

APPENDIX B

Matter 4 - Nottingham City Council's Responses to Site Allocation Representations

This document details how Nottingham City Council has responded to each site allocation representation that was submitted during the Publication and Revised Publication consultation stages of the Land and Planning Policies Document (Local Plan Part 2).

The representations have been ordered in sequential site order and then by stage of the plan (i.e. Publication then Revised Publication). The City Council's responses follow each individual representation.

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PA1 Bestwood Road - Former Bestwood Day Centre

PA1 Bestwood Road - Former Bestwood Day Centre

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4712

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4712

PA1 Bestwood Road - Former Bestwood Day Centre

As well as three Local Wildlife Sites (two disused railways and one river) there are many mature trees on site, so we consider it to be a sensitive site in terms of biodiversity. Common lizards and common toads occur locally.

NCC Response:

Allocation of this site is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for development and has been subject to a Site Assessment, Sustainability Appraisal, and consultation with statutory bodies.

This is a brownfield site with regeneration opportunities. Close to residential development and local open space. A small part of area is at flood risk – but there is scope to focus development on area of low flood risk and provide enhanced GI on areas of highest flood risk with creation of green corridors to link to Local Wildlife sites.

PA1 Bestwood Road - Former Bestwood Day Centre

Version: Publication LAPP

Consultee ID: 3490

Consultee Name: Huggon T

Representation number: 4163

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan - the site is brown field. Site has planning permission

Consultation comment extract:

4163



7. These are sites numbered PA **1** |

4163, 4860 to 4876 8. These sites are all green of a variety of sorts each contributing its own value to our open and green network. Collectively they total 106.27 hectares, a substantial loss if built on.

4163, 4860 to 4876 10. As submitted previously there are sufficient brown field or underused built sites to satisfy the requirements for all relevant kinds of development without interfering with these.

11.1. In the previous consultation I submitted that all the potential development sites identified in the previous draft in the major Regeneration Zones:- RZ2 Eastside, RZ3 Southside, and RZ4 Waterside should be allocated for development. Substantial areas were not.

11.2. Now that they have been there is an even stronger case for omitting the green spaces.

11.3. These regeneration areas, having been subjected to detailed scrutiny, development briefs, and layout plans over several years, are sufficient to provide a substantial part of housing needs referred to in the Core Strategy, rightly a major component of this plan. In round figures over 10,000 dwellings.

4163,
4860
to
4876

11.4. At last building has started at Waterside at its Eastern end on both sides of Trent Lane countermanding the notion previously held that these sites may not be developed in the near future or even the life of the plan
11.5. Many of the smaller brownfield and underused sites are identified for housing and ready to be developed. Together with the major sites there is enough for housing the foreseeable future without impinging on green space. Not to mention small sites under 0.5 hectare not counted in., of which any walk or bus or tramride will spot.

12. It is now long established in town planning principles that if green space is allocated it will result in financial resources and energy being diverted from brown field sites because much of the development industry prefers these for a whole range of well known reasons. Thus allocation of green sites results in two losses-the loss of the green space and delays in improvement of the regeneration areas.

13. As previously submitted, if it is necessary to allocate any green space each site should be assessed before inclusion to ascertain its value for a) biodiversity, b) importance as part the green network, c) accessibility-distance from where people live, all criteria set out in the section of "Breathing Space" entitled "Local Recommended Standards"

14. Most of the allocated green sites are owned by the City Council. Their duty under s.40 of the Natural Environment and Rural Communities Act 2006 should be reflected in this plan about present and potential biodiversity in allocatting or not.

4163,
4860
to
4876

Should these not be allocated as being the first to be developed?

3.3.5. Then next those allocated brownfield sites that are ready and available ?

3.3.6. Only then should open space be considered for development.

3.4 .It should be noted in considering the broader implications of allocating open space for development at the same time as brownfield sites that it is well established that open space will be developed FIRST: this is because it is immediately available, cheaper and easier.

This has a two fold adverse result; valuable open space is lost and regeneration is lost as resources flow from brownfield to greenfield.

3.5. It should also be noted that most of the open spaces allocated are in the ownership or control of the City Council: and so if there are good reasons to keep these open space it has the opportunity to withdraw its own sites: an option it would not have for those owned by others.

NCC Response:

Allocation of this site, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for development and has been subject to a Site Assessment, Sustainability Appraisal, and consultation with statutory bodies.

This is a brownfield site with regeneration opportunities. Close to residential development and local open space. A small part of area is at flood risk – but there is scope to focus development on area of low flood risk and provide enhanced GI on areas of highest flood risk with creation of green corridors to link to Local Wildlife sites.

PA1 Bestwood Road - Former Bestwood Day Centre

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4623

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4623

PA1 Bestwood Road. Add that opportunity should be taken to create a link to the right of way to the east of the site.

NCC Response:

Access issues for this site would be determined through the Development Management process as proposals for development come forward. LAPP policies support such links.

PA1 Bestwood Road - Former Bestwood Day Centre

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5401

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

5401

PA1 Bestwood Road - Former Bestwood Day Centre

As well as three Local Wildlife Sites (two disused railways and one river) there are many mature trees on site, so we consider it to be a sensitive site in terms of biodiversity. Common lizards and common toads occur locally. This is recognised within the development principles.

NCC Response:

Comments noted. Site has planning permission for residential development.

PA2 Blenheim Lane

PA2 Blenheim Lane
Version: Publication LAPP

Consultee ID: 431
Consultee Name: Notts Wildlife Trust (Driver B)
Representation number: 4713

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4713

PA2 Blenheim Lane

This is a sensitive site, being located adjacent to numerous local wildlife sites. Bulwell Hall Park is mentioned but Hucknall Airfield (a significant calcareous grassland site) is situated immediately to the north. The southern boundary hedge mentioned in the site description is also Local Wildlife Site and we agree it must be protected/ enhanced. There are numerous other LWSs and a SSSI (Bulwell Wood) close by, further along the lane from PA2.

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's employment land need. The site is considered suitable for development and has been subject to a Site Assessment, Sustainability Appraisal, and consultation with statutory bodies.

The Development Principles of this site reflect the current planning permission which considered all designated sites in proximity to the site.

PA2 Blenheim Lane
Version: Publication LAPP

Consultee ID: 3490
Consultee Name: Huggon T
Representation number: 4860

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

7. These are sites numbered PA **1**, **2**,
4860

4163,
4860
to
4876 8. These sites are all green of a variety of sorts each contributing its own value to our open and green network. Collectively they total 106.27 hectares, a substantial loss if built on.

4163,
4860
to
4876 10. As submitted previously there are sufficient brown field or underused built sites to satisfy the requirements for all relevant kinds of development without interfering with these.

11.1. In the previous consultation I submitted that all the potential development sites identified in the previous draft in the major Regeneration Zones:- RZ2 Eastside, RZ3 Southside, and RZ4 Waterside should be allocated for development. Substantial areas were not.

11.2. Now that they have been there is an even stronger case for omitting the green spaces.

11.3. These regeneration areas, having been subjected to detailed scrutiny, development briefs, and layout plans over several years, are sufficient to provide a substantial part of housing needs referred to in the Core Strategy, rightly a major component of this plan. In round figures over 10,000 dwellings.

4163,
4860
to
4876

11.4. At last building has started at Waterside at its Eastern end on both sides of Trent Lane countermending the notion previously held that these sites may not be developed in the near future or even the life of the plan
11.5. Many of the smaller brownfield and underused sites are identified for housing and ready to be developed. Together with the major sites there is enough for housing the foreseeable future without impinging on green space. Not to mention small sites under 0.5 hectare not counted in., of which any walk or bus or tramride will spot.

12. It is now long established in town planning principles that if green space is allocated it will result in financial resources and energy being diverted from brown field sites because much of the development industry prefers these for a whole range of well known reasons. Thus allocation of green sites results in two losses-the loss of the green space and delays in improvement of the regeneration areas.

13. As previously submitted, if it is necessary to allocate any green space each site should be assessed before inclusion to ascertain its value for a) biodiversity, b) importance as part the green network, c) accessibility-distance from where people live, all criteria set out in the section of "Breathing Space" entitled "Local Recommended Standards"

14. Most of the allocated green sites are owned by the City Council. Their duty under s.40 of the Natural Environment and Rural Communities Act 2006 should be reflected in this plan about present and potential biodiversity in allocatting or not.

4163,
4860
to
4876

Should these not be allocated as being the first to be developed?

3.3.5. Then next those allocated brownfield sites that are ready and available ?

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3.4 .It should be noted in considering the broader implications of allocating open space for development at the same time as brownfield sites that it is well established that open space will be developed FIRST: this is because it is immediately available, cheaper and easier.

This has a two fold adverse result; valuable open space is lost and regeneration is lost as resources flow from brownfield to greenfield.

3.5. It should also be noted that most of the open spaces allocated are in the ownership or control of the City Council: and so if there are good reasons to keep these open space it has the opportunity to withdraw its own sites: an option it would not have for those owned by others.

NCC Response:

Allocation of this site reflects the current planning permission for the site.

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's employment land need. The site is considered suitable for development and has been subject to a Site Assessment, Sustainability Appraisal, and consultation with statutory bodies.

Planning permission was granted in 2014 (and 2016) for the development of a 160,000 sq. ft. Energy from Waste Facility (revised permission July 2016), R&D, manufacturing and offices. The proposed employment /energy production use would be compatible with nearby uses, subject to an acceptable layout/ treatment, including to the boundary with the adjacent golf course to the north (within adjacent district). The Development Principles require the protection and enhancement of Blenheim Lane Hedgerows and Bulwell Hall Park Local Wildlife Sites close by. In addition, soft landscaping and retained or replacement hedgerow planting around the boundary is to be incorporated to compensate for loss of semi-natural wildlife.

PA2 Blenheim Lane
Version: Publication LAPP

Consultee ID: 3743
Consultee Name: Notts Local Access Forum (Knowles M)
Representation number: 4624

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4624

PA2 Blenheim Lane. Support inclusion of vehicular access from Firth Way, so that Blenheim Lane can be retained as a bridleway, with walking and cycling routes within the development linked to this.

NCC Response:

Support noted

PA2 Blenheim Lane

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5402

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5402

PA2 Blenheim Lane

This is a sensitive site, being located adjacent to numerous local wildlife sites. Bulwell Hall Park is mentioned but Hucknall Airfield (a significant calcareous grassland site) is situated immediately to the north. The southern boundary hedge mentioned in the site description is also Local Wildlife Site and we agree it must be protected/ enhanced. There are numerous other LWSs and a SSSI (Bulwell Wood) close by, further along the lane from PA2. The LWSs are recognized in the development principles but we recommend reference is included to the other features of ecological interest/ sensitivity.

NCC Response:

These issues were considered before the current planning permission was granted.

PA3 Eastglade, Top Valley - Former Eastglade School Site

PA3 Eastglade, Top Valley - Former Eastglade School Site
Version: Publication LAPP

Consultee ID: 431
Consultee Name: Notts Wildlife Trust (Driver B)
Representation number: 4714

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4714 We welcome proposal to retain a proportion of site as open space.

NCC Response:

Support noted

PA3 Eastglade, Top Valley - Former Eastglade School Site
Version: Publication LAPP

Consultee ID: 431
Consultee Name: Notts Wildlife Trust (Driver B)
Representation number: 4715

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4715 The text mentions improvement of local LWS/LNRs, but we cannot see any nearby –the nearest is almost 1km to the north.

NCC Response:

The Development Principle sets out that appropriate mitigation could consist of improved green corridors, new allotments, improvement of local LWS/LNRs, new equipped play area, creation of additional accessible open space elsewhere. These can be offsite hence the reference to improvement of local LWS/LNRs.

PA3 Eastglade, Top Valley - Former Eastglade School Site
Version: Publication LAPP

Consultee ID: 838
Consultee Name: Sport England (Beard S)
Representation number: 4751

N/A

Object/Support/Other? Other
Resolved? N/A
Sound? N/A
Formally withdrawn? No
Council comments No additional comments to make

Consultation comment extract:

4751

- Former East Glade Primary and Nursery School. Birkdale Way - EM/NT/2016/42122/P

4747,
4748,
4749,
4750,
4751,
4752,
4753,
4754,
4756

Sport England can confirm that the impact of the loss of the above sites was fully considered as part of the Nottingham City Playing Pitch Strategy which was adopted by the council as a strategic evidence base in 2015. The assessment and subsequent strategy are considered to meet the requirements of paragraph 73 of NPPF being both robust and up to date. In addition the strategy was completed in accordance with Sport England guidance on the development of a playing pitch strategy, the strategy is supported by the steering group which includes amongst other Sport England and National Governing Bodies for sport representing the main pitch uses.

The assessment identified that an area of playing field needed to be retained as a community sports hub, the strategy work identified that former Padstow School Detached Playing Fields off Beckhampton Road. As the most appropriate site in terms of size suitability and location.

The strategy has demonstrated that the sites listed above are in excess of the playing fields required to meet both the demands generated now and by those identified in the future. The loss of the sites listed would therefore be in accordance with paragraph 74 of NPPF (bullet point 1) and exception E1 of Sport England's playing field policy.

Sport England would not therefore raise an objection to the disposal of the sites listed above. We would however support appropriate contributions being sought from the development of these sites (in accordance with local policy requirements and viability assessments), which, should be invested into the improvement of new or existing sports facilities as prioritised and identified in the Playing Pitch Strategy 2015 and or the Sport and Physical Activity Strategy 2015 – 2019. In particular contribution to secure the implementation of the community sports hub located off Beckhampton Road.

NCC Response:

Comments noted.

PA3 Eastglade, Top Valley - Former Eastglade School Site
Version: Publication LAPP

Consultee ID: 3490
Consultee Name: Huggon T
Representation number: 4861

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan - the site is brown field

Consultation comment extract:

-

4861

7. These are sites numbered PA **1** **2** **3**

4163, 4860 to 4876 8. These sites are all green of a variety of sorts each contributing its own value to our open and green network. Collectively they total 106.27 hectares, a substantial loss if built on.

4163, 4860 to 4876 10. As submitted previously there are sufficient brown field or underused built sites to satisfy the requirements for all relevant kinds of development without interfering with these.

11.1. In the previous consultation I submitted that all the potential development sites identified in the previous draft in the major Regeneration Zones:- RZ2 Eastside, RZ3 Southside, and RZ4 Waterside should be allocated for development. Substantial areas were not.

11.2. Now that they have been there is an even stronger case for omitting the green spaces.

11.3. These regeneration areas, having been subjected to detailed scrutiny, development briefs, and layout plans over several years, are sufficient to provide a substantial part of housing needs referred to in the Core Strategy, rightly a major component of this plan. In round figures over 10,000 dwellings.

4163,
4860
to
4876

11.4. At last building has started at Waterside at its Eastern end on both sides of Trent Lane countermanding the notion previously held that these sites may not be developed in the near future or even the life of the plan
11.5. Many of the smaller brownfield and underused sites are identified for housing and ready to be developed. Together with the major sites there is enough for housing the foreseeable future without impinging on green space. Not to mention small sites under 0.5 hectare not counted in., of which any walk or bus or tramride will spot.

12. It is now long established in town planning principles that if green space is allocated it will result in financial resources and energy being diverted from brown field sites because much of the development industry prefers these for a whole range of well known reasons. Thus allocation of green sites results in two losses-the loss of the green space and delays in improvement of the regeneration areas.

13. As previously submitted, if it is necessary to allocate any green space each site should be assessed before inclusion to ascertain its value for a) biodiversity, b) importance as part the green network, c) accessibility-distance from where people live, all criteria set out in the section of "Breathing Space" entitled "Local Recommended Standards"

14. Most of the allocated green sites are owned by the City Council. Their duty under s.40 of the Natural Environment and Rural Communities Act 2006 should be reflected in this plan about present and potential biodiversity in allocatting or not.

4163,
4860
to
4876

Should these not be allocated as being the first to be developed?

3.3.5. Then next those allocated brownfield sites that are ready and available ?

3.3.6. Only then should open space be considered for development.

3.4 .It should be noted in considering the broader implications of allocating open space for development at the same time as brownfield sites that it is well established that open space will be developed FIRST: this is because it is immediately available, cheaper and easier.

This has a two fold adverse result; valuable open space is lost and regeneration is lost as resources flow from brownfield to greenfield.

3.5. It should also be noted that most of the open spaces allocated are in the ownership or control of the City Council: and so if there are good reasons to keep these open space it has the opportunity to withdraw its own sites: an option it would not have for those owned by others.

NCC Response:

This is a brownfield site, formerly occupied as a school.

Allocation of this site, alongside many other brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for development and its allocation is supported by Sport England. It has been subject to a Site Assessment, Sustainability Appraisal, and consultation with statutory bodies.

This is a largely cleared site, with low flood risk and located within a residential area and suitable for residential development. The Development Principles state that development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area.

PA3 Eastglade, Top Valley - Former Eastglade School Site
Version: Revised Publication LAPP

Consultee ID: 431
Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)
Representation number: 5403

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

5403

PA3 Eastglade, Top Valley - Former Eastglade School Site

We welcome proposal to retain a proportion of site as open space.

NCC Response:

Comments noted

PA3 Eastglade, Top Valley - Former Eastglade School Site
Version: Revised Publication LAPP

Consultee ID: 431
Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)
Representation number: 5404

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

5404

The text mentions improvement of local LWS/LNRs, but we cannot see any nearby –the nearest is almost 1km to the north. Having looked again, we think the nearest is Sandy Banks LWS/ LNR, but this is over 600m south east. There certainly appears to be no such sites in the immediate vicinity of PA3

NCC Response:

There are several sites within this area where the Open Space requirements have been considered as a result of proposed development (PA3, PA5, PA6, PA8 and PA9). Open Space requirements in The Development Principle sets out that appropriate mitigation could consist of improved green corridors, new allotments, improvement of local LWS/LNRs, new equipped play area, creation of additional accessible open space elsewhere. These can be offsite hence the reference to improvement of local LWS/LNRs.

PA4 Linby Street/Filey Street

PA4 Linby Street/Filey Street

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4716

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

PA4 Linby Street/Filey Street
4716 We welcome the proposals for a buffer area of semi-natural habitat to be created along the eastern boundary of site to protect and enhance the adjacent River Leen Local Wildlife Site.

NCC Response:

Support noted

PA4 Linby Street/Filey Street

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4717

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4717 Measures should be secured to fund the management of this in perpetuity

NCC Response:

Planning permission has been granted for the majority of the site. Management of the buffer has already been dealt with through the planning permission.

PA4 Linby Street/Filey Street

Version: Publication LAPP

Consultee ID: 1540

Consultee Name: Environment Agency (Pitts A)

Representation number: 4076

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

PA04 Linby Street/Filey Street (4076)

4076

We also consider that the Plan is justified with respect to the approach to flood risk taken by Nottingham City Council (NCC). Our detailed comments provided at the Issues & Options Stage, highlighted that site LA46 (current reference PA04), posed flood risk concerns that are still relevant. We do however, support that NCC, have taken an appropriate approach with respect to considering the best future options for the strategic development of this site, for which we will continue to be engaged with the development on the site. The Site Assessment and Background Paper provides an open and transparent assessment of flood risk for PA04 which is robust and consistent with national planning policy. Flood risk information will continue to be improved as the impacts of climate change begin to materialise. As a result Environment Agency Flood Mapping will continue to change for the duration of the Local Plan. National Planning advice may also alter to accommodate improved understanding of climate change and its future impact. This will require some flexibility within the Local Plan to accommodate the effects of climate change. The River Leen and Day Brook have recently been remodelled. We anticipate that the River Leen model will be available and updated onto our latest Flood maps within the next 3 months. The impact of this updated information is that it means the Greater Nottingham SFRA will no longer contain the most up to date flood risk information and we recommend that this is reviewed accordingly once this information becomes available.

NCC Response:

Support noted

PA4 Linby Street/Filey Street

Version: Publication LAPP

Consultee ID: 3006

Consultee Name: Wootton N

Representation number: 4116

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4116

as for shops. we have quite a lot in BULWELL already. we do not need any more. we have Boots, Tesco, Poundland, Farmfoods, Iceland, Morrison's a branch of Wilkinson's Hardware, Right in the middle of Bulwell. Heron Foods, Pam Bargains, a small co-op on Highbury Vale, Two Hardware shops plus many many more.

If more shops are built, (we hope they are not) there is only so much trade other shops may well have to close.

We do not like to see empty shops, they give a run down effect, which in our opinion would spoil Bulwell.

Being as the area is prone to flooding the only thing in our opinion is light industrial.

4116

P.S. also, an area of semi-natural habitat could be created along the Eastern boundary to protect and enhance the adjacent River Leen Local Wildlife Site. This could very very well improve the appearance of the whole area.

NCC Response:

Employment, housing and retail considered appropriate uses. Consistent with the Core Strategy the plan proposes to upgrade Bulwell from a District Centre to a Town Centre. The Development Principles state that a buffer area of semi-natural habitat should be created along the eastern boundary of site to protect and enhance the adjacent River Leen Local Wildlife Site.

PA4 Linby Street/Filey Street

Version: Publication LAPP

Consultee ID: 3490

Consultee Name: Huggon T

Representation number: 4862

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan - the site is brown field

Consultation comment extract:

7. These are sites numbered PA **1, 2, 3, 5,**
4862

4163,
4860 8. These sites are all green of a variety of sorts each contributing its own value to our open and green network. Collectively they total 106.27 hectares, a substantial loss if built on.
to
4876

4163,
4860 10. As submitted previously there are sufficient brown field or underused built sites to satisfy the requirements for all relevant kinds of development without interfering with these.
to
4876 11.1. In the previous consultation I submitted that all the potential development sites identified in the previous draft in the major Regeneration Zones:- RZ2 Eastside, RZ3 Southside, and RZ4 Waterside should be allocated for development. Substantial areas were not.
11.2. Now that they have been there is an even stronger case for omitting the green spaces.
11.3. These regeneration areas, having been subjected to detailed scrutiny, development briefs, and layout plans over several years, are sufficient to provide a substantial part of housing needs referred to in the Core Strategy, rightly a major component of this plan. In round figures over 10,000 dwellings.

4163,
4860
to
4876

11.4. At last building has started at Waterside at its Eastern end on both sides of Trent Lane countering the notion previously held that these sites may not be developed in the near future or even the life of the plan
11.5. Many of the smaller brownfield and underused sites are identified for housing and ready to be developed. Together with the major sites there is enough for housing the foreseeable future without impinging on green space. Not to mention small sites under 0.5 hectare not counted in., of which any walk or bus or tram ride will spot.

12. It is now long established in town planning principles that if green space is allocated it will result in financial resources and energy being diverted from brown field sites because much of the development industry prefers these for a whole range of well known reasons. Thus allocation of green sites results in two losses - the loss of the green space and delays in improvement of the regeneration areas.

13. As previously submitted, if it is necessary to allocate any green space each site should be assessed before inclusion to ascertain its value for a) biodiversity, b) importance as part the green network, c) accessibility - distance from where people live, all criteria set out in the section of "Breathing Space" entitled "Local Recommended Standards"

14. Most of the allocated green sites are owned by the City Council. Their duty under s.40 of the Natural Environment and Rural Communities Act 2006 should be reflected in this plan about present and potential biodiversity in allocating or not.

4163,
4860
to
4876

Should these not be allocated as being the first to be developed?

3.3.5. Then next those allocated brownfield sites that are ready and available ?

3.3.6. Only then should open space be considered for development.

3.4 .It should be noted in considering the broader implications of allocating open space for development at the same time as brownfield sites that it is well established that open space will be developed FIRST: this is because it is immediately available, cheaper and easier.

This has a two fold adverse result; valuable open space is lost and regeneration is lost as resources flow from brownfield to greenfield.

3.5. It should also be noted that most of the open spaces allocated are in the ownership or control of the City Council: and so if there are good reasons to keep these open space it has the opportunity to withdraw its own sites: an option it would not have for those owned by others.

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for development and has been subject to a Site Assessment, Sustainability Appraisal, and consultation with statutory bodies.

Development provides opportunities for creation of publicly accessibility open space. Site considered acceptable for release following Playing Pitch Assessment in consultation with Sport England.

PA4 Linby Street/Filey Street
Version: Revised Publication LAPP

Consultee ID: 431
Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)
Representation number: 5405

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

5405

PA4 Linby Street/Filey Street

We welcome the proposals for a buffer area of semi-natural habitat to be created along the eastern boundary of site to protect and enhance the adjacent River Leen Local Wildlife Site.

NCC Response:

Support noted

PA4 Linby Street/Filey Street
Version: Revised Publication LAPP

Consultee ID: 431
Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)
Representation number: 5406

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5406 Measures should be secured to fund the management of this in perpetuity

NCC Response:

Planning permission has been granted for the majority of the site. Management of the buffer has already been dealt with through the planning permission.

PA5 Ridgeway - Former Padstow School Playing Field

PA5 Ridgeway - Former Padstow School Playing Field
Version: Publication LAPP

Consultee ID: 431
Consultee Name: Notts Wildlife Trust (Driver B)
Representation number: 4718

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4718 We welcome proposal to retain proportion of site as open space.

NCC Response:

Support noted

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4719

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4719 The text mentions improvement of local LWS/LNRs, but we can't see any nearby –the nearest is over 1km to the north.

NCC Response:

The Development Principle sets out that appropriate mitigation could consist of improved green corridors, new allotments, improvement of local LWS/LNRs, new equipped play area, creation of additional accessible open space elsewhere. These can be offsite.

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3490

Consultee Name: Huggon T

Representation number: 4863

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan - the site is brown field

Consultation comment extract:

7. These are sites numbered PA **1**, **2**, **3**, **5**, **6**

4163, 4860 to 4876 8. These sites are all green of a variety of sorts each contributing its own value to our open and green network. Collectively they total 106.27 hectares, a substantial loss if built on.

4163, 4860 to 4876 10. As submitted previously there are sufficient brown field or underused built sites to satisfy the requirements for all relevant kinds of development without interfering with these.

11.1. In the previous consultation I submitted that all the potential development sites identified in the previous draft in the major Regeneration Zones:- RZ2 Eastside, RZ3 Southside, and RZ4 Waterside should be allocated for development. Substantial areas were not.

11.2. Now that they have been there is an even stronger case for omitting the green spaces.

11.3. These regeneration areas, having been subjected to detailed scrutiny, development briefs, and layout plans over several years, are sufficient to provide a substantial part of housing needs referred to in the Core Strategy, rightly a major component of this plan. In round figures over 10,000 dwellings.

4163,
4860
to
4876

11.4. At last building has started at Waterside at its Eastern end on both sides of Trent Lane countermanding the notion previously held that these sites may not be developed in the near future or even the life of the plan
11.5. Many of the smaller brownfield and underused sites are identified for housing and ready to be developed. Together with the major sites there is enough for housing the foreseeable future without impinging on green space. Not to mention small sites under 0.5 hectare not counted in., of which any walk or bus or tram ride will spot.

12. It is now long established in town planning principles that if green space is allocated it will result in financial resources and energy being diverted from brown field sites because much of the development industry prefers these for a whole range of well known reasons. Thus allocation of green sites results in two losses - the loss of the green space and delays in improvement of the regeneration areas.

13. As previously submitted, if it is necessary to allocate any green space each site should be assessed before inclusion to ascertain its value for a) biodiversity, b) importance as part the green network, c) accessibility - distance from where people live, all criteria set out in the section of "Breathing Space" entitled "Local Recommended Standards"

14. Most of the allocated green sites are owned by the City Council. Their duty under s.40 of the Natural Environment and Rural Communities Act 2006 should be reflected in this plan about present and potential biodiversity in allocating or not.

4163,
4860
to
4876

Should these not be allocated as being the first to be developed?

3.3.5. Then next those allocated brownfield sites that are ready and available ?

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3.4 .It should be noted in considering the broader implications of allocating open space for development at the same time as brownfield sites that it is well established that open space will be developed FIRST: this is because it is immediately available, cheaper and easier.

This has a two fold adverse result; valuable open space is lost and regeneration is lost as resources flow from brownfield to greenfield.

3.5. It should also be noted that most of the open spaces allocated are in the ownership or control of the City Council: and so if there are good reasons to keep these open space it has the opportunity to withdraw its own sites: an option it would not have for those owned by others.

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for development and has been subject to a Site Assessment, Sustainability Appraisal, and consultation with statutory bodies.

The site is in an area of low flood risk and within a residential area. Following assessment and consultation with Sport England on this and nearby former school playing fields, the site has been released for residential use (with elements of on-site open space).

Development Principles also refer to opportunities to increase quality and ecological value of open space in the area.

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3529

Consultee Name: Health and Safety Executive (Moran J)

Representation number: 4281

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4281, 4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290	<p><u>Inner Zone</u> – Housing is not compatible with development in the inner zone. HSE would normally Advise Against such development. The only exception is developments of 1 or 2 dwelling units where there is a minimal increase in people at risk.</p> <p><u>Middle Zone</u> – The middle zone is compatible with housing developments up to and including 30 dwelling units <i>and</i> at a density of no more than 40 per hectare.</p> <p><u>Outer Zone</u> – Housing is compatible with development in the outer zone including larger developments of more than 30 dwelling units and high-density developments of more than 40 dwelling units per hectare.</p>
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NCC Response:

Comment noted. The Development Principles state that small area within Hazardous Installation Consultation Zone - prior consultation required.

PA5 Ridgeway - Former Padstow School Playing Field
Version: Publication LAPP

Consultee ID: 3658
Consultee Name: Campbell G
Representation number: 4233

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4233 that is situated along the boundary lines set out for the site. - This will massively devalue my house

NCC Response:

The impact on the value of properties is not a planning consideration.

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3658

Consultee Name: Campbell G

Representation number: 4234

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4234 I purchased my house that looked into the field as I liked the view, this will no longer be a case with housing there.

NCC Response:

Comments noted. However, allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. Details of Design and Layout will be carefully considered at the planning application stage.

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3658

Consultee Name: Campbell G

Representation number: 4235

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4235 I did not purchase a house next to a building site and do not feel I should be subjected to the noise, mess and disruption of having a building site in my back garden for months or years of the development.

NCC Response:

Comments noted but not a Local Plan issue.

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3658

Consultee Name: Campbell G

Representation number: 4236

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4236 [redacted] - I am concerned that with the field being dug up and developed it could impact the foundations of my own property which is very close to the development. [redacted]

NCC Response:

Comments noted but not a Local Plan issue.

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3658

Consultee Name: Campbell G

Representation number: 4237

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4237 My garden floods in heavy rain, I am concerned building on this site will only increase this problem further as it happens to the whole row of houses here.

NCC Response:

Local Plan contains policies on flooding and surface water drainage. These are taken into account at detailed planning application stage.

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3658

Consultee Name: Campbell G

Representation number: 4238

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4238 currently have access to the back of my property which is a mid-terraced house over this field which will now be massively restricted if not gone completely.

NCC Response:

The field is in City Council ownership and pedestrian routes over the site will be dealt with at detailed planning application stage.

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3658

Consultee Name: Campbell G

Representation number: 4239

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4239 - I feel this is a huge community loss of such a great green area where kids can play and people walk their dogs. We do not have many places like this left and this was a space everyone enjoyed in the community.

NCC Response:

Comments noted. However, Development Principles refer to creation of open space, and state that residential development should include publicly accessible on-site open space with links to existing open space in the north west. Initial screening has shown that the site is not located in an area of sports pitch deficiency, and therefore Sport England have confirmed there is no impediment to its development in this regard.

