Neighbourhood Plan area lies within the current defined coalfield.

According to the Coal Authority Development High Risk Area Plans, there are risks from past coal mining activity in the area including; 96 mine entries and likely historic unrecorded coal workings at shallow depths.

As the Neighbourhood Plan does not allocate any sites for development the Coal Authority has no specific comments to make. However, if the Neighbourhood Plan does allocate sites for development in the future within areas of coal mining legacy then consideration will need to be given to how the development will respond to these risks to surface stability in accordance with the National Planning Policy Framework and the Development Plan.

In accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended) please continue to consult The Coal Authority on planning matters using the specific email address of [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk).

Yours sincerely

[Redacted signature]

[Redacted text]

[Redacted text]

**From:**  
**Sent:**  
**To:**  
**Subject:**

Thank you for consulting Sport England on the above neighbourhood plan.

Government planning policy, within the **National Planning Policy Framework (NPPF)**, identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 73 and 74. It is also important to be aware of Sport England's statutory consultee role in **protecting playing fields** and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Planning Policy Statement: 'A Sporting Future for the Playing Fields of England'.

<http://www.sportengland.org/playingfieldspolicy>

Sport England provides guidance on **developing planning policy** for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

<http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/>

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 74 of the NPPF, this takes the form of **assessments of need and strategies for indoor and outdoor sports facilities**. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If **new or improved sports facilities** are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any **new housing** developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for

social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

*(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)*

If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

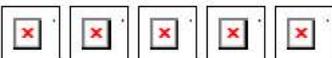
Yours sincerely

**Planning Admin Team**

[Redacted signature]



[Redacted line]



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[REDACTED]

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**From:** Town Planning [REDACTED]  
**Sent:** 25 April 2018 13:52  
**To:** Policy  
**Subject:** RE: Nuthall Neighbourhood Plan Regulation 16 Consultation  
**Attachments:** image001.jpg

Our ref: HS2-BXC-PE-32

Dear Tom Genway,

Thank you for consulting HS2 Ltd on Nuthall's Neighbourhood Plan.

I can confirm that HS2 Ltd have no objection to the policies contained in the plan.

Thank you

[REDACTED] | **Town Planning Advisor – Phase Two** | HS2 Ltd

[REDACTED]

[REDACTED]

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**From:** [REDACTED] [REDACTED] On Behalf Of Policy  
**Sent:** 26 February 2018 14:34  
**To:** Town Planning [REDACTED]  
**Subject:** Nuthall Neighbourhood Plan Regulation 16 Consultation

Dear Sir / Madam,

## **NUTHALL NEIGHBOURHOOD PLAN REGULATION 16 CONSULTATION**

Under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended), Nuthall Parish Council has submitted its Neighbourhood Development Plan ('Neighbourhood Plan') to Broxtowe Borough Council.

A Neighbourhood Plan is a community-led framework for guiding the future development and growth of an area. It may contain a vision, aims, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development.

Broxtowe Borough Council is now inviting comments on this Plan.

Details of where to view the documents, and how to respond, can be found on the reverse of this letter or on our website: [www.broxtowe.gov.uk/nuthallneighbourhoodplan](http://www.broxtowe.gov.uk/nuthallneighbourhoodplan).

The consultation period will run from **Monday 26<sup>th</sup> February 2018 to Friday 20<sup>th</sup> April 2018**; all representations must be received within this time.

Yours faithfully

[REDACTED]

Steffan Saunders

**TOWN AND COUNTRY PLANNING ACT 1990  
(AMENDED BY THE LOCALISM ACT 2011)  
NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012 (as amended)  
SUBMISSION OF THE NEIGHBOURHOOD DEVELOPMENT PLAN FOR  
NUTHALL PARISH (THE “NUTHALL NEIGHBOURHOOD PLAN”):  
CONSULTATION UNDER REGULATION 16 OF THE NEIGHBOURHOOD  
PLANNING (GENERAL) REGULATIONS 2012 (AS AMENDED)**

Notice is given, that on 17 January 2018, a draft neighbourhood development plan (the “Nuthall Neighbourhood Plan”) was submitted to Broxtowe Borough Council, under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

**The ‘plan proposal’**

In accordance with Regulation 16, Broxtowe Borough Council is now consulting upon the draft Nuthall Neighbourhood Plan. The following documents are available on our website at [www.broxtowe.gov.uk/nuthallneighbourhoodplan](http://www.broxtowe.gov.uk/nuthallneighbourhoodplan):

- Nuthall Neighbourhood Plan and Policies Map;
- Map of the area covered by the Neighbourhood Plan;
- Consultation Statement;
- Basic Conditions Statement;
- Screening Opinion concluding that a Strategic Environmental Assessment (SEA) is not required; and
- Screening Opinion concluding that a Habitats Regulations Assessment (HRA) is not required.

**Submitting representations under Regulation 16**

If you would like to make comments on the Neighbourhood Plan proposals please use the online form which is available on our website at: [www.broxtowe.gov.uk/nuthallneighbourhoodplan](http://www.broxtowe.gov.uk/nuthallneighbourhoodplan). Paper copies of the form are also available at the locations listed below or can be downloaded from our website.

A paper copy of the Neighbourhood Plan and related documents is also available to view at:

- Broxtowe Borough Council’s Council Offices, Foster Avenue, Beeston, NG9 1AB (Mondays – Thursdays: 8.30am until 5pm and 8.30am until 4.30pm on Fridays).
- Nuthall Parish Council Offices, Nuthall Temple Community Centre, Nottingham Road, Nuthall, Nottingham, NG16 1DP, (Mondays to Fridays: 9am until 3pm, by appointment only).

**The consultation will run from Monday 26<sup>th</sup> February 2018 until Friday 20<sup>th</sup> April 2018. All responses must be received within this time.**

If you require any further information or assistance in relation to this public consultation or the Neighbourhood Plan document, please do not hesitate to contact the Planning Policy Team on **0115 917 3452 / 3448**. You can also email us at [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk).

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Planning Policy  
Chief Executive's Department  
Neighbourhoods and Prosperity  
Foster Avenue  
Beeston  
Nottingham  
NG9 1AB



Sent by email to:  
[policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk)

1 March 2018

Dear Sir / Madam

**Nuthall Neighbourhood Plan Consultation  
SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

**About National Grid**

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

**Specific Comments**

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus.

National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.

**Key resources / contacts**

National Grid has provided information in relation to electricity and transmission assets via the following internet link:

<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>

The electricity distribution operator in Broxtowe Borough Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at: [www.energynetworks.org.uk](http://www.energynetworks.org.uk)

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:



amecfw.com

Amec Foster Wheeler Environment  
& Infrastructure UK Limited  
Registered office:  
Booths Park, Chelford Road, Knutsford,  
Cheshire WA16 8QZ  
Registered in England.  
No. 2190074



[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

Amec Foster Wheeler E&I UK

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

National Grid House

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

I hope the above information is useful. If you require any further information please do not hesitate to contact me.

Yours faithfully

[via email]

[REDACTED]  
[REDACTED]

[REDACTED]

13 July 2018

Our ref: Nuthall 1

Dear Sir/Madam

## NUTHALL NEIGHBOURHOOD PLAN REGULATION 16 CONSULTATION

Thank you for the opportunity to comment on your consultation. We currently have no specific comments to make, but please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.

For your information we have set out some general guidelines that may be useful to you.

### **Position Statement**

As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the Local Planning Authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.

### **Sewage Strategy**

Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.

### **Surface Water and Sewer Flooding**

We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer.

We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.

To encourage developers to consider sustainable drainage, Severn Trent currently offer a 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system. More details can be found on our website

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

### **Water Quality**

Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency's Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.

### **Water Supply**

When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts.

We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands.

### **Water Efficiency**

Part G of Building Regulations specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations.

We recommend that in all cases you consider:

- Single flush siphon toilet cistern and those with a flush volume of 4 litres.
- Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute.
- Hand wash basin taps with low flow rates of 4 litres or less.
- Water butts for external use in properties with gardens.

To further encourage developers to act sustainably Severn Trent currently offer a 100% discount on the clean water infrastructure charge if properties are built so consumption per person is 110 litres per person per day or less. More details can be found on our website

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

We would encourage you to impose the expectation on developers that properties are built to the optional requirement in Building Regulations of 110 litres of water per person per day.

We hope this information has been useful to you and we look forward in hearing from you in the near future.

Yours sincerely

████████████████████

██

██



**From:**  
**Sent:**  
**To:**  
**Subject:**

Thank you for consulting the NFU about the neighbourhood development plan. Our general comments on the neighbourhood plan are as follows:-

The NFU has 4,800 farmer members out of the 6,000 farmers in the East Midlands region who are commercial farmers. About 50 per cent of land within this part of Nottinghamshire is farmed. The viability and success of farmers near Nuthall is crucial to the local economy and the environment. Farmers need local plan policies which enable:-

- New farm buildings needed by the business. This could be for regulatory reasons (e.g. new slurry stores) or because new or more crops and livestock are being farmed (grain stores, barns, livestock housing etc).
- Farm and rural diversification. Some farmers will be in a good position to diversify into equine businesses, on farm leisure and tourism and in other sectors which will help boost the local economy and support the farm business.
- On farm renewable energy. Farms can be ideal places for wind turbines, pv, solar, anaerobic digestion, biomass and biofuels plant provided they do not cause nuisance to others. The UK must meet a target of 15% renewables by 2020. Currently we are not meeting this target but on farm renewables can help us to meet it.
- Conversion of vernacular buildings on farms into new business use or residential use. This enables parts of older buildings to be preserved whilst helping the economy and the farm business.

Fast broadband and mobile connectivity. Rural businesses depend on these but so often these are not provided and planning can be an obstacle to their provision rather than the enabler that it should be.

The NFU will be looking to see that the neighbourhood plan has policies which positively encourage the above and do not deter them because of, for example, restrictive landscape designations and sustainable transport policies which imply that all development needs to be by a bus stop. There can also be issues about new buildings being sited too close to noisy or smelly farm buildings which cause nuisance to new householders and lead to abatement notices being served on longstanding businesses. We would urge the local planning authority to be especially careful before granting permission to residential development near to bad neighbour uses.

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This e-mail is from the National Farmers' Union ("the NFU") or one of the organisations ("the Organisations") permitted by the NFU to use the NFU network. The information contained in this e-mail and in any attachments is intended for the named recipient and may be privileged or confidential. If you receive this e-mail in error please notify the NFU immediately on 024 7685 8500. Do not copy it, distribute it or take any action based on the information contained in it. Delete it immediately from your computer. Neither the NFU nor the sender accepts any liability for any direct, indirect or consequential loss arising from any action taken in reliance on the information contained in this e-mail and gives no warranty or representation as to its accuracy or reliability. Nor does the NFU accept any liability for viruses which may be transmitted by it. It is your responsibility to scan the e-mail and its attachments (if any) for viruses. The NFU may monitor and read both incoming and outgoing e-mail communications to protect its legitimate interests.

NFU, Registered in England No. 245E

# Your Address Details

Please note that the comment(s) you submit on the Nuthall Neighbourhood Plan will be used in the plan process and may be in use for the lifetime of the Nuthall Neighbourhood Plan in accordance with the Data Protection Act 1998. 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.

## Your Details

<b>Title</b>	Mr
<b>Name</b>	Ben Driver
<b>Organisation (If responding on behalf of an organisation)</b>	Nottinghamshire Wildlife Trust
<b>Address (Please enter your post code to search for your address)</b>	[REDACTED]
<b>Telephone Number</b>	[REDACTED]
<b>Email Address</b>	[REDACTED]
<b>Please state whether or not you would like to be notified of the local planning authority's decision (to 'make' or 'refuse' the Nuthall Neighbourhood Plan) under Regulation 19</b>	Yes

If you require any assistance in completing this online form, please do not hesitate to contact the Planning Policy Team on 0115 917 3452. You can also email us at [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk)

# Your Feedback

## Your Feedback

<b>Please state which part of the draft Neighbourhood Plan (i.e. which policy, aspiration, section, objective or paragraph) your representation refers to (please use a separate form for each representation):</b>	Our comments relate to Policy 4 Open spaces
<b>Do you support, oppose, or wish to comment on this policy, aspiration, section, objective or paragraph? (select one)</b>	Have Comments

Please give details of your reasons for support/opposition, or make other comments here:

- Policy 4: New Open Spaces. As this policy relates to enhancement (such as sub section i. and iv) as well as creation, we suggest the policy title 'new open spaces' should be amended to recognise this. Other neighbourhood plans often use the term 'green and blue infrastructure', which fits in with national policy. We suggest using the term 'Green Infrastructure Network', for consistency with general policy and guidance. See <https://www.gov.uk/guidance/natural-environment#para027>. You might also find the TCP/ The Wildlife Trust Guidance helpful: <https://www.wildlifetrusts.org/sites/default/files/Green-Infrastructure-Guide-TCPA-TheWildlifeTrusts.pdf>

- Policy 4: New Open Spaces. In our view, the policy criterion (i.e. sections i. to iv.) does not provide sufficient policy protection for wildlife habitat (sometimes referred to as 'informal' green space) within the parish in the built-up part or the farmed landscape. Whilst provision for management and creation of new woodland is included at section iv. (and is most welcomed), there is no reference to creation/ enhancement of wetlands/ ponds, hedges, wildflower meadows, ditches, scrub, disused railways, green lanes, field margins and field corners etc. We suggest the addition of an extra policy criterion (e.g. v.) to incorporate this point.

