

Action M8A1: Policy 3.3

- **Update details in the policy and supporting text in accordance with the agreed position in the Statement of Common Ground.**

See response to Actions M8A2 – M8A7

There are no matters in dispute in the Statement of Common Ground.

Action M8A2: Policy 3.3

- **Clarify expectation with regard to enhancing bus routes adjacent to the site.**

Amend Policy Text:

*Enhance bus route adjacent to **or within** the site*

Insert Justification Text:

Whilst it is recognised that there is no current bus route adjacent to the site there is significant development within the area that makes the provision of such a bus route a realistic possibility. As part of a planning application it will be expected that the applicant demonstrates the development will assist in securing such a bus route. This could be a financial contribution, improved pedestrian crossing points, the design of the scheme to make the provision of the route more attractive and / or improvements to the existing stop on Coventry Lane.

Action M8A3: Policy 3.3

- **Review wording of Key Development Aspiration 1 and ensure consistency with National Policy.**

See response to Action M6A3

Action M8A4: Policy 3.3

- **Clarify what is meant by Key Development Aspiration 2 in terms of the leisure provisions in view of the Councils Leisure Strategy.**

The provision of a replacement leisure centre is not a requirement to make the development acceptable in planning terms and therefore it is included as an aspiration.

Insert Justification Text:

The existing Council owned Bramcote Leisure Centre is currently located within the red outline shown on Map 11 as the area to accommodate the school and leisure centre redevelopment. The Council is exploring options to rationalise the existing ageing Leisure Centres into two new 'leisure hubs' (one to service the north and one for the south of the Borough). Work on this strategy is on-going however; there is a realistic possibility that a leisure hub in the south of the Borough would either be located within close proximity to the existing Bramcote Leisure Centre or at the Strategic Location for Growth in Toton. The Council recognises the desire from the local community to have the replacement leisure centre in Bramcote and the key development aspiration provides flexibility for this to be delivered either by the Council or by another developer.

Action M8A5: Policy 3.3

- **Include justification text to update the delivery mechanisms for the School.**

Inset Justification Text:

As Nottinghamshire County Council reported to their Policy Committee on 14 November 2018 the investment in new school buildings should not be delayed waiting for receipts from property sales. Nottinghamshire County Council will fund and cash flow the development of the school and will be reimbursed from receipts from the development of the residential allocation.

Action M8A6: Policy 3.3

- **Provide additional justification text for clarity to the Policy regarding the School, Wildlife Site and the availability of land for the uplift in housing.**

Inset Justification Text:

Since publication the Local Wildlife Site (LWS) was reviewed by the Nottinghamshire Biological Records Centre who determined that the area of qualifying interest is restricted to a smaller area (approximately 0.7ha) to the south west corner. In addition, land immediately to the south has been included within the allocation due to a commitment from the landowner to make this available for residential development increasing the area to 18.9ha. Taking into account the additional land available for development and the reduced wildlife constraint it is considered that the provision of 500 homes is appropriate.