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3658

Consultee Name: Campbell G

Representation number: 4240

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

1240 I fear that during the building site there will be an increased risk of crime and criminal damage in the area of people seeing the site as an opportunity to steal things including potentially from neighbouring houses like mine.

NCC Response:

Comments noted but not a Local Plan issue.

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3658

Consultee Name: Campbell G

Representation number: 4241

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4241 the sunlight to the rear of my property greatly reduced with buildings blocking it out. - I will have

NCC Response:

Comments noted. However, Development Principles and relevant LAPP policies will require that design, layout and access will be considered at planning application stage, to avoid adverse impacts on existing residential properties.

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3658

Consultee Name: Campbell G

Representation number: 4242

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4242 I am concerned about the privacy of my currently private back garden which I fear will be overlooked by neighbouring houses if built too close.

NCC Response:

Comments noted. However, Development Principles and relevant LAPP policies will require that design, layout and access will be considered at planning application stage, to avoid adverse impacts on existing residential properties.

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3658

Consultee Name: Campbell G

Representation number: 4243

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4243 There is a school very close to the proposed site which means that the building work will disrupt and make the school run traffic even worse during this time which is already quite bad. It will also be constant noise and loss of concentration for the children so close by trying to learn.

NCC Response:

Comments noted but not a Local Plan issue.

PA5 Ridgeway - Former Padstow School Playing Field
Version: Publication LAPP

Consultee ID: 3658
Consultee Name: Campbell G
Representation number: 4244

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

1244 As a homeowner that backs on to this field I am responsible as are the others to maintain the boundary I have put up be it a fence or hedge, I am unsure of the access I will have after the development so cannot comment on if I will be able to continue to do this which means hedges can become quite overgrown and out of control and look an eyesore.

NCC Response:

Comments noted. However, Development Principles and relevant LAPP policies will require that design, layout and access will be considered at planning application stage, to avoid adverse impacts on existing residential properties.

This document seeks to allocate the site 'in Principle' and details regarding access and boundaries will be dealt with at the planning application stage when further consultation will take place.

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3658

Consultee Name: Campbell G

Representation number: 4245

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4245 The rear of my property is quiet peaceful and tranquil with no road noise or neighbouring houses, this being off a main road at the front of the house is invaluable to me. I am concerned there will be more road and traffic noise after this development which will stop myself and others enjoying our once peaceful back gardens.

NCC Response:

Highways colleagues have confirmed that the quantum of development proposed can, in principle, be accommodated on the existing highway network with further assessment at the detailed design stage.

PA5 Ridgeway - Former Padstow School Playing Field
Version: Publication LAPP

Consultee ID: 3658
Consultee Name: Campbell G
Representation number: 4246

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4246 I do not think the plan should go ahead on this proposed site

NCC Response:

Disagree. The inclusion of the site is required to meet the Council's objectively assessed housing need.

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3658

Consultee Name: Campbell G

Representation number: 4247

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4247 in this densely populated area; I do not feel the need for further housing

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and on-site open space and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies.

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3658

Consultee Name: Campbell G

Representation number: 4248

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4248 [redacted] and feel the existing community would benefit more by keeping the green area.

NCC Response:

Comments noted. However, Development Principles refer to creation of open space, and state that residential development should include publicly accessible on site open space with links to existing open space in the north west. Initial screening has shown that the site is not located in an area of sports pitch deficiency, and therefore Sport England have confirmed that there is no impediment to its development in this regard. Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need.

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3681

Consultee Name: Worley S

Representation number: 4564

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4564 You intend to deprive children playing in a wide open space in front of our house

NCC Response:

It is unclear if the correspondence relates to sites PA5 or PA6.

Allocation of PA5 and PA6, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The sites are considered suitable for residential development and on-site open space and have been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies.

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3681

Consultee Name: Worley S

Representation number: 4565

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4565 [more](#)

in exchange for closing us in some [4565](#)

NCC Response:

It is unclear if the correspondence relates to sites PA5 or PA6.

Allocation of PA5 and PA6, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The sites are considered suitable for residential development and on-site open space and have been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies.

PA5 Ridgeway - Former Padstow School Playing Field
Version: Revised Publication LAPP

Consultee ID: 431
Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)
Representation number: 5407

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

5407

PA5 Ridgeway - Former Padstow School Detached Playing Field

We welcome proposal to retain proportion of site as open space.

NCC Response:

Support noted

PA5 Ridgeway - Former Padstow School Playing Field

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5408

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

5408

The text mentions improvement of local LWS/LNRs, but we can't see any nearby –the nearest is over 1km to the north. Our previous comment is incorrect - Sandy Banks LWS and LNR is less than 250m south east but there appears to be no habitat connectivity between PA5 and this site.

NCC Response:

There are several sites within this area where the Open Space requirements have been considered as a result of proposed development (PA3, PA5, PA6, PA8 and PA9). The Development Principles set out that appropriate mitigation could consist of improved green corridors, new allotments, improvement of local LWS/LNRs, new equipped play area, creation of additional accessible open space elsewhere. These can be offsite.

PA6 Beckhampton Rd - Former Padstow School

PA6 Beckhampton Rd - Former Padstow School
Version: Publication LAPP

Consultee ID: 431
Consultee Name: Notts Wildlife Trust (Driver B)
Representation number: 4720

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4720

PA6 Beckhampton Road - Former Padstow School Detached Playing Field

We would welcome opportunity to improve biodiversity value of the site and retain much of it as open space.

NCC Response:

Support noted

PA6 Beckhampton Rd - Former Padstow School

Version: Publication LAPP

Consultee ID: 838

Consultee Name: Sport England (Beard S)

Representation number: 4747

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4747

7. Sport England supports the allocation of the Beckhampton Road (former Padstow detached playing field site)PA6 as a community Sports hub site

NCC Response:

Support noted

PA6 Beckhampton Rd - Former Padstow School

Version: Publication LAPP

Consultee ID: 3490

Consultee Name: Huggon T

Representation number: 4864

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan - the site is brown field

Consultation comment extract:

4163, 4860 to 4876 8. These sites are all green of a variety of sorts each contributing its own value to our open and green network. Collectively they total 106.27 hectares, a substantial loss if built on.

4163, 4860 to 4876 10. As submitted previously there are sufficient brown field or underused built sites to satisfy the requirements for all relevant kinds of development without interfering with these.

11.1. In the previous consultation I submitted that all the potential development sites identified in the previous draft in the major Regeneration Zones:- RZ2 Eastside, RZ3 Southside, and RZ4 Waterside should be allocated for development. Substantial areas were not.

11.2. Now that they have been there is an even stronger case for omitting the green spaces.

11.3. These regeneration areas, having been subjected to detailed scrutiny, development briefs, and layout plans over several years, are sufficient to provide a substantial part of housing needs referred to in the Core Strategy, rightly a major component of this plan. In round figures over 10,000 dwellings.

4163, 4860 to 4876 11.4. At last building has started at Waterside at its Eastern end on both sides of Trent Lane countermending the notion previously held that these sites may not be developed in the near future or even the life of the plan

11.5. Many of the smaller brownfield and underused sites are identified for housing and ready to be developed. Together with the major sites there is enough for housing the foreseeable future without impinging on green space. Not to mention small sites under 0.5 hectare not counted in, of which any walk or bus or tramride will spot.

12. It is now long established in town planning principles that if green space is allocated it will result in financial resources and energy being diverted from brown field sites because much of the development industry prefers these for a whole range of well known reasons. Thus allocation of green sites results in two losses-the loss of the green space and delays in improvement of the regeneration areas.

13. As previously submitted, if it is necessary to allocate any green space each site should be assessed before inclusion to ascertain its value for a) biodiversity, b) importance as part the green network, c) accessibility-distance from where people live, all criteria set out in the section of "Breathing Space" entitled "Local Recommended Standards"

14. Most of the allocated green sites are owned by the City Council. Their duty under s.40 of the Natural Environment and Rural Communities Act 2006 should be reflected in this plan about present and potential biodiversity in allocatting or not.

4163,
4860
to
4876

Should these not be allocated as being the first to be developed?

3.3.5. Then next those allocated brownfield sites that are ready and available ?

3.3.6. Only then should open space be considered for development.

3.4 .It should be noted in considering the broader implications of allocating open space for development at the same time as brownfield sites that it is well established that open space will be developed FIRST: this is because it is immediately available, cheaper and easier.

This has a two fold adverse result; valuable open space is lost and regeneration is lost as resources flow from brownfield to greenfield.

3.5. It should also be noted that most of the open spaces allocated are in the ownership or control of the City Council; and so if there are good reasons to keep these open space it has the opportunity to withdraw its own sites: an option it would not have for those owned by others.

NCC Response:

Allocation of PA5 and PA6, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The sites are considered suitable for residential development and on-site open space and have been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies.

PA6 Beckhampton Rd - Former Padstow School
Version: Publication LAPP

Consultee ID: 3529
Consultee Name: Health and Safety Executive (Moran J)
Representation number: 4282

N/A

Object/Support/Other? Other
Resolved? N/A
Sound? N/A
Formally withdrawn? No
Council comments Respondee comments assessed but no change made to the Plan.

4281, 4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290

Inner Zone – Housing is not compatible with development in the inner zone. HSE would normally Advise Against such development. The only exception is developments of 1 or 2 dwelling units where there is a minimal increase in people at risk.

Middle Zone – The middle zone is compatible with housing developments up to and including 30 dwelling units *and* at a density of no more than 40 per hectare.

Outer Zone – Housing is compatible with development in the outer zone including larger developments of more than 30 dwelling units and high-density developments of more than 40 dwelling units per hectare.

4281, 4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290

Inner Zone – Workplaces (predominantly non-retail) providing for less than 100 occupants in each building and less than 3 occupied storeys are compatible with the inner zone. Retail developments with less than 250m² total floor space are compatible with the inner zone.

Note: Workplaces (predominantly non-retail) providing for 100 or more occupants in any building or 3 or more occupied storeys in height are compatible with the inner zone where the development is at the major hazard site itself and will be under the control of the site operator.

³ Hazardous substances consents are granted by the Hazardous Substances Authority (HSA), which is usually the planning authority. The consent process is regulated by the HSA under The Planning (Hazardous Substances) Regulations 2015. The HSA must consult HSE on consent applications. In assessing the application for consent, HSE will produce a map with risk contours (or zones), representing the risk to a hypothetical house resident. Should the HSA grant consent, this map defines the consultation distance within which HSE must be consulted over any relevant future planning applications

4281, 4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290

Middle Zone – The middle zone is compatible with workplaces (predominantly non-retail). Retail developments with total floor space up to 5000m² are compatible with the middle zone.

Outer Zone – Workplaces (predominantly non-retail) are compatible with the outer zone. Workplaces (predominantly non-retail) specifically for people with disabilities (e.g. sheltered workshops) are only compatible with the outer zone. Retail developments with more than 5000m² total floor space are compatible with the outer zone.

NCC Response:

Comment noted. The Development Principles state small part of site to the south west falls within a Hazardous Installation Consultation Zone - prior consultation required

PA6 Beckhampton Rd - Former Padstow School

Version: Publication LAPP

Consultee ID: 3716

Consultee Name: Garton G

Representation number: 4191

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4191

SCHOOL PLAYING FIELDS
THE HOUSING BORDERING THIS FORMER^A HAVE ENJOYED THE SPACE
FOR OVER 50YRS AND INDEED MY HOME AS HAD THIS RIGHT IN OUR
FAMILY HOME FOR 56 YRS.

NCC Response:

Allocation of PA5 and PA6, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The sites are considered suitable for residential development and on-site open space and have been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies.

PA6 Beckhampton Rd - Former Padstow School

Version: Publication LAPP

Consultee ID: 3716

Consultee Name: Garton G

Representation number: 4574

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4574 THE HEAVY CONGESTION OF THE ROADS
I.E. EASTGLAZE RD + BECKHAMPTON ROAD IS ALREADY INTOLERABLE
AND YOUR PROPOSAL TO INCREASE THIS BY FURTHER POLLUTING THE
ENVIRONMENT WITH VEHICLE FUMES AND NOISE LEVELS WOULD
CHALLENGE THE TOTAL LIMITATIONS EXCEEDING WHAT WOULD BE
ALLOWED UNDER EUROPEAN GUIDELINES.

NCC Response:

Allocation of PA5 and PA6, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The sites are considered suitable for residential development and on-site open space and have been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies.

Detailed Highways matters will be considered at planning application stage.

PA6 Beckhampton Rd - Former Padstow School

Version: Publication LAPP

Consultee ID: 3716

Consultee Name: Garton G

Representation number: 4575

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4575

POTENTIAL DANGER TO CHILDREN + PARENTS
FOR CAR PARK SPACES TO TAKE THEIR CHILDREN TO SCHOOL. AND TENDANTS
WISHING TO ENJOY QUIET PEACE +
ENJOYMENT OF THEIR HOMES.

NCC Response:

Highways colleagues have confirmed that the quantum of development proposed can, in principle, be accommodated on the existing highway network with further assessment at the detailed design stage.

PA6 Beckhampton Rd - Former Padstow School

Version: Publication LAPP

Consultee ID: 3716

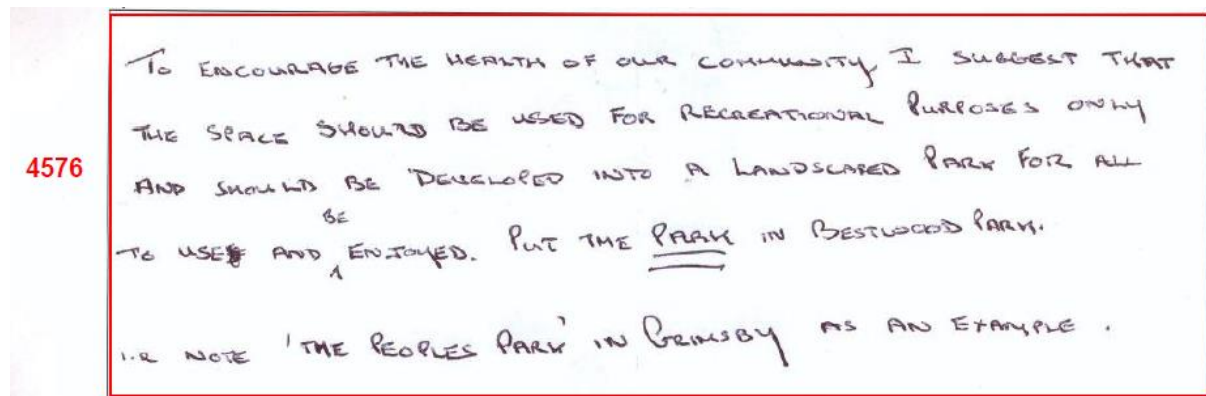
Consultee Name: Garton G

Representation number: 4576

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:



NCC Response:

Highways colleagues have confirmed that the quantum of development proposed can, in principle, be accommodated on the existing highway network with further assessment at the detailed design stage.

PA6 Beckhampton Rd - Former Padstow School
Version: Publication LAPP

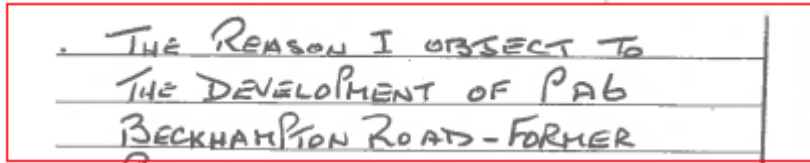
Consultee ID: 3750
Consultee Name: Brailsford
Representation number: 4122

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4122



The Reason I object to
the development of PA6
Beckhampton Road - Former

NCC Response:

Objection noted

PA6 Beckhampton Rd - Former Padstow School
Version: Publication LAPP

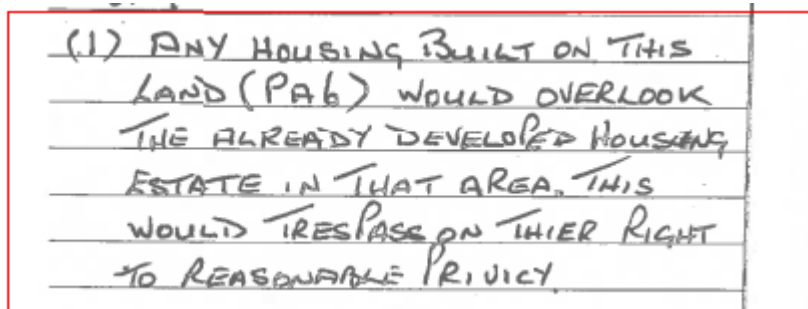
Consultee ID: 3750
Consultee Name: Brailsford
Representation number: 4645

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4645



(1) ANY HOUSING BUILT ON THIS LAND (PA6) WOULD OVERLOOK THE ALREADY DEVELOPED HOUSING ESTATE IN THAT AREA, THIS WOULD TRESPASS ON THEIR RIGHT TO REASONABLE PRIVACY.

NCC Response:

The allocation would support the principle of residential development only. Should a development proposal for residential development come forward, issues of design, and impact upon neighbouring properties will be addressed through the development management process

PA6 Beckhampton Rd - Former Padstow School
Version: Publication LAPP

Consultee ID: 3750
Consultee Name: Brailsford
Representation number: 4646

UNSOUND

Object/Support/Other? Object
Resolved? No
Sound? Unsound
Formally withdrawn? No
Council comments Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4646

(2) BECKHAMPTON ROAD IS ALREADY
A NIGHTMARE FOR BUSES AND
SUPPORT VEHICLES TO NEGOTIATE
DUE TO THE NARROWNESS OF
THE ROAD AND THE PARKING
OF CARS, VANS, LOBBY'S ETC, DUE
TO THE LACK OF PARKING
FACILITIES AVAILABLE.

4646

4647

(5) WILL THE ROAD AND
INFRASTRUCTURE COPE WITH
ALL THE EXTRA TRAFFIC AND
PARKING THAT WILL BE
REQUIRED?? P???

NCC Response:

It is considered the quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage. The Development Principles set out the need for careful consideration of parking in order to avoid detrimental impact on existing properties.

Detailed Highways matters will be considered at planning application stage.

PA6 Beckhampton Rd - Former Padstow School
Version: Publication LAPP

Consultee ID: 3750
Consultee Name: Brailsford
Representation number: 4647

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4647

(3) IF HOUSING IS DEVELOPED
IN THE (PA6) AREA, DRAINS,
SEWERS AND OTHER NEEDS
WILL BE UNDER SEVER STRAIN

4646

4647

(5) WILL THE ROADS AND
INFRASTRUCTURE COPE WITH
ALL THE EXTRA TRAFFIC AND
PARKING THAT WILL BE
REQUIRED?? ??? ?

NCC Response:

The plan is subject to an Infrastructure Delivery Plan, prepared in consultation with service providers, which considers the infrastructure requirements associated with the spatial objectives and growth anticipated by the LAPP. It is considered that the quantum of development proposed can be accommodated without serious detriment to existing infrastructure and services but with further detailed assessment and confirmation of any mitigation measures to take place at planning application stage.

Detailed Highways matters will be considered at planning application stage.

PA6 Beckhampton Rd - Former Padstow School

Version: Publication LAPP

Consultee ID: 3750

Consultee Name: Brailsford

Representation number: 4648

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4648

(3A) CAN THE COUNCIL COPE WITH
THIS, DUE TO ALL THE CUTBACKS
THAT IS BEING PASSED DOWN

NCC Response:

The budget of Nottingham City Council is not a material planning consideration.

PA6 Beckhampton Rd - Former Padstow School
Version: Publication LAPP

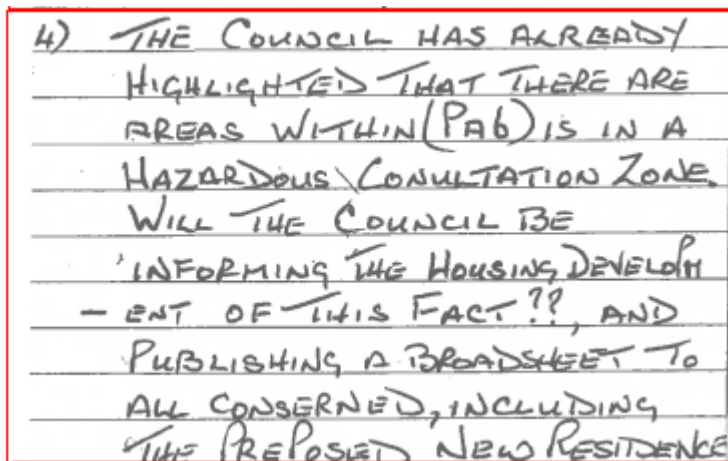
Consultee ID: 3750
Consultee Name: Brailsford
Representation number: 4649

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4649



4) THE COUNCIL HAS ALREADY HIGHLIGHTED THAT THERE ARE AREAS WITHIN (PAB) IS IN A HAZARDOUS CONSULTATION ZONE. WILL THE COUNCIL BE INFORMING THE HOUSING DEVELOPMENT OF THIS FACT??, AND PUBLISHING A BROADSHEET TO ALL CONCERNED, INCLUDING THE PROPOSED NEW RESIDENCE

NCC Response:

The Hazardous Installation Zone is identified within the Development Principles for this site which state that prior consultation will be required. Applications for development within this zone will be managed according to the statutory processes.

PA6 Beckhampton Rd - Former Padstow School
Version: Publication LAPP

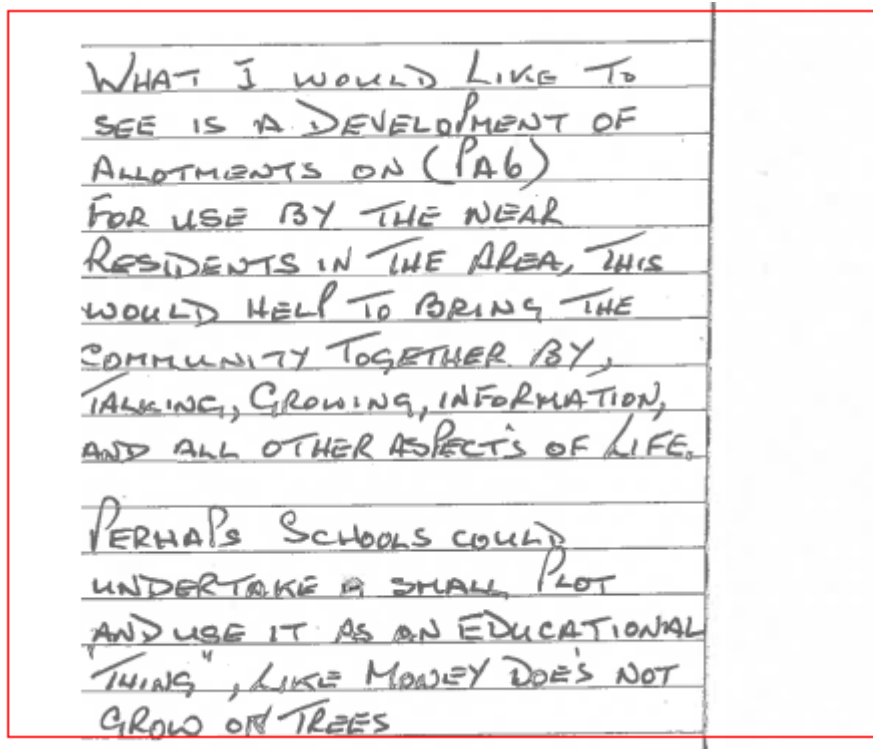
Consultee ID: 3750
Consultee Name: Brailsford
Representation number: 4650

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4650



WHAT I WOULD LIKE TO SEE IS A DEVELOPMENT OF ALLOTMENTS ON (PA6) FOR USE BY THE NEAR RESIDENTS IN THE AREA, THIS WOULD HELP TO BRING THE COMMUNITY TOGETHER BY, TALKING, GROWING, INFORMATION, AND ALL OTHER ASPECTS OF LIFE.

PERHAPS SCHOOLS COULD UNDERTAKE A SMALL PLOT AND USE IT AS AN EDUCATIONAL THING, LIKE MOWLEY DOES NOT GROW ON TREES

NCC Response:

This site is allocated for housing and open space. Sufficient provision for allotments in Nottingham is already provided for.

PA6 Beckhampton Rd - Former Padstow School

Version: Publication LAPP

Consultee ID: 3754

Consultee Name: Elliott R

Representation number: 4126

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

THE FIELD IS USED BY PARENTS AND CHILDREN FOR LAISURE + FOOTBALL GAMES. WITH RESPECT

4126

NCC Response:

Such use can be accommodated in the locality. In addition, a proportion of this site will be retained as open space.

PA6 Beckhampton Rd - Former Padstow School

Version: Publication LAPP

Consultee ID: 3754

Consultee Name: Elliott R

Representation number: 4658

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

TO THE VIEW WE HAVE OF THE SURROUNDING
COUNTRY SIDE, WE ALREADY HAVE A SPORTS HALL
AT SOUTHGLADE

4658

NCC Response:

Loss of view is not a material planning consideration.

PA6 Beckhampton Rd - Former Padstow School

Version: Publication LAPP

Consultee ID: 3754

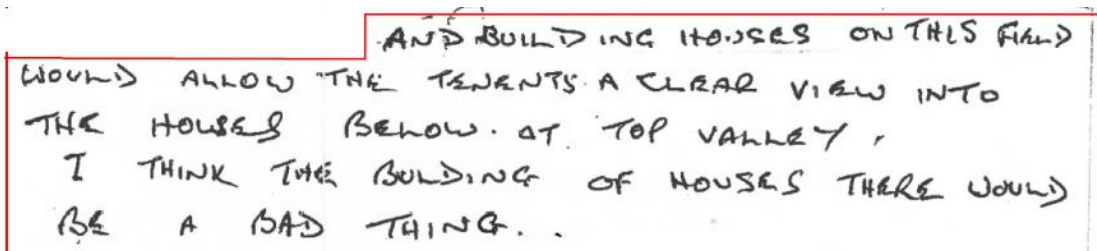
Consultee Name: Elliott R

Representation number: 4659

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondents comments.

Consultation comment extract:



AND BUILDING HOUSES ON THIS FIELD
WOULD ALLOW THE TENANTS A CLEAR VIEW INTO
THE HOUSES BELOW AT TOP VALLEY,
I THINK THE BUILDING OF HOUSES THERE WOULD
BE A BAD THING.

4659

NCC Response:

Allocation of this site is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and has been subject to a Site Assessment, Sustainability Appraisal and consultation with statutory bodies. The plan simply gives an indication in principle of what could be developed on the site. Should a development proposal for residential development come forward Issues relating to design, including impact on neighbouring amenity, would be addressed through the development management process.

PA6 Beckhampton Rd - Former Padstow School

Version: Publication LAPP

Consultee ID: 3755

Consultee Name: Pearson N

Representation number: 4127

UN SOUND

Object/Support/Other?	Object
Resolved?	no
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4127 I DO NOT SUPPORT THE PLANNING PROPOSALS
AT PADSTOW PLAYING FIELD.

NCC Response:

Objection noted

PA6 Beckhampton Rd - Former Padstow School

Version: Publication LAPP

Consultee ID: 3755

Consultee Name: Pearson N

Representation number: 4660

UNSOUND

Object/Support/Other?	Object
Resolved?	no
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4660 I WOULD HATE TO LOSE THE FIELD HAS IT IS A
VERY IMPORTANT PART OF THE COMMUNITY
USED BY ALL AGES.

NCC Response:

Such use can be accommodated in the locality. In addition, a proportion of this site will be retained as open space.

PA6 Beckhampton Rd - Former Padstow School

Version: Publication LAPP

Consultee ID: 3755

Consultee Name: Pearson N

Representation number: 4661

UN SOUND

Object/Support/Other?	Object
Resolved?	no
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4661 THERE IS NO NEED FOR
A SPORTS CENTRE AS THERE IS A LARGE ONE
ON SOUTHBLADE.

NCC Response:

The revised Playing Pitch Strategy indicates that a sports hub is no longer needed on this site and accordingly, it is now proposed for residential use with a large proportion of the site being retained as open space.

PA6 Beckhampton Rd - Former Padstow School

Version: Publication LAPP

Consultee ID: 3755

Consultee Name: Pearson N

Representation number: 4662

UN SOUND

Object/Support/Other?	Object
Resolved?	no
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4662 I FEEL BUILDING WORK WOULD
BE DETRIMENTAL TO MY HEALTH AS I HAVE
A RESPIRATORY HEART CONDITION.

NCC Response:

Not a Local Plan matter.

PA6 Beckhampton Rd - Former Padstow School
Version: Publication LAPP

Consultee ID: 3755
Consultee Name: Pearson N
Representation number: 4663

UNSOUND

Object/Support/Other?	Object
Resolved?	no
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4663 AS WE WERE NEVER INFORMED OF THESE PLANS AT AN EARLIER STAGE ~~THOUGH~~ ^{I ALSO FEEL MISLEAD} THOUGH YOU CLAIM YOU SENT OUT LETTERS (NOT ONE OF THE NEIGHBOURS I'VE SPOKEN WITH RECEIVED A LETTER).

NCC Response:

Consultation has been undertaken in accordance with statutory requirements, details of which can be found in the Reports of Consultation and Statement of Community Involvement.

PA6 Beckhampton Rd - Former Padstow School

Version: Publication LAPP

Consultee ID: 3760

Consultee Name: Hanby M

Representation number: 4132

UNSOUND

Object/Support/Other?	Object
Resolved?	no
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4132 I OBJECT TO THIS BUILDING PROPOSAL FOR THE FOLLOWING REASONS.

NCC Response:

Allocation of this site is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and has been subject to a Site Assessment, Sustainability Appraisal and consultation with statutory bodies.

PA6 Beckhampton Rd - Former Padstow School

Version: Publication LAPP

Consultee ID: 3760

Consultee Name: Hanby M

Representation number: 4664

UNSOUND

Object/Support/Other? Object

Resolved? no

Sound? Unsound

Formally withdrawn? No

Council comments Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4664 PARENTS & THEIR CHILDREN
ENJOY THE OPEN FIELD PLAYING SPORTS.

NCC Response:

Such use can be accommodated in the locality. In addition, a proportion of this site will be retained as open space.

PA6 Beckhampton Rd - Former Padstow School

Version: Publication LAPP

Consultee ID: 3760

Consultee Name: Hanby M

Representation number: 4665

UNSOUND

Object/Support/Other?	Object
Resolved?	no
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

1665 I LIVE & MANY-MANY OTHERS ENJOY THE VIEW OF THE COUNTRYSIDE
IN THE DISTANCE,

NCC Response:

Loss of view is not a material planning consideration / Local Plan issue.

PA6 Beckhampton Rd - Former Padstow School

Version: Publication LAPP

Consultee ID: 3760

Consultee Name: Hanby M

Representation number: 4666

UN SOUND

Object/Support/Other?	Object
Resolved?	no
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4132 ... IT IS TOTALLY OUT OF ORDER THAT THE COUNCIL AGENTS ARE TRYING TO TAKE THIS FIELD FROM US THAT IS ON OUR DOORSTEP, I HAVE LIVED HERE FOR ABOUT 17 YEARS & TOTALLY OBJECT TO THIS MATTER IN HAND

NCC Response:

A proportion of this site will be retained as open space.

PA6 Beckhampton Rd - Former Padstow School

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5409

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5409

PA6 Beckhampton Road - Former Padstow School Detached Playing Field

We would welcome opportunity to improve biodiversity value of the site and retain much of it as open space.