Policy 4: New Open Spaces. Whilst woodlands, playing pitches and the open space are included on the policy map, the plan does not seem to recognise the significance of designated sites. These include Sellers Wood (a Site of Special Scientific Interest and Local Nature Reserve), ancient woodland and the several Local Wildlife sites within the parish. Some, but not all of the LWSs are included on the policy map as woodlands). A map of these sites can be found on the Nottinghamshire Insight Mapping Portal

<http://maps.nottinghamcity.gov.uk/insightmapping/?l=0.21,0.16,4.8,4.7,4.9,4.24&xmin=448269&xmax=455042&ymin=342190&ymax=346778>. Nottinghamshire Biological and Geological Records Centre holds LWS information. Further information on LWSs can be found on the NBGRC website <http://www.nottinghamcity.gov.uk/events-markets-parks-and-museums/parks-and-open-spaces/nottinghamshire-biological-and-geological-record-centre-nbgrc/> and within the Notts LWS leaflet: [http://www.rushcliffe.gov.uk/media/LWS%20leaflet%201\\_2.pdf](http://www.rushcliffe.gov.uk/media/LWS%20leaflet%201_2.pdf)

- Policy 4: New Open Spaces. General comment. We didn't see any reference to the parish taking advantage of any habitat creation/ enhancement opportunities through the planned HS2 project. Whilst we recognise many habitats will be damaged or lost permanently, a substantial budget is likely to be available for mitigation and compensation alongside the proposed route.

- Policy 4: New Open Spaces. General comment. We think the plan could be more ambitious in terms of proving gains for wildlife. Features such as sustainable urban drainage ponds and swales, native species planting, bat/ bird boxes etc could be incorporated into any new developments or provided within existing public spaces etc. Championing the use of planning conditions to create wildlife habitat should be considered. We also recommend referring to the Broxtowe Green Infrastructure Strategy and the Broxtowe Biodiversity Opportunity Mapping Report. We also recommend referring to generic advice on incorporating biodiversity into Neighbourhood Plans provided by our sister Wildlife Trusts e.g. [http://www.ywt.org.uk/sites/default/files/150109\\_neighbourhood\\_plans.pdf](http://www.ywt.org.uk/sites/default/files/150109_neighbourhood_plans.pdf) Finally, a strong biodiversity / Green network can help improve resilience to climate change and can help alleviate flooding, as well as supporting nature. It might be worth pointing out the value of such 'ecosystem service' provision, which is mentioned under the NPPF (para. 109).

**What improvements or modifications would you suggest?**

• Policy 4: New Open Spaces. As this policy relates to enhancement (such as sub section i. and iv) as well as creation, we suggest the policy title 'new open spaces' should be amended to recognise this. Other neighbourhood plans often use the term 'green and blue infrastructure', which fits in with national policy. We suggest using the term 'Green Infrastructure Network', for consistency with general policy and guidance. See <https://www.gov.uk/guidance/natural-environment#para027>. You might also find the TCP/ The Wildlife Trust Guidance helpful: <https://www.wildlifetrusts.org/sites/default/files/Green-Infrastructure-Guide-TCPA-TheWildlifeTrusts.pdf>

• Policy 4: New Open Spaces. In our view, the policy criterion (i.e. sections i. to iv.) does not provide sufficient policy protection for wildlife habitat (sometimes referred to as 'informal' green space) within the parish in the built-up part or the farmed landscape. Whilst provision for management and creation of new woodland is included at section iv. (and is most welcomed), there is no reference to creation/ enhancement of wetlands/ ponds, hedges, wildflower meadows, ditches, scrub, disused railways, green lanes, field margins and field corners etc. We suggest the addition of an extra policy criterion (e.g. v.) to incorporate this point.

Policy 4: New Open Spaces. Whilst woodlands, playing pitches and the open space are included on the policy map, the plan does not seem to recognise the significance of designated sites. These include Sellers Wood (a Site of Special Scientific Interest and Local Nature Reserve), ancient woodland and the several Local Wildlife sites within the parish. Some, but not all of the LWSs are included on the policy map as woodlands). A map of these sites can be found on the Nottinghamshire Insight Mapping Portal

<http://maps.nottinghamcity.gov.uk/insightmapping/?l=0.21,0.16,4.8,4.7,4.9,4.24&xmin=448269&xmax=455042&ymin=342190&ymax=346778>. Nottinghamshire Biological and Geological Records Centre holds LWS information. Further information on LWSs can be found on the NBGRC website <http://www.nottinghamcity.gov.uk/events-markets-parks-and-museums/parks-and-open-spaces/nottinghamshire-biological-and-geological-record-centre-nbgrc/> and within the Notts LWS leaflet: [http://www.rushcliffe.gov.uk/media/LWS%20leaflet%201\\_2.pdf](http://www.rushcliffe.gov.uk/media/LWS%20leaflet%201_2.pdf)

• Policy 4: New Open Spaces. General comment. We didn't see any reference to the parish taking advantage of any habitat creation/ enhancement opportunities through the planned HS2 project. Whilst we recognise many habitats will be damaged or lost permanently, a substantial budget is likely to be available for mitigation and compensation alongside the proposed route.

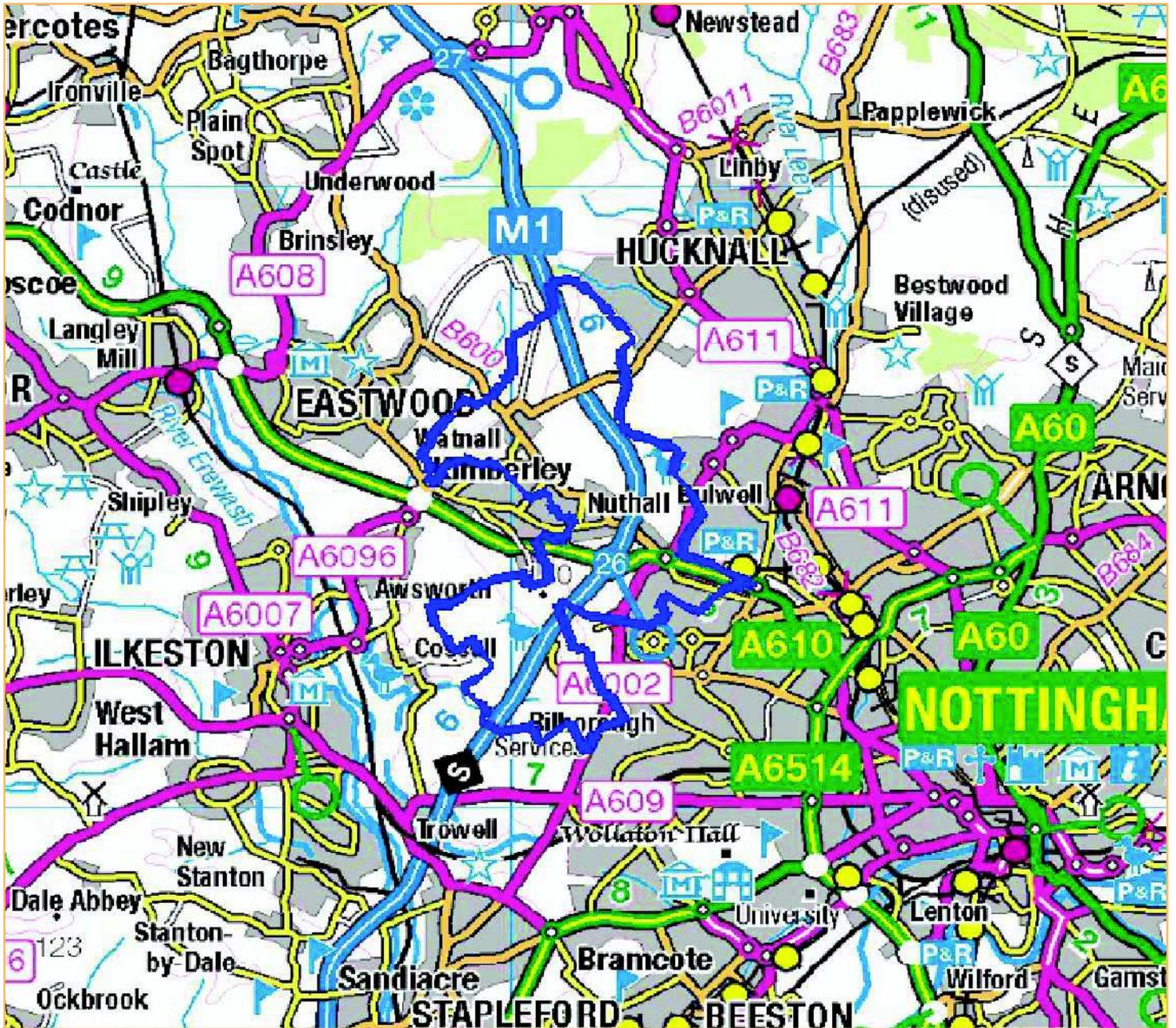
• Policy 4: New Open Spaces. General comment. We think the plan could be more ambitious in terms of proving gains for wildlife. Features such as sustainable urban drainage ponds and swales, native species planting, bat/ bird boxes etc could be incorporated into any new developments or provided within existing public spaces etc. Championing the use of planning conditions to create wildlife habitat should be considered. We also recommend referring to the Broxtowe Green Infrastructure Strategy and the Broxtowe Biodiversity Opportunity Mapping Report. We also recommend referring to generic advice on incorporating biodiversity into Neighbourhood Plans provided by our sister Wildlife Trusts e.g. [http://www.ywt.org.uk/sites/default/files/150109\\_neighbourhood\\_plans.pdf](http://www.ywt.org.uk/sites/default/files/150109_neighbourhood_plans.pdf) Finally, a strong biodiversity / Green network can help improve resilience to climate change and can help alleviate flooding, as well as supporting nature. It might be worth pointing out the value of such 'ecosystem service' provision, which is mentioned under the NPPF (para. 109).

If you require any assistance in completing this online form, please do not hesitate to contact the Planning Policy Team on 0115 917 3452. You can also email us at [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk)



Consultation: Nuthall Neighbourhood Plan 2015-2030 (Profile: Electoral Wards x2)

Presentation map



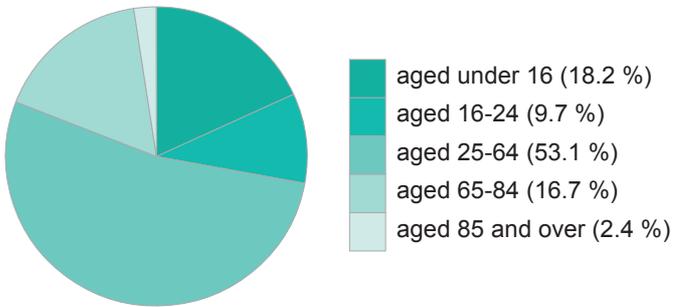
©PHE - © Crown copyright and database rights 2016, Ordnance Survey 100016969 – ONS © Crown Copyright 2016



Consultation: Nuthall Neighbourhood Plan 2015-2030 (Profile: Electoral Wards x2)