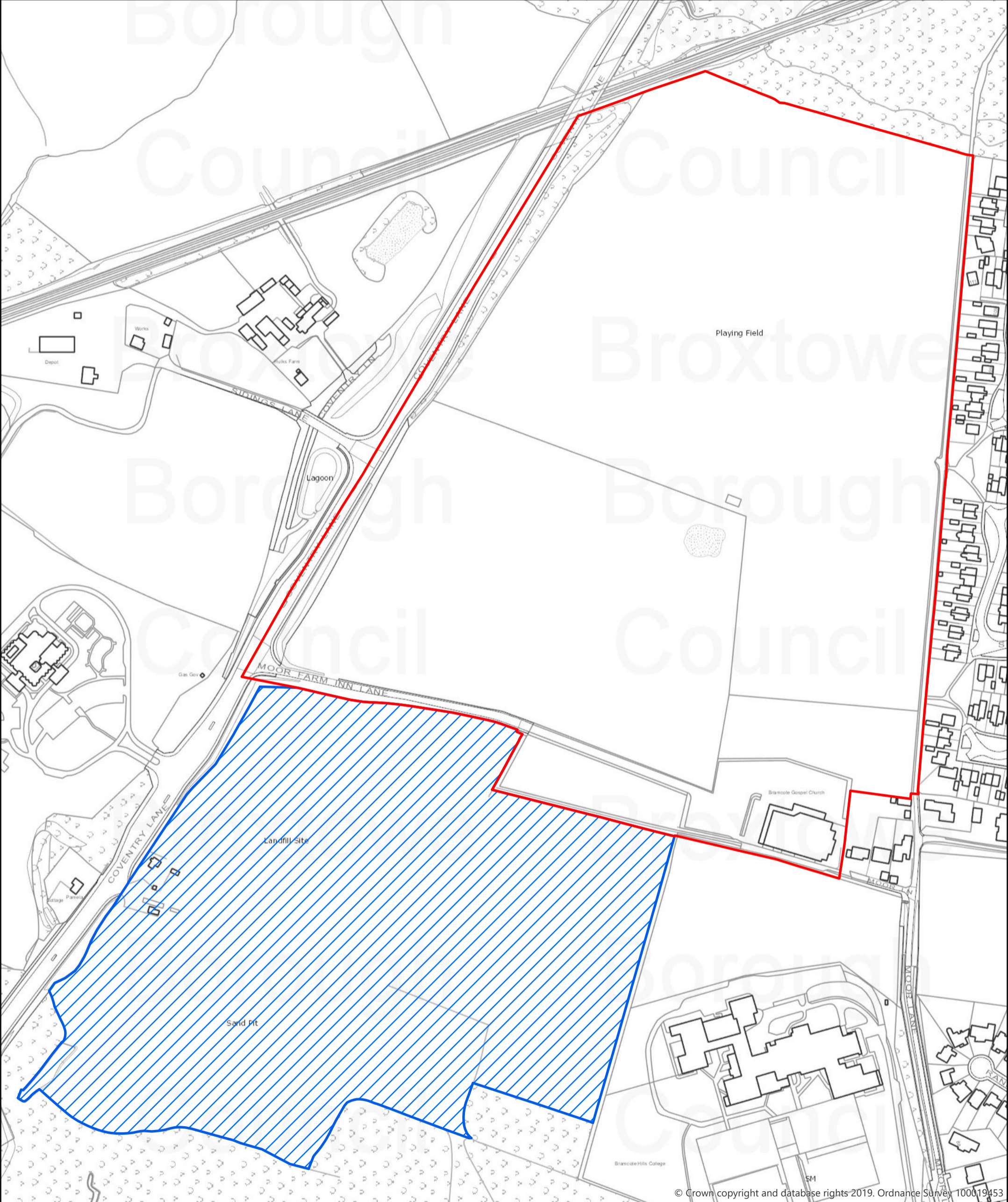
It is envisaged that the LWS can be mitigated / compensated for either within the site itself or on land immediately to the south of the allocation on land belonging to the Council.

Bramcote



Broxtowe
Borough
COUNCIL

15 January 2019



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NOTES AND INFORMATION

-  Site
-  Land available for Local Wildlife Site compensation

Action M8A7: Policy 3.3

- **Clarify that area of land for school and leisure development as shown in map 11 is to be removed from the Green Belt.**

Insert Justification Text:

The area of land shown outlined in red in Map 11 is to be removed from the Green Belt to accommodate the redevelopment of the school and leisure centre.

Action M8A8: Policy 3.4

- **Update details in the policy and supporting text in accordance with the agreed position in the Statement of Common Ground.**

See response to Actions M8A9 and M8A10.

Action M8A9: Policy 3.4

- **Clarify expectation with regard to enhancing bus routes adjacent to the site**

Amend Policy Text:

*Enhance bus route adjacent to **or within** the site*

Insert Justification Text:

Whilst it is recognised that there is no current bus route adjacent to the site there is significant development within the area that makes that make the provision of such a bus route a realistic possibility. As part of a planning application it will be expected that the applicant demonstrates the development will assist in securing such a bus route. This could be a financial contribution, improved pedestrian crossing points, the design of the scheme to make the provision of the route more attractive and / or improvements to the existing stop on Coventry Lane.

Action M8A10: Policy 3.4

- **Review wording of aspiration and ensure consistency with National Policy.**

See response to Action M6A3

Action M8A11: Policy 3.5

- **Update details in the policy and supporting text in accordance with the agreed position in the Statement of Common Ground.**

The provision of a new road bridge (with pedestrian and cycle access) as part of the infrastructure delivered at the adjacent Boots site (shown on the plan on the following page) means that there are canal bridges within the vicinity of the site which may be adequate, subject to details of connectivity included within a planning application.

Amend Policy Text:

*Provide pedestrian and cycling bridge to link to the canal side towpath
unless it can be demonstrated that it is not required.*

Action M8A12: Policy 3.5

- **Provide map of the Boots access road and relationship to the site allocation**

The following plan show the highways layout as constructed under planning application 14/00514/FUL for the Boots Campus in relation to the Severn Trent site allocation (Policy 3.5). The full suite of highways drawings in relation to the planning application at the Boots Campus are available on the Councils website <http://planning.broxtowe.gov.uk/ApplicationDetail?RefVal=14/00514/FUL>.