NCC Response:

A proportion of this site is proposed to be retained as open space

PA6 Beckhampton Rd - Former Padstow School
Version: Revised Publication LAPP

Consultee ID: 838
Consultee Name: Sport England (Mr Steve Beard)
Representation number: 5193

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	New Playing Pitch Strategy negates need for hub

Consultation comment extract:

5193

3. There is now a debate as part of the PPS review on the future of the allocated community Sports Hub – which should be resolved as part of the PPS review
- Retain as planned
 - Reduce in size
 - Reallocate to a nearby site

NCC Response:

The Revised Playing Pitch Strategy has been issued since Sport England made their original comments. This revised document now confirms that there is no demand from any of the Sporting Governing Bodies for a community sports hub at PA6 Beckhampton Road. It considers that future demand, particularly from football could be incorporated into improved facilities at the adjacent Southglade site. As such there is no longer a requirement to allocate a community sports hub. In light of this a revised Open Space Toolkit has been undertaken for PA6 Beckhampton Road - Former Padstow School Detached Playing Field and surrounding sites (PA3 Eastglade, Top Valley - Former Eastglade School Site, PA5 Ridgeway - Former Padstow School Detached Playing Field, PA8 Eastglade Road - Former Padstow School Site and PA9 Edwards Lane - Former Haywood School Detached Playing Field). This confirms that there is sufficient Open Space provision within the wider area subject to provision in these allocations for new community access to land retained for open space. As such, PA6 can be released for housing development and reference in the other Development Principles will be updated to remove the need for a community sports hub at PA6.

Proposed Changes:

Development Principles for PA6 Beckhampton Road - Former Padstow School Detached Playing Field proposed to be amended to take account of the Revised Playing Pitch Strategy and Open Space Toolkit.

PA6 Beckhampton Rd - Former Padstow School

Version: Revised Publication LAPP

Consultee ID: 3864

Consultee Name: Basford and Bestwood Area Committee 2

Representation number: 5338

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	If Sports Hub doesn't materialise want area protected as open space. Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5338

PA6 Beckhampton Road – former Padstow School Detached Playing Field

Community Rep – if the Sports Hub does not materialise, can the land be protected as open space due to the amount of open space being lost to housing in the area?

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for development and has been subject to a Site Assessment, Sustainability Appraisal, and consultation with statutory bodies.

Development Principles also state opportunities to retain part of the site as open space, to increase quality and ecological value of open space in the wider area.

PA6 Beckhampton Rd - Former Padstow School
Version: Revised Publication LAPP

Consultee ID: 3879
Consultee Name: Mr Anthony Blay
Representation number: 5199

UNSOUND

Object/Support/Other?	Object
Resolved?	no
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5199 I DO NOT BELIEVE THAT THE EXISTING INFRASTRUCTURE CAN CORE WITH ANY MORE HOUSING. ROADS & SCHOOLS IN PARTICULAR. A LACK OF PARKING. ON THE 2/11/17 AT APPROX 5.30PM TRAFFIC ACCIDENT ON BECKHAMPTON ROAD. TOTAL CHAOS, RIDGEWAY, PARKVIEW DRIVE & EASTGLADE ROADS GRIDLOCKED, LOCAL MEDIA. NEWS POST REPORTED SERIOUS BUS DISRUPTION. RUSH HOURS, SCHOOL START, FINISH TIME CHAOS, BECKHAMPTON & EASTGLADE ROADS IN PARTICULAR. (THIS IS AS NOW.) & NOT ONE OF THE PROPOSED HOUSES AS YET TO BE BUILT. ON PADSTOW SCHOOL PROPER OR THE PLAYING FIELDS ON BECKHAMPTON & THE RIDGEWAY HAVE BEEN BUILT.

NCC Response:

The site is in a sustainable location and is close to existing public transport networks. A full transport assessment will be carried out and submitted as part of any planning applications coming forward and issues addressed via this process.

Nottingham City Council has a duty to assess and support the development of sufficient education provision to meet the needs of local populations. Any needs identified for expansion of education facilities in the area will be addressed via S.106 contributions as part of the detailed planning application process.

PA6 Beckhampton Rd - Former Padstow School

Version: Revised Publication LAPP

Consultee ID: 3879

Consultee Name: Mr Anthony Blay

Representation number: 5200

UN SOUND

Object/Support/Other?	Object
Resolved?	no
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5200 + WE WOULD BE LOSING MORE GREEN SPACE.
A GOOD AMENITY.

NCC Response:

The development principles for this site state that open space will be included as part of any development on this site.

PA6 Beckhampton Rd - Former Padstow School

Version: Revised Publication LAPP

Consultee ID: 3879

Consultee Name: Mr Anthony Blay

Representation number: 5201

UN SOUND

Object/Support/Other?	Object
Resolved?	no
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5201 *I DO NOT BELIEVE ADEQUATE CONSULTATION WITH THE GENERAL PUBLIC HAS BEEN CONSIDERED.*

NCC Response:

There have been a number of consultation periods on the LAPP document to date. The consultation methods, responses and actions, which have occurred as a result of the consultation exercises, have been written up in the Reports of Consultation. All of the consultation exercises have been conducted in line with planning regulations and the City Council's Statement of Community Involvement.

PA6 Beckhampton Rd - Former Padstow School

Version: Revised Publication LAPP

Consultee ID: 3879

Consultee Name: Mr Anthony Blay

Representation number: 5202

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Objector considers road and School Infrastructure cant cope. Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5202

THERE IS THE PROBLEM OF DECONTAMINATING THE BECKHAMPTON FIELD. I HAVE BEEN INFORMED THAT THE FIELD WAS USED AS A DUMPING GROUND FOR ASBESTOS SOME YEARS AGO, THE INFORMANT I BELIEVE WAS INVOLVED WITH THE PROCESS. (HE LIVES ON CADLAN COURT.) & CAN BE CONTACTED.

NCC Response:

Contamination issues will be taken into account during the planning application process. Furthermore, the development principles for the site state that it is within a Hazardous Installation Consultation Zone and so advice from the Health and Safety Executive will need to be sought prior to any development commencing.

PA7 Hucknall Road/Southglade Road - Southglade Food Park

PA7 Hucknall Road/Southglade Road - Southglade Food Park

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4721

UNSOUND

Object/Support/Other?	Object
Resolved?	no
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan- Site has planning permission

Consultation comment extract:

4721

PA7 Hucknall Road/Southglade Road - Southglade Food Park

We previously highlighted (November 2011 consultation) that the proposed site is a 'private nature reserve area'. We are unaware of the ecological detail of the site but aerial photography suggests that there may be some ecological interest there. In addition the site currently buffers and extends the designated Hucknall Road Linear Walkway LNR and this function would be lost through the development of the site. Careful consideration should be given to the impact that this allocation could have on the existing LNR through loss of adjacent habitat.

NCC Response:

The site is owned by Nottingham City Council and retained for regeneration and redevelopment. At the planning application stage any biodiversity interest on the site will be considered in full. The site is near Hucknall Walkway LNR, but isn't connected to it.

PA7 Hucknall Road/Southglade Road - Southglade Food Park

Version: Publication LAPP

Consultee ID: 3490
Consultee Name: Huggon T
Representation number: 4865

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

- 4163, 4860 to 4876 8. These sites are all green of a variety of sorts each contributing its own value to our open and green network. Collectively they total 106.27 hectares, a substantial loss if built on.
- 4163, 4860 to 4876 9. Here I do not intend to comment on them individually as my point is of principle but am happy to do so if required.
- 4163, 4860 to 4876 10. As submitted previously there are sufficient brown field or underused built sites to satisfy the requirements for all relevant kinds of development without interfering with these.
- 4163, 4860 to 4876 11.1. In the previous consultation I submitted that all the potential development sites identified in the previous draft in the major Regeneration Zones:- RZ2 Eastside, RZ3 Southside, and RZ4 Waterside should be allocated for development. Substantial areas were not.
11.2. Now that they have been there is an even stronger case for omitting the green spaces.
11.3. These regeneration areas, having been subjected to detailed scrutiny, development briefs, and layout plans over several years, are sufficient to provide a substantial part of housing needs referred to in the Core Strategy, rightly a major component of this plan. In round figures over 10,000 dwellings.
- 4163, 4860 to 4876 11.4. At last building has started at Waterside at its Eastern end on both sides of Trent Lane countermending the notion previously held that these sites may not be developed in the near future or even the life of the plan
11.5. Many of the smaller brownfield and underused sites are identified for housing and ready to be developed. Together with the major sites there is enough for housing the foreseeable future without impinging on green space. Not to mention small sites under 0.5 hectare not counted in, of which any walk or bus or tramride will spot.
- 4163, 4860 to 4876 12. It is now long established in town planning principles that if green space is allocated it will result in financial resources and energy being diverted from brown field sites because much of the development industry prefers these for a whole range of well known reasons. Thus allocation of green sites results in two losses-the loss of the green space and delays in improvement of the regeneration areas.
- 4163, 4860 to 4876 13. As previously submitted, if it is necessary to allocate any green space each site should be assessed before inclusion to ascertain its value for a) biodiversity, b) importance as part of the green network, c) accessibility-distance from where people live, all criteria set out in the section of "Breathing Space" entitled "Local Recommended Standards"
- 4163, 4860 to 4876 14. Most of the allocated green sites are owned by the City Council. Their duty under s.40 of the Natural Environment and Rural Communities Act 2006 should be reflected in this plan about present and potential biodiversity in allocating or not.

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's employment need. The site is considered suitable for development and has been subject to a Site Assessment, Sustainability Appraisal, and consultation with statutory bodies.

The site is owned by Nottingham City Council and retained for regeneration and redevelopment following its allocation for employment development in the Adopted Local Plan. This is the last parcel of land to be developed of a much larger site.

At the planning application stage any biodiversity interest on the site will be considered in full. The site is near Hucknall Walkway LNR, but isn't connected to it.

PA7 S Hucknall Road/Southglade Road - outhglade Food Park
Version: Publication LAPP

Consultee ID: 3529

Consultee Name: Health and Safety Executive (Moran J)

Representation number: 4283

N/A

Object/Support/Other? Other
Resolved? N/A
Sound? N/A
Formally withdrawn? No
Council comments Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

Housing Allocations

4281, 4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290

Inner Zone – Housing is not compatible with development in the inner zone. HSE would normally Advise Against such development. The only exception is developments of 1 or 2 dwelling units where there is a minimal increase in people at risk.

Middle Zone – The middle zone is compatible with housing developments up to and including 30 dwelling units *and* at a density of no more than 40 per hectare.

Outer Zone – Housing is compatible with development in the outer zone including larger developments of more than 30 dwelling units and high-density developments of more than 40 dwelling units per hectare.

Workplace Allocations

4281, 4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290

Inner Zone – Workplaces (predominantly non-retail) providing for less than 100 occupants in each building and less than 3 occupied storeys are compatible with the inner zone. Retail developments with less than 250m² total floor space are compatible with the inner zone.

Note: Workplaces (predominantly non-retail) providing for 100 or more occupants in any building or 3 or more occupied storeys in height are compatible with the inner zone where the development is at the major hazard site itself and will be under the control of the site operator.

³ Hazardous substances consents are granted by the Hazardous Substances Authority (HSA), which is usually the planning authority. The consent process is regulated by the HSA under The Planning (Hazardous Substances) Regulations 2015. The HSA must consult HSE on consent applications. In assessing the application for consent, HSE will produce a map with risk contours (or zones), representing the risk to a hypothetical house resident. Should the HSA grant consent, this map defines the consultation distance within which HSE must be consulted over any relevant future planning applications

4281, 4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290

Middle Zone – The middle zone is compatible with workplaces (predominantly non-retail). Retail developments with total floor space up to 5000m² are compatible with the middle zone.

Outer Zone – Workplaces (predominantly non-retail) are compatible with the outer zone. Workplaces (predominantly non-retail) specifically for people with disabilities (e.g. sheltered workshops) are only compatible with the outer zone. Retail developments with more than 5000m² total floor space are compatible with the outer zone.

NCC Response:

Comment noted. The Development Principles state that the site is within Hazardous Installation (pipeline) Consultation Zone - prior consultation required. There is no residential proposed on this site

PA7 Hucknall Road/Southglade Road - Southglade Food Park
Version: Revised Publication LAPP

Consultee ID: 431
Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)
Representation number: 5410

UNSOUND

Object/Support/Other?	Object
Resolved?	no
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5410

PA7 Hucknall Road/Southglade Road - Southglade Food Park

We previously highlighted (November 2011 consultation) that the proposed site is a 'private nature reserve area'. We are unaware of the ecological detail of the site but aerial photography suggests that there may be some ecological interest there. In addition the site currently buffers and extends the designated Hucknall Road Linear Walkway LNR and this function would be lost through the development of the site. Careful consideration should be given to the impact that this allocation could have on the existing LNR through loss of adjacent habitat. *We wish to object to this allocation*

NCC Response:

The site is owned by Nottingham City Council and retained for regeneration and redevelopment following its allocation for employment development in the Adopted Local Plan. This is the last parcel of land to be developed of a much larger site.

At the planning application stage any biodiversity interest on the site will be considered in full. The site is near Hucknall Walkway LNR, but isn't connected to it.

PA8 Padstow Road - Former Padstow School Site

PA8 Padstow Road - Former Padstow School Site

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4722

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

PA8 Eastglade Road - Former Padstow School Site

This open space area is adjacent to Sunrise Hill Local Nature Reserve and LWS. If any development is taken forward we would wish to see retention of much open space and strong GI links provided to the LNR and LWS.

4722

Unless this is provided, the sites would be cut off, which would adversely affect the ecological function of the LWS and could harm the recognised features of this site (acid grassland/ scrub).

Management agreements should be secured to ensure that the LNR and LWS and areas surrounding it are managed to enhance their ecological value.

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for development and has been subject to a Site Assessment, Sustainability Appraisal, and consultation with statutory bodies.

Site is considered acceptable for release following Playing Pitch Assessment in consultation with Sport England and allocation of Former Padstow School detached playing field at Beckhampton Road as a community sports hub.

The Development Principles state that development should include a significant proportion of improved publically accessible on site open space. Development should also include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors; new allotments; new equipped play area; links to and improvement of local LWS/LNR at Sunrise Hill.

The development principles set out that linking of new green space to sunrise hill LNR and buffering this LNR is a key priority as and when this site is developed.

PA8 Padstow Road - Former Padstow School Site

Version: Publication LAPP

Consultee ID: 838

Consultee Name: Sport England (Beard S)

Representation number: 4753

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

4753

The assessment identified that an area of playing field needed to be retained as a community sports hub, the strategy work identified that former Padstow School Detached Playing Fields off Beckhampton Road. As the most appropriate site in terms of size suitability and location.

NCC Response:

Comments noted, however the sports hib is no longer being progressed. See responses on PA6.

PA8 Padstow Road - Former Padstow School Site
Version: Publication LAPP

Consultee ID: 3490
Consultee Name: Huggon T
Representation number: 4866

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4163, 4860 to 4876 8. These sites are all green of a variety of sorts each contributing its own value to our open and green network. Collectively they total 106.27 hectares, a substantial loss if built on.

4876 9. Here I do not intend to comment on them individually as my point is of principle but am happy to do so if required.

4163, 4860 to 4876 10. As submitted previously there are sufficient brown field or underused built sites to satisfy the requirements for all relevant kinds of development without interfering with these.

4163, 4860 to 4876 11.1. In the previous consultation I submitted that all the potential development sites identified in the previous draft in the major Regeneration Zones:- RZ2 Eastside, RZ3 Southside, and RZ4 Waterside should be allocated for development. Substantial areas were not.

11.2. Now that they have been there is an even stronger case for omitting the green spaces.

11.3. These regeneration areas, having been subjected to detailed scrutiny, development briefs, and layout plans over several years, are sufficient to provide a substantial part of housing needs referred to in the Core Strategy, rightly a major component of this plan. In round figures over 10,000 dwellings.

11.4. At last building has started at Waterside at its Eastern end on both sides of Trent Lane countering the notion previously held that these sites may not be developed in the near future or even the life of the plan

11.5. Many of the smaller brownfield and underused sites are identified for housing and ready to be developed. Together with the major sites there is enough for housing the foreseeable future without impinging on green space. Not to mention small sites under 0.5 hectare not counted in, of which any walk or bus or tram ride will spot.

4163, 4860 to 4876 12. It is now long established in town planning principles that if green space is allocated it will result in financial resources and energy being diverted from brown field sites because much of the development industry prefers these for a whole range of well known reasons. Thus allocation of green sites results in two losses - the loss of the green space and delays in improvement of the regeneration areas.

13. As previously submitted, if it is necessary to allocate any green space each site should be assessed before inclusion to ascertain its value for a) biodiversity, b) importance as part of the green network, c) accessibility - distance from where people live, all criteria set out in the section of "Breathing Space" entitled "Local Recommended Standards"

14. Most of the allocated green sites are owned by the City Council. Their duty under s.40 of the Natural Environment and Rural Communities Act 2006 should be reflected in this plan about present and potential biodiversity in allocating or not.

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for development and has been subject to a Site Assessment, Sustainability Appraisal, and consultation with statutory bodies.

Development provides opportunities for creation of publicly accessibility open space. Site considered acceptable for release following Playing Pitch Assessment in consultation with Sport England. Suitable for allocation for residential use.

Development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area.

PA8 Padstow Road - Former Padstow School Site

Version: Publication LAPP

Consultee ID: 3746

Consultee Name: Petition (Fullerton S)

Representation number: 4215

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4215

We, the undersigned, request that the development boundaries on the former Padstow School site (PA8) are changed to EXCLUDE the Bestwood Estate Community Centre and its grounds.

NCC Response:

It is not considered necessary to amend the site boundary as the development principles for the site state that the existing youth facility is to be retained or relocated in a suitable and appropriate location within the site.

PA8 Padstow Road - Former Padstow School Site

Version: Publication LAPP

Consultee ID: 3748

Consultee Name: Hall L

Representation number: 4120

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4120

I support the Council in the planning of building Houses on the proposed Eastglade road site, because the land as been empty to my knowledge for around 27 yrs.

NCC Response:

Support noted.

PA8 Padstow Road - Former Padstow School Site

Version: Publication LAPP

Consultee ID: 3752

Consultee Name: Anonymous Resident

Representation number: 4652

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4652

THE OLD PADSTOW SCHOOL SITE

I believe plans are now in place to also develop this site for housing -

NO! NO! NO!

NCC Response:

Allocation of this site is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and has been subject to a Site Assessment, Sustainability Appraisal and consultation with statutory bodies.

PA8 Padstow Road - Former Padstow School Site
Version: Publication LAPP

Consultee ID: 3752
Consultee Name: Anonymous Resident
Representation number: 4653

UNSOUND

Object/Support/Other? Object
Resolved? No
Sound? Unsound
Formally withdrawn? No
Council comments Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

Have you ever walked up on that side - where there is a 360° view all around the north of the city - on a sunny clear day it is beautiful up there and you can see for miles - many people go up there just to enjoy the open air and views, let alone take photographs and walk dogs..

4653

The whole site has been a lovely green open space for many years since the School was demolished and **IT MUST REMAIN SO.**

I guess the first thing to go would be the row of poplar trees - themselves a landmark for miles going back to World War Two for planes finding the Airfield at Hucknall.

NO! NO! NO!

NCC Response:

Allocation of this site is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and has been subject to a Site Assessment, Sustainability Appraisal and consultation with statutory bodies.

PA8 Padstow Road - Former Padstow School Site

Version: Publication LAPP

Consultee ID: 3752

Consultee Name: Anonymous Resident

Representation number: 4654

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4654

The old Padstow School site should be developed into a Park, with appropriate seating - for all to enjoy.

NCC Response:

Allocation of this site is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and has been subject to a Site Assessment, Sustainability Appraisal and consultation with statutory bodies.

PA8 Padstow Road - Former Padstow School Site
Version: Publication LAPP

Consultee ID: 3752
Consultee Name: Anonymous Resident
Representation number: 4655

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4655

Have you ever been to Bristol and visited Dundry Hill, to the south of that city - it is a recognised viewpoint, with views stretching from the River Severn and Bridges, all across the distant city, to the right, views which have to be seen to be believed!

We have the potential of such views but a much smaller version - but still what views!

NCC Response:

The plan gives an indication in principle of what could be developed on the site. Should a development proposal for residential development come forward Issues relating to design, including impact beyond the site, will be addressed through the development management process.

PA8 Padstow Road - Former Padstow School Site

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5411

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

PA8 Eastglade Road - Former Padstow School Site

5411

This open space area is adjacent to Sunrise Hill Local Nature Reserve and LWS. If any development is taken forward we would wish to see retention of much open space and strong GI links provided to the LNR and LWS. Unless this is provided, the sites would be cut off, which would adversely affect the ecological function of the LWS and could harm the recognised features of this site (acid grassland/ scrub).

Management agreements should be secured to ensure that the LNR and LWS and areas surrounding it are managed to enhance their ecological value.

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for development and has been subject to a Site Assessment, Sustainability Appraisal, and consultation with statutory bodies.

Site is considered acceptable for release following the Revised Playing Pitch Assessment in consultation with Sport England which confirms there is no longer a requirement for a community sports hub on the Former Padstow School detached playing field at Beckhampton Road .

Due to the close proximity of PA3, PA5, PA6, PA8 and PA9 there is the opportunity to look at the Open Space requirements across all the sites. An Open Space Toolkit assessment has been done looking at Open Space requirements across all of these sites. Development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors; new allotments; new equipped play area; links to and improvement of local LWS/LNR at Sunrise Hill.

The Development Principles also states that development should also include publically accessible on site open space.

PA8 Padstow Road - Former Padstow School Site

Version: Revised Publication LAPP

Consultee ID: 3864

Consultee Name: Basford and Bestwood Area Committee 2

Representation number: 5339

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5339

PA8 Eastglade Road – Former Padstow School

Community Rep and Locality Officer – why does site include the Community Centre?
Reps were made last time to exclude it, it needs to be protected.

NCC Response:

The allocations site boundary is drawn to include the youth facility, to allow for comprehensive redevelopment of the site. However, the Development Principles state that the existing youth facility to be retained or relocated in a suitable and appropriate location.

PA9 Edwards Lane - Former Haywood School Playing Field

PA9 Edwards Lane - Former Haywood School Playing Field

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4723

N/A

Object/Support/Other? Other

Resolved? N/A

Sound? N/A

Formally withdrawn? No

Council comments Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

PA9 Edwards Lane - Former Haywood School Detached Playing Field

4723

Any development should have strong GI links with Sandy Banks LNR and create habitats to complement those on the LNR. These should include lowland dry acid grassland, mixed deciduous woodland, broom and gorse scrub and recently created heather scrapes. Such habitats support a wide variety of butterfly and moth species, solitary bees and common bird species.

NCC Response:

The Development Principles state that development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area.

PA9 Edwards Lane - Former Haywood School Playing Field

Version: Publication LAPP

Consultee ID: 838

Consultee Name: Sport England (Beard S)

Representation number: 4754

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

4754

The assessment identified that an area of playing field needed to be retained as a community sports hub, the strategy work identified that former Padstow School Detached Playing Fields off Beckhampton Road. As the most appropriate site in terms of size suitability and location.

NCC Response:

Comments noted and wider support for approach acknowledged. However, the updated Planning Pitch Strategy states that the sports hub is no longer required.

PA9 Edwards Lane - Former Haywood School Playing Field
Version: Publication LAPP

Consultee ID: 3490
Consultee Name: Huggon T
Representation number: 4867

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

- 4163, 4860 to 4876 8. These sites are all green of a variety of sorts each contributing its own value to our open and green network. Collectively they total 106.27 hectares, a substantial loss if built on.
- 4163, 4860 to 4876 9. Here I do not intend to comment on them individually as my point is of principle but am happy to do so if required.
- 4163, 4860 to 4876 10. As submitted previously there are sufficient brown field or underused built sites to satisfy the requirements for all relevant kinds of development without interfering with these.
- 4163, 4860 to 4876 11.1. In the previous consultation I submitted that all the potential development sites identified in the previous draft in the major Regeneration Zones:- RZ2 Eastside, RZ3 Southside, and RZ4 Waterside should be allocated for development. Substantial areas were not.
11.2. Now that they have been there is an even stronger case for omitting the green spaces.
11.3. These regeneration areas, having been subjected to detailed scrutiny, development briefs, and layout plans over several years, are sufficient to provide a substantial part of housing needs referred to in the Core Strategy, rightly a major component of this plan. In round figures over 10,000 dwellings.
- 4163, 4860 to 4876 11.4. At last building has started at Waterside at its Eastern end on both sides of Trent Lane countering the notion previously held that these sites may not be developed in the near future or even the life of the plan
11.5. Many of the smaller brownfield and underused sites are identified for housing and ready to be developed. Together with the major sites there is enough for housing the foreseeable future without impinging on green space. Not to mention small sites under 0.5 hectare not counted in, of which any walk or bus or tram ride will spot.
- 4163, 4860 to 4876 12. It is now long established in town planning principles that if green space is allocated it will result in financial resources and energy being diverted from brown field sites because much of the development industry prefers these for a whole range of well known reasons. Thus allocation of green sites results in two losses-the loss of the green space and delays in improvement of the regeneration areas.
- 4163, 4860 to 4876 13. As previously submitted, if it is necessary to allocate any green space each site should be assessed before inclusion to ascertain its value for a) biodiversity, b) importance as part of the green network, c) accessibility-distance from where people live, all criteria set out in the section of "Breathing Space" entitled "Local Recommended Standards"
- 4163, 4860 to 4876 14. Most of the allocated green sites are owned by the City Council. Their duty under s.40 of the Natural Environment and Rural Communities Act 2006 should be reflected in this plan about present and potential biodiversity in allocating or not.

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for development and has been subject to a Site Assessment, Sustainability Appraisal, and consultation with statutory bodies.

Site considered acceptable for release following Playing Pitch Assessment in consultation with Sport England. Capable of providing housing within an area of low flood risk with opportunities for links/improvements to GI and provision of publicly accessible open space on site.

The Development Principles also states that appropriate mitigation could consist of improved green corridors; new allotments; improvement of local LWS/LNRs and new equipped play areas.

PA9 Edwards Lane - Former Haywood School Playing Field

Version: Publication LAPP

Consultee ID: 3710

Consultee Name: Thorpe J

Representation number: 4091

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4091

I do not support the local plan part 2. I feel it will bring unnecessary noise pollution to the rear of our house. I also feel that whilst building will take place there will be a security risk. I also feel it will take away one of the playing areas for our young children growing up in the area. Our family are fully against this proposal.

NCC Response:

The site consists of former school playing fields no longer required for that purpose, and has been identified as suitable for the development of family housing, the further provision of which is a City Council priority. As part of the assessment of the suitability of the site, the City Council's 'Open Space Toolkit' has been applied, and accordingly the development principles include the retention and creation of open space.

PA9 Edwards Lane - Former Haywood School Playing Field

Version: Publication LAPP

Consultee ID: 3710

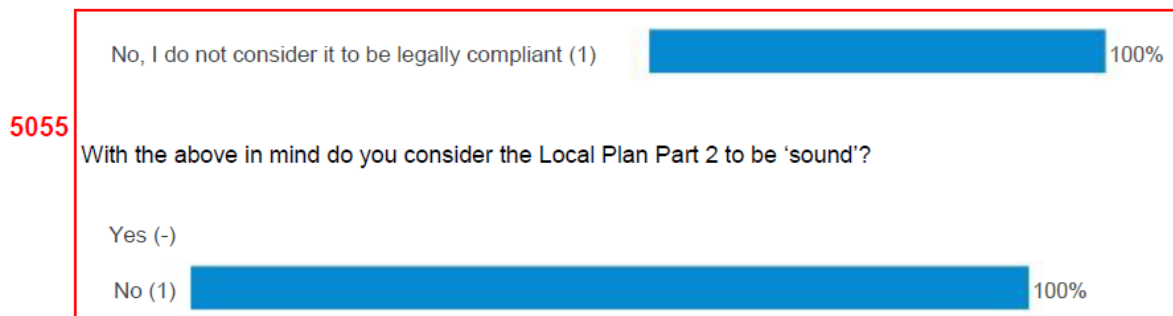
Consultee Name: Thorpe J

Representation number: 5055

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:



NCC Response:

Disagree. The inclusion of Site PA9 is required to help meet the Council's objectively assessed housing need.

PA9 Edwards Lane - Former Haywood School Playing Field

Version: Publication LAPP

Consultee ID: 3732

Consultee Name: Simpson L

Representation number: 4202

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4202 I am saddened to hear that there may be a housing estate being built there ??

4202 The people of Hartcroft road, Arnold road and Beckhampton who have lived here for years are
Extremely upset at the thought of building on this field !

NCC Response:

Comments noted. The site consists of former school playing fields no longer required for that purpose, and has been identified as suitable for the development of family housing, the further provision of which is a City Council priority. As part of the assessment of the suitability of the site, the City Council's 'Open Space Toolkit' has been applied, and accordingly the development principles include the retention and creation of open space.

PA9 Edwards Lane - Former Haywood School Playing Field
Version: Publication LAPP

Consultee ID: 3732
Consultee Name: Simpson L
Representation number: 4582

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4582 My house backs onto this field

NCC Response:

Comments noted.

PA9 Edwards Lane - Former Haywood School Playing Field

Version: Publication LAPP

Consultee ID: 3732

Consultee Name: Simpson L

Representation number: 4584

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4584 The children have sledged there from all over the estate , played numerous sports and even come up to fly kites etc.

NCC Response:

Allocation of this site is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development.

The site consists of former school playing fields no longer required for that purpose, and has been identified as suitable for the development of family housing, the further provision of which is a City Council priority. As part of the assessment of the suitability of the site, the City Council's 'Open Space Toolkit' has been applied, and accordingly the development principles include the retention and creation of open space.

PA9 Edwards Lane - Former Haywood School Playing Field
Version: Revised Publication LAPP

Consultee ID: 431
Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)
Representation number: 5412

N/A

Object/Support/Other?	Other
Resolved?	No
Sound?	N/A
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5412

PA9 Edwards Lane - Former Haywood School Detached Playing Field

Any development should have strong GI links with Sandy Banks LNR and create habitats to complement those on the LNR. ~~These should~~ The habitats which occur on the LNR include lowland dry acid grassland, mixed deciduous woodland, broom and gorse scrub and recently created heather scrapes. Such habitats support a wide variety of butterfly and moth species, solitary bees and common bird species and creation of such habitats could be considered for any open space land within PA9.

NCC Response:

Development Principles state that the development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area.

A proportion of this site will be retained as open space.

PA10 Former Henry Mellish School Playing Field

PA10 Former Henry Mellish School Playing Field

Version: Publication LAPP

Consultee ID: 838

Consultee Name: Sport England (Beard S)

Representation number: 4752

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

4752

The assessment identified that an area of playing field needed to be retained as a community sports hub, the strategy work identified that former Padstow School Detached Playing Fields off Beckhampton Road. As the most appropriate site in terms of size suitability and location.

NCC Response:

Comments noted. The revised Planning Pitch Strategy no longer identifies a need for a sports hub.

PA10 Former Henry Mellish School Playing Field

Version: Publication LAPP

Consultee ID: 2758

Consultee Name: Rev Murphy G

Representation number: 4114

UNSOUND

Object/Support/Other?	Object
Resolved?	N/A
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4114

I would like to draw your attention to 2 current local problems which will probably be worsened by this development. There are frequently 2 football matches simultaneously taking place and participants park on Brooklyn Rd (not the Mellish Sports Centre). This is currently a real problem on Sedgerd when^{ever} this Church (Our Lady's) is also in use.