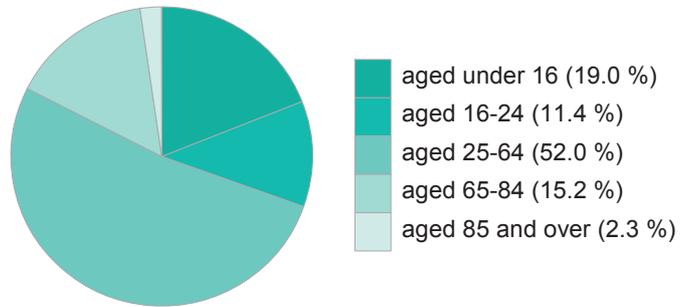
Population

Population by age group, 2014 Selection



Source: ONS © Crown copyright 2015 - total: 9,903

Population by age group, 2014 England



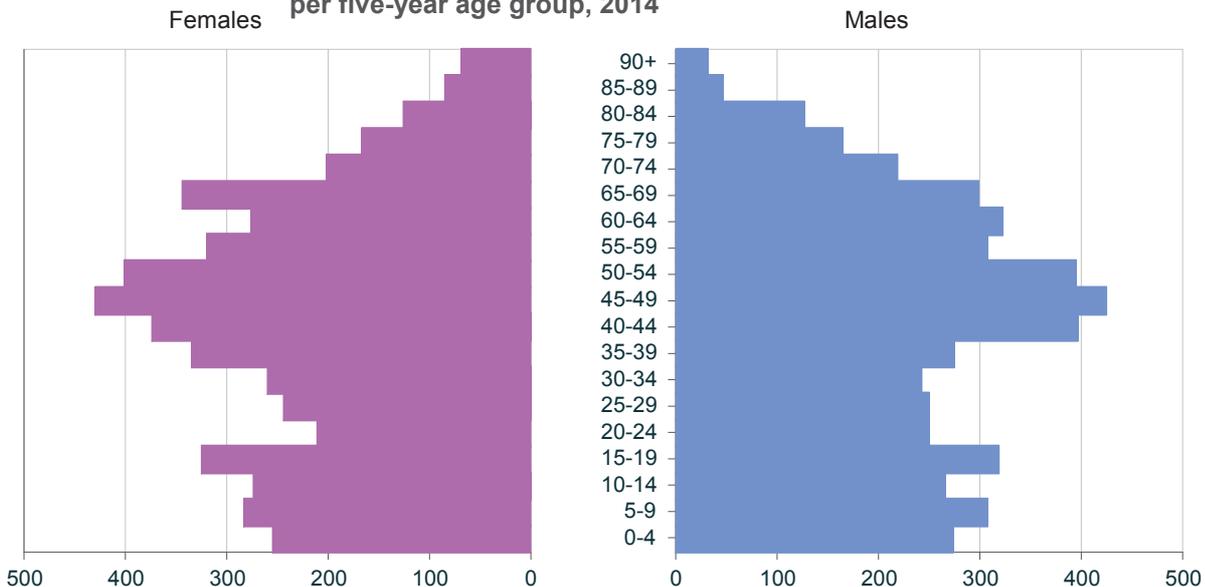
Source: ONS © Crown copyright 2015

Population by age group, 2014, numbers

Ages	Selection	Lower Tier Local Authority (Broxtowe)	Upper Tier Local Authority (Nottinghamshire)	England
aged under 16	1,800	19,094	144,071	10,303,556
aged 16-24	965	11,622	82,638	6,210,192
aged 25-64	5,256	58,717	416,331	28,265,162
aged 65-84	1,649	19,453	138,558	8,262,192
aged 85 and over	233	2,894	19,792	1,275,516
Total	9,903	111,780	801,390	54,316,618

Source: ONS © Crown copyright 2015

Age pyramid for selection: male and female numbers per five-year age group, 2014



Source: ONS © Crown Copyright 2015



Consultation: Nuthall Neighbourhood Plan 2015-2030 (Profile: Electoral Wards x2)

## Ethnicity & Language

### Ethnicity & Language indicators, 2011, numbers

Indicator	Selection	Lower Tier Local Authority (Broxtowe)	Upper Tier Local Authority (Nottinghamshire)	England
Black and Minority Ethnic (BME) Population	1,207	7,949	34,999	7,731,314
Population whose ethnicity is not 'White UK'	1,422	11,486	57,864	10,733,220
Population who cannot speak English well or at all	71	714	4,803	843,845

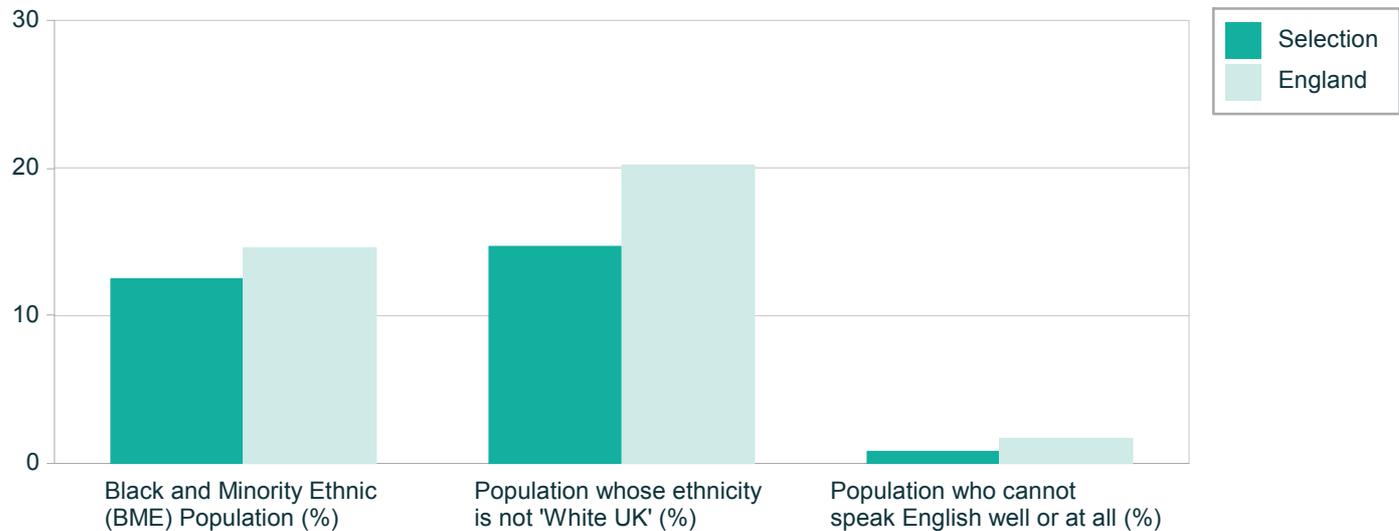
Source: ONS Census

### Ethnicity & Language indicators, 2011, %

Indicator	Selection	Lower Tier Local Authority (Broxtowe)	Upper Tier Local Authority (Nottinghamshire)	England
Black and Minority Ethnic (BME) Population (%)	12.5	7.3	4.5	14.6
Population whose ethnicity is not 'White UK' (%)	14.7	10.5	7.4	20.2
Population who cannot speak English well or at all (%)	0.8	0.7	0.6	1.7

Source: ONS Census

### Ethnicity & Language indicators, 2011, %, Selection



Source: ONS Census



Consultation: Nuthall Neighbourhood Plan 2015-2030 (Profile: Electoral Wards x2)

## Child Development, Education and Employment

Child development, education and employment indicators, numbers (estimated from MSOA level data)

Indicator	Selection	Lower Tier Local Authority (Broxtowe)	Upper Tier Local Authority (Nottinghamshire)	England
Low birth weight births, 2010-2014	33	444	3,356	248,184
A good level of development at age 5, 2013/14	64	703	5,528	387,000
Achieving 5A*-C (incl. Eng & Maths) GCSE, 2013/14	62	628	4,962	315,795
Claiming job seekers allowance, 2015/16*	50	969	7,885	612,166
Claiming job seekers allowance for > 1 year, 2015/16	9	213	2,015	147,990

Source: Public Health England, ONS, NOMIS, DfE

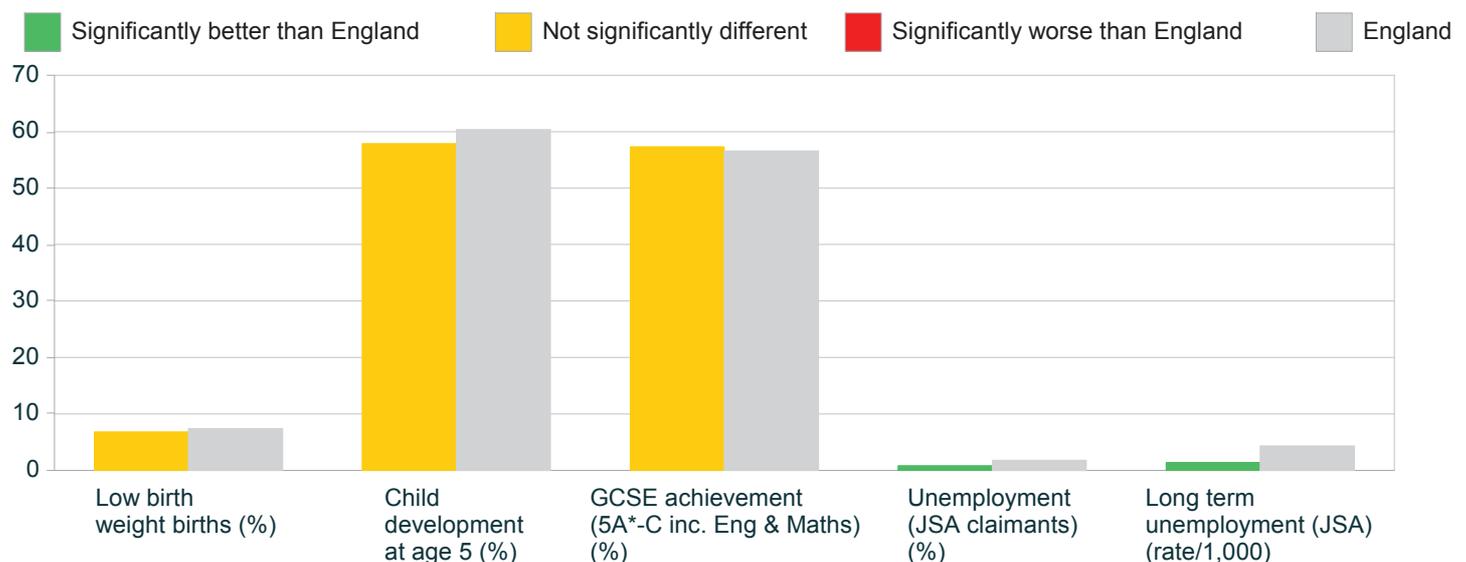
\* Monthly average

Child development, education and employment indicators, values (estimated from MSOA level data)

Indicator	Selection	Lower Tier Local Authority (Broxtowe)	Upper Tier Local Authority (Nottinghamshire)	England
Low birth weight births (%)	6.8	7.2	7.5	7.4
Child development at age 5 (%)	57.9	60.8	61.6	60.4
GCSE achievement (5A*-C inc. Eng & Maths) (%)	57.3	59	59.5	56.6
Unemployment (JSA claimants) (%)	0.8	1.4	1.6	1.8
Long term unemployment (JSA) (rate/1,000)	1.4	3	4	4.3

Source: Public Health England, ONS, NOMIS, DfE

### Child development, education and employment indicators, Selection (comparing to England average)



Source: Public Health England, ONS, NOMIS, DfE



Consultation: Nuthall Neighbourhood Plan 2015-2030 (Profile: Electoral Wards x2)

## Health and Care

### Health and care indicators, 2011, numbers

Indicator	Selection	Lower Tier Local Authority (Broxtowe)	Upper Tier Local Authority (Nottinghamshire)	England
General health: very bad	99	1,245	10,429	660,749
General health: bad or very bad	387	5,766	47,473	2,911,195
Limiting long term illness or disability	1,452	20,591	159,672	9,352,586
Provides unpaid care for 1 or more hours per week	1,129	12,283	90,698	5,430,016
Provides unpaid care for 50 or more hours per week	231	2,661	21,680	1,256,237

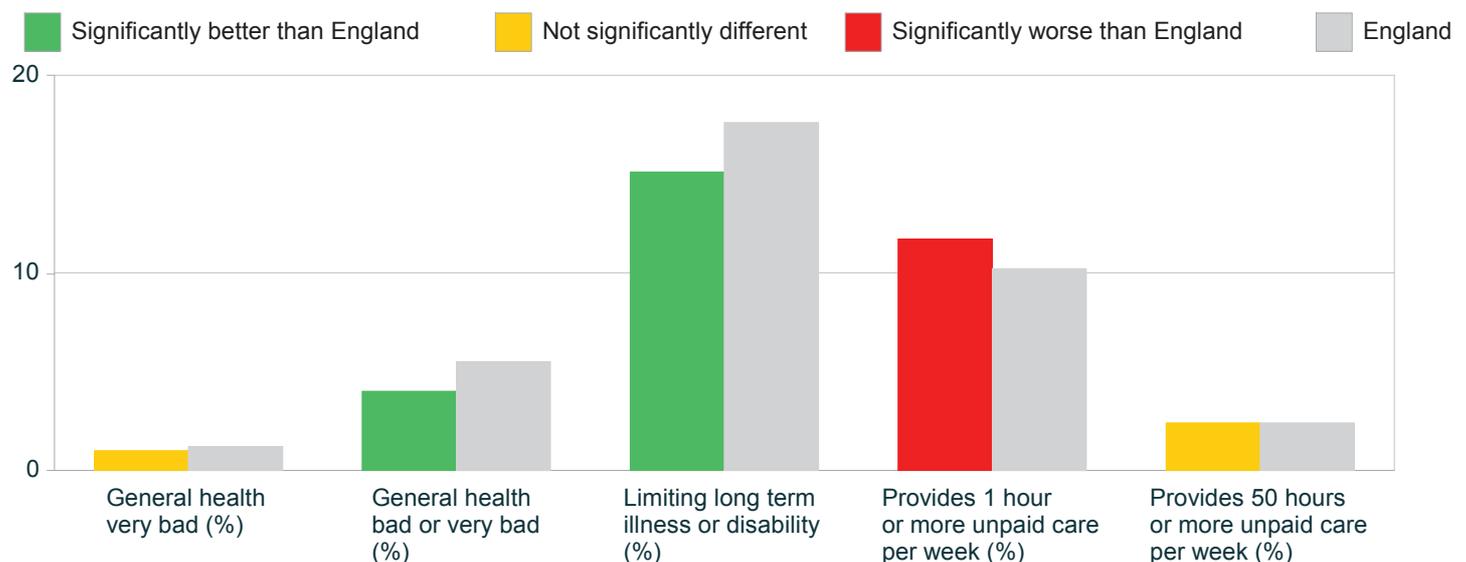
Source: ONS Census

### Health and care indicators, 2011, %

Indicator	Selection	Lower Tier Local Authority (Broxtowe)	Upper Tier Local Authority (Nottinghamshire)	England
General health very bad (%)	1	1.1	1.3	1.2
General health bad or very bad (%)	4	5.3	6	5.5
Limiting long term illness or disability (%)	15.1	18.8	20.3	17.6
Provides 1 hour or more unpaid care per week (%)	11.7	11.2	11.5	10.2
Provides 50 hours or more unpaid care per week (%)	2.4	2.4	2.8	2.4

Source: ONS Census

### Health and care indicators, 2011, %, Selection (comparing to England average)



Source: ONS Census  
www.localhealth.org.uk



Consultation: Nuthall Neighbourhood Plan 2015-2030 (Profile: Electoral Wards x2)

Housing and Living Environment

Housing and living environment indicators, 2011, numbers

Table with 5 columns: Indicator, Selection, Lower Tier Local Authority (Broxtowe), Upper Tier Local Authority (Nottinghamshire), and England. Rows include Households with central heating, Overcrowded households, and Pensioners living alone.

