

Action M12A7: Matter 12 – Development Management – Policy 27
Provide details of size of the areas.

Council’s Response:

The sizes of the areas in Policy 27 are:

- Bramcote Hills and Bramcote Ridge 19.0 ha;
- Burnt Hill, Bramcote 29.6 ha;
- Catstone Hill Ridge, Strelley 27.3 ha;
- Stapleford Hill 16.6 ha;
- Windmill Hill, Stapleford 18.7 ha;
- The field off Cornwall Avenue, Beeston Rylands 0.7 ha.

Action M12A8: Matter 12 – Development Management – Policy 27
Provide further evidence to show how the proposed sites have been assessed against the criteria in para 77 of the NPPF. Include consideration of any existing designations (including GB), and what additional protection designation as Local Green Space would provide.

Council’s Response:

The field at Cornwall Avenue meets the criteria in para 77 of the NPPF because:

- It is directly adjacent to the residential part of Beeston Rylands and it is therefore “in reasonably close proximity to the community it serves”;
- There were many strong representations from local residents in support of the designation following the Publication of the Plan and it is therefore “demonstrably special to a local community”;
- It has an area of 0.7 ha and is therefore not “an extensive tract of land”.

The field is not in the Green Belt. It is part of a larger area which is allocated for informal open space in the 2004 Plan; however this allocation is not proposed to be continued in the Part 2 Local Plan as the majority of the area is allocated for housing by Policy 3.5. The site has no other existing designations.

On reflection, it is considered that the five areas proposed in Part 1 of Policy 27 would fit better within Policy 28, ‘Green Infrastructure Assets’.

Policy 27 would therefore be amended to read:

“The field off Cornwall Avenue, Beeston Rylands, is designated as Local Green Space, in accordance with paragraphs 76-78 of the National Planning Policy Framework. Within this area, development that would be harmful to the character or function of the Local Green Space will not be permitted except in very special circumstances.”

A new clause would be added to Policy 28:

“i) Prominent Areas for Special Protection (Bramcote Hills and Bramcote Ridge; Burnt Hill, Bramcote; Catstone Hill Ridge, Strelley; Stapleford Hill; and Windmill Hill, Stapleford).

Paragraph 27.2 would be removed from the justification text for Policy 27 and added to the justification text for Policy 28, following paragraph 28.5.