NCC Response:

Comments noted. Car parking issues will be considered at the detailed planning application stage.

PA10 Former Henry Mellish School Playing Field

Version: Publication LAPP

Consultee ID: 2758

Consultee Name: Rev Murphy G

Representation number: 4225

N/A

Object/Support/Other? Other

Resolved? N/A

Sound? N/A

Formally withdrawn? No

Council comments Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4225

we are currently building a new
Community centre beside the proposed site.
I am anxious that our boundary fence
is protected and that litter is not thrown
over our fence as it is currently by dog
walkers

NCC Response:

Comments noted however this is not a Local Plan issue.

PA10 Former Henry Mellish School Playing Field

Version: Publication LAPP

Consultee ID: 2758

Consultee Name: Rev Murphy G

Representation number: 4226

N/A

Object/Support/Other? Other

Resolved? yes

Sound? N/A

Formally withdrawn? No

Council comments Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4226

Finally the proposed site has a boundary with the Poor Clare Monastery. Currently there are 8 nuns there who don't normally leave their property and lead a very peaceful life. I trust the new development won't interfere with them regarding noise, litter, encroachment.

NCC Response:

The development principles require design, layout and access to be carefully considered to avoid any potential adverse impact on existing properties. Specific reference is made to the monastery and the need for an appropriate natural buffer.

PA10 Former Henry Mellish School Playing Field

Version: Publication LAPP

Consultee ID: 3490
Consultee Name: Huggon T
Representation number: 4868

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

- 4163, 4860 to 4876** 8. These sites are all green of a variety of sorts each contributing its own value to our open and green network. Collectively they total 106.27 hectares, a substantial loss if built on.
- 4876** 9. Here I do not intend to comment on them individually as my point is of principle but am happy to do so if required.
- 4163, 4860 to 4876** 10. As submitted previously there are sufficient brown field or underused built sites to satisfy the requirements for all relevant kinds of development without interfering with these.
- 4163, 4860 to 4876** 11.1. In the previous consultation I submitted that all the potential development sites identified in the previous draft in the major Regeneration Zones:- RZ2 Eastside, RZ3 Southside, and RZ4 Waterside should be allocated for development. Substantial areas were not.
- 11.2. Now that they have been there is an even stronger case for omitting the green spaces.
- 11.3. These regeneration areas, having been subjected to detailed scrutiny, development briefs, and layout plans over several years, are sufficient to provide a substantial part of housing needs referred to in the Core Strategy, rightly a major component of this plan. In round figures over 10,000 dwellings.
- 4163, 4860 to 4876** 11.4. At last building has started at Waterside at its Eastern end on both sides of Trent Lane countermanding the notion previously held that these sites may not be developed in the near future or even the life of the plan
- 11.5. Many of the smaller brownfield and underused sites are identified for housing and ready to be developed. Together with the major sites there is enough for housing the foreseeable future without impinging on green space. Not to mention small sites under 0.5 hectare not counted in, of which any walk or bus or tram ride will spot.
- 4163, 4860 to 4876** 12. It is now long established in town planning principles that if green space is allocated it will result in financial resources and energy being diverted from brown field sites because much of the development industry prefers these for a whole range of well known reasons. Thus allocation of green sites results in two losses - the loss of the green space and delays in improvement of the regeneration areas.
13. As previously submitted, if it is necessary to allocate any green space each site should be assessed before inclusion to ascertain its value for a) biodiversity, b) importance as part of the green network, c) accessibility - distance from where people live, all criteria set out in the section of "Breathing Space" entitled "Local Recommended Standards"
14. Most of the allocated green sites are owned by the City Council. Their duty under s.40 of the Natural Environment and Rural Communities Act 2006 should be reflected in this plan about present and potential biodiversity in allocating or not.

NCC Response:

Allocation of this site is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and has been subject to a Site Assessment, Sustainability Appraisal and consultation with statutory bodies.

PA10 Former Henry Mellish School Playing Field

Version: Publication LAPP

Late Rep

Consultee ID: 3764

Consultee Name: The Poor Clare Monastery (Sis Lily)

Representation number: 4139

N/A

Object/Support/Other? Other

Resolved? N/A

Sound? N/A

Formally withdrawn? No

Council comments Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4139

We would like to express a concern about our boundary wall which is owned by ourselves. It is built at that particular height in order for our enclosed life to maintain the privacy, the rule of our religious order demands. There should be no alterations made to it.

NCC Response:

Comments noted. Details of boundary treatment would be considered at the detailed planning application stage. Any changes would be subject to the owner's agreement with the developer.

PA10 Former Henry Mellish School Playing Field

Version: Publication LAPP

Late Rep

Consultee ID: 3764

Consultee Name: The Poor Clare Monastery (Sis Lily)

Representation number: 4253

N/A

Object/Support/Other? Other

Resolved? Yes

Sound? N/A

Formally withdrawn? No

Council comments Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4253

We also hope consideration should be given to the height and positioning of any new residences. We hope they are no more than two storey properties in height – ideally single and with no vision towards the Convent property.

NCC Response:

Should a development proposal come forward, this detail would be determined at the planning application stage. The development principles were amended to refer the need for careful layout to avoid adverse impacts with specific mention of the monastery.

PA10 Former Henry Mellish School Playing Field

Version: Publication LAPP

Late Rep

Consultee ID: 3764

Consultee Name: The Poor Clare Monastery (Sis Lily)

Representation number: 4254

N/A

Object/Support/Other? Other

Resolved? N/A

Sound? N/A

Formally withdrawn? No

Council comments Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4254

We are also worried about the parking on Brooklyn Road which is currently a safety hazard especially as there are two schools nearby and a great danger when the football clubs meet on the opposite Henry Mellish playing field. We hope there will be off-road parking

NCC Response:

Should a development proposal come forward, this detail would be determined at the planning application stage.

PA10 Former Henry Mellish School Playing Field

Version: Publication LAPP

Late Rep

Consultee ID: 3764

Consultee Name: The Poor Clare Monastery (Sis Lily)

Representation number: 4255

N/A

Object/Support/Other? Other

Resolved? Yes

Sound? N/A

Formally withdrawn? No

Council comments Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4255

We trust that any open space planning will not be a noise hazard to the local environment.

NCC Response:

Comments noted. Development principles state that the design, location and access of the housing and open space should be carefully considered to avoid adverse impacts on existing adjacent properties including the monastery.

PA11 Stanton Tip - Hempshill Vale

PA11 Stanton Tip - Hempshill Vale

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4724

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

During the 2011 consultation we made the following points, which still stand:

4724

- The tip has experienced considerable natural regeneration over some years with the result that a number of areas on the periphery of the site have satisfied the criteria for designation as LWS
- Habitats are of LBAP and UK BAP (now known as 'habitats of principal importance').
- In an ideal world we would like to see the site retained as a biodiversity resource, as it is likely to continue to improve over time and is, we understand, a well-used recreational resource for the local community.

NCC Response:

The Development Principles state that there are significant opportunities to enhance and create habitats both within and beyond the site.

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for development and has been subject to a Site Assessment, Sustainability Appraisal, and consultation with statutory bodies.

This is a Strategic brownfield site identified in the Core Strategy as a Location for Growth. Development and would deliver significant regeneration benefits and provide opportunities for enhanced GI, public transport, walking and cycling links.

It is acknowledged that there is biodiversity interest on the site including 'habitat of principal importance'. It is intended that the level of development proposed will allow for significant amount of land to remain available for retention and enhancement of biodiversity interest. The Development Principles set out the significant opportunities to enhance and create habitats both within and beyond the site (Stanton Pond and Pasture LWS within the site and Springhead LWS close by) through the use of green corridors; incorporation of semi natural habitats; green spaces and connections to

the River Leen corridor. Also opportunities to open up the culvert should be explored to maximise opportunities for flood risk management and habitat creation.

PA11 Stanton Tip - Hempshill Vale

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4725

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4725

- If necessary to develop it, it should only be partially developed and the LWSs should be retained. Links should be provided between the existing on-site and nearby SINC's by creating green corridors through the development to allow species to migrate between areas of high ecological value and also out into the wider countryside to ensure that they can migrate in response to changes in conditions and disturbance.

4725
cont.

- We would expect mitigation or compensation to be provided for any habitats lost.

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for development and has been subject to a Site Assessment, Sustainability Appraisal, and consultation with statutory bodies.

This is a Strategic brownfield site identified in the Core Strategy as a Location for Growth. Development and would deliver significant regeneration benefits and provide opportunities for enhanced GI, public transport, walking and cycling links.

It is acknowledged that there is biodiversity interest on the site including 'habitat of principal importance'. It is intended that the level of development proposed will allow for significant amount of land to remain available for retention and enhancement of biodiversity interest. The Development Principles set out the significant opportunities to enhance and create habitats both within and beyond the site (Stanton Pond and Pasture LWS within the site and Springhead LWS close by) through the use of green corridors; incorporation of semi natural habitats; green spaces and connections to the River Leen corridor. Also opportunities to open up the culvert should be explored to maximise opportunities for flood risk management and habitat creation.

Proposed Allocation

Justification text 3.183 amended to read.

Stanton Tip (PA11) is a strategic brownfield site which has the potential to make a significant contribution to the provision of new homes to meet the City's needs. The site is contaminated and redevelopment provides the opportunity to remediate the site, provide new housing and employment and enhance the existing Local Wildlife Site within the site boundary. Much of the tip has naturally regenerated and has biodiversity interest. The development principles show how development should maintain and enhance these interests through habitat creation and retention. Opportunities exist to improve cycle and walking connections in the neighbourhood and to the NET Line 1 stop at Phoenix Park.

PA11 Stanton Tip - Hemphill Vale

Version: Publication LAPP

Consultee ID: 3490

Consultee Name: Huggon T

Representation number: 4869

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4163, 4860 8. These sites are all green of a variety of sorts each contributing its own value to our open and green network. Collectively they total 106.27 hectares, a substantial loss if built on.

to

4876 9. Here I do not intend to comment on them individually as my point is of principle but am happy to do so if required.

4163, 4860 10. As submitted previously there are sufficient brown field or underused built sites to satisfy the requirements for all relevant kinds of development without interfering with these.

to

4876 11.1. In the previous consultation I submitted that all the potential development sites identified in the previous draft in the major Regeneration Zones:- RZ2 Eastside, RZ3 Southside, and RZ4 Waterside should be allocated for development. Substantial areas were not.

11.2. Now that they have been there is an even stronger case for omitting the green spaces.

11.3. These regeneration areas, having been subjected to detailed scrutiny, development briefs, and layout plans over several years, are sufficient to provide a substantial part of housing needs referred to in the Core Strategy, rightly a major component of this plan. In round figures over 10,000 dwellings.

11.4. At last building has started at Waterside at its Eastern end on both sides of Trent Lane countermanding the notion previously held that these sites may not be developed in the near future or even the life of the plan

11.5. Many of the smaller brownfield and underused sites are identified for housing and ready to be developed. Together with the major sites there is enough for housing the foreseeable future without impinging on green space. Not to mention small sites under 0.5 hectare not counted in, of which any walk or bus or tram ride will spot.

4163,

4860

to

4876

12. It is now long established in town planning principles that if green space is allocated it will result in financial resources and energy being diverted from brown field sites because much of the development industry prefers these for a whole range of well known reasons. Thus allocation of green sites results in two losses - the loss of the green space and delays in improvement of the regeneration areas.

13. As previously submitted, if it is necessary to allocate any green space each site should be assessed before inclusion to ascertain its value for a) biodiversity, b) importance as part of the green network, c) accessibility - distance from where people live, all criteria set out in the section of "Breathing Space" entitled "Local Recommended Standards"

14. Most of the allocated green sites are owned by the City Council. Their duty under s.40 of the Natural Environment and Rural Communities Act 2006 should be reflected in this plan about present and potential biodiversity in allocating or not.

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for development and has been subject to a Site Assessment, Sustainability Appraisal, and consultation with statutory bodies.

PA11 Stanton Tip - Hempshill Vale

Version: Publication LAPP

Consultee ID: 3530

Consultee Name: Highways England (Chambers S)

Representation number: 4553

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4553 In relation to the Site Allocations put forward in the consultation document, Highways England considers that, due to the scale of both the Boots site (1,150 dwellings and a significant amount of

4553 employment land), and the Stanton Tip site which spans an area of 42.6 hectares, they could have the potential to impact upon the operation of the strategic road network. We therefore welcome the reference in the LAPP document to the need for a Transport Assessment to be carried out for each of these sites in order for development trip impacts to be identified.

NCC Response:

Noted

PA11 Stanton Tip - Hempshill Vale

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5374

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5374 we are concerned what, if any of the existing habitats will remain post-reclamation. It is extremely

important that existing habitats can be retained, as it takes many years for such habitats to develop and mature.

5374 However, we would still wish to see the entire tip remain undeveloped and be used as nature reserve and managed as such in perpetuity. The site is currently well used and valued by local people for informal recreation and has clearly developed wildlife interest. Such sites, especially on the urban fringe are becoming increasingly rare as many brownfield sites, which have often been abandoned for many years, are now being developed.

PA11 Stanton Tip

Object

Also see our comments on the relevant regeneration policy.

5374 cont During the 2011 consultation we made the following points, which still stand:

- The tip has experienced considerable natural regeneration over some years with the result that a number of areas on the periphery of the site have satisfied the criteria for designation as LWS
- Habitats are of LBAP and UK BAP (now known as 'habitats of principal importance').
- In an ideal world we would like to see the site retained as a biodiversity resource, as it is likely to continue to improve over time

5374
cont

- and is, we understand, a well-used recreational resource for the local community.
- If necessary to develop it, it should only be partially developed and the LWSs should be retained. Links should be provided between the existing on-site and nearby SINC's by creating green corridors through the development to allow species to migrate between areas of high ecological value and also out into the wider countryside to ensure that they can migrate in response to changes in conditions and disturbance.
 - We would expect mitigation or compensation to be provided for any habitats lost.

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. This is a Strategic brownfield site identified in the adopted Core Strategy as a Location for Growth. Development would deliver significant regeneration benefits. It is acknowledged that there is biodiversity interest on the site including "habitat of principal importance" and that much of the site has regenerated. However, the level of development proposed will allow for a significant amount of land to remain available for retention and enhancement of biodiversity interest. The Development Principles set out the significant opportunities to enhance and create habitats both within and beyond the site.

PA11 Stanton Tip - Hempshill Vale

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5375

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

5375

Any
development proposals that come forward will need to be informed by detailed ecological assessment and provide an adequate mitigation/compensation scheme, in line with policy ENV6.

NCC Response:

Comments noted.

ENV6, along with all other relevant LAPP policies will be considered at masterplanning / planning application stage.

PA11 Stanton Tip - Hempshill Vale

Version: Revised Publication LAPP

Consultee ID: 2463

Consultee Name: Mr Geoffrey Jebbett

Representation number: 5121

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5121

Just been reading the proposal to built 600 homes on Babbington tip If this planning is granted there will be no green open spaces around Cinderhill Road . I have live round here 48 years 1969 to 1985 Crabtree farm 1985 till present on Cinderhill Road so I know the tip well having walk it for years. 600 homes that could mean up to a 1000 cars in the surround in area Cinderhill Road is grid lock 8.00am till 9.30am & 16.00pm 18.00pm weekday
Since I been going on Babbington tip I seen 50 species of birds one of which is the slylark is on the RSPB Red list species
Its been breeding on there since 1992 so its is well a established & there two sites with great crested newts on there to which are European protected species & 18 species of Butterflies

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. This is a Strategic brownfield site identified in the adopted Core Strategy as a Location for Growth. Development would deliver significant regeneration benefits. It is acknowledged that there is biodiversity interest on the site including "habitat of principal importance" and that much of the site has regenerated. However, the level of development proposed will allow for a significant amount of land to remain available for retention and enhancement of biodiversity interest. The Development Principles set out the significant opportunities to enhance and create habitats both within and beyond the site.

Highways issues will be addressed through the masterplanning process and at the planning application stage.

PA12: Former Henry Mellish School

PA12: Former Henry Mellish School

Version: Publication LAPP

Consultee ID: 3490

Consultee Name: Huggon T

Representation number: 4870

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4163, 4860 8. These sites are all green of a variety of sorts each contributing its own value to our open and green network. Collectively they total 106.27 hectares, a substantial loss if built on.

to

4876 9. Here I do not intend to comment on them individually as my point is of principle but am happy to do so if required.

4163, 4860 10. As submitted previously there are sufficient brown field or underused built sites to satisfy the requirements for all relevant kinds of development without interfering with these.

to

4876 11.1. In the previous consultation I submitted that all the potential development sites identified in the previous draft in the major Regeneration Zones:- RZ2 Eastside, RZ3 Southside, and RZ4 Waterside should be allocated for development. Substantial areas were not.

11.2. Now that they have been there is an even stronger case for omitting the green spaces.

11.3. These regeneration areas, having been subjected to detailed scrutiny, development briefs, and layout plans over several years, are sufficient to provide a substantial part of housing needs referred to in the Core Strategy, rightly a major component of this plan. In round figures over 10,000 dwellings.

11.4. At last building has started at Waterside at its Eastern end on both sides of Trent Lane countering the notion previously held that these sites may not be developed in the near future or even the life of the plan

11.5. Many of the smaller brownfield and underused sites are identified for housing and ready to be developed. Together with the major sites there is enough for housing the foreseeable future without impinging on green space. Not to mention small sites under 0.5 hectare not counted in, of which any walk or bus or tram ride will spot.

4163,

4860

to

4876

12. It is now long established in town planning principles that if green space is allocated it will result in financial resources and energy being diverted from brown field sites because much of the development industry prefers these for a whole range of well known reasons. Thus allocation of green sites results in two losses - the loss of the green space and delays in improvement of the regeneration areas.

13. As previously submitted, if it is necessary to allocate any green space each site should be assessed before inclusion to ascertain its value for a) biodiversity, b) importance as part of the green network, c) accessibility - distance from where people live, all criteria set out in the section of "Breathing Space" entitled "Local Recommended Standards"

14. Most of the allocated green sites are owned by the City Council. Their duty under s.40 of the Natural Environment and Rural Communities Act 2006 should be reflected in this plan about present and potential biodiversity in allocating or not.

NCC Response:

This brownfield site has planning permission for residential development and is under construction.

PA14 Arnside Road Former Chronos Richardson

PA14 Arnside Road Former Chronos Richardson

Version: Publication LAPP

Consultee ID: 3752

Consultee Name: Anonymous Resident

Representation number: 4124

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4124 **If we MUST have housing, then it should be no more than TWO storey**

NCC Response:

The plan gives an indication in principle of what could be developed on the site. Should a development proposal for residential development come forward Issues relating to design, including the appropriateness of building heights, will addressed through the development management process.

PA14 Arnside Road Former Chronos Richardson
Version: Publication LAPP

Consultee ID: 3752
Consultee Name: Anonymous Resident
Representation number: 4651

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4651

and the access
must be off Belconnen Road, which is wider and less used than Arnside Road/Wyton Close - any access there would be near a very dangerous bend - and we are already having to put up with cars belonging to residents of The Green Mews being parked at the junction of Arnside Road and Wyton Close, as they cannot be bothered to park inside their allotted land

NCC Response:

Detailed highways issues will be considered as part of the Development Management process.

PA16 Woodhouse Way - Nottingham Business Park North

PA16 Woodhouse Way - Nottingham Business Park North

Version: Publication LAPP

Consultee ID: 2813

Consultee Name: Wilson Bowden (Aspbury)

Representation number: 4293

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4293 Site PA 16, as currently allocated, only promotes employment uses within Classes B1, B2 and B8 and does not allow for any alternative, employment-generating uses to be contemplated within the proposed site allocation. This restriction to B Class uses is not considered to be justified and is unlikely to be materially effective in the plan period delivering this specific type of employment in this constrained location.

The City Council will be aware of the trend towards and demand for highly accessible and potentially 24 hour business space within the city centre or research and technology hubs such as Nottingham Science Park, NG2 and the Boots Campus. This has had a knock on-effect to the extent that Nottingham Business Park is no longer seen as a prestigious employment location and this has reflected in very limited demand in recent years, as well as other high profile departures from the site such as DVLA. Uncertainty over HS2 and the route safeguarding policy TR2 which bisects the north western parcel, only serves to add to the 'blight' and delivery concerns affecting the marketing of this landholding for high quality B Class occupiers.

In October 2013 outline planning permission was granted for up to 300 dwellings on what was previously identified and consented as a southern extension to the original Nottingham Business Park. This decision reflected an acknowledgement that the Business Park was unlikely to deliver the original vision and these much needed homes are now under construction. The concurrent allocation PA17 confirms the site for C3 residential but facilitates consideration of A1, B1, B2 or B8 uses with an appropriate buffer to be incorporated if employment uses are to be developed alongside residential. The site is however being developed out exclusively for residential use and so no beneficial retail component can be accommodated within PA17.

The landowners Wilson Bowden Developments have received interest from a Class A1 discount supermarket operator and a Class A3/A4 family dining public house operator for the south eastern parcel of PA16 extending to 1.33 hectares. These operators are keen to invest in the site and will provide immediate local employment opportunity on the site, with a range of full and part time positions. These facilities would serve and complement both the existing employment and residential developments on the Nottingham Business Park site as well as the wider residential areas of the Broxtowe estate and Strelley village beyond.

The further 'loss' 1.33 ha of B Class employment land hectares is considered to be minimal in the wider consideration of pipeline office supply. The larger north western parcel will remain available for B class use although little interest is anticipated whilst the uncertainties of HS2 remain.

The longer term development prospects for PA16 in its entirety is currently uncertain and holding back of alternative employment generating uses that will clearly have wider local sustainability benefits on a relatively small site area would be not be justified

4293

Amendment to Site PA16 to enable development of Class A1 local convenience and Class A3/A4 pub/ restaurant uses alongside B Class uses would provide a more flexible approach to employment generation in this location and overcome the soundness considerations of 'not justified' and 'not effective'.

The widening of the 'proposed uses' to incorporate A1/A3/A4 could be specifically restricted to the southeastern parcel, although it is highly unlikely that the north western parcel would be considered suitable to these type of occupiers requiring a more prominent roadside frontage.

NCC Response:

Agree to widen the 'proposed uses' in the Development Principles re the south-eastern parcel to reflect the 2016 planning permission. Amend Appendix 3 to insert the retail scale to reflect the planning permission.

Proposed Change:

Added to the 'proposed uses' ... 'A1/A3/A5 uses with 'A' uses confined to the south-eastern parcel' Amend Appendix 3 to insert the retail scale to reflect the planning permission.

Amended plan to exclude south eastern parcel from EE2.

PA16 Woodhouse Way - Nottingham Business Park North
Version: Revised Publication LAPP

Consultee ID: 1817

Consultee Name: Wilson Bowden Developments Ltd (Mr David Ward)

Representation number: 5161

N/A

Object/Support/Other? Other
Resolved? N/A
Sound? N/A
Formally withdrawn? No
Council comments No additional comments to make

Consultation comment extract:

5161 Wilson Bowden Developments Ltd understand why the north-eastern parcel of allocated land at Nottingham Business Park has been removed from the employment allocations of the plan. Indeed, it is clear from the reasoning of the City Council that the allocation has been removed solely as a result of the safeguarding line for HS2. - We therefore cannot sensibly object to the site's removal. However, we will of course be making our case for compensation via any future CPO procedures initiated by HS2 Ltd. Indeed, that case will be based, in part, on the clear development allocation included in the City's Plan. In the unlikely event that HS2 does not proceed, WBD reserve the right to re-introduce development proposals to the site.

NCC Response:

Noted.

PA17 Woodhouse Way - Woodhouse Park

PA17 Woodhouse Way - Woodhouse Park

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4625

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4625

PA 16, 17 Woodhouse Way. The recognition of opportunities to improve cycling and walking connections in PA 16, is welcomed, but should be extended to PA 17. These sites are adjacent to a number of well used walking and cycling routes.

NCC Response:

Design and access issues will be managed through the Development management process under planning applications for development on this site

PA17 Woodhouse Way - Woodhouse Park

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5413

N/A

Object/Support/Other?	Other
Resolved?	Yes
Sound?	N/A
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

5413

PA17 Woodhouse Way - Woodhouse Park

We think that the wording should be updated to reflect that the majority of the site has been developed with houses – there are no references to this under the ‘development principles’.

NCC Response:

Site is proposed to be removed from the allocation given that it has planning permission and is mostly built out. Appendix 3 has been amended to reflect that a large proportion of the site is now built out.

PA17 Woodhouse Way - Woodhouse Park

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5414

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan. Site has Planning permission.

Consultation comment extract:

5414

We welcome that "The water course in the north east corner of the site should be retained and its wildlife value enhanced" but feel that "opportunities to enhance biodiversity and habitat corridors to Stone Pit Plantation LWS to the south west" could be improved. Stonepit Wood, a valuable woodland with biological and geological interest is a Nottinghamshire Wildlife Trust reserve. We consider that, if design / layout and management of the open space land to the south and west of the new housing estate, including soak ways and retained parkland, could be altered, there could be an opportunity to create strengthened and more robust Green Infrastructure corridors, with increased biodiversity value.

NCC Response:

The site has planning permission for residential development and is mostly built out. Issues of Green Infrastructure, biodiversity and habitat corridors were considered at the planning application stage.

PA18 Vernon Road - Former Johnsons Dyeworks

PA18 Vernon Road - Former Johnsons Dyeworks
Version: Publication LAPP

Consultee ID: 431
Consultee Name: Notts Wildlife Trust (Driver B)
Representation number: 4726

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4726

We support the development principle of enhancing the ecological value of the Day Brook, which flows through the center of the site and a 8 metre strip along the water course to be kept free from obstructions.

NCC Response:

Support noted

PA18 Vernon Road - Former Johnsons Dyeworks

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4727

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4727

We think this should be wider, at least 15m, as it would allow for a stronger green corridor to be created.

NCC Response:

A minimum of an 8m easement is required by the Environment Agency for maintenance and access and detailed in the Development Principles. Precise details and width will be determined at the planning application stage.

PA18 Vernon Road - Former Johnsons Dyeworks

Version: Publication LAPP

Consultee ID: 1540

Consultee Name: Environment Agency (Pitts A)

Representation number: 4077

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

PA18 Vernon Road - Former Johnsons Dyeworks (4077)

4077

The Site Assessment and Background Paper provides an open and transparent assessment of flood risk to the site allocations which is robust and consistent with national planning policy. The site PA18 lies within an area of significant flood risk from primarily the Day Brook, but also the River Leen. It is site of strategic importance from a flood risk perspective and the future development of this site can help to not only improve the future development options on this site, but also proactively contribute to improving flood risk across the Day Brook catchment. The Environment Agency are currently looking at the wider Day Brook catchment with a view to assessing future flood risk management options that will primarily reduce the risk of flooding to existing residential properties within the Old Basford area. The future development of this site is deemed an important aspect towards the potential success of such a scheme.

NCC Response:

Noted

PA18 Vernon Road - Former Johnsons Dyeworks

Version: Publication LAPP

Consultee ID: 2353

Consultee Name: Moon J

Representation number: 4059

N/A

Object/Support/Other? Other

Resolved? N/A

Sound? N/A

Formally withdrawn? No

Council comments Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4059

The site must provide proper parking ratio to houses built, as the surrounding area is full due to resident parking. Where possible new site access should be on Vernon road only and to include building vehicles. Disruption would be too great if corner of Fox/White road was opened up.

NCC Response:

Comments noted. Appropriate parking provisions will be applied at the detailed planning application stage along with an assessment of access arrangements.

PA18 Vernon Road - Former Johnsons Dyeworks
Version: Publication LAPP

Consultee ID: 3529
Consultee Name: Health and Safety Executive (Moran J)
Representation number: 4284

N/A

Object/Support/Other? Other
Resolved? N/A
Sound? N/A
Formally withdrawn? No
Council comments Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4281, 4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290

Inner Zone – Housing is not compatible with development in the inner zone. HSE would normally Advise Against such development. The only exception is developments of 1 or 2 dwelling units where there is a minimal increase in people at risk.

Middle Zone – The middle zone is compatible with housing developments up to and including 30 dwelling units *and* at a density of no more than 40 per hectare.

Outer Zone – Housing is compatible with development in the outer zone including larger developments of more than 30 dwelling units and high-density developments of more than 40 dwelling units per hectare.

Workplace Allocations

4281, 4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290

Inner Zone – Workplaces (predominantly non-retail) providing for less than 100 occupants in each building and less than 3 occupied storeys are compatible with the inner zone. Retail developments with less than 250m² total floor space are compatible with the inner zone.

Note: Workplaces (predominantly non-retail) providing for 100 or more occupants in any building or 3 or more occupied storeys in height are compatible with the inner zone where the development is at the major hazard site itself and will be under the control of the site operator.

³ Hazardous substances consents are granted by the Hazardous Substances Authority (HSA), which is usually the planning authority. The consent process is regulated by the HSA under The Planning (Hazardous Substances) Regulations 2015. The HSA must consult HSE on consent applications. In assessing the application for consent, HSE will produce a map with risk contours (or zones), representing the risk to a hypothetical house resident. Should the HSA grant consent, this map defines the consultation distance within which HSE must be consulted over any relevant future planning applications

4281, 4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290

Middle Zone – The middle zone is compatible with workplaces (predominantly non-retail). Retail developments with total floor space up to 5000m² are compatible with the middle zone.

Outer Zone – Workplaces (predominantly non-retail) are compatible with the outer zone. Workplaces (predominantly non-retail) specifically for people with disabilities (e.g. sheltered workshops) are only compatible with the outer zone. Retail developments with more than 5000m² total floor space are compatible with the outer zone.

NCC Response:

Comments noted. The site has been subject of a planning brief which included housing in the past. The Development Principles state that, as it falls within Hazardous Installation Consultation Zone, prior consultation required.

PA18 Vernon Road - Former Johnsons Dyeworks

Version: Publication LAPP

Consultee ID: 3660

Consultee Name: Masood T

Representation number: 4052

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4052

I support this local plan part 2 publication. I would like to see some form of developments taking place at Johnson Dyeworks as it has been derelict for some time. It would be nice to see what will be planned and once this has been received I will offer further thoughts. I would like some form of housing for families and not apartments or flats. I would like to see green space and some local job opps for the local people. Maybe we could also include some nice green space alongside the housing. Or we could also have some football pitches, similar to Powerleague in Beeston.

NCC Response:

The proposed use in the Site Allocation section refers to Residential (C3, predominantly family housing) and employment (B1)

The Development Principles include reference to enhancing the ecology and value of Daybrook and potentially providing an 8m strip adjacent to the water course.

PA18 Vernon Road - Former Johnsons Dyeworks

Version: Publication LAPP

Consultee ID: 3668

Consultee Name: Wright T

Representation number: 4067

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4067 I would like more details of what impact this will have on my property. What are the plans for the access to the site? In the last few years our property has been designated as being on a floodplain due to the Daybrook running across the proposed development and the nearby River Leen. What actions will be put in place to prevent flooding and rising groundwater in the area?

NCC Response:

Access is likely to be off Vernon Road and off Fox Grove/White Road in keeping with an earlier Development Brief. It is considered the quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment and flood risk mitigation measures. An 8 metre strip adjacent to the water course may need to be kept free of obstruction for essential maintenance and flood risk management. The Development Principles state that the site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource.