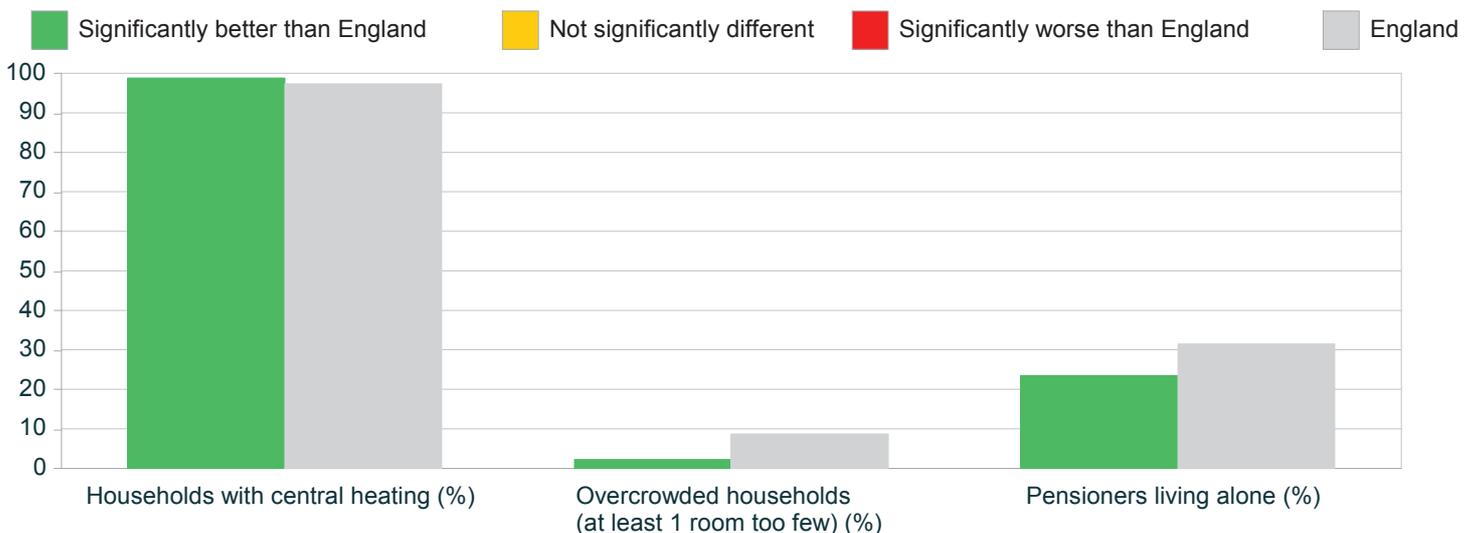
Source: ONS Census

Housing and living environment indicators, 2011, %

Table with 5 columns: Indicator, Selection, Lower Tier Local Authority (Broxtowe), Upper Tier Local Authority (Nottinghamshire), and England. Rows include Households with central heating (%), Overcrowded households (%), and Pensioners living alone (%).

Source: ONS Census

Housing and living environment indicators, 2011, %, Selection (comparing to England average)



Source: ONS Census



Consultation: Nuthall Neighbourhood Plan 2015-2030 (Profile: Electoral Wards x2)

## Children's Weight

### Children's weight indicators, 2012/13-2014/15, numbers

Indicator	Selection	Lower Tier Local Authority (Broxtowe)	Upper Tier Local Authority (Nottinghamshire)	England
Obese children (reception year)	21	232	1,958	164,987
Children with excess weight (reception year)	58	663	5,236	395,264
Obese children (year 6)	44	473	3,738	291,075
Children with excess weight (year 6)	84	827	6,657	510,175

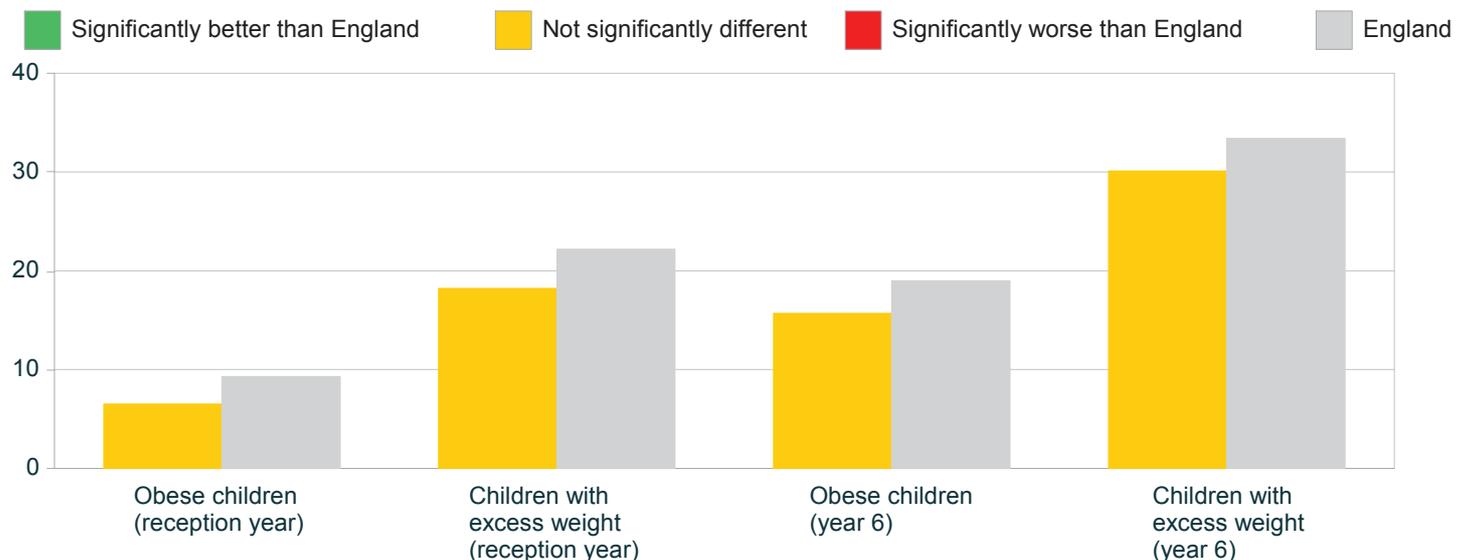
Source: Public Health England & HSCIC © 2012-2015

### Children's weight indicators, 2012/13-2014/15, %

Indicator	Selection	Lower Tier Local Authority (Broxtowe)	Upper Tier Local Authority (Nottinghamshire)	England
Obese children (reception year)	6.5	7	7.8	9.3
Children with excess weight (reception year)	18.2	19.9	20.9	22.2
Obese children (year 6)	15.7	17.8	17.5	19
Children with excess weight (year 6)	30.1	31.1	31.1	33.4

Source: Public Health England & HSCIC © 2012-2015

### Children's weight indicators, %, Selection (comparing to England average)



Source: Public Health England & HSCIC © 2012-2015



Consultation: Nuthall Neighbourhood Plan 2015-2030 (Profile: Electoral Wards x2)

## Children's health care activity

### Children's health care activity indicators, numbers (estimated from MSOA level data)

indicator	Selection	Lower Tier Local Authority (Broxtowe)	Upper Tier Local Authority (Nottinghamshire)	England	
Emergency admissions in 0-4 year olds (2012/13-14/15)		127	1,526	18,000	1,508,499
A&E attendances in 0-4 year olds (2012/13-14/15)		785	9,083	62,844	5,463,709
Admissions for injury in 0-4 year olds (2010/11-14/15)		21	273	2,509	237,295
Admissions for injury in 0-15 year olds (2010/11-14/15)		54	619	6,059	530,253
Admissions for injury in 15-24 year olds (2010/11-14/15)		80	807	6,272	479,780

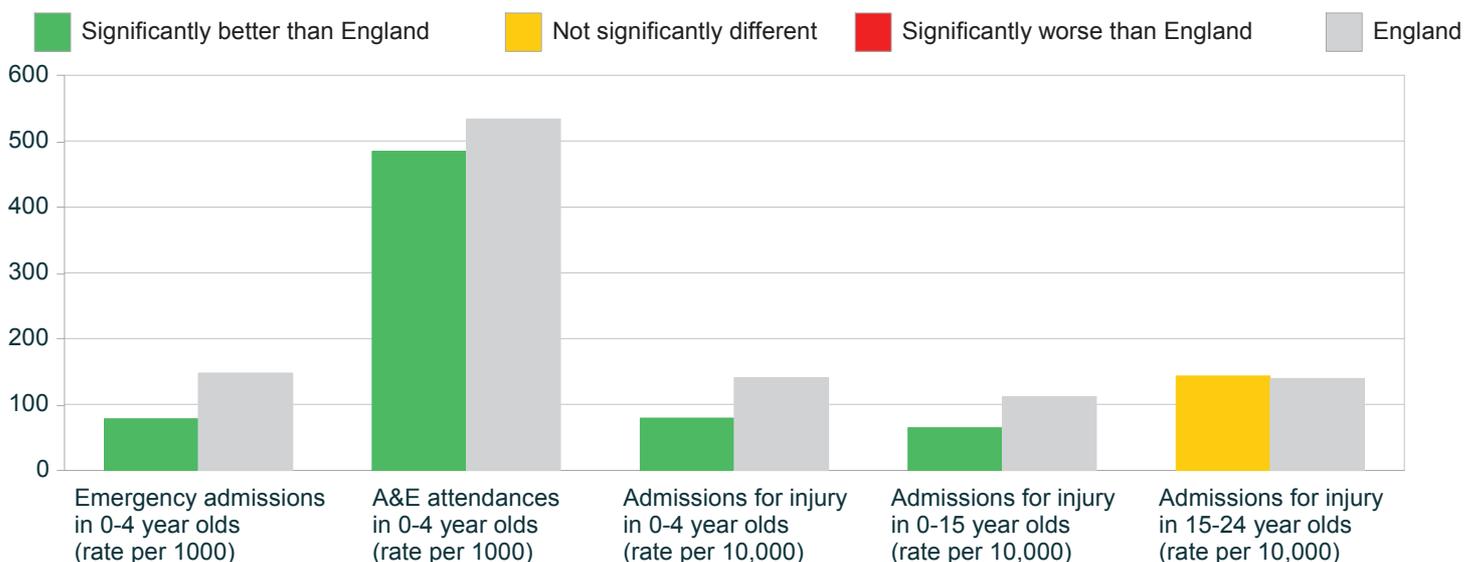
Source: Public Health England, HSCIC © Copyright 2016

### Children's health care activity indicators, values (estimated from MSOA level data)

indicator	Selection	Lower Tier Local Authority (Broxtowe)	Upper Tier Local Authority (Nottinghamshire)	England	
Emergency admissions in 0-4 year olds (rate per 100)		78.5	79.3	129.6	147.3
A&E attendances in 0-4 year olds (rate per 1000)		484.5	472.2	452.6	533.6
Admissions for injury in 0-4 year olds (rate per 10,000)		79.2	87.1	109.8	140.8
Admissions for injury in 0-15 year olds (rate per 10,000)		64.9	70.6	90.9	111.7
Admissions for injury in 15-24 year olds (rate per 10,000)		143.2	124	135.7	139.5

Source: Public Health England, HSCIC © Copyright 2016

### Children's health care activity indicators, Selection (comparing to England average)



Source: Public Health England, HSCIC © Copyright 2016



Consultation: Nuthall Neighbourhood Plan 2015-2030 (Profile: Electoral Wards x2)