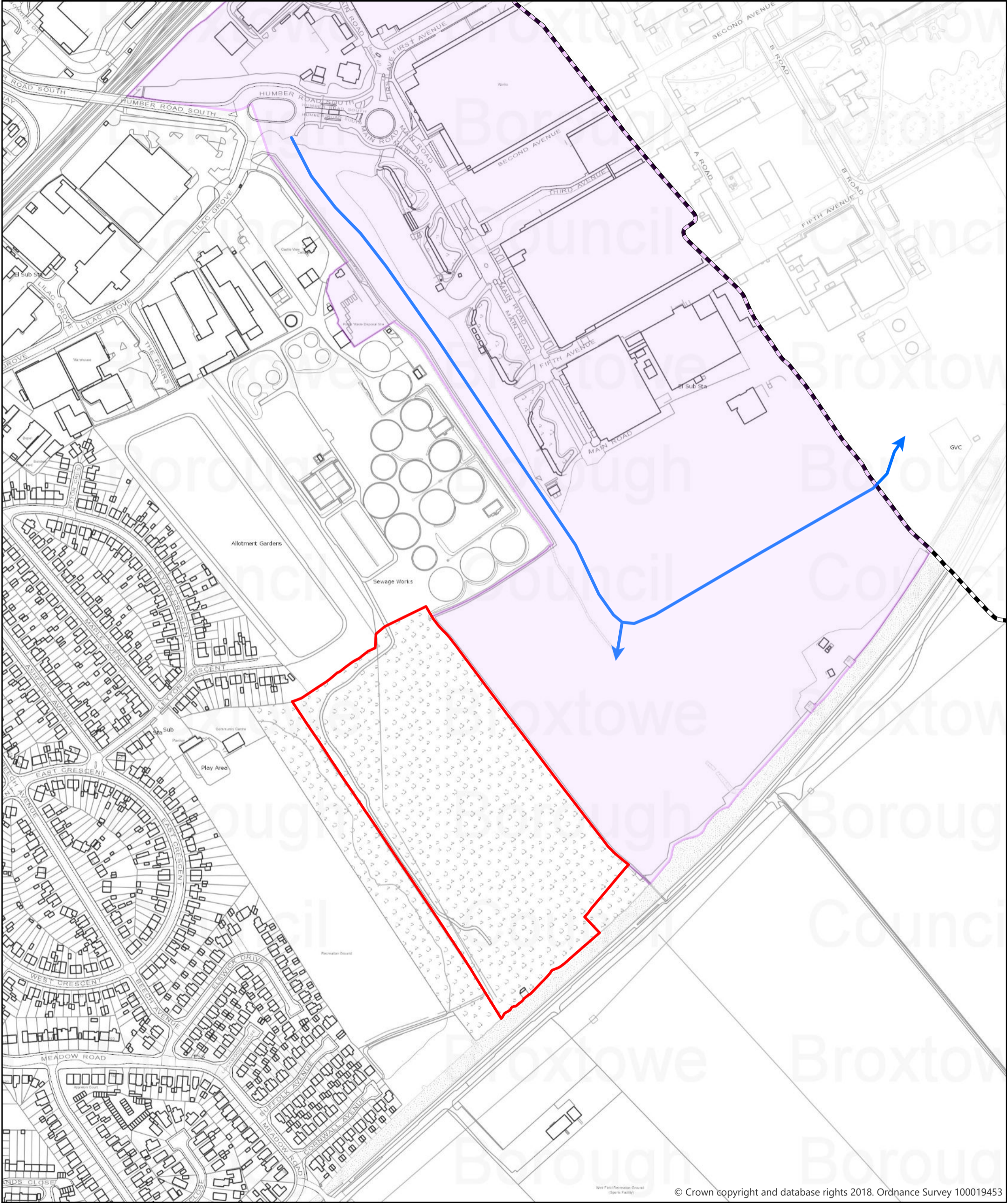


10 January 2019

Severn Trent & Boots Access



Broxtowe
Borough
COUNCIL



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- Severn Trent Allocation
- Boots Site: New Road
- Boots Allocation Site
- Broxtowe Boundary

Action M8A13: Policy 3.5

- **Reflect on wording – Should refer to Mitigation to address any adverse impact on residential amenity from the impact of noise from the sports pitches.**

Amend Policy Text:

Ensure that the residential development is designed in such a way that new residents are not exposed to any undue noise or disturbance from the sports pitches, and in this way ensure that the sports pitches can be fully utilised without giving rise to noise complaints from nearby residents.

Insert Justification Text:

One of the key benefits of the new development is that it is immediately adjacent to existing sports facilities, new development must be designed in such a way that the new residents and the users of the sports pitches will not be adversely affected.

Action M8A14: Policy 3.5

- **Review wording of aspiration and ensure consistency with National Policy.**

See response to Action M6A3

Action M8A15: Policy 3.6

- **Review wording of aspiration and ensure consistency with National Policy.**

See response to Action M6A3

Action M8A16: Policy 3.7

- **Review wording of aspiration and ensure consistency with National Policy.**

See response to Action M6A3

Action M8A17: Policy 3.8

- **Review wording of aspiration and ensure consistency with National Policy.**

See response to Action M6A3