PA18 Vernon Road - Former Johnsons Dyeworks

Version: Publication LAPP

Consultee ID: 3749

Consultee Name: Walker A & S

Representation number: 4121

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4121

PA18: Vernon Road - Former Johnsons Dyeworks

The PA18 planning proposal arrived on 27 January at my mum's. We know the area well, having lived at 15 White Road for the last 50+ years. There are a number of issues that we wish to register and we look forward to your answers how you are going to mitigate them. We have read the summary in the Local Plan that doesn't go into any detail except the pink shaded boundary which you included with your letter and a fairly high level overview of the main issues.

Access/Egress

There is only one main road-access point to the PA18 site and that leads onto Vernon Road. There is access at the former Sketleys factory on the junction of White Road and Fox Grove, both minor side streets unsuited to heavy traffic and leading onto the lower section of Nottingham Road. The roads radiating from Nottingham Road and Vernon Road all get very busy with conflicted junctions: NW - to Bulwell, Southwark St / Vernon Road junction no left turn across tram track, and a loop back onto Southwark St that can only take a few cars at a time. Southwark St often gridlocked with traffic waiting for the tram/rail crossing and a slow left feed.

SE - to Hyson Green, Vernon Rd crosses the ringroad and the ringroad takes most of the flow priority. About three cars per lights change can get through. Afterwards the traffic gets gridlocked from Wilkinson St junction on the busy part of Hyson Green nr ASDA.

East - Vernon Rd leading onto the lower section of Nottingham Rd. Again a slow feed across the ring road a few cars at a time onto the upper section of Nottingham Rd immediately hitting more lights nr Sainsburys/Perry Rd junct. Right turn onto the ring rd only feeds three cars at a time; left feed onto ring rd blocked by traffic backing up onto the lower part of Nottingham Rd

Rat-run up Scotland Rd leads past a school, Heathfield Primary and meets ring road. Not very busy at the moment, but not suitable for heavy traffic.

So this site is an island in terms of access/egress at peak times.

4121

Water table

The low lying land in the Leen Valley Basford has a very shallow water table, and there is constant water ingress into cellars, my mother's included, in White Road and other properties in the White Road area. This is due to the closure of water-extracting industries and cessation of water pumping from the many closed coal mines which surround the area (Wollaton, Whitemoor, Radford, Babbington, Bulwell, Hucknall 1 & 2, Bestwood, Linby, Calverton.)

Any building work on the land should include a viable pumping scheme that reduces the water table.

You say you have this covered by proposing an 8m margin on the day brook. Having in the area for 50+ years we have not seen significant flooding in the Day Brook, except for the playing field near the Fox Hotel pub where the brook right angles and can get blocked with debris causing overflow. It is culverted upstream from the Fox to the High School playing field, and there is a flood mitigation scheme at Daybrook; a marshy overflow area by the Ringroad. So you appear to have the risks adequately covered upstream. But insurers will probably be a little nervous about insuring property next to a watercourse, but that's something for prospective house buyers and their solicitors to look

Building over this currently absorbent but high water tabled ground should be drained with enough allowance built in for householders paving over their gardens. The water needs to be carried away in a managed way, not be allowed to run off rapidly from into the Day Brook where it will likely flood downstream in heavy rainfall.

Sewers need to be up-scaled to cope with added capacity to support rainwater runoff and domestic water/effluent increase. There might not be enough gradient to carry water away quickly, so a pumping station might be needed.

Schools are likely to be overwhelmed by a big block of residential housing.

Bus and tram are likely to be sufficient.

Is there a plan for a railway station at Basford?

Roads will be overwhelmed – see detailed Access/Egress section.

Electricity and gas supplies will need up-scaling.

Industry?

There are hints that the building will not be confined to residential in the high level summary. This site is absolutely not suitable for anything noisy or intrusive. It is surrounded by residential housing and the roads would not be able to support heavy long vehicles.

NCC Response:

Allocation of this site is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and has been subject to a Site Assessment, Sustainability Appraisal and consultation with statutory bodies. Access is likely to be off Vernon Road and off Fox Grove/White Road in keeping with an earlier Development Brief. It is considered the quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment and flood risk mitigation measures. An 8 metre strip adjacent to the water course may need to be kept free of obstruction for essential maintenance and flood risk management. The Development Principles state that the

site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. The city council is working to identify funding to bring forward flood mitigation/management works as part of the redevelopment of the site. The industry is confined to B1 as use considered suitable in a residential area.

PA18 Vernon Road - Former Johnsons Dyeworks

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5415

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

5415

PA18 Vernon Road - Former Johnsons Dyeworks

We support the development principle of enhancing the ecological value of the Day Brook, which flows through the center of the site and a 8 metre strip along the water course to be kept free from obstructions. We think this should be wider, at least 15m, as it would allow for a stronger green corridor to be created. We no longer object to this allocation

5416

NCC Response:

Support noted.

A minimum of an 8m easement is required by the Environment Agency for maintenance and access and detailed in the Development Principles. Precise details and width will be determined at the planning application stage

PA18 Vernon Road - Former Johnsons Dyeworks

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5416

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5416 → should be wider, at least 15m, as it would allow for a stronger green corridor to be created. We think this

NCC Response:

A minimum of an 8m easement is required by the Environment Agency for maintenance and access and detailed in the Development Principles. Precise details and width will be determined at the planning application stage.

PA18 Vernon Road - Former Johnsons Dyeworks

Version: Revised Publication LAPP

Consultee ID: 3869

Consultee Name: Miss Angela Walsh

Representation number: 5197

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Object if entrance other than Vernon Road. Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5197

We are more than happy that new housing is being built but myself and my neighbours live in a dead end road position i.e.. Athorpe grove and Francis grove leading on to Rydal Grove. We are very concerned about them being opened up to allow through traffic to the site. We feel that it would be less disruptive to existing residents if the entrance or new road to the site was placed on the main Vernon Road. The peace and safety of our little enclave would be destroyed.

5197
cont'd

As stated above , we think that the new road to the site should be from the main Vernon road away from the existing residents. This is where the original entrance to the area would have been.

NCC Response:

Comments noted. Road layout and access will be considered through a planning application as part of the development management process.

PA18 Vernon Road - Former Johnsons Dyeworks
Version: Revised Publication LAPP

Consultee ID: 3869
Consultee Name: Miss Angela Walsh
Representation number: 5198

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Object to any loss of trees. Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5198

> Thank you very much for letting me know. I was going to send another this week or post a copy. There was one other thing that myself and neighbours are concerned about and that is the trees. We are worried that the young silver birches might be cut down or the beautiful very big Poplar trees that run along the edge of the waterway. Hopefully as has been proposed the development will leave 8 metres along the waterway.

NCC Response:

The Development Principles state that “an 8 metre strip adjacent to the watercourse **may** need to be kept free of obstruction for essential maintenance and flood risk management”. Policy EN7 seeks to protect trees and their merit will be assessed at the planning application stage as part of the development management process.

PA19: Lortas Road

PA19: Lortas Road
Version: Publication LAPP

Consultee ID: 3490
Consultee Name: Huggon T
Representation number: 4872

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4163, 8. These sites are all green of a variety of sorts each contributing its own value to our open and green
4860 network. Collectively they total 106.27 hectares, a substantial loss if built on.

to
4876 9. Here I do not intend to comment on them individually as my point is of principle but am happy to do so if required.

4163, 10. As submitted previously there are sufficient brown field or underused built sites to satisfy the requirements for
4860 all relevant kinds of development without interfering with these.

to
4876 11.1. In the previous consultation I submitted that all the potential development sites identified in the previous draft
in the major Regeneration Zones:- RZ2 Eastside, RZ3 Southside, and RZ4 Waterside should be allocated for
development. Substantial areas were not.

11.2. Now that they have been there is an even stronger case for omitting the green spaces.

11.3. These regeneration areas, having been subjected to detailed scrutiny, development briefs, and layout plans over
several years, are sufficient to provide a substantial part of housing needs referred to in the Core Strategy, rightly a
major component of this plan. In round figures over 10,000 dwellings.

11.4. At last building has started at Waterside at its Eastern end on both sides of Trent Lane countering the
notion previously held that these sites may not be developed in the near future or even the life of the plan

11.5. Many of the smaller brownfield and underused sites are identified for housing and ready to be
developed. Together with the major sites there is enough for housing the foreseeable future without impinging on
green space. Not to mention small sites under 0.5 hectare not counted in, of which any walk or bus or tram ride will
spot.

4163, 12. It is now long established in town planning principles that if green space is allocated it will result in financial
4860 resources and energy being diverted from brown field sites because much of the development industry prefers
to these for a whole range of well known reasons. Thus allocation of green sites results in two losses - the loss of the
4876 green space and delays in improvement of the regeneration areas.

13. As previously submitted, if it is necessary to allocate any green space each site should be assessed before
inclusion to ascertain its value for a) biodiversity, b) importance as part of the green network,
c) accessibility - distance from where people live, all criteria set out in the section of "Breathing Space" entitled "Local
Recommended Standards"

14. Most of the allocated green sites are owned by the City Council. Their duty under s.40 of the Natural Environment
and Rural Communities Act
2006 should be reflected in this plan about present and potential biodiversity in allocating or not.

NCC Response:

Allocation of this site is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for development and has been subject to a Site Assessment, Sustainability Appraisal, and consultation with statutory bodies.

PA19: Lortas Road
Version: Publication LAPP

Consultee ID: 3529
Consultee Name: Health and Safety Executive (Moran J)
Representation number: 4285

N/A

Object/Support/Other? Other
Resolved? N/A
Sound? N/A
Formally withdrawn? No
Council comments Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

Housing Allocations

4281, 4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290

Inner Zone – Housing is not compatible with development in the inner zone. HSE would normally Advise Against such development. The only exception is developments of 1 or 2 dwelling units where there is a minimal increase in people at risk.

Middle Zone – The middle zone is compatible with housing developments up to and including 30 dwelling units *and* at a density of no more than 40 per hectare.

Outer Zone – Housing is compatible with development in the outer zone including larger developments of more than 30 dwelling units and high-density developments of more than 40 dwelling units per hectare.

Workplace Allocations

4281, 4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290

Inner Zone – Workplaces (predominantly non-retail) providing for less than 100 occupants in each building and less than 3 occupied storeys are compatible with the inner zone. Retail developments with less than 250m² total floor space are compatible with the inner zone.

Note: Workplaces (predominantly non-retail) providing for 100 or more occupants in any building or 3 or more occupied storeys in height are compatible with the inner zone where the development is at the major hazard site itself and will be under the control of the site operator.

³ Hazardous substances consents are granted by the Hazardous Substances Authority (HSA), which is usually the planning authority. The consent process is regulated by the HSA under The Planning (Hazardous Substances) Regulations 2015. The HSA must consult HSE on consent applications. In assessing the application for consent, HSE will produce a map with risk contours (or zones), representing the risk to a hypothetical house resident. Should the HSA grant consent, this map defines the consultation distance within which HSE must be consulted over any relevant future planning applications

4281, 4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290

Middle Zone – The middle zone is compatible with workplaces (predominantly non-retail). Retail developments with total floor space up to 5000m² are compatible with the middle zone.

Outer Zone – Workplaces (predominantly non-retail) are compatible with the outer zone. Workplaces (predominantly non-retail) specifically for people with disabilities (e.g. sheltered workshops) are only compatible with the outer zone. Retail developments with more than 5000m² total floor space are compatible with the outer zone.

NCC Response:

Comment noted. The Development Principles state that within Hazardous Installation Consultation Zone – requires prior consultation.

PA20 Haydn Road / Hucknall Road Severn Trent Water Depot

PA20 Haydn Road / Hucknall Road Severn Trent Water Depot
Version: Publication LAPP

Consultee ID: 3765
Consultee Name: Severn Trent Water (GL Hearn))
Representation number: 4217

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4217

Allocation of the site for residential development is supported.
The site is in an area characterised by residential uses, is a sustainable location for residential development, and its redevelopment for residential use will accord with national and local policy for sustainable development and the re-use of brownfield land.

NCC Response:

Support noted

PA20 Haydn Road / Hucknall Road Severn Trent Water Depot
Version: Publication LAPP

Consultee ID: 3765
Consultee Name: Severn Trent Water (GL Hearn))
Representation number: 4667

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

However, the table of anticipated housing delivery from allocated sites (including PA20) set out at Appendix 3 of the LAPP, shows an expectation for only 60 dwellings at the site, and that the expected housing will be "*predominantly family housing*".

This expectation does not appear to be supported by any detailed technical assessment of the potential residential capacity of the site, and if carried forward risks undermining the full redevelopment potential of the site as a sustainable brownfield housing site.

The LAPP SA scores the site as a "*moderate to major positive outcome for the housing objective*." and which underlines its residential use credentials. That housing objective, whilst recognising the importance of family housing, is aimed at diversifying the housing stock and developing mixed and balanced communities.

4667

The redevelopment opportunity of the site therefore should be informed by a detailed assessment of the residential capacity of the site, having regard to such factors as site location, amenity & design considerations, and development viability. This approach is supported by Policy HO1 which recognises the capability and suitability of sites and the appropriateness of the location will be determining factors to the form and type of residential use appropriate to a site.

Ahead of any such detailed assessment, whilst allocation of the site for residential use can be justified and supported, the prescribed expectation for the number and type of residential provision to be provided by the site is not justified.

On that basis therefore, we do not consider that the allocation for PA20 is justified.

NCC Response:

The allocation is for residential and B1 employment uses. Given the employment element of the allocation, it is not considered that the number of dwellings proposed on site would be inappropriate. Family housing at this location would be in accordance with Policy 8 of the adopted Core Strategy, which sets out that within Nottingham City there should be an emphasis on providing family housing.

Change SC066 is proposed to the LAPP to highlight that figures in Appendix 3 are 'indicative'.

PA20 Haydn Road / Hucknall Road Severn Trent Water Depot
Version: Publication LAPP

Consultee ID: 3765
Consultee Name: Severn Trent Water (GL Hearn))
Representation number: 4668

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4668

The 'predominantly family housing' reference at site allocation PA20 should be deleted, so as to ensure a wider range of residential options and typologies should be considered, having regard to site location, design considerations, site viability and maximizing the redevelopment opportunity of the brownfield site.

The 'maximum units figure' against the PA20 entry within the Housing Delivery Table at Appendix 3 should be deleted, or as a minimum, the accompanying text should note that the minimum and maximum units to be provided at the PA20 site is an indicative figure based on a simplistic calculation using a generic density standard of 40 dwellings per hectare, and that maximum provision will be determined through detailed site assessment and the development control processes and may be much higher.

NCC Response:

The allocation is for residential and B1 employment uses. Given the employment element of the allocation, it is not considered that the number of dwellings proposed on site would be inappropriate. Family housing at this location would be in accordance with Policy 8 of the adopted Core Strategy, which sets out that within Nottingham City there should be an emphasis on providing family housing.

Change SC066 is proposed to the LAPP to highlight that figures in Appendix 3 are 'indicative'.

PA21 Mansfield Road - Sherwood Library

PA21 Mansfield Road - Sherwood Library

Version: Publication LAPP

Consultee ID: 3715

Consultee Name: Holdsworth J

Representation number: 4134

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4134

I am concerned about the loss of the car park. Sherwood is becoming busier and the car park off Winchester Street is always full with overspill parking on pavements of adjoining streets. I live on Mapperley Street and we are already starting to see people parking up this residential street and heading off on foot towards Mansfield Road. On Mapperley Street most have no possibility to park on their property and have to park on the street. I am not against re-developing the proposed site as long as there is no negative impact on the parking situation for residents. Thank you

NCC Response:

Comments noted. Development principles text amended to reflect the need for adequate parking.

Proposed Changes

Amended development principles text as follows:

“Development should provide an active frontage to enhance the District Centre. ~~Potential to retain the car park as part of development proposals.~~ Adequate parking should be ensured as part of development proposals...

PA21 Mansfield Road - Sherwood Library

Version: Publication LAPP

Consultee ID: 3721

Consultee Name: Williams J

Representation number: 4249

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4249 I feel the proposed changes will have a detrimental effect not only on the local shopping area, due to the removal of the free car park on Spondon Street.

NCC Response:

Comments noted. Development principles text amended to reflect the need for adequate parking.

Proposed Change

Amended development principles text as follows:

“Development should provide an active frontage to enhance the District Centre. ~~Potential to retain the car park as part of development proposals.~~ Adequate parking should be ensured as part of development proposals...

PA21 Mansfield Road - Sherwood Library

Version: Publication LAPP

Consultee ID: 3721

Consultee Name: Williams J

Representation number: 4250

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4250 a detrimental effect on the local residents due to the increased traffic, environmental pollution and lack of available car parking in what is an already difficult area to park in. but will also have

NCC Response:

Comments noted. Development principles text amended to reflect the need for adequate parking.

Proposed Changes

Amended development principles text as follows:

“Development should provide an active frontage to enhance the District Centre. ~~Potential to retain the car park as part of development proposals.~~ Adequate parking should be ensured as part of development proposals...

PA21 Mansfield Road - Sherwood Library

Version: Publication LAPP

Consultee ID: 3721

Consultee Name: Williams J

Representation number: 4251

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4251 The proposals replicate what was carried out at Mapperley, which had a detrimental impact on the shops and residents alike

NCC Response:

Comments noted. The allocation is intended to facilitate development to enhance this District Centre.

PA21 Mansfield Road - Sherwood Library

Version: Publication LAPP

Consultee ID: 3721

Consultee Name: Williams J

Representation number: 4252

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4252 reason I am opposed to the proposed changes. For this

NCC Response:

Objection noted.

PA21 Mansfield Road - Sherwood Library

Version: Publication LAPP

Consultee ID: 3751

Consultee Name: Saagar Tandoori Restaurant(Khizer M)

Representation number: 4123

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4123

I note that the area involved includes the existing library and note that there is a desire to accommodate the library as part of any redevelopment plan.

I think it is very important for Sherwood to have a good public library and shall be obliged if you will note my view.

NCC Response:

Comments noted.

The proposed use for this site states that there is a desire to accommodate the existing library on this site as part of any redevelopment plans.

PA21 Mansfield Road - Sherwood Library

Version: Publication LAPP

Consultee ID: 3751

Consultee Name: Saagar Tandoori Restaurant(Khizer M)

Representation number: 5053

N/A

Object/Support/Other? Other

Resolved? N/A

Sound? N/A

Formally withdrawn? No

Council comments No additional comments to make

Consultation comment extract:

5053

I would like to be notified of the future stages in the plan preparation.

NCC Response:

Comment noted.

PA21 Mansfield Road - Sherwood Library

Version: Publication LAPP

Consultee ID: 3759

Consultee Name: Roots (Dyke)

Representation number: 4131

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

4131

I think the proposed development of this site needs to be looked at in terms of the trading situation in this end of Sherwood. This area is struggling as all the large stores are further up the road, mainly the other side of Winchester Street. This is a situation which can only worsen as the Post Office moves in March. Winchester Street acts as a barrier, as does the tram shed. Frankly, this end of Sherwood needs all the help it can get.

NCC Response:

Comments noted. The allocation is intended to facilitate development to enhance this District Centre.

PA21 Mansfield Road - Sherwood Library

Version: Publication LAPP

Consultee ID: 3759

Consultee Name: Roots (Dyke)

Representation number: 4452

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

4452

I have no problem with the suggested possible future types of development – housing, shops, offices or a community building would all draw people to the area.

NCC Response:

Comment noted.

PA21 Mansfield Road - Sherwood Library

Version: Publication LAPP

Consultee ID: 3759

Consultee Name: Roots (Dyke)

Representation number: 4453

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4453

The old social services building is an eyesore and probably not worth repairing. Anything to replace it would be an improvement.

NCC Response:

Comment noted.

PA21 Mansfield Road - Sherwood Library

Version: Publication LAPP

Consultee ID: 3759

Consultee Name: Roots (Dyke)

Representation number: 4454

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4454

The library is the main asset in this end of Sherwood, so losing it would be a major blow. I think it is fine as it is. However, the staff tell me it is old and "past it". Rebuilding it with retail underneath, as at present, would be good. Building a larger unit on both the library and social services site would also be worth considering. The London Borough of Haringey rebuilt its central library as part of a complex which also contained a major supermarket and library use increased considerably.

NCC Response:

Comments noted. Proposed use information for the site states that there is a desire to accommodate the existing library on the site as part of any redevelopment proposal.

Office use is also proposed on this allocation.

PA21 Mansfield Road - Sherwood Library

Version: Publication LAPP

Consultee ID: 3759

Consultee Name: Roots (Dyke)

Representation number: 4455

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4455

The key area for me is the Spondon Street car park. This is a vital facility for many local businesses. I know the Sherwood shopping area is designated as a secondary shopping area, but many of us draw customers from a wide area, so walking or public transport would not be feasible. I run the only retail Medical Herbalist between Sheffield and Oakham, so people travel miles for my less usual products. As a result of working with a couple of local business owners, I am now used by a large number of British Pakistanis, some of whom travel from Wakefield and Bradford to see me. Several of my customers have severe health problems and are, therefore, unable to use public transport. As well as people coming to the shop, we do home deliveries to a number of elderly and people with disabilities so need somewhere to park whilst loading our vehicle.

If the car park goes, there is no possibility of anyone being able to park on Mansfield Road as the shop is next to a busy junction. The amount of car parking on Spondon Street is very limited. Any additional building on the potential development site would add even greater strain on the limited amount of parking available.

If Spondon Street car park were to disappear, I really do not see how my business would be able to survive.

NCC Response:

Comments noted. Development principles text amended to reflect the need for adequate parking.

Proposed Changes

Amended development principles text as follows:

“Development should provide an active frontage to enhance the District Centre. ~~Potential to retain the car park as part of development proposals.~~ Adequate parking should be ensured as part of development proposals...

PA21 Mansfield Road - Sherwood Library

Version: Publication LAPP

Late Rep

Consultee ID: 3763

Consultee Name: Wheeler N

Representation number: 4138

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4138

We need spondon street carpark , it is full everyday with flowing traffic everywhere else is double yellows ,speaking as a small business, trying to make a living and on behalf of alot of others we feel this choice you have put forward is not the best please give us some thought .

NCC Response:

Comments noted. Development principles text amended to reflect the need for adequate parking.

Proposed Change

Amended development principles text as follows:

“Development should provide an active frontage to enhance the District Centre. ~~Potential to retain the car park as part of development proposals.~~ Adequate parking should be ensured as part of development proposals...

PA21 Mansfield Road - Sherwood Library

Version: Publication LAPP

Late Rep

Consultee ID: 3768

Consultee Name: Nottingham Liberal Synagogue (Leigh D)

Representation number: 4954

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4954 Our prime concern would be for the retention of car parking facilities in any proposed development of this site. The Spondon Street car park is frequently used by our members when services or other events take place at the synagogue. The loss of the car park would cause difficulties for both our members and the local residents, since on street parking locally is generally very restricted and is indeed further restricted for security reasons, in conjunction with the Police, on major Jewish holidays.

NCC Response:

Comments noted. Development principles text amended to reflect the need for adequate parking.

Proposed Changes

Amended development principles text as follows:

“Development should provide an active frontage to enhance the District Centre. ~~Potential to retain the car park as part of development proposals.~~ Adequate parking should be ensured as part of development proposals...

PA21 Mansfield Road - Sherwood Library

Version: Publication LAPP

Late Rep

Consultee ID: 3768

Consultee Name: Nottingham Liberal Synagogue (Leigh D)

Representation number: 4955

N/A

Object/Support/Other? Other

Resolved? N/A

Sound? N/A

Formally withdrawn? No

Council comments No additional comments to make

Consultation comment extract:

4955 important by other respondents. You confirmed that retention of car parking facilities had been noted as

NCC Response:

Noted.

PA21 Mansfield Road - Sherwood Library

Version: Publication LAPP

Late Rep

Consultee ID: 3768

Consultee Name: Nottingham Liberal Synagogue (Leigh D)

Representation number: 4992

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

4992 You explained to me that the recent consultation was 'in principle' only and that there are no active development plans for this site at this stage.

NCC Response:

Agreed.

PA21 Mansfield Road - Sherwood Library

Version: Publication LAPP

Late Rep

Consultee ID: 3768

Consultee Name: Nottingham Liberal Synagogue (Leigh D)

Representation number: 4993

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

4993 /As and when a firm development comes through, I would be happy for you to notify me directly by email, using this email address, so that we can comment in a timely fashion.

NCC Response:

Noted.

PA21 Mansfield Road - Sherwood Library

Version: Revised Publication LAPP

Consultee ID: 3873

Consultee Name: Alison Denholm

Representation number: 5217

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Don't wish to see large house built. Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5217

- Light
 - [REDACTED] is part of a block of flat fronted terrace houses which are East West facing. We have light in the back of the house in the morning, and in the afternoon/evening at the front. If a large building was constructed in front of the row, it would have a significant impact on the amount of light the houses get

NCC Response:

There is no detail regarding height and positioning of any proposed buildings as part of the site allocation. Residential amenity including any issues of daylight and sunlight will be considered at planning application stage as part of the development management process.

PA21 Mansfield Road - Sherwood Library

Version: Revised Publication LAPP

Consultee ID: 3873

Consultee Name: Alison Denholm

Representation number: 5218

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Object to felling of trees. Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5218

- Trees
 - There are at least 20 mature cherry trees within the proposed site, and one mature birch directly outside the library. These are all well loved local landmarks, the cherry trees are spectacular in the spring, and the birch is decorated every year by the Sherwood Arts Week crafters. It would be very disappointing if these were felled as part of the development.

NCC Response:

Policy EN7 seeks to protect trees and their merit will be assessed at the planning application stage as part of the development management process.

PA21 Mansfield Road - Sherwood Library

Version: Revised Publication LAPP

Consultee ID: 3873

Consultee Name: Alison Denholm

Representation number: 5219

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Object to loss of car park. Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5219

- Parking
 - With the proposal to close the car park, there may be a knock on effect to residents parking. I have a colleague who is part of the Synagogue, and he mentioned they are very dependant on the car park for their congregation

NCC Response:

Development principles for the site state that "adequate parking should be ensured as part of development proposals." And this will be considered further at the planning application stage as part of the development management process.

PA21 Mansfield Road - Sherwood Library

Version: Revised Publication LAPP

Consultee ID: 3873

Consultee Name: Alison Denholm

Representation number: 5231

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Object to potential highways disruption. Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5231

- Site Management
 - We recently had Severn Trent replacing a pipe, and they were on site for two days. Mansfield Street is quite narrow, and this rendered the street almost impassable. If the development was over a six month/one year period, this would need to be tight through in terms of residents access

NCC Response:

Highways issues will be considered at the planning application stage when conditions can be applied to ensure the safety and efficiency of the highway is not compromised during the construction works.

PA21 Mansfield Road - Sherwood Library

Version: Revised Publication LAPP

Consultee ID: 3880

Consultee Name: Helen Pearson

Representation number: 5232

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5232 I would like to notify you of my objections

NCC Response:

Objection noted.

PA21 Mansfield Road - Sherwood Library

Version: Revised Publication LAPP

Consultee ID: 3880

Consultee Name: Helen Pearson

Representation number: 5233

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5233

I have concerns over the height of the proposed structure. I live at [REDACTED] which is directly behind the current library and old social services buildings. The library whilst two floors high, is set away from Mansfield Street and the other buildings are just one story and also set back. The front of the house gets a great deal of sunshine, so my light would be greatly affected by a new structure overlooking the house. A structure directly opposite the house would also affect my privacy, the living room two of the bedrooms have windows at the front of the house. It would be out of scale with the environment.

NCC Response:

There is no detail regarding height and positioning of any proposed buildings as part of the site allocation. Residential amenity including any issues of daylight, sunlight and privacy will be considered at the planning application stage as part of the development management process.

PA21 Mansfield Road - Sherwood Library

Version: Revised Publication LAPP

Consultee ID: 3880

Consultee Name: Helen Pearson

Representation number: 5234

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

5234

Another concern I have is around the parking on the street, which is busy as it is. The Spondon Street car park is always full, as people from further out of town park there to catch a bus into the centre. With the removal / reduction of this much relied on facility, parking would increase on Mansfield Street. This would be from people who are used to parking in the free car park and travelling to town, but also visitors/workers/residents of the proposed new shops/offices/accommodation.

NCC Response:

Development principles for the site state that "adequate parking should be ensured as part of development proposals." Design, layout and access considerations will be detailed through planning application as part of the development management process.

PA21 Mansfield Road - Sherwood Library

Version: Revised Publication LAPP

Consultee ID: 3880

Consultee Name: Helen Pearson

Representation number: 5235

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5235

The car park was originally going to be retained, although it sounds as though this is no longer the case. This is very concerning and contrary to the first notification from yourselves.

NCC Response:

Development principles were amended in the Revised Publication Document from "potential to retain the car park as part of development proposals" (in the Publication Document) to "adequate parking should be ensured as part of development proposals." This was to give increased certainty that there will be adequate parking provision as part of a development scheme.

PA22 Western Boulevard (now deleted)

PA22 Western Boulevard (now deleted)

Version: Publication LAPP

Consultee ID: 3529

Consultee Name: Health and Safety Executive (Moran J)

Representation number: 4286

**UNSOUND BUT
RESOLVED**

Object/Support/Other? Object
Resolved? Yes
Sound? Unsound but resolved
Formally withdrawn? No
Council comments Site Deleted

Consultation comment extract:

Housing Allocations

4281, 4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290

Inner Zone – Housing is not compatible with development in the inner zone. HSE would normally Advise Against such development. The only exception is developments of 1 or 2 dwelling units where there is a minimal increase in people at risk.

Middle Zone – The middle zone is compatible with housing developments up to and including 30 dwelling units *and* at a density of no more than 40 per hectare.

Outer Zone – Housing is compatible with development in the outer zone including larger developments of more than 30 dwelling units and high-density developments of more than 40 dwelling units per hectare.

Workplace Allocations

4281, 4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290

Inner Zone – Workplaces (predominantly non-retail) providing for less than 100 occupants in each building and less than 3 occupied storeys are compatible with the inner zone. Retail developments with less than 250m² total floor space are compatible with the inner zone.

Note: Workplaces (predominantly non-retail) providing for 100 or more occupants in any building or 3 or more occupied storeys in height are compatible with the inner zone where the development is at the major hazard site itself and will be under the control of the site operator.

³ Hazardous substances consents are granted by the Hazardous Substances Authority (HSA), which is usually the planning authority. The consent process is regulated by the HSA under The Planning (Hazardous Substances) Regulations 2015. The HSA must consult HSE on consent applications. In assessing the application for consent, HSE will produce a map with risk contours (or zones), representing the risk to a hypothetical house resident. Should the HSA grant consent, this map defines the consultation distance within which HSE must be consulted over any relevant future planning applications

4281, 4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290

Middle Zone – The middle zone is compatible with workplaces (predominantly non-retail). Retail developments with total floor space up to 5000m² are compatible with the middle zone.

Outer Zone – Workplaces (predominantly non-retail) are compatible with the outer zone. Workplaces (predominantly non-retail) specifically for people with disabilities (e.g. sheltered workshops) are only compatible with the outer zone. Retail developments with more than 5000m² total floor space are compatible with the outer zone.

NCC Response:

Comment noted. The Development Principles do state that within Hazardous Installation Consultation Zone - prior consultation required.

PA22 Western Boulevard (now deleted)

Version: Publication LAPP

Consultee ID: 3742

Consultee Name: Thompson M

Representation number: 4211

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments- site deleted

Consultation comment extract:

4211 To whom it may concern,
I currently reside on the Western Boulevard site that has been proposed, and have done for over 30 years. I wondered why it has never been made permanent for the showmen, we have been part of this community all these years and we have no permanent yard, like that of the gypsie community in Hucknall. After all these years it would be very much appreciated if you would take my opinion into consideration, there are another seven families that also reside at this address.