Adults' lifestyle

Adults' lifestyle indicators, 2006-08, numbers (estimated from MSOA level data)

Indicator	Selection	Lower Tier Local Authority (Broxtowe)	Upper Tier Local Authority (Nottinghamshire)	England
Obese adults	1,883	20,723	151,862	9,983,436
Binge drinking adults	1,605	19,818	132,273	8,290,798
Healthy eating adults	2,101	27,635	177,006	11,907,157

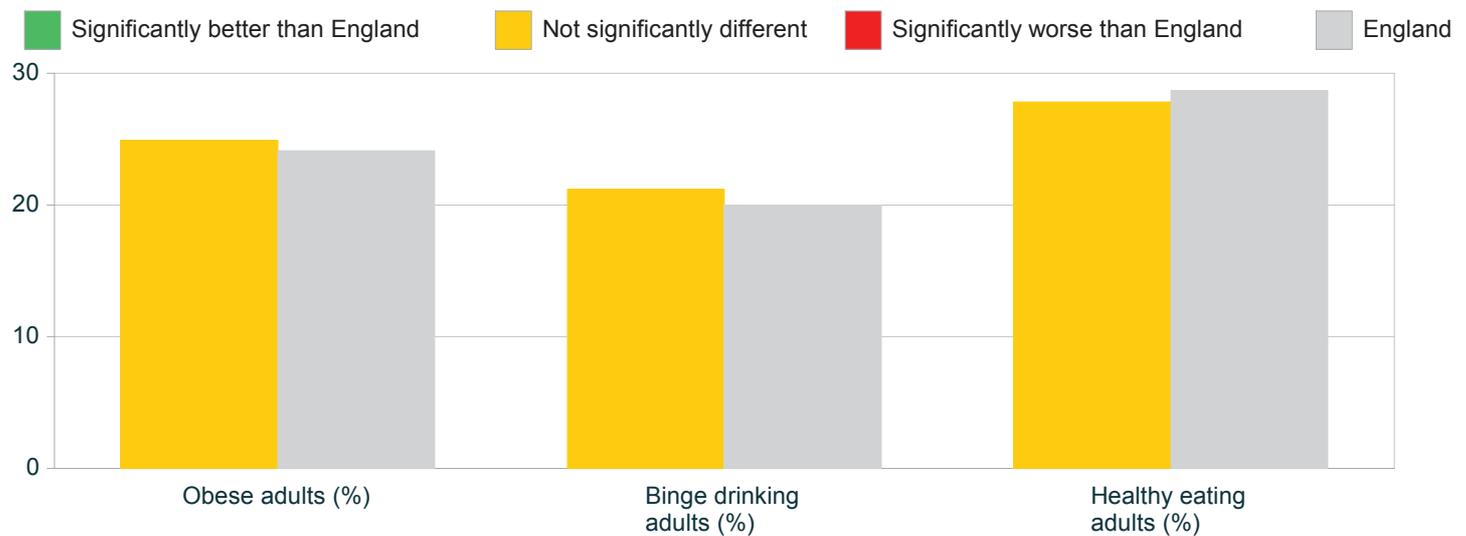
Source: Public Health England © Copyright 2010

Adults' lifestyle indicators, 2006-08, % (estimated from MSOA level data)

Indicator	Selection	Lower Tier Local Authority (Broxtowe)	Upper Tier Local Authority (Nottinghamshire)	England
Obese adults (%)	24.9	22.3	24	24.1
Binge drinking adults (%)	21.2	21.4	20.9	20
Healthy eating adults (%)	27.8	29.8	28	28.7

Source: Public Health England © Copyright 2010

Adults' lifestyle indicators, %, Selection (comparing to England average)



Source: Public Health England © Copyright 2010



Consultation: Nuthall Neighbourhood Plan 2015-2030 (Profile: Electoral Wards x2)

Emergency hospital admissions

Emergency Hospital Admissions, numbers, 2010/11 to 2014/15 (estimated from MSOA level data)

Table with 5 columns: Indicator, Selection, Lower Tier Local Authority (Broxtowe), Upper Tier Local Authority (Nottinghamshire), and England. Rows include emergency hospital admissions for all causes, CHD, stroke, MI, and COPD.

Source: Public Health England, HSCIC © Copyright 2016

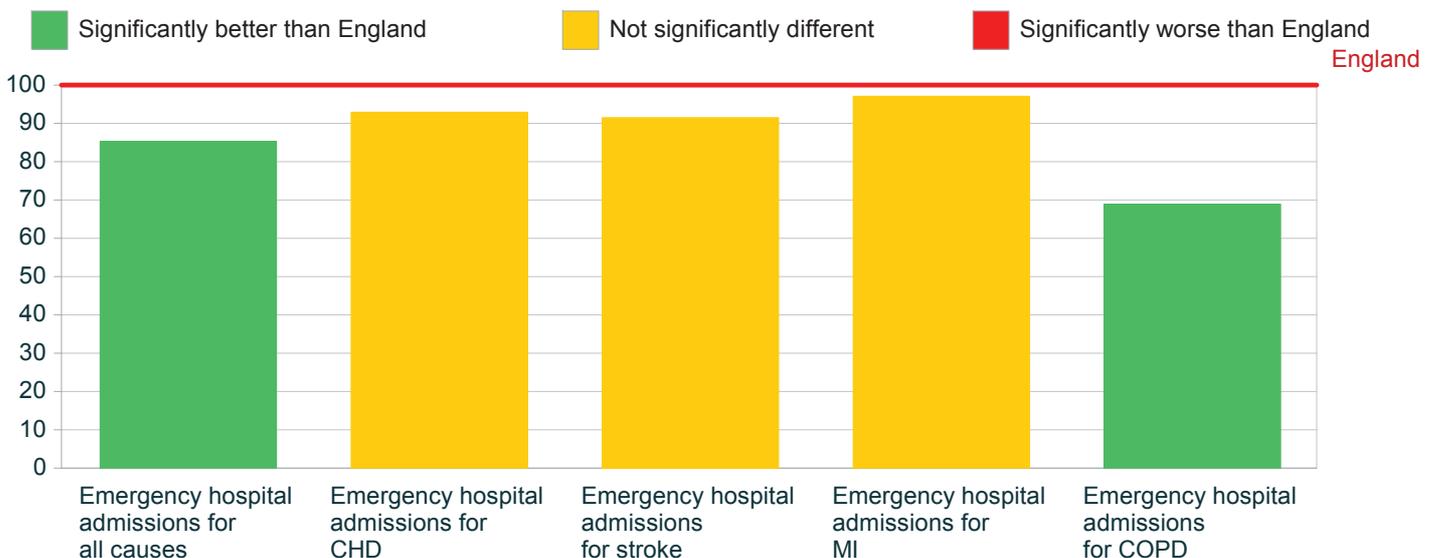
\* CHD: Coronary Heart Disease; MI: Myocardial Infarction (heart attack); COPD: Chronic Obstructive Pulmonary Disease

Emergency Hospital Admissions, Standardised Admission Ratios (SARs), 2010/11 to 2014/15 (est. from MSOA data)

Table with 5 columns: Indicator, Selection, Lower Tier Local Authority (Broxtowe), Upper Tier Local Authority (Nottinghamshire), and England. Rows include SARs for all causes, CHD, stroke, MI, and COPD.

Source: Public Health England, HSCIC © Copyright 2016

Emergency Hospital admissions, SARs, 2010/11 to 2014/15, Selection (comparing to England average)



Source: Public Health England, HSCIC © Copyright 2016



Consultation: Nuthall Neighbourhood Plan 2015-2030 (Profile: Electoral Wards x2)

Cancer incidence

Cancer incidence, numbers, 2010-2014 (estimated from MSOA level data)

Table with 5 columns: Indicator, Selection, Lower Tier Local Authority (Broxtowe), Upper Tier Local Authority (Nottinghamshire), and England. Rows include All cancer, Breast cancer, Colorectal cancer, Lung cancer, and Prostate cancer.

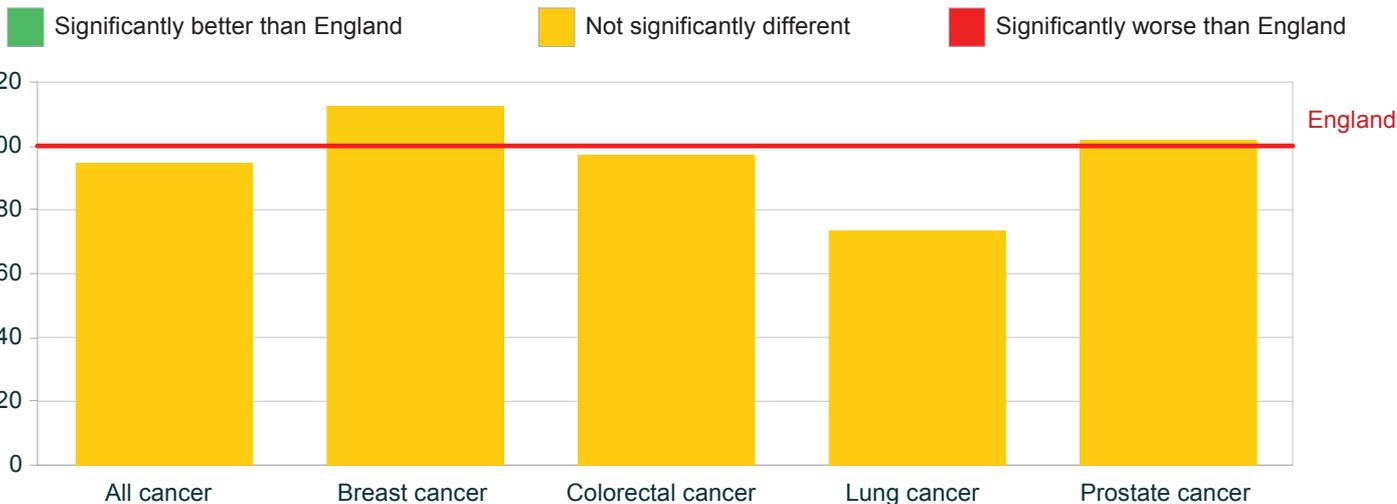
Source: ONS Cancer incidence data, combining cancer registration data from all PHE cancer registration teams

Cancer incidence, Standardised Incidence Ratios (SIRs), 2010-2014 (estimated from MSOA level data)

Table with 5 columns: Indicator, Selection, Lower Tier Local Authority (Broxtowe), Upper Tier Local Authority (Nottinghamshire), and England. Rows include All cancer, Breast cancer, Colorectal cancer, Lung cancer, and Prostate cancer.

Source: ONS Cancer incidence data, combining cancer registration data from all PHE cancer registration teams

Cancer incidence, SIRs, 2010-2014, Selection (comparing to England average)



Source: ONS Cancer incidence data, combining cancer registration data from all PHE cancer registration teams



Consultation: Nuthall Neighbourhood Plan 2015-2030 (Profile: Electoral Wards x2)

Hospital admissions - harm and injury

Hospital admissions - harm and injury, numbers, 2010/11 to 2014/15 (estimated from MSOA level data)

Table with 5 columns: Indicator, Selection, Lower Tier Local Authority (Broxtowe), Upper Tier Local Authority (Nottinghamshire), and England. Rows include hospital stays for self harm, alcohol related harm, and emergency/elective admissions for hip and knee replacement.

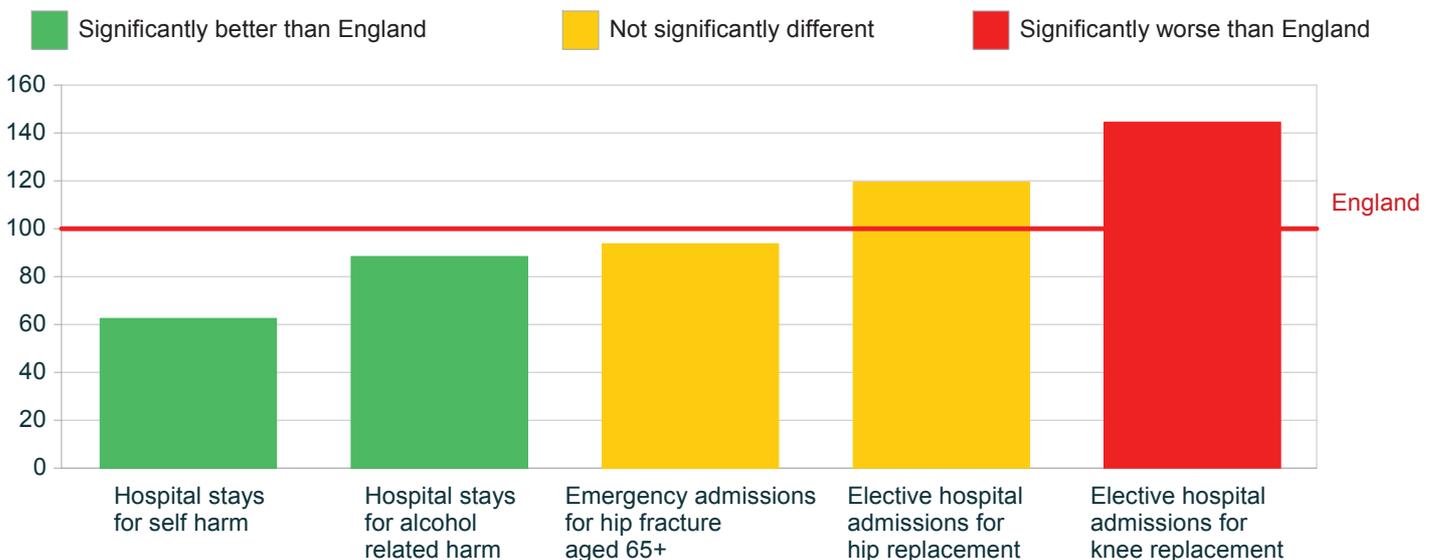
Source: Public Health England, HSCIC © Copyright 2016

Hospital admissions - harm and injury, Standardised Admission Ratios (SARs), 2010/11 to 2014/15 (est. from MSOA)

Table with 5 columns: Indicator, Selection, Lower Tier Local Authority (Broxtowe), Upper Tier Local Authority (Nottinghamshire), and England. Rows include SARs for hospital stays and emergency/elective admissions for hip and knee replacement.