NCC Response:

The site is proposed to be removed from allocation in recognition that it is a travelling show people site.

PA22 Western Boulevard (now deleted)

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4627

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	Site Deleted

Consultation comment extract:

4627

PA 22 Western Boulevard. The Forum agrees that Opportunities to provide a cycle/pedestrian link through the site from Western Boulevard to the riverside path should be explored.

NCC Response:

Noted. The site is proposed to be removed from allocation in recognition that it is a travelling show people site.

PA23 Radford Road - Former Basford Gasworks

PA23 Radford Road - Former Basford Gasworks

Version: Publication LAPP

Consultee ID: 3529

Consultee Name: Health and Safety Executive (Moran J)

Representation number: 4287

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

Housing Allocations

4281, 4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290

Inner Zone – Housing is not compatible with development in the inner zone. HSE would normally Advise Against such development. The only exception is developments of 1 or 2 dwelling units where there is a minimal increase in people at risk.

Middle Zone – The middle zone is compatible with housing developments up to and including 30 dwelling units *and* at a density of no more than 40 per hectare.

Outer Zone – Housing is compatible with development in the outer zone including larger developments of more than 30 dwelling units and high-density developments of more than 40 dwelling units per hectare.

Workplace Allocations

4281, 4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290

Inner Zone – Workplaces (predominantly non-retail) providing for less than 100 occupants in each building and less than 3 occupied storeys are compatible with the inner zone. Retail developments with less than 250m² total floor space are compatible with the inner zone.

Note: Workplaces (predominantly non-retail) providing for 100 or more occupants in any building or 3 or more occupied storeys in height are compatible with the inner zone where the development is at the major hazard site itself and will be under the control of the site operator.

³ Hazardous substances consents are granted by the Hazardous Substances Authority (HSA), which is usually the planning authority. The consent process is regulated by the HSA under The Planning (Hazardous Substances) Regulations 2015. The HSA must consult HSE on consent applications. In assessing the application for consent, HSE will produce a map with risk contours (or zones), representing the risk to a hypothetical house resident. Should the HSA grant consent, this map defines the consultation distance within which HSE must be consulted over any relevant future planning applications

4281, 4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290

Middle Zone – The middle zone is compatible with workplaces (predominantly non-retail). Retail developments with total floor space up to 5000m² are compatible with the middle zone.

Outer Zone – Workplaces (predominantly non-retail) are compatible with the outer zone. Workplaces (predominantly non-retail) specifically for people with disabilities (e.g. sheltered workshops) are only compatible with the outer zone. Retail developments with more than 5000m² total floor space are compatible with the outer zone.

NCC Response:

Comment noted. The site has planning permission. The Development Principles do state that within Hazardous Installation Consultation Zone - prior notification required.

PA23 Radford Road - Former Basford Gasworks
Version: Publication LAPP

Consultee ID: 3743
Consultee Name: Notts Local Access Forum (Knowles M)
Representation number: 4628

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4628

PA 23 Basford gas works. We agree the existing riverside cycle route and footpath should be extended through the site. Site is adjacent to the River Leen and this green corridor should be protected and enhanced. It is disappointing the opportunity to provide a new bridge over the Leen, to link to the proposed new path along the western side of the Leen, has not been taken.

NCC Response:

Noted. The site has planning permission.

PA24 College Way - Melbury School Playing Field

PA24 College Way - Melbury School Playing Field

Version: Publication LAPP

Consultee ID: 191

Consultee Name: Brook P

Representation number: 4142

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

I would like further detailed information about the planned development on the land at the end of College Way, Bilborough/Strelley if that is possible.

4142

We would have a particular concern about the traffic implications and the proportion of properties that would be allocated to social housing as there have already been problems on the current estate with anti-social behaviour from youths from Strelley and Bilborough that are not resident on the estate.

NCC Response:

Allocation of this site (alongside the many brownfield sites) is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and on site open space and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. It is considered the quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage. Development Principles require that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. The Development Principles propose predominantly family housing. Other LAPP policies including the nature of any housing mix will be considered through the Development Management process.

PA24 College Way - Melbury School Playing Field

Version: Publication LAPP

Consultee ID: 838

Consultee Name: Sport England (Beard S)

Representation number: 4756

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

4756 • Former Melbury School Playing Fields - EM/NT/2016/42127/P

4756 The assessment identified that an area of playing field needed to be retained as a community sports hub, the strategy work identified that former Padstow School Detached Playing Fields off Beckhampton Road. As the most appropriate site in terms of size suitability and location.

NCC Response:

Support noted. The revised Planning Policy Statement no longer considers the need for a sports hub.

PA24 College Way - Melbury School Playing Field

Version: Publication LAPP

Consultee ID: 3490
Consultee Name: Huggon T
Representation number: 4872

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

- 4163, 4860 to 4876** 8. These sites are all green of a variety of sorts each contributing its own value to our open and green network. Collectively they total 106.27 hectares, a substantial loss if built on.
- 4163, 4860 to 4876** 9. Here I do not intend to comment on them individually as my point is of principle but am happy to do so if required.
- 4163, 4860 to 4876** 10. As submitted previously there are sufficient brown field or underused built sites to satisfy the requirements for all relevant kinds of development without interfering with these.
- 4163, 4860 to 4876** 11.1. In the previous consultation I submitted that all the potential development sites identified in the previous draft in the major Regeneration Zones:- RZ2 Eastside, RZ3 Southside, and RZ4 Waterside should be allocated for development. Substantial areas were not.
- 11.2. Now that they have been there is an even stronger case for omitting the green spaces.
- 11.3. These regeneration areas, having been subjected to detailed scrutiny, development briefs, and layout plans over several years, are sufficient to provide a substantial part of housing needs referred to in the Core Strategy, rightly a major component of this plan. In round figures over 10,000 dwellings.
- 4163, 4860 to 4876** 11.4. At last building has started at Waterside at its Eastern end on both sides of Trent Lane countermanding the notion previously held that these sites may not be developed in the near future or even the life of the plan
- 11.5. Many of the smaller brownfield and underused sites are identified for housing and ready to be developed. Together with the major sites there is enough for housing the foreseeable future without impinging on green space. Not to mention small sites under 0.5 hectare not counted in, of which any walk or bus or tram ride will spot.
- 4163, 4860 to 4876** 12. It is now long established in town planning principles that if green space is allocated it will result in financial resources and energy being diverted from brown field sites because much of the development industry prefers these for a whole range of well known reasons. Thus allocation of green sites results in two losses - the loss of the green space and delays in improvement of the regeneration areas.
13. As previously submitted, if it is necessary to allocate any green space each site should be assessed before inclusion to ascertain its value for a) biodiversity, b) importance as part of the green network, c) accessibility - distance from where people live, all criteria set out in the section of "Breathing Space" entitled "Local Recommended Standards"
14. Most of the allocated green sites are owned by the City Council. Their duty under s.40 of the Natural Environment and Rural Communities Act 2006 should be reflected in this plan about present and potential biodiversity in allocating or not.

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for development and has been subject to a Site Assessment, Sustainability Appraisal, and consultation with statutory bodies.

The site is considered acceptable for release following Playing Pitch Assessment in consultation with Sport England as not located in area of playing pitch deficiency. Opportunities for links/improvements to GI and provision of publicly accessible open space on site.

The Development Principles state that publicly accessible on site open space with links to existing open space in the north west should be included as part of the development of the site.

PA24 College Way - Melbury School Playing Field

Version: Publication LAPP

Consultee ID: 3663

Consultee Name: De Silva R

Representation number: 4060

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4060

I have no objections to the development of PA24. I wish to bring to the Council's attention my concerns about the access road, namely College Way, to this site. I live adjoining College Way in the relatively new development that created College Way. It is clear that the road is not wide enough for two cars parked on each side of the street and to let a fire-engine (or other big vehicles like delivery trucks) through. An ambulance might get through IF there is sufficient room left in between the parked vehicles (not necessarily cars), but equally, an ambulance might not be able to get through if vehicles are parked in a way that restricts passage of larger vehicles. If PA24 is to have access only via College Way, then it is vital that you consider this aspect for the safety of the future residents in the planned development as well as that of the residents in College Way. Recently, Nottinghamshire County Council made this road (& other adjoining roads) Permit Holders only parking between 9am & 4pm Monday to Friday. This was because of the nuisance parking by students of Bilborough College. However that particular problem only exists during term time & then again between the College opening times. It does not stop residents in College Way parking on both sides of the road; with a Permit during the restricted hours and freely at all other times. Of course, an emergency may occur at any time of the day and access by larger vehicles may also be required at any time. The solution might well mean narrowing of the pavements and/or putting Double Yellow lines in place as appropriate.

NCC Response:

Comments noted. Development Principles require that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties.

PA24 College Way - Melbury School Playing Field

Version: Publication LAPP

Consultee ID: 3676
Consultee Name: Greensmith R
Representation number: 4070

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4070 I do not support the plan PA24 - College way. I feel that if the plan was to go ahead it would de value our properties massively. The estate has quite narrow roads that can be difficult to get cars through at times let alone construction traffic as College way is set to be the access route. We have not had any notification of any development from Nottingham City Council and the development is set to be right on our door steps. There is plenty of evidence which suggests that incorporating family housing into a developed private estate does not mix well, insurance premiums will rise greatly and there will be an increase in anti social behaviour and crime. When purchasing our property we had been lead to believe that the land was not suitable for building developments and would remain as open space.

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and on site open space and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. The impact on the value of properties is not a planning consideration. Development Principles refer to provision of open space, and state that residential development should include publicly accessible on site open space with links to existing open space in the north west. Initial screening has shown that the site is not located in an area of sports pitch deficiency, and therefore Sport England have confirmed there is no impediment to its development in this regard. A 10m strip immediately adjacent to school site for food growing/polytunnels is to be created and the site area has been reduced accordingly. Planning Policies will consider security and safety issues.

Proposed Changes

Reduced site area to allow a 10m strip immediately adjacent to school site for food growing/polytunnels.

PA24 College Way - Melbury School Playing Field
Version: Publication LAPP

Consultee ID: 3682
Consultee Name: Saunders T
Representation number: 4177

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4177 I would like to make a representation over the above planning for social housing being built at the above location. My repose to the plans are that it SHOULD NOT GO AHEAD.
On the following grounds:
1. Property in the estate around College Way and Longfield Avenue will be devalued.
2. Anti social behaviour - especially with the college and the park at the back of the estate will escalate even more. There is ample research showing a very strong link between social housing and anti social behaviour.
3. The increase in insurance premiums. I am a hard working single mother of two. And I cannot afford another squeeze in regards to home insurance and car insurance rises due to the social housing estate.
4. High crime rate. Again research strongly links the both. Crimes around the estate at the moment are high in regards to burglaries and car theft. This will rise and escalat crime figures rapidly for the estate.
5. The government has targets to make in regards to children and healthy living. Why are we taking that away from a school environment?
Please let me know how I can form a representation in regards to disagreeing with the proposed plans for social housing.
I am opposing the plans for social housing. And object to the plans.

NCC Response:

Allocation of this site (alongside the many brownfield sites) is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and on site open space and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. The impact on the value of properties is not a planning consideration. Development Principles refer to creation of open space, and states that residential development should include publicly accessible on site open space with links to existing open space in the north west. Initial screening has shown that the site is not located in an area of sports pitch deficiency, and therefore Sport England have confirmed there is no impediment to its development in this regard. Policies in the Design and Enhancing Local Identity section of the plan requiring new development to be secure and safe.

The allocation does not specify Social Housing, rather family housing.

PA24 College Way - Melbury School Playing Field
Version: Publication LAPP

Consultee ID: 3706
Consultee Name: Zeb A
Representation number: 4087

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4087

THE PLAN IS NOT SOUND AS IT SEEKS TO CONSTRUCT A SOCIAL HOUSING ESTATE UPON LAND WHICH IS NOT SUITABLE FOR BUILDING. THERE WILL BE AN ADVERSE EFFECT ON THE NEIGHBOURING ESTATE AS THE ENTRANCE CROSSES THAT ESTATE AND WILL CAUSE A HIGHWAY NUISANCE AND ADDITIONAL NUISANCE WITH THE INCREASED TRAFFIC. THE RESIDENTS DO NOT WANT THIS DEVELOPMENT AS THERE IS ALREADY A PROBLEM WITH CRIME AND TRESPASSERS ENTERING THE UPON THE EXISTING ESTATE. THE COUNCIL HAS NOT CONDUCTED AN ADEQUATE CONSULTATION OR SURVEY ON THE SUITABILITY OF THE PROPOSED DEVELOPMENT WITH THE NEIGHBOURING RESIDENTS. THE PROPOSED DEVELOPMENT WILL HAVE AN ADVERSE EFFECT ON THE CURRENT ESTATES AND RESIDENTS

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and on site open space and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. It is considered the quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage. Development Principles require that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Policies in the plan will ensure crime, safety and security issues are considered.

The allocation does not specify Social Housing. It refers to the desire for predominantly family housing at this location.

PA24 College Way - Melbury School Playing Field
Version: Publication LAPP

Consultee ID: 3708
Consultee Name: Francis M
Representation number: 4089

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4089

I do not support the Local Plan Part 2. Residents of College Way were not initially informed about the proposed plan, although the new plan will have an impact to the residents. The proposed plan with access to the new housing estate via College Way will cause possible noise, disruption, and anti-social behaviour. Also, a reduction in house prices for residents of College Way are also likely, due to being situated next to council housing, which we did not sign up for when purchasing our homes. An increase in property and vehicle insurances are also likely. Weekly local crime reports show that the Strelley area has a lot of crime happening on a regular basis and College Way residents do not want it encroaching onto our estate. I oppose any access from College Way estate which links to the proposed council estate as this would result in additional traffic, off road bikes coming through the estate, and issued I have stated above. None of these issues have been assessed. Therefore I feel the plan with public access needs changing. If this change occurs I feel more residents may be more comfortable with the plan. I do not feel the Sustainability Appraisal has not been carried out correctly as residents have not received any publication to the assessment of social, environmental and economic factors and the implications College Way residents may experience have not been assessed. This needs assessing and residents need to be informed. Appropriate notifications have not been made as College Way residents were not initially informed of the plans. These issues need addressing and changing. The Plan is not sound as it has not based upon a robust and credible evidence base, as the implications to College Way residents have not been assessed, therefore this is not evidence based.

NCC Response:

Consultation was undertaken in accordance with the Council's Statement of Community Involvement and is detailed in the Report of Consultation.

Letters were sent out to neighbouring residents in Broxtowe and Nottingham and site notices were placed on this development site. The Sustainability Appraisal was published on the website alongside the plan and was available at the Deposit Points. The impact on the value of properties is not a planning consideration. Development Principles require that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties.

Policies in the LAPP are intended to ensure that new development is safe and secure.

PA24 College Way - Melbury School Playing Field

Version: Publication LAPP

Consultee ID: 3709

Consultee Name: Riddle L

Representation number: 4090

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4090

I do not support the plan and do not think it is legally compliant/sound - no community consultation was carried out, we found out by accident due to someone working within Nottingham city council telling a family member on the estate. no notifications have been made. when the houses were built we were told there would not be any more development behind. the social housing will increase crime, put insurances up, increase traffic which is already impossible to drive down college way without meeting another car and having to go up a curb or reversing back, decrease the value of our houses. an estate agent has been asked to provide 2 quotes one with social housing built and one as we are and the drop in our house value was huge when social housing has been built. to sum up - if the development goes ahead there will be a huge increase in traffic down a very small and tight road that has cars parked each side causing hazardous conditions, the crime rate WILL increase as proven in other areas, our insurances WILL rise and our house prices WILL decrease in value. we have not been notified or consulted and were told when we purchased that nothing would be built on that area

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and on site open space and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. It is considered the quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage. Letters were sent out to neighbouring residents in Broxtowe and Nottingham and site notices were placed on this development site. The impact on the value of properties is not a planning consideration. The Development Principles do not state what type of housing will be developed. Policies in the Plan will ensure crime, safety and security issues are considered.

PA24 College Way - Melbury School Playing Field

Version: Publication LAPP

Consultee ID: 3711
Consultee Name: Baggott D
Representation number: 4092

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4092

We found out about the plan for the Melbury School Playing Field by chance so I would contend that proper consultation with local communities has not been adequately carried out. The existing College Way development is in the Broxtowe Borough area but is likely to be the most directly affected if any further development by Nottingham City Council goes ahead. Local government needs to be truly local and joined up otherwise it is just parochial. Since we found out a very positive communication has developed between Nottingham City Planning Department and another resident, which is excellent, but it could have passed us by completely. There appears to have been no effective communication between local authorities. There are already cross-jurisdictional issues relating to Bilborough College and the behaviour of students on the existing estate and its amenities. I would not want to see another situation developing on a wider scale. Community consultation should take place with all affected local communities. The development principles state that the design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. The existing properties in College Way and the adjacent roads are the most likely to be affected adversely, especially if College Way becomes the access to the new properties. The current development consists of private ownership and private rental properties. If the new development were to be significantly different, such as mainly social housing, these principles would not have been upheld. It needs to be at least a mix of property types. Otherwise my fear is that resentment could develop on both sides with the new residents becoming an enclave at the end of College Way. There could be a perception that they belonged to neither community – City or Borough. Existing residents fear anti-social behaviour and damage to property; the new residents may fear having to run a gauntlet through a community that resents them. An access from a street within Nottingham City boundaries may help to address these issues. We have a children's play area and I would want to see that remaining a safe and comfortable area for the local children. Wildlife has been slowly returning to the area following the original construction and I believe that this field plays a significant part in this and, could be developed as an amenity for the community with support shared between the City and the Borough for the benefit of all local residents. When we first moved to the existing College Way development we were told by the developer George Wimpey that the land would not be built on as it was unsuitable. I understand from other residents that there is a spring on the land and this would have to be properly managed if the land use were to change. Regarding the construction of any development, College Way is not the most suitable route and other access should be sought. If College Way were to be used the following needs to be borne in mind:

- Construction traffic must have through access onto the site without waiting outside the boundary. There is a residents' permit parking zone during the working day throughout the existing development; it would be totally unacceptable for construction vehicles to park or otherwise obstruct the existing streets.
- I doubt the streets are suitable to take construction traffic; this includes a paved, ramped area in College Way with a ninety degree corner. Articulated transporters in particular could find this difficult especially if residents' cars are parked in the area.
- Construction traffic should avoid entering and leaving College Way when the college buses are entering and leaving; this already causes congestion (parking is allowed on one side of this stretch of College Way) and construction traffic would add seriously to (avoidable) delays and obstruction for both residents and buses.

4092

Full consultation should take place with all affected local communities, both inside and outside of the Nottingham City council boundaries. I believe the site to be unsuitable for housing and that it should be an amenity for the benefit the local communities.

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and on site open space and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. Letters were sent out to neighbouring residents in Broxtowe and Nottingham, and site notices were placed on this development site. It is considered the quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage. Development Principles require that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Development Principles refer to creation of open space, and states that residential development should include publicly accessible on site open space with links to existing open space in the north west. Initial screening has shown that the site is not located in an area of sports pitch deficiency, and therefore Sport England have confirmed there is no impediment to its development in this regard. A 10m strip immediately adjacent to school site for food growing/polytunnels has been created and the site area has been reduced accordingly. Construction traffic can be controlled through the planning application process.

Proposed Changes

Reduced site boundary by 10m strip because there is now a 10m strip immediately adjacent to school site for food growing/polytunnels.

PA24 College Way - Melbury School Playing Field

Version: Publication LAPP

Consultee ID: 3713

Consultee Name: Owen M

Representation number: 4094

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4094

I strongly oppose this estate being built. It would result in an increase in the road traffic on already narrow roads leading up to the access to the area. This has already been proven by the need of residents parking scheme being put into operation. An alternative access would be needed to this site from Melbury Road, The children's play area and the wooded area would be exploited and vandalized.

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and on site open space, and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. Development Principles refer to creation of open space, and states that residential development should include publicly accessible on site open space with links to existing open space in the north west. Initial screening has shown that the site is not located in an area of sports pitch deficiency, and therefore Sport England have confirmed there is no impediment to its development in this regard. It is considered the quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage. Development Principles require that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. The wooded area and children's play area will be integrated into any development and potentially be better overlooked which would contribute to safety and security and mitigate against vandalism. Policies in the Plan will ensure crime, safety and security issues are considered.

PA24 College Way - Melbury School Playing Field

Version: Publication LAPP

Consultee ID: 3729
Consultee Name: Melbury School (Kemplay J)
Representation number: 4199

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondents comments.

Consultation comment extract:

4199

On behalf of pupils, parents and staff of Melbury Primary School and in support of local residents also raising objections, I am writing to oppose the development of housing on the Melbury School Playing field on College Way.

I do not believe that the College Way site is suitable for the development of 54 housing units on a number of grounds which I set out below:

1) Loss of amenity that the field provides to the school on the basis that the health, safety and wellbeing of pupils and staff would be compromised.

a) The land is used as an evacuation point for the school in event of a fire, gas leak (which has occurred) or other major incident.

b) We have a number of vulnerable pupils in our care: new housing in such close proximity could increase vulnerability.

c) The land is used for nature studies by the pupils and for food growing in 4 raised beds. We have plans to install a new polytunnel on the disputed area.

Background

This area has been used by the school since 1992. The use was agreed following correspondence between the school and County Council.

1

4199

I attach correspondence (including a map) between the school and County Council regarding "ownership" dated 7 April 1993 and 12 August 1993. The area set out on the map showing us as "users" of the site is drawn in red and shows an extension to the school grounds of approximately 20m beyond the current fence. This does not concur with the area shown on the site map PA24. I attach recent photograph of the disputed area with site posts driven in to show the 20m perimeter of the area used by the school. In due course I would like to see this area fenced in to provide permanent and exclusive use by the school for safety and sustainability.

2) Unsuitability of the site for housing development

a) The site has previously been considered not suitable for development. 10 years ago George Wimpey Residents that the plot of land in question would never be built on as it was totally unsuitable due to waterlogging from an active spring and that it has been claimed that mining activity took place under the site.

3) Loss of amenity to community

The land provides valuable open space in an area that lacks access to green space.

4) Loss of habitat

The land provides cover for a wide range of species including skylarks.

5) Proposed community orchard

It has been my long held wish to create a community orchard for use by the school and local residents. There is local support from residents and parents to pay for, plant up and maintain a new community orchard across the entire site.

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential

development and on site open space and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. Development Principles require that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Development Principles refer to creation of open space, and states that residential development should include publicly accessible on site open space with links to existing open space in the north west. Initial screening has shown that the site is not located in an area of sports pitch deficiency, and therefore Sport England have confirmed there is no impediment to its development in this regard. A 10m strip immediately adjacent to school site for food growing/polytunnels is to be created and the site area has reduced accordingly.

PA24 College Way - Melbury School Playing Field
Version: Publication LAPP

Consultee ID: 3735
Consultee Name: Watson W
Representation number: 4205

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4205 Firstly, it is my understanding from George Wimpey Homebuilders (who built the estate) that the land concerned is not fit to be built on, hence their not building on it!

When deciding on the location of our first house together, this was one of the few within our budget, albeit the very top end. Despite it being next to a very large council estate, we based our decision to make here on the basis this estate is 'totally separate'. We felt this would provide a peaceful, neighbourhood to bring up our young son, the proposed development would simply change that by allowing through access, turning College Way into a busy thoroughfare and bringing a significant increase in crime. Our house prices have already fallen 10% against a 10% rise elsewhere. A further 10% reduction would mean negative equity.

(please continue on a separate sheet if necessary)

Please set out what changes you consider necessary to make the Plan legally compliant

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and on site open space and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. It is considered the quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage. Development Principles require that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. The Development Principles state that there is a small area with coal mining legacy within the site - requires consideration prior to development. The impact on the value of properties is not a planning consideration. Policies in the Plan will ensure crime, safety and security issues are considered.

PA24 College Way - Melbury School Playing Field

Version: Publication LAPP

Consultee ID: 3747

Consultee Name: Bolstridge E

Representation number: 4119

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4119

It is my belief that the effect of social housing development adjacent to the private estate that already exists will be negative. I fear a great increase in crime for the existing residents in what is in essence a peaceful & quiet estate. I also feel there will be an increase in traffic & ultimately a devaluation of the existing properties on the estate.

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and on site open space and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. The impact on the value of properties is not a planning consideration. The Development Principles do not state what type of housing will be developed, rather they state 'predominantly family housing'. Policies in the Plan will ensure crime, safety and security issues are considered.

PA24 College Way - Melbury School Playing Field

Version: Publication LAPP

Consultee ID: 3753

Consultee Name: Strangeway T

Representation number: 4125

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4125 Thank you for sending me 100 sets of forms regarding the above application which I have distributed to all the residential houses on the Bilborough Estate.

It might be helpful for me to give you some background information to this proposed site which may save you some time and probably help you in your various searches etc.

The developers of the Bilborough Estate some 10 years ago were George Wimpey who I now believe are called Taylor Wimpey due to a merger with Taylor Woodrow homes, told the earlier Residents that the plot of land in question would never be built on as it was totally unsuitable.

The situation you will need to investigate as to why involves the following:

The land is constantly waterlogged.

There is an active Spring close to the area where College Way meets the site and this is evident by the strong growth of Bull Rushes and Reeds.

This would result in putting in a Culvert and where would the water drain to?

Close to the A6002 can be seen a ventilation shaft which was used to support the mining activity which is claimed to be under this proposed site. The Mortgage Companies are aware as some of the earlier Residents had a problem obtaining a mortgage resulting from the Mortgage Company's searches.

George Wimpey had to change their original development plans at the top end of College Way to Housing although Apartment Blocks were originally planned. I am no expert but maybe there was a weight issue as this area is very close to the Spring.

There is also the situation regarding the 'Safety Area' for Melbury School which I believe was registered around 1992 for the safety of the school children should the school catch fire. My understanding is that this area takes some 30m from the school boundary into the land.

Regarding my next point I do not know the terminology for this but when a development takes place near a school playing area then properties have to be so many metres from the play area as a deterrent to the obscene people who use binoculars to spy on the children.

4125

There is no real access for construction traffic to develop the site.

I acknowledge that I am no expert in property development but taking all of the above into account my feelings are that this site is totally unsuitable for consideration.

However I feel that there is a solution which would put the land to use with a value to the community.

The other day I met a couple on the land measuring up near the school so I approached them as to what they were doing.

Penny Poyzer has some connections with Melbury School and she was measuring out the auditorium area where the children could gather at a safe distance should the school catch fire.

Penny wants to develop the area as a natural wildlife area where the children could benefit educationally.

In addition she wants to develop a growing area for both plants and vegetables and has plans to plant an orchard of various fruit trees.

Having mentioned this to the Residents on the Bilborough estate there is great support and many of them are prepared to donate various fruit trees in return for sharing some of the harvest.

It is a massive project but it would be very good if Nottingham City would endorse the idea and perhaps later on, when financially things have recovered, assist financially in this project.

This proposal, to me, represents a solution to this waste area and puts it to good use and I feel is very worthy of strong consideration.

Finally I have to now make my objections should it be decided to go ahead and be considered for the development of social housing.

Firstly I do not have any problems with the site being developed for social housing subject to the following conditions:

College Way is not used as an access point onto the site.

The site access is from White Lodge Gardens.

On the map attached I have drawn a Blue Line which represents a 2.5m high double skinned brick wall allowing absolutely no access either pedestrian or vehicular from the proposed site to the Bilborough College Residential Estate.

The justification for the above conditions are as follows:

The Properties on the Bilborough Estate would drop in value by some £10,000 which gives a total of £1,000,000.00 loss of valuation for the entire estate – this does not include the apartments.

The Property and Vehicle Insurances would increase on the Bilborough Estate.

It is unfortunate that East of this proposed site has a lot of petty crime details of which are sent to me via Councilor Jill Owen on a weekly basis.

I would rather that the crime stays there and does not perpetrate into our Residential area.

College Way is not adequate to support additional traffic especially as there is a small traffic calming area, marked on the attached map, in the centre of this road.

4125

There are no amenities on College Way so no access either by vehicle or by foot is needed. There is no way that construction traffic including articulated lorries would be able to use the Bilborough College Estate to access the proposed site. The wooded area by the side of the site, marked on the attached map, is already used for illegal activity during term time by the College Students. There is also a children's play area, marked on the attached map, which would be accessible to the site if no wall is constructed. We are also controlled by Broxtowe so any disputes would be problematic as to who is responsible be it Nottingham City or Broxtowe. Better if the Boundary is enforced by a permanent barrier so that there can be no controversial disputes as to who is or was at fault.

I would like to thank you for helping us to understand the situation and listening to our comments.

Should you require clarification please do not hesitate to contact me and let's hope that we can work to an amicable solution.

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and on site open space and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. It is considered the quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage. Development Principles require that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Development Principles refer to creation of open space, and states that residential development should include publicly accessible on site open space. Initial screening has shown that the site is not located in an area of sports pitch deficiency, and therefore Sport England have confirmed there is no impediment to its development in this regard. The Development Principles state that there is a small area with coal mining legacy within the site - requires consideration prior to development. A 10m strip immediately adjacent to school site for food growing/polytunnels is to be created and the site area has been reduced accordingly. Policies in the Plan will ensure crime, safety and security issues are considered.

Proposed Changes

Reduced site area, providing a 10m strip immediately adjacent to school site for food growing/polytunnels.

PA24 College Way - Melbury School Playing Field
Version: Publication LAPP

Consultee ID: 3756
Consultee Name: Fordham D
Representation number: 4128

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

RE: PA24 COLLEGE WAY – MELBURY SCHOOL PLAYING FIELD

4128 Thank you for sending me 100 sets of forms regarding the above application which I have distributed to all the residential houses on the Bilborough Estate.

It might be helpful for me to give you some background information to this proposed site which may save you some time and probably help you in your various searches etc.

The developers of the Bilborough Estate some 10 years ago were George Wimpey who I now believe are called Taylor Wimpey due to a merger with Taylor Woodrow homes, told the earlier Residents that the plot of land in question would never be built on as it was totally unsuitable.

The situation you will need to investigate as to why involves the following:

The land is constantly waterlogged.

There is an active Spring close to the area where College Way meets the site and this is evident by the strong growth of Bull Rushes and Reeds.

This would result in putting in a Culvert and where would the water drain to?

Close to the A6002 can be seen a ventilation shaft which was used to support the mining activity which is claimed to be under this proposed site. The Mortgage Companies are aware as some of the earlier Residents had a problem obtaining a mortgage resulting from the Mortgage Company's searches.

George Wimpey had to change their original development plans at the top end of College Way to Housing although Apartment Blocks were originally planned. I am no expert but maybe there was a weight issue as this area is very close to the Spring.

There is also the situation regarding the 'Safety Area' for Melbury School which I believe was registered around 1992 for the safety of the school children should the school catch fire. My understanding is that this area takes some 30m from the school boundary into the land.

Regarding my next point I do not know the terminology for this but when a development takes place near a school playing area then properties have to be so many metres from the play area as a deterrent to the obscene people who use binoculars to spy on the children.

4128

There is no real access for construction traffic to develop the site.

I acknowledge that I am no expert in property development but taking all of the above into account my feelings are that this site is totally unsuitable for consideration.

However I feel that there is a solution which would put the land to use with a value to the community.

The other day I met a couple on the land measuring up near the school so I approached them as to what they were doing.

Penny Poyzer has some connections with Melbury School and she was measuring out the auditorium area where the children could gather to watch the school burn down should the occasion arise.

Penny wants to develop the area as a natural wildlife area where the children could benefit educationally.

In addition she wants to develop a growing area for both plants and vegetables and has plans to plant an orchard of various fruit trees.

Having mentioned this to the Residents on the Bilborough estate there is great support and many of them are prepared to donate various fruit trees in return for sharing some of the harvest.

It is a massive project but it would be very good if Nottingham City would endorse the idea and perhaps later on, when financially things have recovered, assist financially in this project.

I could also see a couple of sheep and perhaps other animals on the land but I am sure the rules and regulations would be too excessive for this to materialise.

This proposal, to me, represents a solution to this waste area and puts it to good use and I feel is very worthy of strong consideration.

Finally I have to now make my objections should it be decided to go ahead and be considered for the development of social housing.

Firstly I do not have any problems with the site being developed for social housing subject to the following conditions:

College Way is not used as an access point onto the site.

The site access is from White Lodge Gardens.

On the map attached I have drawn a Blue Line which represents a 2.5m high double skinned brick wall allowing absolutely no access either pedestrian or vehicular from the proposed site to the Bilborough College Residential Estate.

The justification for the above conditions are as follows:

The Properties on the Bilborough Estate would drop in value by some £10,000 which gives a total of £1,000,000.00 loss of valuation for the entire estate – this does not include the apartments.

The Property and Vehicle Insurances would increase on the Bilborough Estate.

It is unfortunate that East of this proposed site has a lot of petty crime details of which are sent to me via Councilor Jill Owen on a weekly basis.

4128

I would rather that the crime stays there and does not perpetrate into our Residential area. College Way is not adequate to support additional traffic especially as there is a small traffic calming area, marked on the attached map, in the centre of this road.

There is no way that construction traffic including articulated lorries would be able to use the Bilborough College Estate to access the proposed site.

The wooded area by the side of the site, marked on the attached map, is already used for drugs and sex by College Students and a limited amount of drug dealing takes place on the estate already which we are trying to stop and access from this proposed site would not help.

There is also a children's play area, marked on the attached map, which would be accessible to the site if no wall is constructed.

We are also controlled by Broxtowe so any disputes would be problematic as to who is responsible be it Nottingham City or Broxtowe. Better if the Boundary is enforced by a permanent barrier so that there can be no controversial disputes as to who is or was at fault.

I would like to thank you for helping us to understand the situation and listening to our comments.

Should you require clarification please do not hesitate to contact me and let's hope that we can work to an amicable solution.

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and on site open space and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. It is considered the quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage. Development Principles require that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Development Principles refer to creation of open space, and states that residential development should include publicly accessible on site open space with links to existing open space in the north west. Initial screening has shown that the site is not located in an area of sports pitch deficiency, and therefore Sport England have confirmed there is no impediment to its development in this regard. The Development Principles state that there is a small area with coal mining legacy within the site - requires consideration prior to development. The impact on the value of properties is not a planning consideration. The Development Principles do not state what type of housing will be developed. A 10m strip immediately adjacent to school site for food growing/polytunnels is to be created and the site area has been reduced accordingly.

Proposed Changes

Reduced site area, providing a 10m strip immediately adjacent to school site for food growing/polytunnels.

PA24 College Way - Melbury School Playing Field

Version: Publication LAPP

Consultee ID: 3757
Consultee Name: Smith A
Representation number: 4129

UNSOUND

Object/Support/Other? Object
Resolved? No
Sound? Unsound
Formally withdrawn? No
Council comments Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4129

RE: PA24 COLLEGE WAY - MELBURY SCHOOL PLAYING FIELD

As residents of the Bilborough College estate and home owners on College Way with an aspect facing onto the proposed development site we would like to raise our objection to these plans.

We appreciate the need for social housing developments and understand that these are a necessary to ensure social and community cohesion and provide valuable accommodation for people who are in need

Our concern in principal lies with the potential access route into the proposed site from College Way.

We believe College Way would not be suitable, adequate and was not designed to support additional traffic, of the specific kind requiring access to a build site such as heavy plant hire and articulated vehicles.

There is currently already a small traffic calming area in the centre of this road dedicated to ensuring resident only access is maintained at a peaceful level. A place where residents freely park currently making this route even less suitable for large lorries to pass.

There will be inevitable disruption and damage wrought upon the road which we find objectionable and given we are governed by Broxtowe BC any disputes could become extremely protracted and problematic

As a solution we would like to see the site access provisioned if the proposal goes ahead, from White Lodge Gardens or Melbury Road. Two existing Nottingham CC roads, one of which currently services the school

Under pinning our objection is the fact there are no amenities of any sort on College Way so no access by vehicle is needed by any proposed development into this estate. Much more suitable would be to build the access which can channel traffic towards existing infrastructure services such as bus routes shops and public amenities like the library and medical centre via Melbury road.

Sadly and it is an unfortunate fact that East of this proposed site there are also quite high levels of petty crime, we would rather that the crime stays there and does not perpetrate into our residential area.

Opening up a potential thorough fare from Bilborough road through College Way onto this site will lead to a significant rise in antisocial driving behavior via scooters, motorbike and quad bikes using this route as a cut through. A disturbance of our existing peace, not to mention opening this as a road right next to a childrens play area at the end of College way where many residents take their small children to play would not be something we would like to see happen for safety and child welfare reasons

4129

After consultation with other residents on the estate we believe there are additional objections and concerns which we would echo, in quantitative terms a development of social housing with unilateral access into our estate could see individual properties on the Bilborough Estate drop in value by some £10,000 which when aggregated over all properties reaches into the £1mill figure. Upon purchase of our property we were advised of several environmental and structural issues that meant this plot would not be developed on because it was not physically possible, a factor which influenced our decision to purchase. We believe details of these are filed under one of our neighbours objections for reference

Qualitatively however we believe there is an alternative use for the space which we wholeheartedly support along with many residents on the estate.

A development plan for the site as a natural wildlife area where the children at the school and surrounding areas could benefit from, these include a growing area for both plants and vegetables and as well as plans to plant an orchard of various fruit trees perhaps a community allotment even.

This proposal, represents a solution to this waste area and we feel should be considered strongly.

Should you require clarification please do not hesitate to contact me
We are happy to work in co-operation to ensure all parties needs are met

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and on site open space and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. It is considered the quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage. Development Principles require that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Development Principles do not specify the type of housing other than stating 'predominantly family housing', and refer to creation of open space, and states that residential development should include publicly accessible on site open space with links to existing open space in the north west. Initial screening has shown that the site is not located in an area of sports pitch deficiency, and therefore Sport England have confirmed there is no impediment to its development in this regard. The impact on the value of properties is not a planning consideration. A 10m strip immediately adjacent to school site for food growing/polytunnels is to be created and the site area has been reduced accordingly. Policies in the Plan will ensure crime, safety and security issues are considered.

Proposed Changes

Reduced site area, providing a 10m strip immediately adjacent to school site for food growing/polytunnels.

PA24 College Way - Melbury School Playing Field

Version: Revised Publication LAPP

Consultee ID: 3147

Consultee Name: West Area Committee (Mr Mark Leavesley)

Representation number: 5166

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5166

- **PA24 College Way – Melbury School Playing Field**

Access off College Way – restricted access just from College Way will isolate the site (Wood).

NCC Response:

Design, layout and access will be considered through a planning application as part of the development management process.

PA24 College Way - Melbury School Playing Field
Version: Revised Publication LAPP

Consultee ID: 3753
Consultee Name: Mr Timothy Strangeway
Representation number: 5174

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5174

I am writing in response to your letter dated 27th September 2017 in regards to the above plot of land and possible development.

I purchased my home on [REDACTED] in June 2007 for £154,000 just before the housing slump. Before purchasing I asked the developers what was to become of this land as to which I was told "absolutely nothing " as the land is unsuitable for building due to factors which include a nearby school and water within the land as to which a well and old mineshaft were within the area making it unsuitable...another lie another conspiracy . This played a major factor in deciding to buy so after much deliberation we decided we would. Some 10 years on "another council" has decided well it is our land so we can do as we please with little or no disregard to surrounding properties/residents. I was informed originally by luck as our postman delivered mail and his parents from Melbury Road had received the letter stating on the proposal and possible development. Why were we not informed? ALL residents within the estate we live SHOULD be informed as the development as of which no one wants and will fight to make sure this does not happen. This would massively impact on our house prices. Will you be compensating lost profit as I would look to seek legally if planning went ahead?

You use the development as "College Way" when in fact this is not your land so access should be from Melbury Road with a boundary wall erected as to divide ourselves from any "social/private " housing with NO access path/road through where we live.

We have just fought a long battle with the council over a residents parking scheme and had the support of local councillors, newspapers and Police/Ambulance/Fire services. We won this fight due to the hard work and dedication and support of a close knit community.

Some 44 houses are on the plan which would mean " at least " another 88 cars...seriously!!! The road is barely wide enough for the traffic now never mind any more.

I suggest every home on this estate College Way, Almond Way, Longfield Avenue, Oakfield way and the flats in Redwood Gardens and Greenwood gardens are ALL notified so we can arrange a meeting to speak with them to get their views. This would only be necessary if the development uses College Way as the through road and Pedestrian access is made from Melbury Road (absurd too as this would give criminals the opportunity to target our homes with an easy escape route. Do you have the crime figures for the last 10 years for our development?? Very little crime within as with only one way in and one way out it is not a location for any would be scroat to try and commit any crime) . Will you be paying for increased premiums on insurances etc?

My proposal :

Inform EVERY household as it affects EVERYONE.

If planning were to happen than access through Melbury Road NOT College Way and a large scale wall erected dividing us both with NO vehicular/pedestrian access through.

Compensation for ALL those that lose money due to these possible factors when selling their property.

We do not want this as a community and propose you consider other areas of development and leave this land untouched.

Please ensure all correspondence regarding this proposal is sent to myself and other residents so they can also have their say on the matter.

NCC Response:

The site is considered suitable for residential development and on site open space, and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. Development Principles require that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Detailed design matters including the relationship of development to adjacent housing will be considered at the detailed design stage.

PA24 College Way - Melbury School Playing Field

Version: Revised Publication LAPP

Consultee ID: 3756

Consultee Name: Mr David Fordham

Representation number: 5176

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

I still feel quite strongly that you have not written to or considered ALL the Residents on the Bilborough Estate as you have named this project PA24 College Way. I appreciate that there are no properties directly against the proposed development area, there is a wooded area which I believe has a preservation order attached and a recreational area for Resident's children to use.

It is very unfortunate for us as we live in Nottinghamshire and our life style is and has been affected by activity in Nottingham City mainly caused by cars either picking up or collecting students from Bilborough College, parking without any consideration for the Residents and a bottle neck which occurs twice a day with buses and parking within the permit area effectively shutting off the road as it is not possible to pass because of the central bollards by the roundabout.

5176

At one stage we had over 200 Teacher's and Student's cars every day parking on the estate which was caused by insufficient parking spaces at the College and many spaces not being taken up because of Nottingham City's parking levy to pay for the Tram.

Ambulances and Fire Engines were unable to gain access in 3 emergency situations.

However, the good news is that after a 2 year battle with the Nottinghamshire Council the area now a Resident's Permit Only Parking which is one improvement.

Not only has it made life a little easier for the Residents access it has also stopped Students from Bilborough racing dangerously around the estate, playing very loud music in their cars, being totally

abusive to any Resident who asked them to behave and finally we no longer have to pick up waste materials from K F C and McDonalds and various aluminum cans which were discarded without any consideration.

The wooded area with the preservation order attached is still being used by Students for what we believe is Drugs and Sex although this is not quite as rife as it was before the parking restrictions.

The evidence for this was simply by walking through the wooded area there were spent condoms and syringes lying around.

The use of the Children's play area by Students from Bilborough continues with 15 – 20 Students every weekday occupying the area smoking and making a noise and nuisance. This is a designated area for children whose families live on this estate.

My Council tax contributes towards the upkeep of both the Wooded Area and the Children's play area which is maintained by Nottinghamshire County Council yet is being abused by people from Nottingham City Council and this will have to be seriously taken into account with any proposed development in the Nottingham City controlled area.

Finally when current Residents purchased houses on this estate they inquired as to the future of Melbury School Playing Field and was it like to be developed.

They were all told that this area would not be developed.

Having given you some background information I will now respond to your latest proposals.

We live in a very high crime area – check out the weekly crime reports from Councillor Owen which I receive regularly.

However, we are in a unique situation as there is only one way into this estate and only one way out which is not attractive to would-be criminals.

We would under no circumstances want to lose this facility.

My concern, not just for myself but for all the Residents, is that the following must be taken into account with any future developments:

LIFESTYLE - SOCIAL - CRIME - FINANCIAL

Therefore, the following must be taken into consideration:

45 Properties represents 90 additional vehicle using College Way and possibly other roads on the Estate.

Should there be no parking restrictions on this new development we will have additional vehicles from Teachers and Students from Bilborough College using the new development as a Car Park during the

day and this will bring back dangerous driving, abusive comments, loud music and rubbish being discarded which residents will have to pick up.
People from the proposed development will feel that their children can use the recreational facilities which was developed for this estate and maintained by Nottinghamshire County Council.
Don't even go there if you think that a notice will stop this.

There is a Semi-pedestrian area in the middle of College Way used to slow down traffic, I cannot see this being observed by people on the proposed development who will see it as an inconvenience.

There is enough congestion twice a day, in spite of the Residents Parking Permit Scheme, caused by people, taxis and driving instructors picking up or dropping off Bilborough College Students.
It appears that providing they remain seated in their cars no action can be taken in spite of the obstruction being caused.

Are the roads wide enough for construction traffic? It is not possible to make deliveries using Articulated Lorries through the estate so damage to resident's vehicles is a distinct possibility and I am already convinced that no-one will have seen the accident.

The proposed development could enable access, either pedestrian or traffic, to the East which would create an access for would-be criminals onto our peaceful estate.
This will undoubtedly affect current Residents Insurances on both the Property and Vehicles.

If the proposed development is for Social Housing then all the properties on this estate will be devalued probably some £10,000 to £20,000. Who is going to compensate for this loss?
Why should people who are trying to purchase their own properties, or people who own their properties be put in a financial loss situation caused by Nottingham City Council?

There is still a high-water level table as Bulrushes and Reeds are growing well.
This will involve some sort of drainage culvert and where will the water be drained off to.

I still feel that Nottingham City Council should sort out its own problems without relying on support from Nottinghamshire Council. I was deeply offended to see that you have decided to refer to this proposed development using the name of a road which is not in your area and simply have taken it for granted that this is ok.

Nottingham City Council appears to think that it can do as it wishes.

We would never have known about this proposal in March 2016 had it not been discovered by accident.

You have a duty to inform everyone who will be affected by your proposals and plans and you have certainly failed in this respect. There are 200 properties and many apartments on this development all of whom will be affected yet the majority of them have no idea what is happening.

After careful consideration of all the facts my original plan is still the one favoured.

This is illustrated on the attached PLAN 'A'

However, I do understand that there is a need for more housing and would consider my Proposal as illustrated on PLAN 'B'.

There are conditions which must be strictly adhered to

The development must be constructed in such a way that there is no possible access from the north, East and South as illustrated by the blue line.

The properties must be of a similar type to those already on this estate.

The present Residents Permit Parking Scheme must be extended into this development.

Do not know the solution to the play area and the wooded area but suggest that Nottingham City contributes to Nottinghamshire Council for its upkeep.

I still feel however that there will be increased traffic problems and that you close the entrance to Bilborough College off College Way and make a new entrance for buses and cars off the main road A6002. There is a lot of area to run off and onto the A6002 and it would be much easier for buses who have a great deal of difficulty leaving the College.

There are over 1,000 students at this College so this work would be justified and relieve the additional problems of this proposed development with some 90 additional vehicles.

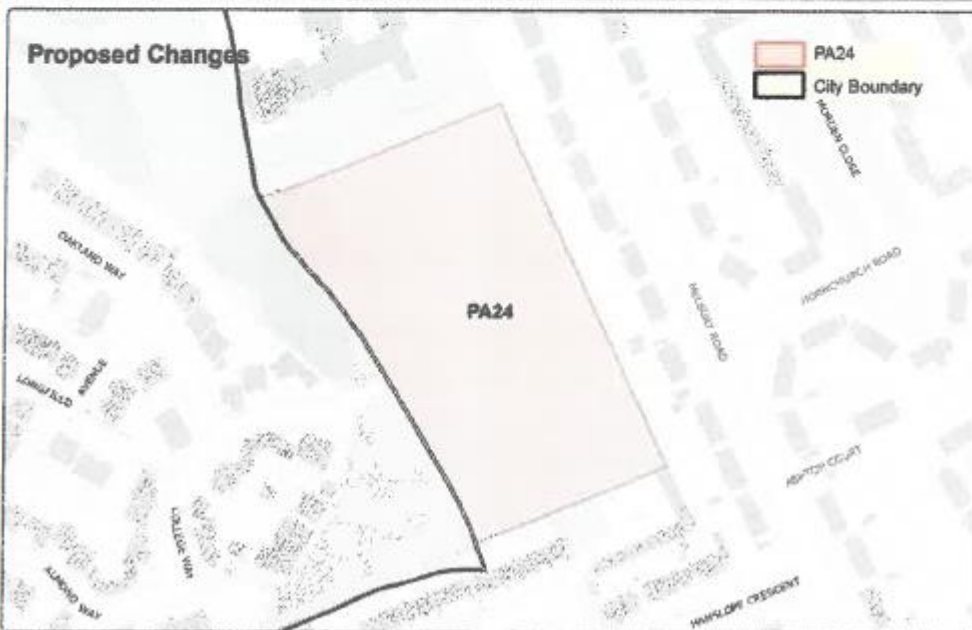
Should there be no access Pedestrian or Vehicle into Bilborough College from College Way then it will also stop the Students using the Play Area and the Wooded Area.

This proposal would still keep us a self-contained area with only one way in and out which is important as this is a high risk crime area.

Please keep me advised as to any activity with this proposed development.

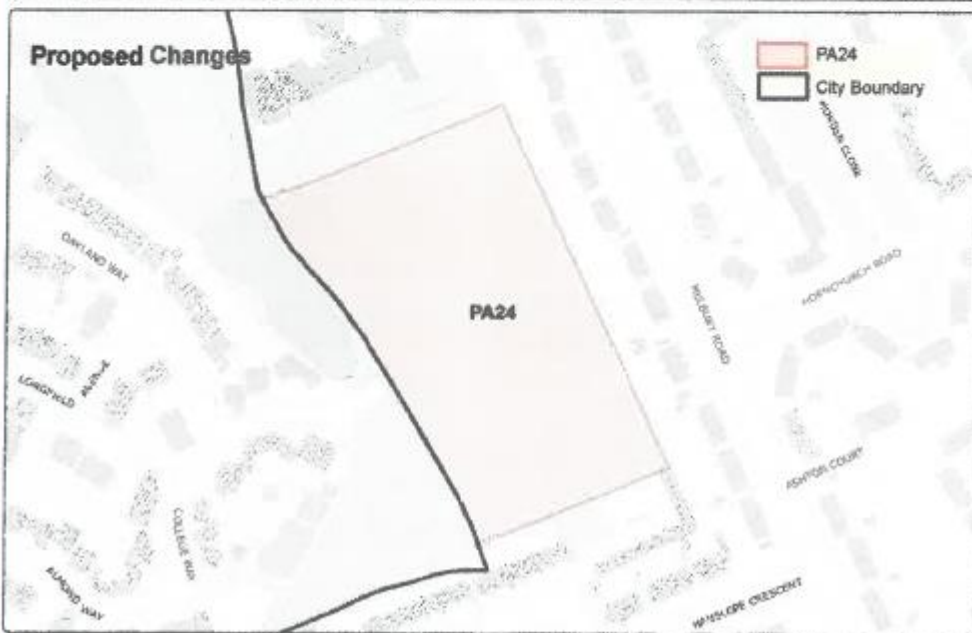
PROPOSAL 'A'

PA24 College Way - Melbury School Playing Field



PROPOSAL 'B'

PA24 College Way - Melbury School Playing Field



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NCC Response:

The site is considered suitable for residential development and on site open space, and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. Development Principles require that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Detailed design matters including

the relationship of development to adjacent housing will be considered at the detailed design stage.

Consultation was undertaken in accordance with planning regulation and the Council's Statement of Community Involvement and the details are contained in the Reports of Consultation.

PA24 College Way - Melbury School Playing Field
Version: Revised Publication LAPP

Consultee ID: 3756
Consultee Name: Mr David Fordham
Representation number: 5190

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

5190 You will be aware that I sent in a Response Form some 18 months ago with regard to the development
And I am pleased to see that you have taken into account my comments regarding the safety area for
the students at Melbury School which has resulted in a revised plan.

NCC Response:

Comments noted

PA25 Chingford Road Playing Field

PA25 Chingford Road Playing Field

Version: Publication LAPP

Consultee ID: 122

Consultee Name: NCC (Cllr Wood M)

Representation number: 5080

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

- (a) **5080** Noting the disappointment of Ward Councillors who oppose the sale of Chingford playing field. Ward Councillors believe signs are now in place advertising the development potential of the site which has been used for recreation for more than 60 years and the site remains within the LAPP as a specific Site Allocation with specific development principles. Matt Gregory responded that he would investigate this and report back to the Ward Councillors directly;

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and on site open space and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. Initial screening has shown that the site is not located in an area of sports pitch deficiency and therefore Sport England have confirmed there is no impediment to its development as nearby parks and open spaces have capacity for future increases in demand for pitches. Development Principles have been amended to require that at least a third of the site is retained as publicly accessible open space.

Proposed Changes

Development principles amended to require at least a third of the site be retained for publicly accessible open space. Dwelling numbers in appendix 4 reduced accordingly.

PA25 Chingford Road Playing Field

Version: Publication LAPP

Consultee ID: 838

Consultee Name: Sport England (Beard S)

Representation number: 4748

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4748

The assessment identified that an area of playing field needed to be retained as a community sports hub, the strategy work identified that former Padstow School Detached Playing Fields off Beckhampton Road. As the most appropriate site in terms of size suitability and location.

NCC Response:

Comments noted. The revised Planning Pitch Strategy no longer identifies a need for a Community Sports Hub.

PA25 Chingford Road Playing Field

Version: Publication LAPP

Consultee ID: 2366

Consultee Name: Herring T

Representation number: 4066

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4066 Building houses on the proposed site will seriously infringe on the privacy of the back gardens of the houses adjoining it from Yatesbury Crescent. The Crescent will become a cut - through for people accessing the development and increase parking on an already difficult road to drive safely on. The increase footfall and lack of privacy will seriously de value the properties of Yatesbury Crescent. The area at present is vital as a playing field and is well used for exercise. dog walking. and as a playing field. There is no clear or obvious point to the site.

NCC Response:

It is considered the reduced quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage. Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and on site open space and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies.

Development Principles require that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Development Principles now require a large proportion of the site to be retained as open space. This could be incorporated into multi-purpose greenspace and may provide opportunities. Initial screening has shown that the site is not located in an area of sports pitch deficiency and therefore Sport England have confirmed there is no impediment to its development as nearby parks and open spaces have capacity for future increases in demand for pitches.

Proposed Changes

There is a larger area of open space (approx. 2ha) retained and less dwellings to be developed on the site.

PA25 Chingford Road Playing Field

Version: Publication LAPP

Consultee ID: 2367

Consultee Name: Hill K

Representation number: 4111

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondents comments.

Consultation comment extract:

4111

We are writing to object to the proposed housing plans on Chingford field. We feel you are taking too much green spaces from this area. We have a lovely area where we can take our dogs and children for walks, playing and picking the blackberries to make jam. I have a hard time now on our road. Some day it is hard to get on and off our drives. We have a lot going on with the heritage in the area. We would like to reinstate it back to Bilborough village.

NCC Response:

It is considered the reduced quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage. Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and on site open space and has been subject to a Site Assessment,

Sustainability Appraisal and consultation with Sport England and other statutory bodies. Development Principles require that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Development Principles now require a large proportion of the site to be retained as open space. This could be incorporated into multi-purpose greenspace and may provide opportunities to create a buffer to aid protection of the setting of nearby heritage assets. Initial screening has shown that the site is not located in an area of sports pitch deficiency and therefore Sport England have confirmed there is no impediment to its development as nearby parks and open spaces have capacity for future increases in demand for pitches. The site is adjacent to Listed Buildings and Development Principles state that proposals should protect and enhance the setting of these heritage assets. The plan is subject to an Infrastructure Delivery Plan, prepared in consultation with service providers, which considers the infrastructure requirements associated with the spatial objectives and growth anticipated by the LAPP. It is considered that the reduced quantum of development proposed can be accommodated without serious detriment to existing infrastructure and services but with further detailed assessment and confirmation of any mitigation measures to take place at planning application stage.

Proposed Changes

There is a larger area of open space retained and less dwellings to be developed on the site.

PA25 Chingford Road Playing Field

Version: Publication LAPP

Consultee ID: 2518

Consultee Name: Hilton S

Representation number: 4112

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondents comments.

Consultation comment extract:

4112

I ACKNOWLEDGE THAT LOCAL AUTHORITIES ARE UNDER PRESSURE TO IDENTIFY SITES FOR RESIDENTIAL DEVELOPMENT, HOWEVER, THIS SITE HAS LANDLOCKED DIFFICULTIES. I WOULD TRUST THAT ^{NEW} DEVELOPMENT WOULD BE KEPT IN RELATION TO EXISTING DEVELOPMENT. A REDUCTION IN THE NUMBER OF EXPECTED HOMES WOULD BE WELCOME. IF THE LISTED BUILDINGS ON ST MARTINS ROAD ARE BUFFERED FROM ANY NEW DEVELOPMENT I WOULD ASK THAT SIMILAR CONSIDERATIONS ARE GIVEN TO RESIDENTS OF CHINGFORD AND WIGHAM ROADS.

(please continue on a separate sheet if necessary)

NCC Response:

It is considered the reduced quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage. Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and on site open space and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. Development Principles require that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Development Principles now require a large proportion of the site to be retained as open space. This could be incorporated into multi-purpose greenspace and may provide opportunities. Initial screening has shown that the site is not located in an area of sports pitch deficiency and therefore Sport England have confirmed there is no impediment to its development as nearby parks and open spaces have capacity for future increases in demand for pitches. The plan is subject to an Infrastructure Delivery Plan, prepared in consultation with service

providers, which considers the infrastructure requirements associated with the spatial objectives and growth anticipated by the LAPP. It is considered that the reduced quantum of development proposed can be accommodated without serious detriment to existing infrastructure and services but with further detailed assessment and confirmation of any mitigation measures to take place at planning application stage.

Proposed Changes

There is a larger area of open space retained and less dwellings to be developed on the site.

PA25 Chingford Road Playing Field

Version: Publication LAPP

Consultee ID: 2999

Consultee Name: NCC (Cllr Smith W)

Representation number: 5081

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondents comments.

Consultation comment extract:

- (a) **5081** Noting the disappointment of Ward Councillors who oppose the sale of Chingford playing field. Ward Councillors believe signs are now in place advertising the development potential of the site which has been used for recreation for more than 60 years and the site remains within the LAPP as a specific Site Allocation with specific development principles. Matt Gregory responded that he would investigate this and report back to the Ward Councillors directly;

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and on site open space and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. Initial screening has shown that the site is not located in an area of sports pitch deficiency and therefore Sport England have confirmed there is no impediment to its development as nearby parks and open spaces have capacity for future increases in demand for pitches. Development Principles have been amended to require that at least a third of the site is retained as publicly accessible open space.

Proposed Changes

Development principles amended to require at least a third of the site be retained for publicly accessible open space. Dwelling numbers in appendix 4 reduced accordingly.

PA25 Chingford Road Playing Field

Version: Publication LAPP

Consultee ID: 3490
Consultee Name: Huggon T
Representation number: 4874

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4163, 4860 8. These sites are all green of a variety of sorts each contributing its own value to our open and green network. Collectively they total 106.27 hectares, a substantial loss if built on.

to 4876 9. Here I do not intend to comment on them individually as my point is of principle: but am happy to do so if required.

4163, 4860 10. As submitted previously there are sufficient brown field or underused built sites to satisfy the requirements for all relevant kinds of development without interfering with these.

to 4876 11.1. In the previous consultation I submitted that all the potential development sites identified in the previous draft in the major Regeneration Zones:- RZ2 Eastside, RZ3 Southside, and RZ4 Waterside should be allocated for development. Substantial areas were not.

11.2. Now that they have been there is an even stronger case for omitting the green spaces.

11.3. These regeneration areas, having been subjected to detailed scrutiny, development briefs, and layout plans over several years, are sufficient to provide a substantial part of housing needs referred to in the Core Strategy, rightly a major component of this plan. In round figures over 10,000 dwellings.

11.4. At last building has started at Waterside at its Eastern end on both sides of Trent Lane countering the notion previously held that these sites may not be developed in the near future or even the life of the plan

11.5. Many of the smaller brownfield and underused sites are identified for housing and ready to be developed. Together with the major sites there is enough for housing the foreseeable future without impinging on green space. Not to mention small sites under 0.5 hectare not counted in, of which any walk or bus or tramride will spot.

4163, 4860 12. It is now long established in town planning principles that if green space is allocated it will result in financial resources and energy being diverted from brown field sites because much of the development industry prefers these for a whole range of well known reasons. Thus allocation of green sites results in two losses-the loss of the green space and delays in improvement of the regeneration areas.

to 4876 13. As previously submitted, if it is necessary to allocate any green space each site should be assessed before inclusion to ascertain its value for a) biodiversity, b) importance as part of the green network, c) accessibility-distance from where people live, all criteria set out in the section of "Breathing Space" entitled "Local Recommended Standards"

14. Most of the allocated green sites are owned by the City Council. Their duty under s.40 of the Natural Environment and Rural Communities Act 2006 should be reflected in this plan about present and potential biodiversity in allocating or not.

NCC Response:

It is considered the reduced quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage. Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and on site open space and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. Development Principles require that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Development Principles now require a large proportion of the site to be retained as open space. This could be incorporated into multi-purpose greenspace and may provide opportunities to create a buffer to aid protection of the setting of nearby heritage assets. Initial screening has shown that the site is not located in an area of sports pitch deficiency and therefore Sport England have confirmed there is no impediment to its development as nearby parks and open spaces have capacity for future increases in demand for pitches. The site is adjacent to Listed Buildings and Development Principles state that proposals should protect and enhance the setting of these heritage assets. The plan is subject to an Infrastructure Delivery Plan, prepared in consultation with service providers, which considers the infrastructure requirements associated with the spatial objectives and growth anticipated by the LAPP. It is considered that the reduced quantum of development proposed can be accommodated without serious detriment to existing infrastructure and services but with further detailed assessment and confirmation of any mitigation measures to take place at planning application stage.