Source: Public Health England, HSCIC © Copyright 2016

Hospital admissions - harm and injury, SARs, 2010/11 to 2014/15, Selection (comparing to England average)



Source: Public Health England, HSCIC © Copyright 2016



Consultation: Nuthall Neighbourhood Plan 2015-2030 (Profile: Electoral Wards x2)

Mortality and causes of death - all ages

Causes of deaths - all ages, numbers, 2010-2014

Table with 5 columns: Indicator, Selection, Lower Tier Local Authority (Broxtowe), Upper Tier Local Authority (Nottinghamshire), and England. Rows include All causes, All cancer, All circulatory disease, Coronary heart disease, Stroke, and Respiratory diseases.

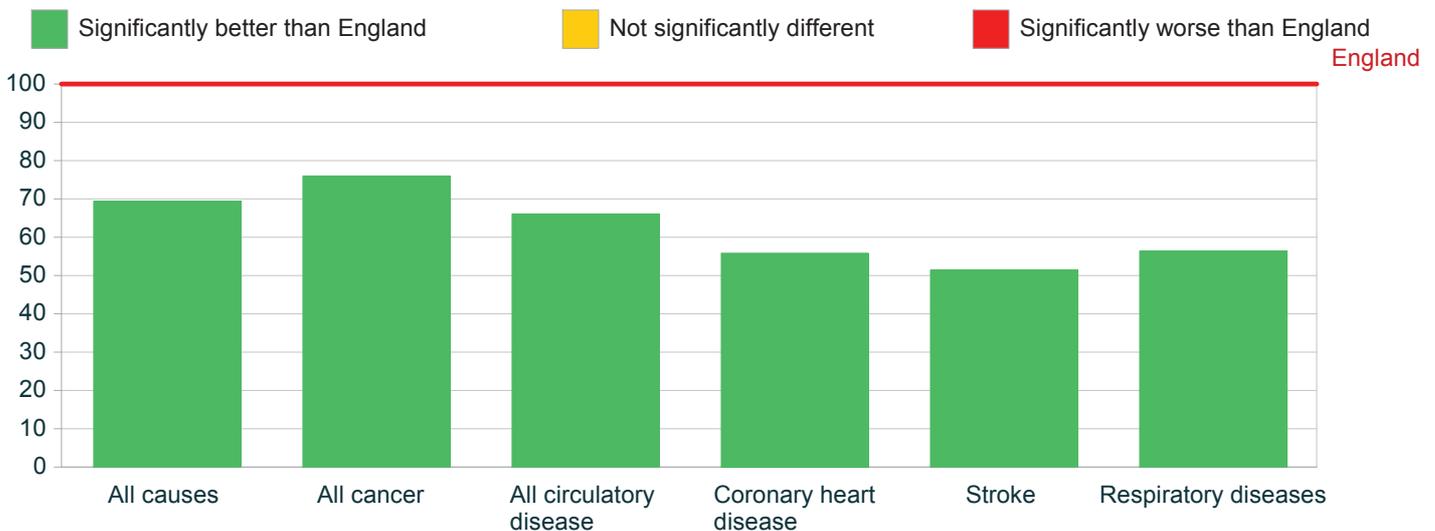
Source: Public Health England, produced from ONS data Copyright © 2016

Causes of deaths - all ages, Standardised Mortality Ratios (SMRs), 2010-2014

Table with 5 columns: Indicator, Selection, Lower Tier Local Authority (Broxtowe), Upper Tier Local Authority (Nottinghamshire), and England. Rows include All causes, All cancer, All circulatory disease, Coronary heart disease, Stroke, and Respiratory diseases.

Source: Public Health England, produced from ONS data Copyright © 2016

Causes of deaths - all ages, SMRs, 2010-2014, Selection (comparing to England average)



Source: Public Health England, produced from ONS data Copyright © 2016



Consultation: Nuthall Neighbourhood Plan 2015-2030 (Profile: Electoral Wards x2)

## Mortality and causes of death - premature mortality

### Causes of deaths - premature mortality, numbers, 2010-2014

Indicator	Selection	Lower Tier Local Authority (Broxtowe)	Upper Tier Local Authority (Nottinghamshire)	England
All causes, aged under 65		49	713	5,765
All causes, aged under 75		103	1,552	12,157
All cancer, aged under 75		50	680	5,280
All circulatory disease, aged under 75		15	343	2,628
Coronary heart disease, aged under 75		7	210	1,497

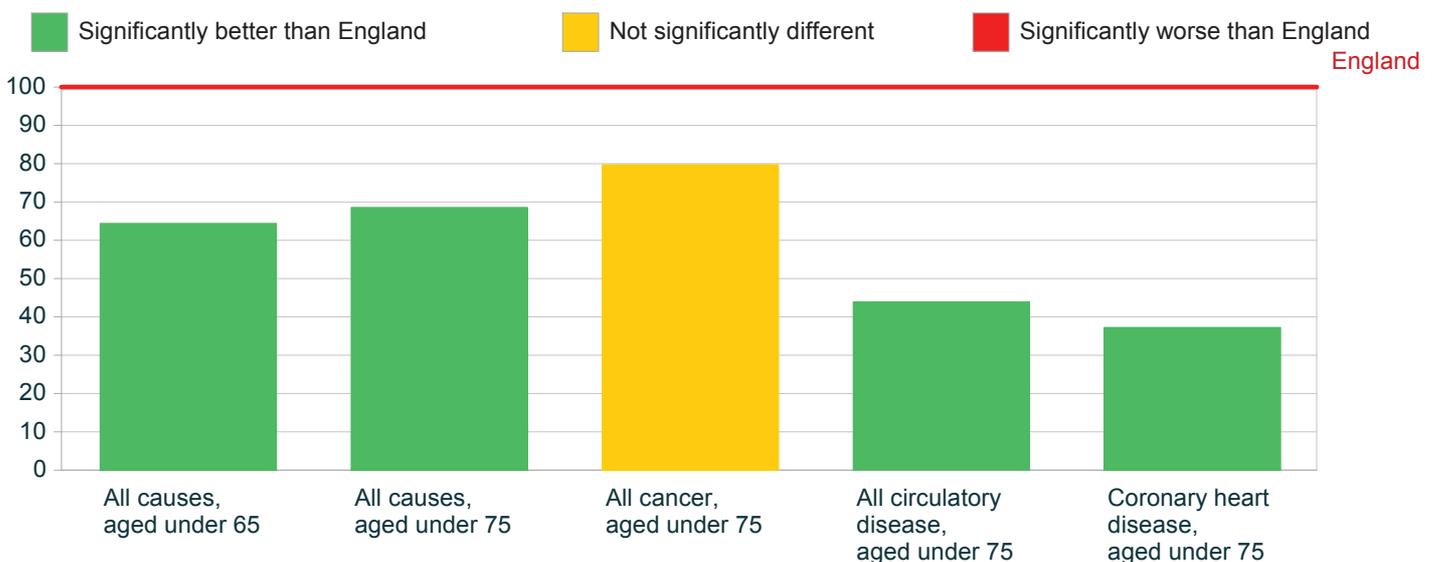
Source: Public Health England, produced from ONS data Copyright © 2016

### Causes of deaths - premature mortality, Standardised Mortality Ratios (SMRs), 2010-2014

Indicator	Selection	Lower Tier Local Authority (Broxtowe)	Upper Tier Local Authority (Nottinghamshire)	England
All causes, aged under 65		64.4	86.2	96.7
All causes, aged under 75		68.6	90.7	98.8
All cancer, aged under 75		79.7	95	102.5
All circulatory disease, aged under 75		43.9	88.4	94.3
Coronary heart disease, aged under 75		37.2	97.5	96.6

Source: Public Health England, produced from ONS data Copyright © 2016

### Causes of deaths - premature mortality, SMRs, 2010-2014, Selection (comparing to England average)



Source: Public Health England, produced from ONS data Copyright © 2016

This matter is being dealt with by:

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

W nottinghamshire.gov.uk

Sent via email to:

[REDACTED]

14<sup>th</sup> March 2018

Dear Tom

**Ref: Nuthall Neighbourhood Plan Regulation 16 Consultation**

Thank you for your letter dated 26<sup>th</sup> February 2018 requesting strategic planning observations on the above Nuthall Neighbourhood Plan. I have consulted with my colleagues across relevant divisions of the County Council and have the following comments to make.

Public Health

Appendix 1 sets out the Local Health report for Nuthall and identifies that many of the health indicators are not better than the England average.

The National Planning Policy Framework (NPPF) seeks to promote healthy communities. Paragraphs 69-78 of the NPPF sets out ways in which the planning system can play an important role in facilitating social interaction and create healthy inclusive environments. Planning policies should in turn aim to achieve places which promote:

- Safe and accessible environments
- High quality public spaces
- Recreational space/sports facilities
- Community facilities
- Public rights of way

The Nottinghamshire Joint Strategic Needs Assessment (JSNA) provides a picture of the current and future health needs of the local population:

<http://jsna.nottinghamcity.gov.uk/insight/Strategic-Framework/Nottinghamshire-JSNA.aspx>

This states the importance that the natural and build environment has on health. The Nottinghamshire Health and Wellbeing Strategy sets out the ambitions and priorities for the Health and Wellbeing Board with the overall vision to improve the health and wellbeing of people in Nottinghamshire:

<http://www.nottinghamshire.gov.uk/caring/yourhealth/developing-health-services/health-and-wellbeingboard/strategy/>

The 'Spatial Planning for Health and Wellbeing of Nottinghamshire' document approved by the Nottinghamshire Health and Wellbeing Board in May 2016 identifies that local planning policies play a vital role in ensuring the health and wellbeing of the population and how planning matters impact on health and wellbeing locally. In addition a health checklist is included to be used when developing local plans and assessing planning applications:

<http://www.nottinghamshireinsight.org.uk/insight/news/item.aspx?itemId=44>

It is recommended that this checklist is completed to enable the potential positive and negative impacts of the neighbourhood plan on health and wellbeing to be considered in a consistent, systematic and objective way, identifying opportunities for maximising potential health gains and minimizing harm and addressing inequalities taking account of the wider determinants of health.

Obesity is a major public health challenge for Nottinghamshire. Obesity in 10-11 year olds in this area is not significantly better than the England average. It is recommended that the six themes recommended by the TCPA document 'Planning Health Weight Environments' –

[http://www.tcpa.org.uk/data/files/Health\\_and\\_planning/Health\\_2014/PHWE\\_Report\\_Final.pdf](http://www.tcpa.org.uk/data/files/Health_and_planning/Health_2014/PHWE_Report_Final.pdf)

are considered to promote a healthy lifestyle as part of this application. The six themes are:

- Movement and access: Walking environment; cycling environment; local transport services.
- Open spaces, recreation and play: Open spaces; natural environment; leisure and recreational spaces; play spaces.
- Food: Food retail (including production, supply and diversity); food growing; access.
- Neighbourhood spaces: Community and social infrastructure; public spaces.
- Building design: Homes; other buildings.
- Local economy: Town centres and high streets; job opportunities and access.

### Travel and Transport

Nottinghamshire County Council Transport and Travel Services wish the following observations to be taken into account as part of the consultation on the Nuthall Neighbourhood Plan 2015-2030.

It is noted that the Nuthall Neighbourhood Plan Consultation Statement makes reference to the Transport and Travel Services observations. In particular, the following Action/ consideration taken in response to the request for developer contributions for improved public transport services and infrastructure to be specified as a criterion:

*“Developer contributions is a strategic policy in the emerging Part 2 Local Plan (Policy 32) Nuthall Parish Council consider that it is unnecessary to include further detail in the Neighbourhood Plan.”*

Transport and Travel Services would advise that the level of revenue and capital funding available to the Council to provide supported bus services and infrastructure is diminishing. Therefore other funding sources are required to enable the council to maintain a socially necessary and sustainable network, including developer contributions. Therefore any Local Plan Policy reference that is supported by the Neighbourhood Plan would afford a higher probability of successfully negotiating for future developer funding.

#### *Current Nuthall Bus Network*

Nuthall currently enjoys excellent links by bus to neighbouring towns as well as to Nottingham City Centre. The main commercial operator is Trent Barton. Their 'Rainbow 1' network operates every 10 minutes between Nottingham and Eastwood with extensions to Heanor, Ripley or Alfreton every 20 minutes. Parts of the village are served by 'Amber Line' which operates hourly between Derby and Hucknall. Where the village boundary meets the City Boundary lies Phoenix Park from where trams operate every 7 to minutes into the city. Further services which are both operated and funded by Nottinghamshire County Council provide links to Selston, Bulwell and Bestwood.

The Parish Council might wish to include some of the above detail to enhance the section of the Plan covering Public Transport (page 31).

#### *Community Transport*

In response to the Transport and Travel Services comments regarding the inclusion of reference to community transport, the Consultation Statement states "*The Nuthall Neighbourhood Plan policies support sustainable transport options and aims to reduce the need to travel by private car.*"

References in the document to accessibility to key services could be enhanced through reference to the role of Community Transport and the opportunity to support its future development. A number of important community transport providers are based in or operate within the Broxtowe area including Eastwood Voluntary Car scheme. It is suggested that reference to their work is included within the Plan, together with the potential for Community Transport and related services i.e. taxi buses to complement the local bus network. This could also be enhanced by making reference in the document to the role of taxis, which are licensed by Broxtowe Borough Council and play an important role in the local economy.

### Strategic Highways

NCC would however like to point out that Map 7: Transport connections within the parish, shows the road hierarchy colour coded to differentiate each road type. The classification used shows the A610 coloured green and annotated as a 'Primary Road'. The County Council as local highway authority does not classify the A610 any differently from the other 'A' roads in the County. As such the A610 should be coloured purple as per other 'A' roads in Nuthall parish.

Should you require any further assistance in relation to any of these matters please do not hesitate to contact me.

Yours faithfully

██████████

████████████████████

Nottinghamshire County Council

*This document is unsigned as it is electronically forwarded. If you require a signed copy, then please contact the sender.*



[Redacted]

**From:**  
**Sent:**  
**To:**  
**Subject:**  
**Attachments:**

**Follow Up Flag:**  
**Flag Status:**

Hi Tom

I have had a look through this. There is reference to Allotments in Policy 4 and a Country Park in Local Aspirations. There is no indication where these would be or who would maintain them. Is that relevant within this document or would that all be part of any section 106 for any new proposed developments?

Tim

---

[Redacted]

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

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**From:** Genway, Tom **On Behalf Of** Policy  
**Sent:** 26 February 2018 14:34  
**To:** Crawford, Tim  
**Subject:** Nuthall Neighbourhood Plan Regulation 16 Consultation

Dear Sir / Madam,

## **NUTHALL NEIGHBOURHOOD PLAN REGULATION 16 CONSULTATION**

Under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended), Nuthall Parish Council has submitted its Neighbourhood Development Plan ('Neighbourhood Plan') to Broxtowe Borough Council.

A Neighbourhood Plan is a community-led framework for guiding the future development and growth of an area. It may contain a vision, aims, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development.

Broxtowe Borough Council is now inviting comments on this Plan.

Details of where to view the documents, and how to respond, can be found on the reverse of this letter or on our website: [www.broxtowe.gov.uk/nuthallneighbourhoodplan](http://www.broxtowe.gov.uk/nuthallneighbourhoodplan).

The consultation period will run from **Monday 26<sup>th</sup> February 2018 to Friday 20<sup>th</sup> April 2018**; all representations must be received within this time.

Yours faithfully



Steffan Saunders  
Head of Neighbourhoods and Prosperity

**TOWN AND COUNTRY PLANNING ACT 1990  
(AMENDED BY THE LOCALISM ACT 2011)  
NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012 (as amended)  
SUBMISSION OF THE NEIGHBOURHOOD DEVELOPMENT PLAN FOR  
NUTHALL PARISH (THE “NUTHALL NEIGHBOURHOOD PLAN”):  
CONSULTATION UNDER REGULATION 16 OF THE NEIGHBOURHOOD  
PLANNING (GENERAL) REGULATIONS 2012 (AS AMENDED)**

Notice is given, that on 17 January 2018, a draft neighbourhood development plan (the “Nuthall Neighbourhood Plan”) was submitted to Broxtowe Borough Council, under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

**The ‘plan proposal’**

In accordance with Regulation 16, Broxtowe Borough Council is now consulting upon the draft Nuthall Neighbourhood Plan. The following documents are available on our website at [www.broxtowe.gov.uk/nuthallneighbourhoodplan](http://www.broxtowe.gov.uk/nuthallneighbourhoodplan):

- Nuthall Neighbourhood Plan and Policies Map;
- Map of the area covered by the Neighbourhood Plan;
- Consultation Statement;
- Basic Conditions Statement;
- Screening Opinion concluding that a Strategic Environmental Assessment (SEA) is not required; and
- Screening Opinion concluding that a Habitats Regulations Assessment (HRA) is not required.

**Submitting representations under Regulation 16**

If you would like to make comments on the Neighbourhood Plan proposals please use the online form which is available on our website at: [www.broxtowe.gov.uk/nuthallneighbourhoodplan](http://www.broxtowe.gov.uk/nuthallneighbourhoodplan). Paper copies of the form are also available at the locations listed below or can be downloaded from our website.

A paper copy of the Neighbourhood Plan and related documents is also available to view at:

- Broxtowe Borough Council’s Council Offices, Foster Avenue, Beeston, NG9 1AB (Mondays – Thursdays: 8.30am until 5pm and 8.30am until 4.30pm on Fridays).

- Nuthall Parish Council Offices, Nuthall Temple Community Centre, Nottingham Road, Nuthall, Nottingham, NG16 1DP, (Mondays to Fridays: 9am until 3pm, by appointment only).

**The consultation will run from Monday 26<sup>th</sup> February 2018 until Friday 20<sup>th</sup> April 2018. All responses must be received within this time.**

If you require any further information or assistance in relation to this public consultation or the Neighbourhood Plan document, please do not hesitate to contact the Planning Policy Team on **0115 917 3452 / 3448**. You can also email us at [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk).



*Serving the communities of Giltbrook, Greasley, Moorgreen, Newthorpe & Watnall.*

17<sup>th</sup> April 2018

Broxtowe Borough Council  
Planning Department  
For the attention of Mr S Saunders

Dear Steffan

**Nuthall Neighbourhood Plan – Regulation 16 Consultation**

Thank you for the opportunity for us to comment on the above Plan. First of all, we note that the document has been re-formatted since the pre-consultation draft and is now much easier to follow. We compliment Nuthall Parish Council on the presentation of the document and on reaching this important milestone in the development of their Plan.

We have just two observations:-

- 1] We refer to the paragraph on Page 29 about the Borough Council's Core Strategy "Kimberley requirement" to provide six hundred new dwellings within their plan period, i.e. by 2028. In this context, the area defined as Kimberley comprises the area of the town itself together with the areas of Nuthall West and also Watnall that falls within the Parish of Greasley.

We consider that the Plan would benefit from such clarification and in this context the same comments apply also to the second paragraph on Page 30.

- 2] Also on Page 30, there is a reference to the SHLAA; in our experience some residents are confused by this term and it is better for the title to be stated in full. In the same context, it would be useful to explain about the Borough Council's responsibility (as Local Planning Authority) for preparing the information and publishing the various updates.

[REDACTED]

We have nothing further to add at this stage.

Yours Sincerely

[Redacted signature]

[Redacted footer]

# Your Address Details

Please note that the comment(s) you submit on the Nuthall Neighbourhood Plan will be used in the plan process and may be in use for the lifetime of the Nuthall Neighbourhood Plan in accordance with the Data Protection Act 1998. 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.

## Your Details

<b>Title</b>	█
█	█ █
<b>Organisation (If responding on behalf of an organisation)</b>	D.H. Lawrence Society
<b>Address (Please enter your post code to search for your address)</b>	█ █
<b>Telephone Number</b>	█
<b>Email Address</b>	█
<b>Please state whether or not you would like to be notified of the local planning authority's decision (to 'make' or 'refuse' the Nuthall Neighbourhood Plan) under Regulation 19</b>	Yes

If you require any assistance in completing this online form, please do not hesitate to contact the Planning Policy Team on 0115 917 3452. You can also email us at [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk)

# Your Feedback

## Your Feedback

<b>Please state which part of the draft Neighbourhood Plan (i.e. which policy, aspiration, section, objective or paragraph) your representation refers to (please use a separate form for each representation):</b>	
<b>Do you support, oppose, or wish to comment on this policy, aspiration, section, objective or paragraph? (select one)</b>	Have Comments
<b>Please give details of your reasons for support/opposition, or make other comments here:</b>	The D.H. Lawrence would like to see more specific details before submitting our views. Some members may submit individual views.
<b>What improvements or modifications would you suggest?</b>	

If you require any assistance in completing this online form, please do not hesitate to contact the Planning Policy Team on 0115 917 3452. You can also email us at [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk)

[REDACTED]

---

**From:**  
**Sent:**  
**To:**  
**Subject:**

Dear Sir/Madam

As chairman of the Kimberley, Eastwood, Nuthall Tram Action Group (KENTAG) I would like the opportunity to submit my comments which can be noted in the consultation process of the above Neighbourhood Plan.

There is an urgent need for an extension to the tram network from Phoenix Park to Nuthall and beyond. The tram would provide a sustainable, environmentally friendly alternative transport system which would provide connectivity to Nottingham city centre and the proposed HS2 station at Toton.

Parish and Borough councillors, along with residents in Nuthall complain on a regular basis regarding chronic traffic congestion at peak times around Nuthall island. If there are problems on the M1 (which are not isolated incidents) diversions around J26 exacerbate the congestion.

Suburbs which are served by the existing tram system (Beeston, Bulwell, Hucknall) also have a train and bus service as alternative forms of public transport. Nuthall and other areas beyond the MI barrier rely on a bus service only.

If the Broxtowe local plan delivers the housing developments in this area the pressure on existing infrastructure will increase significantly.

Yours faithfully

[REDACTED]  
[REDACTED]

# Nuthall Neighbourhood Plan Regulation 16 Consultation Form



Broxtowe  
Borough  
COUNCIL

Agent

Please provide your client's name	W Westerman Limited
-----------------------------------	---------------------

Your Details

Title	<del>Mr</del> <del>Mrs</del> <input checked="" type="checkbox"/> <del>Ms</del> Other:
Name	[REDACTED]
Organisation (if responding on behalf of an organisation)	Oxalis Planning Limited
Address	[REDACTED]
Postcode	[REDACTED]
Tel. Number	[REDACTED]
E-mail address	[REDACTED]

**Comments should be received by Friday 20<sup>th</sup> April 2018**

Please state whether or not you would like to be notified of the local planning authority's decision (to 'make' or 'refuse' the Nuthall Neighbourhood Plan) under Regulation 19.

Yes  No

Please help us save money and the environment by providing an e-mail address that correspondence can be sent to: [REDACTED]

If you require any assistance in completing this form, please do not hesitate to contact the Planning Policy Team on 0115 917 3452 or via the email below.

For more information including an online response form please visit:

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

**Data Protection** - The comment(s) you submit on the Nuthall Neighbourhood Plan will be used in the plan process and may be in use for the lifetime of the Nuthall Neighbourhood Plan 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, Chief Executive's Department, Neighbourhoods and Prosperity, 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)

**1. Please state which part of the Neighbourhood Plan (i.e. which policy, aspiration, section, objective or paragraph) your representation refers to (please complete a separate form for each representation)**

Policy 1: New Housing

**2. Do you support, oppose, or wish to comment on this policy, aspiration, section, objective or paragraph? (select one)**

Support       Support with modifications       Oppose       Have Comments

**Please give details of your reasons for support/opposition, or make other comments here.**

Whilst we endorse the need to protect local heritage assets, we believe that the Neighbourhood Plan should acknowledge the prospect of some development being required in the Borough.

Policy 1, as currently worded, would only support development proposed within the built up area of the village. However, it is clear that this would offer only limited opportunity for new development. In Broxtowe as a whole, further reviews of housing, and other, land requirements may indicate that some land outside of current built up areas is required for development. If this turns out to be the case, land currently in the Green Belt will be required.

If, in reviewing future land requirements, some land outside of the current built up area is identified for development by the Borough Council, then the imperative is that the provision should be delivered in a sustainable way with the proper provision for transport, open space and other infrastructure, proportionate to the level of development proposed, whilst acknowledging local heritage assets.

In this context, the Neighbourhood Plan should set appropriate social, economic and environmental ambitions and priorities.

*This form is available in large print and other formats on request. An online version of this form is available.*



Mr Dave Lawson  
Senior Planning Officer  
Planning Policy  
Broxtowe Borough Council  
Forester Avenue  
Beeston  
Nottingham  
NG9 1AB

**Our Ref: 13.039**

20 March 2018

Dear Dave,

**Emerging Nuthall Neighbourhood Plan: Land at 121 Kimberley Road, Nuthall**

I write to you on behalf of our client Mr Turton regarding land to the south of 121 Kimberley Road, Nuthall in light of the recently announced consultation on the Nuthall Neighbourhood Plan which has been submitted to Broxtowe Borough Council for consideration.

This letter supports representations made by Planning and Design Group (UK) Ltd during the consultation on the publication version of the Broxtowe Part 2 Local Plan in November 2017. Also, in addition to our letter dated 7<sup>th</sup> December 2017, and enclosed communication from Mr Turton, which evidenced clearly that the land is developable within the timeframe of the Local Plan Part 2. Therefore, we hold that the land is entirely suitable for allocation in the next iteration of this document which is due for submission to the Planning Inspectorate later in 2018.

The submission draft of the Nuthall Neighbourhood Plan, through 'Policy 1: New Housing', establishes the principle that new housing will be supported within the existing built up area of Nuthall where a range of local criteria are met. Land to the south of 121 Kimberley Road is within the defined built-up area of Nuthall. Therefore, offering a sequentially preferable location for residential development within the established urban context of Nuthall without the need to utilise surrounding Green Belt land. Allocation of the site would therefore be entirely in line with the principle of residential development established in the emerging Nuthall Neighbourhood Plan.

In relation to the local criteria proposed in 'Policy 1: New Housing Sites', the site offers an entirely sustainable location as it is within reasonable of walking distance of the defined Village Centre and local primary school. Development of the site can also, in principle and subject to relevant evidence, meet the other relevant criteria of Policy 1.

**Planning and Design Group**

The allocation of this site in the Part 2 Local Plan would therefore be entirely compatible with the criteria of the emerging Nuthall Neighbourhood Plan. Further assuring the delivery of a sustainable site that successfully satisfies all relevant tiers of planning policy.

We also note that the emerging Nuthall Neighbourhood Plan does not propose the allocation of any land for development. It should be noted that many of the community aspirations identified in the plan, such as the provision of a GP surgery and sports facilities, will only be realised by enabling new residential development and the subsequent planning gain. The allocation of sustainable local sites should therefore be encouraged to help realise local community aspiration.

The current absence of land allocations within either the emerging Nuthall Neighbourhood Plan or Part 2 Local Plan remains of substantial concern. It is essential that both documents work simultaneously in the interests of securing a reliable trajectory of housing land and boosting local housing supply against identified needs in Nuthall and the wider Kimberley area.

Currently only three housing sites are allocated in wider Kimberley through the Part 2 Local Plan, delivering an estimated 167 dwellings. This reflects a modest 27% contribution to the 600 dwellings required in wider Kimberley. Notwithstanding wider site allocations across Broxtowe a robust housing supply is still required for the wider Kimberley area, including Nuthall. This is to allow identified local housing need to be properly addressed and in the interests of delivering fully the adopted spatial strategy for Broxtowe. We therefore consider it essential to enhance the number of housing allocations, particularly including allocations in Nuthall.

Housing allocations provide both landowners and prospective developers a far greater degree of certainty and confidence in bringing forward land for development. A specific allocation of this site will galvanise existing developer interest and reduce their risk to a level where an appropriate disposal land value can be established. Therefore, contributing to the provision of new dwellings and boosting the supply of much needed housing. Site allocations also reduce the level of more speculative development proposals and work in the interests of pursuing a robust, plan-led approach to the housing delivery. In the absence of this approach site delivery is liable of becoming more *ad hoc* in nature, which then presents the risks of ongoing shortfalls in the delivery of new dwellings.

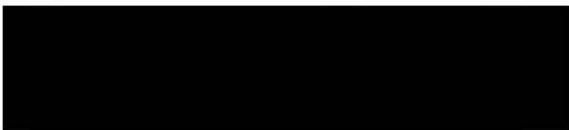
The current deficit in housing land and delivery shortfall across Broxtowe only makes this context more pressing. Specifically, the Council can currently only evidence 3.6 years' worth of housing land supply. In order to enhance housing delivery and boost the supply of both housing and associated land we consider it critical that further, proactive, allocations are made.

As final point, we note that the emerging National Planning Policy Framework (NPPF) review promotes the allocation of smaller sites. Paragraph 69 recognises that these sites *'make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly'*. In the interests of promoting and delivering a range of site sizes the emerging NPPF looks to ensure that at least 20% of sites allocated for housing are half a hectare or less. Land to the south of 121 Kimberley Road, Nuthall represents a smaller, developable site that, through allocation, will contribute to the provision of a healthy mix of local housing land. In turn, providing further reliability and contingency within the housing trajectory of the emerging Part 2 Local Plan.

In summary, there are no policy barriers to prevent the allocation of this site in the next iteration of the Part 2 Local Plan. This is positively reinforced by the sequentially preferable location of the site, as defined in the emerging Nuthall Neighbourhood Plan. Allocation of this site will also provide assurance for all parties involved that the land will be developed. Therefore, allowing the site to be fully accounted for in the Council's housing trajectory as the Part 2 Local Plan moves forward to examination stage and subsequent further scrutiny.

If you have any questions in relation to this letter then please do not hesitate to contact me. I would be pleased to meet with you to discuss any aspect of the site in more detail.

Yours Sincerely



Enc. Indicative layout plan



KIMBERLEY ROAD

ATKINSON GARDENS

*New housing opportunity*

*Wildlife buffer*



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## **Representations on the Nuthall Neighbourhood Plan 2015 – 2030**

### **Submitted on behalf of Wilson Bowden Developments Ltd**

#### **Vision and Objectives**

Whilst the 'Vision' refers to, inter alia, delivering a 'sustainable neighbourhood', there is no reference to accommodating the development needs of the area. To be compliant with NPPF, the vision should, as a minimum, refer to delivering sustainable development.

The stated 'Objectives' (and their supporting text) refer to, and reflect, locally expressed concerns, however, in our view, these objectives should be expanded to acknowledge that the Plan's role is to ensure that the development needs of the area are accommodated. Housing and transport infrastructure are both mentioned, but there is no reference to employment land needs. We consider such needs should be included in the express objectives of the Plan, especially as the area will be affected by HS2 related growth during the defined plan-period.

#### **Nuthall Present /Future Challenges**

This section should include an acknowledgement that the area is subject to significant development pressures, being located on the edge of a substantial urban area (where growth is being focussed), astride a key motorway junction, and influenced by the substantial forecast growth arising from HS2 station (at Toton). These factors are certainly a 'challenge' for the area, but the planning process has to respond to, and provide a proper planning framework and context for the development needs arising in such locations.

It is recognised that the NP is not currently making any changes to Green Belt boundaries in the locality, but the HS2 growth is undoubtedly going to create a need for review and re-consideration of boundaries in the years ahead. The Plan should therefore, as a minimum, be identifying the challenges (especially as the HS2 construction period is well within the plan period), and acknowledging the prospects / potential for review in order to accommodate sustainable growth.

#### **Neighbourhood Plan Policies**

Whilst it is recognised that employment land uses within the NP area are relatively limited, the Plan simply doesn't deal with such uses with any clarity at all. We consider that the needs of employment have been largely overlooked. In our view, the NP should acknowledge the forecast employment growth related to HS2 (which is anticipated to start influencing the locality well within the plan-period) and, as a minimum, have some clear policy direction to deal with this.

## **Supporting Background Evidence**

We note that the heading 'Green Belt' has been removed from this section of text between the 'Draft' Plan, of Dec 2016, and the current Regulation 16 version. We do not support this. Indeed, having regard to our comments above, we consider that there is merit in acknowledging that Green Belt boundaries may have to be reviewed in the future. We accept that it is not for the NP to undertake such a review, but there is a compelling case for the local community to provide an indication of where it considers the less sensitive Green Belt areas to be. We would therefore wish to see the re-introduction of the wording (from the Draft Plan) as follows:-

- 'Broxtowe's own evidence is that within Nuthall the sensitivity of the Green Belt is such that the only opportunity for any amendment to Green Belt boundaries is within the small area to the very far north of the Parish bounded by the Blenheim Industrial Estate to the north, Bulwell to the east and Sellers Wood to the south'

Indeed, when one adds the now 'safeguarded' alignment of HS2 to this locality, the case for a green belt boundary review in this area is even more compelling.

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

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# Nuthall Neighbourhood Plan Regulation 16 Consultation Response Form

**Please note that the comment(s) you submit on the Nuthall Neighbourhood Plan will be used in the plan process and may be in use for the lifetime of the Nuthall Neighbourhood Plan in accordance with the Data Protection Act 1998. 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.**

## Your Details

Title\*

██████████



Name\*

████████████████████

Organisation (If responding on behalf of an organisation)

Wilson Bowden Developments Ltd

Address (Please enter your post code to search for your address)

████████████████████  
████████████████████  
████████████████████

Change

**Telephone Number**

[REDACTED]

**Email Address\***

[REDACTED]

**Please state whether or not you would like to be notified of the local planning authority's decision (to 'make' or 'refuse' the Nuthall Neighbourhood Plan) under Regulation 19**

Yes



If you require any assistance in completing this online form, please do not hesitate to contact the Planning Policy Team on 0115 917 3452. You can also email us at [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk)

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[NOHEADER=1&T=62&K=408901F8543FDE67318F413B363A6EA709C28D55&REFRESH=1](https://selfservice.broxtowe.gov.uk/renderform.aspx?noheader=1&t=62&k=408901f8543fde67318f413b363a6ea709c28d55&refresh=1))

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Homepage (<http://www.broxtowe.gov.uk/>)

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# Nuthall Neighbourhood Plan Regulation 16 Consultation Response Form

## Your Feedback

Please state which part of the draft Neighbourhood Plan (i.e. which policy, aspiration, section, objective or paragraph) your representation refers to (please use a separate form for each representation):

See attached sheet

	Support	Support with modifications	Oppose	Have Comments
Do you support, oppose, or wish to comment on this policy, aspiration, section, objective or paragraph? (select one)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>

Please give details of your reasons for support/opposition, or make other comments here:

See attached sheet

**What improvements or modifications would you suggest?**

See attached sheet

If you require any assistance in completing this online form, please do not hesitate to contact the Planning Policy Team on 0115 917 3452. You can also email us at [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk)

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Town Hall, Foster Avenue, Beeston, Nottinghamshire, NG9 1AB

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# Your Address Details

Please note that the comment(s) you submit on the Nuthall Neighbourhood Plan will be used in the plan process and may be in use for the lifetime of the Nuthall Neighbourhood Plan in accordance with the Data Protection Act 1998. 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.

## Your Details

<b>Title</b>	Mr
<b>Name</b>	R G HUNT
<b>Organisation (If responding on behalf of an organisation)</b>	
<b>Address (Please enter your post code to search for your address)</b>	[REDACTED]
<b>Telephone Number</b>	[REDACTED]
<b>Email Address</b>	[REDACTED]
<b>Please state whether or not you would like to be notified of the local planning authority's decision (to 'make' or 'refuse' the Nuthall Neighbourhood Plan) under Regulation 19</b>	Yes

If you require any assistance in completing this online form, please do not hesitate to contact the Planning Policy Team on 0115 917 3452. You can also email us at [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk)

# Your Feedback

## Your Feedback

<b>Please state which part of the draft Neighbourhood Plan (i.e. which policy, aspiration, section, objective or paragraph) your representation refers to (please use a separate form for each representation):</b>	History of the parish - page 7
<b>Do you support, oppose, or wish to comment on this policy, aspiration, section, objective or paragraph? (select one)</b>	Have Comments
<b>Please give details of your reasons for support/opposition, or make other comments here:</b>	The statement on page 7 that Hempshill Hall was demolished is wrong. It has been restored and at 521 years old, (major parts were built in 1497), is the oldest known house in the parish.
<b>What improvements or modifications would you suggest?</b>	Take Hempshill Hall out of the list of demolished houses.

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[REDACTED]

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**From:** [REDACTED]  
**Sent:**  
**To:**  
**Subject:**

Dear Sir/Madam

Further to my comments sent previously I would like to point out that open space (correct me if I'm mistaken) on the map is actually a playing field. I can't see any playing field on map as indicated by blue square on the key.

The open space contains a football pitch and a cricket pitch along with a bowling green, tennis courts and children's play facilities. Perhaps the fact that Nuthall Parish Council are in the process of stopping cricket being played after more than 60 years is a reason that they refer to it as open space?

I note that a couple of areas are recorded as not wanting the tram yet there are many references to traffic congestion and the need to reduce car travel. The Parish Councillor's solution to the problem is to put more vehicles on the road (more buses) and increase parking spaces at Phoenix Park!

I note that NCC state that a sustainable public transport system is necessary to alleviate present congestion and future problems with the proposed new housing developments.

Your faithfully

[REDACTED]  
[REDACTED]