PA25 Chingford Road Playing Field

Version: Publication LAPP

Consultee ID: 3654

Consultee Name: Townsend D

Representation number: 4049

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4049

Due to the unnecessary complexity of the grammar used when providing residents around the Chingford Road playing fields with the chance to respond to planning publications I shall speak in the language of the common folk of Bilborough. I would like to express my thoughts on the planned housing estate and I believe I represent a number of local residents who are unable to speak out. My first concern is the fact the plan revolves around removing yet another playing field from the local area leaving very few for the local youth to play on and local dog walkers to walk around. Yes you have upgraded the local Harvey Hadden site however it is not always accessible to all residents. Bilborough needs more green spaces not less, there are more than enough sites around Nottingham which could be used for housing instead. The fact there is a green space and scenic view for residents to look upon from their back windows represents a welcome break from back to back housing which is essentially what will occur if permission to build on the site is granted. I would also fear a rise in anti social behavior and crime in the surrounding area if the housing estate is constructed. At present many houses surrounding the field are protected by a small treeline and old fences which have become aged over time. By building housing it would result in a larger footfall in the area surrounding our back gardens, if planning permission is granted then the constructors should be made accountable for providing the necessary security to protect the homes of the local residents. I also do not believe the local residents would take too kindly to a brand new and modern housing estate being built in the area when their homes are in need of repair themselves. My final concern is the increase in traffic which would occur in the area. As far as i can see the only possible access points which could be expanded for industrial and public vehicles would be the Chingford road alleyway and the footpath leading from St Martins church. This would cause unwanted and unnecessary traffic in the area, especially during peak time when traffic builds up severely in the area. To conclude the occupiers of [REDACTED] object to the proposed housing site for the reasons listed above.

NCC Response:

It is considered the reduced quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage. Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and on site open space and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. Development Principles require that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Development Principles now require a large proportion of the site to be retained as open space. This could be incorporated into multi-purpose greenspace and may provide opportunities to create a buffer to aid protection of the setting of nearby heritage assets. Initial screening has shown that the site is not located in an area of sports pitch deficiency and therefore Sport England

have confirmed there is no impediment to its development as nearby parks and open spaces have capacity for future increases in demand for pitches. There are policies in the plan which mitigate any impact of development on crime and anti-social behaviour.

Changes

There is a larger area of open space retained and less dwellings to be developed on the site.

PA25 Chingford Road Playing Field

Version: Publication LAPP

Consultee ID: 3667

Consultee Name: Herring P

Representation number: 4065

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4065 The planned development will seriously infringe on our privacy. It would take away park land. There is no clear indication of road access. Increase footfall by our property. It will de value the surrounding properties.

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and on site open space and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. Initial screening has shown that the site is not located in an area of sports pitch deficiency and therefore Sport England have confirmed there is no impediment to its development as nearby parks and open spaces have capacity for future increases in demand for pitches. Development Principles have been amended to require that at least a third of the site is retained as publicly accessible open space.

Detailed design matters including highways matters and the relationship of development to adjacent housing, will be considered at planning application stage.

Proposed Changes

There is a larger area of open space retained and less dwellings to be developed on the site.

PA25 Chingford Road Playing Field

Version: Publication LAPP

Consultee ID: 3677

Consultee Name: Bates C

Representation number: 4072

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4072 I believe this plan to be unsound because: A. The site designated PA25 is scheduled for possibly 188 probable family dwellings. I believe it is reasonable to assume that 2/3rds of the dwellings will have a vehicle of some sort and family dwellings would point towards children at most of these dwellings. Even at one child per dwelling we shall be looking at close to two hundred children. Allowing for some age differences I believe it safe to assume that their will still be close to 100/120 children heading for Brocklewood and Highwood schools. The proposed exit from the new estate is on Chingford Road and the most likely route to both of the schools is via the junction with Denewood Crescent. B. The second problem I foresee is that site designated PA26 is also being considered. I have not been able to obtain possible numbers for this site as yet but I know that it is slated for predominantly 'family housing' with some possible provision for the elderly. Because I have no figures to work on I do not wish to guesstimate but what I can state with a high degree of certainty is that all of the people on this site will most likely have to exit the site onto Denewood Crescent at a point approximately ten metres away from the Chingford/Denewood Road junction. C. Also within this area is the Westbury Special school 'a thorn in the side of all of those who live near to its entrance' of which number I am one. The driveway entrance to this school issues onto Chingford Road approximately 40/50 metres from the Chingford/Denewood junction. For some reason a large number of these pupils are brought to the school by taxi's. The school driveway can only accommodate single file traffic and the parking spaces are limited within the site resulting in near chaos at school and home times. The taxi's can often queue back to Denewood waiting to get into the school. Added to this problem are the number of staff members who feel it necessary to park on Chingford Road rather than within the school confines. Maybe it's the parking charge...! To the best of my knowledge there are also plans afoot to almost double the size of this school by taking in girls. I can but assume that these also will be 'taxied' in with the resultant increase in traffic. D. Chingford, Denewood, Fircroft and Highwood are all within the 20mph traffic calmed area but they are all used by rat-runners and quad bike and tracking bike 'wheelie' clowns, we are also just on the edge of the 'finished my takeaway' circuit with the resultant abundance of McD' and KFC throwaways. Very many drivers race up and down all of these roads during the day and night and anything or one who gets in their way creates an impatient flashpoint. Because of today's unwillingness to 'walk' children to school I would expect something of a majority of any possible new residents in the area to 'transport' their children to the available schools no matter how near or far with the result of even more gridlock. I would 'not' recommend a visit to Highwood or Fircroft Avenue's at school time. E. My last point is purely selfish. As a dog owner and having been raised in a rural community I dislike any scheme that removes grass, trees, or the habitat of birds and and insects. From a purely personal point of view the loss of amenity will be the biggest tragedy of all. I AM UNABLE TO GIVE YOU ANY CHANGES that I would consider capable of changing the above circumstances. The laws necessary simply do not exist. We cannot ban vehicles from the streets or force people to walk instead of ride, more's the pity. Without road widening or junction control my only answer would be don't build even though I understand both the need and the legal requirement.

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential

development and on site open space and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. Development Principles require that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Development Principles now require a large proportion of the site to be retained as open space. This could be incorporated into multi-purpose greenspace and may provide opportunities to create a buffer to aid protection of the setting of nearby heritage assets. Initial screening has shown that the site is not located in an area of sports pitch deficiency and therefore Sport England have confirmed there is no impediment to its development as nearby parks and open spaces have capacity for future increases in demand for pitches. Detailed design matters including highways matters and the relationship of development to adjacent housing, will be considered at planning application stage.

Proposed Changes

There is a larger area of open space retained and less dwellings to be developed on the site.

PA25 Chingford Road Playing Field

Version: Publication LAPP

Consultee ID: 3683

Consultee Name: S Church

Representation number: 4100

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4100 With reference to the above proposed residential housing.

As you know, my property adjoins the above site. The Chingford Road playing field is well used by the local residents and children of all ages as a welcome open space amongst the existing dense housing.

In view of the fact that 2 more new housing developments are also proposed within a very short distance, I would ask you to consider that this playing field should be spared from even more houses, which would make this area a solid block of homes.

4101 Family homes must be balanced with sufficient green and open recreational areas, and this area is becoming overpopulated. At the moment traffic on the connecting roads is very heavy, and there is generally a waiting time of 1 week to see a Doctor, etc. etc.

4102

4103 This part of the City is already saturated with large housing estates which have merged to create dense areas of homes with the associated problems.

NCC Response:

Playing Pitch Assessment in consultation with Sport England concludes that the site is not located in area of playing pitch deficiency. Development Principles now require a large proportion of the site to be retained as open space. This could be multi-purpose greenspace.

Proposed Changes

There is a larger area of open space retained and less dwellings to be developed on the site.

PA25 Chingford Road Playing Field

Version: Publication LAPP

Consultee ID: 3683

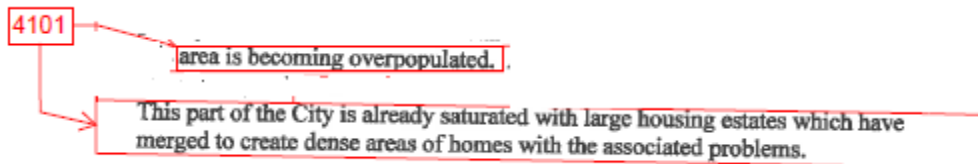
Consultee Name: S Church

Representation number: 4101

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:



NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. Development Principles now require a larger proportion of the site to be retained as open space and as a consequence, a smaller number of homes will be achieved. The site is considered suitable for residential development and on site open space and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. Opportunities for links/improvements to GI and provision of publicly accessible open space on site.

Proposed Changes

There is a larger area of open space retained and less dwellings to be developed on the site.

PA25 Chingford Road Playing Field

Version: Publication LAPP

Consultee ID: 3683

Consultee Name: S Church

Representation number: 4102

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

~~Family homes must be balanced with sufficient green and open recreational areas~~

4102

NCC Response:

Development Principles now require a larger proportion of the site to be retained as open space and as a consequence, a smaller number of homes will be achieved.

Proposed Change

There is a larger area of open space retained and less dwellings to be developed on the site.

PA25 Chingford Road Playing Field

Version: Publication LAPP

Consultee ID: 3683

Consultee Name: S Church

Representation number: 4103

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

there is generally a waiting time of 1 week to see a Doctor, etc. etc. ← 4103

NCC Response:

The plan is subject to an Infrastructure Delivery Plan, prepared in consultation with service providers, which considers the infrastructure requirements associated with the spatial objectives and growth anticipated by the LAPP. It is considered that the reduced quantum of development proposed can be accommodated without serious detriment to existing infrastructure and services but with further detailed assessment and confirmation of any mitigation measures to take place at planning application stage.

PA25 Chingford Road Playing Field

Version: Publication LAPP

Consultee ID: 3684

Consultee Name: Welik M

Representation number: 4178

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

Local Plan part 2, allocation PA25 - Chingford Road Playing Field

4178 Dear Sir/Madam,

We recently received a letter from Development Department and we have some thoughts. There are some questions as well.

First of all, where will be the road situated as we can see, this is still a big question.

Secondly, at the moment our house has a fantastic view of the green field with peace and quiet specially at the mornings when the birds singing. So when we lose that view and also peaceful mornings what about our house valuation? Who will pay us for lower house value?

Thirdly, what do you intend to build at that field and how far from our house? Will we have window to window just a few meters away?

How many houses and shops do you want to build and where the plans are? Fairly, we should see these plans first, as these plans change our lives.

And most of all, what about our footpath between 91 and 93 Yatesbury Crescent? Do you intend to do the main road as well?

Is there no any other field you can build on because we strongly feel it's not the best idea for it. So many people use it for playing with the children and running with dogs. They won't be happy about it as well as we are.

NCC Response:

It is considered the reduced quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage. Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and on site open space and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. Development Principles require that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. The impact on property values is not a planning consideration. Development Principles now require a large proportion of the site to be retained as open space. This could be incorporated into multi-purpose greenspace and may provide opportunities to create a buffer to aid protection of the setting of nearby heritage assets. Initial screening has shown that the site is not located in an area of sports pitch deficiency and therefore Sport England have confirmed there is no impediment to its development as nearby parks and open spaces have capacity for future increases in demand for pitches. The site is adjacent to Listed Buildings, and Development

Principles state that proposals should protect and enhance the setting of these heritage assets.

Detailed design matters including highways matters and the relationship of development to adjacent housing, will be considered at planning application stage.

Proposed Changes

There is a larger area of open space retained and less dwellings to be developed on the site.

PA25 Chingford Road Playing Field

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5417

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

5417

PA25 Chingford Road Playing Field

We welcome that development principles include some semi-natural open space.

NCC Response:

Comments noted.

PA25 Chingford Road Playing Field

Version: Revised Publication LAPP

Consultee ID: 3147

Consultee Name: West Area Committee (Mr Mark Leavesley)

Representation number: 5167

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5167

- **PA25 Chingford Road Playing Field**

Proposed entrance to the site not very wide considered should be given to gaining access from Wigman Road.

NCC Response:

Detailed design, layout and access considerations will be considered through a planning application as part of the development management process.

PA26 Denewood Crescent - Denewood Centre

PA26 Denewood Crescent - Denewood Centre

Version: Revised Publication LAPP

Consultee ID: 3147

Consultee Name: West Area Committee (Mr Mark Leavesley)

Representation number: 5168

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5168

- **PA26 Denewood Crescent – Denewood Centre**

Low income family housing, little demand in the area, what's needed is an 'elderly village bungalow development – lots of elderly in the area (Chapman, Wood)

NCC Response:

The Development Principles facilitate such development and refer to specialist housing to meet the needs of the elderly.

PA27 Wilkinson Street - Former PZ Cussons

PA27 Wilkinson Street - Former PZ Cussons

Version: Publication LAPP

Consultee ID: 225

Consultee Name: PEDALS (McClintock H)

Representation number: 4475

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan. Already covered off in Development Principles

Consultation comment extract:

4475	PA27	Wilkinson Street - Former PZ Cussons <i>relevant to HS2 National Cycleway Proposals being undertaken by John Grimshaw of John Grimshaw & Associates on behalf of the HS2 National Cycleway Feasibility Study for the DfT</i>	Leen Valley
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NCC Response:

Comments noted. Development Principles set out that new or improved walking and cycling routes should be provided across the site. Comments related to the relationship of the site with the wider cycling network have been passed to the Transport Strategy section.

PA27 Wilkinson Street - Former PZ Cussons

Version: Publication LAPP

Consultee ID: 1540

Consultee Name: Environment Agency (Pitts A)

Representation number: 4078

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

PA27 Wilkinson Street - Former PZ Cussons (4078)

4078

The Site Assessment and Background Paper provides an open and transparent assessment of flood risk to the site allocations which is robust and consistent with national planning policy. The former Cussons Site PA27 and the Bobbers Mill sites PA29 & PA30 are interlinked by flood risk issues from the River Leen and included on the 6 year National Flood and Coastal Risk Management Capital Investment Programme. The flood risk issues are complex on these sites and we support and welcome that Nottingham City Council will investigate future options on these proposed development sites.

NCC Response:

Support noted. Additional Environment Agency comments have been proposed to be added to the Development Principles (SC085).

PA27 Wilkinson Street - Former PZ Cussons

Version: Publication LAPP

Consultee ID: 3529

Consultee Name: Health and Safety Executive (Moran J)

Representation number: 4288

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

Housing Allocations

4281, 4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290

Inner Zone – Housing is not compatible with development in the inner zone. HSE would normally Advise Against such development. The only exception is developments of 1 or 2 dwelling units where there is a minimal increase in people at risk.

Middle Zone – The middle zone is compatible with housing developments up to and including 30 dwelling units *and* at a density of no more than 40 per hectare.

Outer Zone – Housing is compatible with development in the outer zone including larger developments of more than 30 dwelling units and high-density developments of more than 40 dwelling units per hectare.

Workplace Allocations

4281, 4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290

Inner Zone – Workplaces (predominantly non-retail) providing for less than 100 occupants in each building and less than 3 occupied storeys are compatible with the inner zone. Retail developments with less than 250m² total floor space are compatible with the inner zone.

Note: Workplaces (predominantly non-retail) providing for 100 or more occupants in any building or 3 or more occupied storeys in height are compatible with the inner zone where the development is at the major hazard site itself and will be under the control of the site operator.

³ Hazardous substances consents are granted by the Hazardous Substances Authority (HSA), which is usually the planning authority. The consent process is regulated by the HSA under The Planning (Hazardous Substances) Regulations 2015. The HSA must consult HSE on consent applications. In assessing the application for consent, HSE will produce a map with risk contours (or zones), representing the risk to a hypothetical house resident. Should the HSA grant consent, this map defines the consultation distance within which HSE must be consulted over any relevant future planning applications

4281, 4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290

Middle Zone – The middle zone is compatible with workplaces (predominantly non-retail). Retail developments with total floor space up to 5000m² are compatible with the middle zone.

Outer Zone – Workplaces (predominantly non-retail) are compatible with the outer zone. Workplaces (predominantly non-retail) specifically for people with disabilities (e.g. sheltered workshops) are only compatible with the outer zone. Retail developments with more than 5000m² total floor space are compatible with the outer zone.

NCC Response:

Comment noted. The site has been given planning permission for housing in the past. The Development Principles state that within Hazardous Installation Consultation Zone - requires consideration prior to development.

PA27 Wilkinson Street - Former PZ Cussons

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4599

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4599 PA 27 Wilkinson Street. PA30 Bobber Mill Bridge.
We welcome that opportunities to improve walking and cycling links through these site should be explored alongside opportunities for habitat enhancement.

NCC Response:

Support noted

PA27 Wilkinson Street - Former PZ Cussons

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4629

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4629 PA 27 Wilkinson Street. PA30 Bobber Mill Bridge.
We welcome that opportunities to improve walking and cycling links through these site should be explored alongside opportunities for habitat enhancement.

NCC Response:

Support noted

PA27 Wilkinson Street - Former PZ Cussons

Version: Revised Publication LAPP

Consultee ID: 3861

Consultee Name: Nottingham Trams Ltd (Mr Chris Williams)

Representation number: 5368

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

5368

PC200: Site PA27 Wilkinson St – Fomer PZ Cussons

Although the housing allocation has been reduced, the proposed uses have been extended to include education.

There is no reference in the 'Development Principles' for this site that development of the site needs take into account the relationship with the NET system.

The site PA27 is directly opposite the main depot for the NET system traffic flows, and will have a critical impact on (a) access to the depot site and (b) flow of the tram service across what is already a busy junction, and which lies on the most intensively used tram network in the UK (trams every 3.75 minutes).

NCC Response:

Agree that reference should be made to relationship of site to the nearby Tram Depot.

Development Principles amended to read:

'...These habitats should be protected, and where possible, enhanced by the development. (Amendment start) Proposals for pedestrian and vehicular access/egress to the site should have regard to the NET depot to the northern side of Wilkinson Street. (Amendment end) New and improved walking and cycling links should be provided across the site - indicative route shown on the Policies Map..... '

PA28 Hine Hall: Housing (now deleted)

PA28 Hine Hall: Housing (now deleted)

Version: Publication LAPP

Consultee ID: 311

Consultee Name: Historic England (Fletcher C)

Representation number: 4501

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Site deleted.

Consultation comment extract:

4501

PA28: Ransome Road, Hine Hall

We continue to question the suitability of this site as a housing allocation, although we note that reference to the development brief has been made.

NCC Response:

Site deleted.

PA28 Hine Hall: Housing (now deleted)

Version: Publication LAPP

Consultee ID: 3659

Consultee Name: Kelly J

Representation number: 4051

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Site Deleted

Consultation comment extract:

4051

I am extremely concerned about the environmental impact the housing development will have on the wildlife in the area. There is a mature deciduous forest area next to the centre which should really be left untouched due to its rarity. This area has a footpath leading through it from Ransom Drive to Ransom Road and is quite beautiful even though it is blighted by rubbish and flytipping. It has a population of owls which can be heard regularly at night and is a sanctuary for other birds and wildlife. This area of forest is complimented by other pockets of trees and wild areas around the centre and around the adjacent Hine Hall. It would be a tragic loss to the area if these natural areas are disturbed or developed on. In fact it should be made a duty of the development to upgrade and sympathetically manage these important areas. There is a wide green area in front of the the forested area mentioned which was originally maintained by the residents of the Day Centre but which is now unkempt. It would benefit the development immensely if this area were to transformed into a designated play area or park, which could lead into a formal pathway through the forested area. Without green and natural areas accompanying the development the area could get very congested and unattractive. I feel it is vital that these green and forested areas be protected during the development or the neighbourhood would be sadder for there permanent loss.

NCC Response:

Site deleted

PA28 Hine Hall: Housing (now deleted)

Version: Publication LAPP

Consultee ID: 3659

Consultee Name: Kelly J

Representation number: 4554

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Site Deleted

Consultation comment extract:

4554

Changes to the plan to make it viably sound is that the development should protect, improve and leave undeveloped the forested and green areas at the location as they are mature natural sites giving home to wildlife (some of which could in fact be protected species).

NCC Response:

Site deleted

PA28 Hine Hall: Housing (now deleted)

Version: Publication LAPP

Consultee ID: 3659

Consultee Name: Kelly J

Representation number: 4555

**UN SOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Site Deleted

Consultation comment extract:

4555 Too intense a development, i.e. too many houses, will perhaps encourage the area to get run down very quickly and it is also vital for the quality of the area that the natural areas are preserved.

NCC Response:

Site deleted

PA28 Hine Hall: Housing (now deleted)

Version: Publication LAPP

Consultee ID: 3679

Consultee Name: Law M

Representation number: 4074

N/A

Object/Support/Other?	Other
Resolved?	yes
Sound?	N/A
Formally withdrawn?	No
Council comments	Site Deleted

Consultation comment extract:

4074 I am not necessarily against the proposed developments.

NCC Response:

Site deleted

PA28 Hine Hall: Housing (now deleted)

Version: Publication LAPP

Consultee ID: 3679

Consultee Name: Law M

Representation number: 4562

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Site Deleted

Consultation comment extract:

4562

but the proposals for site PA28 are on land that surrounds a Grade II listed building, amongst trees under protection orders and would require the joint land owners (around 50 of us) to all agree to the developments or agree to sell the land for development. There has been a lot of resistance from residents to past proposals, and I therefore cannot imagine these developments would ever see the light of day. It is right that the council explore options, but I don't think the proposals for this site are realistic or will ever materialise, so it seems misleading to include them as part of the housing growth proposals.

NCC Response:

Site deleted

PA29 Bobbers Mill Bridge - Land Adjacent to Bobbers Mill Industrial Estate

PA29 Bobbers Mill Bridge - Land Adjacent to Bobbers Mill Industrial Estate

Version: Publication LAPP

Consultee ID: 1540

Consultee Name: Environment Agency (Pitts A)

Representation number: 4079

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4079

PA29 Bobbers Mill Bridge - Land Adj to Bobbers Mill Estate (4079)

The Site Assessment and Background Paper provides an open and transparent assessment of flood risk to the site allocations which is robust and consistent with national planning policy. The Bobbers Mill sites PA29 & PA30 and former Cussons Site PA27 are interlinked by flood risk issues from the River Leen and included on the 6 year National Flood and Coastal Risk Management Capital Investment Programme. The flood risk issues are complex on these sites and we support and welcome that Nottingham City Council will investigate future options on these proposed development sites.

NCC Response:

Support noted. Further detailed Environment Agency comments are proposed to be added to the Development Principles (SC087).

PA30 Bobbers Mill Bridge - Bobbers Mill Industrial Estate

PA30 Bobbers Mill Bridge - Bobbers Mill Industrial Estate
Version: Publication LAPP

Consultee ID: 225
Consultee Name: PEDALS (McClintock H)
Representation number: 4476

UN SOUND

Object/Support/Other? Object
Resolved? No
Sound? Unsound
Formally withdrawn? No
Council comments Respondee comments assessed but no change made to the Plan.
Already covered off in Development Principles

Consultation comment extract:

4476	PA30	Bobbers Mill Bridge - Bobbers Mill Industrial Estate relevant to HS2 National Cycleway Proposals being undertaken by John Grimshaw of John Grimshaw & Associates on behalf of the HS2 National Cycleway Feasibility Study for the DfT	Leen Valley
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NCC Response:

Comments noted. Development Principles state that there are opportunities to improve cycle and pedestrian links through the site. Comments related to the relationship of the site with the wider cycling network have been passed to the Transport Strategy section.

PA30 Bobbers Mill Bridge - Bobbers Mill Industrial Estate

Version: Publication LAPP

Consultee ID: 1540

Consultee Name: Environment Agency (Pitts A)

Representation number: 4080

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

PA30 Bobbers Mill Bridge - Bobbers Mill Industrial Estate (4080)

4080

The Site Assessment and Background Paper provides an open and transparent assessment of flood risk to the site allocations which is robust and consistent with national planning policy. The Bobbers Mill sites PA29 & PA30 and the former Cussons Site PA27 are interlinked by flood risk issues from the River Leen and included on the 6 year National Flood and Coastal Risk Management Capital Investment Programme. The flood risk issues are complex on these sites and we support and welcome that Nottingham City Council will investigate future options on these proposed development sites.

NCC Response:

Support noted. Further detailed Environment Agency comments are proposed to be added to the Development Principles (SC088).

PA30 Bobbers Mill Bridge - Bobbers Mill Industrial Estate

Version: Publication LAPP

Consultee ID: 3673

Consultee Name: Russo G

Representation number: 4173

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4173 I am writing with reference to the consultation of taking place for the emerging Local Plan Part 2 and in particular to proposed site allocation PA30. I have concerns that the plan does not address the traffic issues along the proposed route from BobbersMill Bridge and Alfreton Road where it junctions with the access road into the Bobbersmill Industrial Estate. As you are aware Alfreton Road is a primary route into the city and since the changes to the road layout in 2013 this has stopped cars from turning right out of Bobbersmill Road at the junction of Alfreton Road and Left on to Bobbersmill Road from Alfreton Road. This has increased traffic along Chadwick Road current estimate and the Councils own survey put figures at around 1500 card per day.

It is usual for traffic coming out of Chadwick Road junction Alfreton Road for cars to wait for traffic coming out of Bobbersmill Industrial Estate because of the close proximity of the access road to Chadwick Road. I am concerned that a housing estate would be detrimental to residents access and leaving Chadwick Road.

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and has been subject to a Site Assessment, Sustainability Appraisal and consultation with statutory bodies. It is considered the quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage. The Development Principles state that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Detailed matters of layout and access would be considered as part of a planning application/development proposal.

PA30 Bobbers Mill Bridge - Bobbers Mill Industrial Estate

Version: Publication LAPP

Consultee ID: 3758

Consultee Name: Legends Gymnasium (Butt M)

Representation number: 4130

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4130

I'm writing in order to object to the recent planning application that would demolish my and many other businesses in the Bobbers Mill area.

Firstly I would like to express my displeasure at NOTI receiving notification of the planning request as it threatens my present and future business ventures.

In short the news of this application has left me feeling threatened about the thousands of pounds and the years I have spent literally building this business up to what it is today.

I find it insulting that I was not made aware of an application when we are the largest business operating in this complex.

Whom ever put this application forwards has not considered how this jeopardizes something that I have invested hundreds of thousands of pounds into and an unfathomable amount of time and effort, I'm sure you can empathise with me when I say I feel threatened by this proposal.

This plan has also made me question the security of the staff I employ and will employ. This business has offered multiple opportunities to locals and undergraduates alike. The possibilities afforded to undergraduates allow them to flourish and take leading role without the financial resources or

liability that are associated with ownership of a business, all whilst in a socio-economic environment where higher education is not a direct route to employment.

4130

This establishment has also played an active part in helping to bring harmony to the local area as our gymnasium is a hub in which individuals from multiple ethnic and social backgrounds socialise and bond. Our business has helped break down the racial, religious and socio-economic barriers that breed the intolerance and hatred and in its place friendly if not familial bonds have been formed between groups that would rarely mix outside the environment we provide, groups such as Polish and Jamaicans, Sikh and Muslim and, wealthy and impoverished. In short if the gym was taken away these bonds would rot away and the bitter discourse and intolerance between the variety of ethnic and religious groups in the Bobbers Mill area would continue, furthermore there is not any private or public sector initiative that has achieved this within this area. The bonds between the ethnic minorities and groups are evident within the greater community as a direct result of our establishment.

I feel insulted at the lack of recognition from the council regarding my efforts to improve the site and the local community. I regularly liaise with the local police to tackle anti-social and criminal activity and as a result we have made this area safer for the local community. Not only do I regularly assist law enforcement but my establishments facilitates the rehabilitation of ex-convicts as it provides a positive and constructive outlet for any negative emotions they may be harbouring, preventing re-offences. The six year plan I have in mind for this site would provide ample opportunities for local business, employment and possible opportunities for under/post graduates. My expansions would benefit the site and attract more business and development to the surrounding area helping to make Bobbers Mill a more affluent area and a more viable location for future business developments. All this without any assistance from the local authorities and all out of my own funding.

In conclusion I feel that this plan not only poses a threat to my business but the community at large, the repercussions of dismantling the establishment I have poured an insurmountable amount of time, effort and money into would not only be detrimental to the livelihood of the staff I employ and the students which I have offered opportunities to. Having this budding establishment torn away after just establishing its roots would not only have a detrimental effect on employees and investors alike but the ripples of such an action would be felt throughout the surrounding community. Although I have no qualms with accepting assistance in cleaning up the site I do not welcome develop over my business, I feel it threatens my ability to provide for the community and my staff's ability to provide for their families. I also see the lack of notification a kick in the teeth especially when we are the largest business that occupies this site also, when taking into account all I have done for this site and my work with local authorities, furthermore my business has made the surrounding area safer for the general public.

NCC Response:

Consultation has been undertaken in accordance with the Planning Regulations and the Council's Statement of Community Involvement. It is detailed in the Reports of Consultation.

Allocation of this site is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and has been subject to a Site Assessment, Sustainability Appraisal and consultation with statutory bodies. Site notices were placed on this development site, and, site occupiers and site neighbours were all informed for this development site, so unsure about the lack of notification of the proposals. The proposed uses include B1 employment. The plan simply gives an indication in principle of what could be developed on the site.

PA30 Bobbers Mill Bridge - Bobbers Mill Industrial Estate

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5418

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

5418

PA30 Bobbers Mill Bridge - Bobbers Mill Industrial Estate

This potential development provides a rare opportunity to remove culvert in order to provide continuous open space along the River Leen. Any green space corridor should be as wide as possible, in line with the 'development principles'.

NCC Response:

Comments noted. Amongst other things the Development Principles states "The River Leen LWS runs through the centre of the site and this should be a feature of development and the opportunity should be taken to enhance the ecological and visual amenity value of watercourse. Open space could be provided either side to buffer, protect and enhance the River Leen." and "Layout should have regard to potential need for an easement adjacent to the River Leen."

PA30 Bobbers Mill Bridge - Bobbers Mill Industrial Estate

Version: Revised Publication LAPP

Consultee ID: 3882

Consultee Name: Indigo Planning (Julie White)

Representation number: 5184

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

These representations are submitted to the draft Local Plan Part 2 (revised Publication Version), in relation to site ref: PA30 Bobbers Mill Bridge - Bobbers Mill Industrial Estate.

The site is not allocated in the adopted Nottingham Local Plan (2005) but is proposed to be allocated for residential use (C3, predominantly family housing) in the emerging Local Plan Part 2. These representations demonstrate that the site is unsuitable and undeliverable for residential development, and that it should be allocated as an edge of centre retail opportunity instead.

The council's justification for allocating the site for residential development is provided in the Site Assessment Background Paper (January 2016), which forms part of the evidence base for the emerging Local Plan Part 2. It states:

5184

“Brownfield site with regeneration potential close to residential and employment uses. Although this site is at risk of flooding the EA support allocation subject to mitigation measures and holistic approach to flood risk. Development provides opportunities to enhance biodiversity and provide improved cycling and walking links. Suitable for allocation for residential use and employment use.”

The site is unsuitable for residential development due to existing flooding issues. It lies largely within Flood Zone 3 and there is an existing culvert which carries the River Leen through part of the site. Dwelling houses are listed in Planning Practice Guidance as “more vulnerable” in the flood risk vulnerability classification. There would be significant mitigation measures required for the site to accommodate residential development, which would affect the viability and deliverability of the site.

5184
cont

There was an outline application submitted at the site in 2011 for the construction of 48 dwellings (LPA ref: 11/01305/POUT). The application was withdrawn, we understand this was due to the applicant being unable to agree with the Environment Agency, the flood mitigation necessary for the residential development proposed.

In light of the above, and given that a significant part of the site lies within Flood Zone 3, residential development at the site is not considered viable or deliverable.

Furthermore, we understand that the council has almost 6 years housing land supply. Therefore, there are sufficient sites to meet the identified need, without this site being allocated.

Paragraph 23 of the NPPF requires Local Planning Authorities to 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.

Given the site's location, within 300m of Bobbers Mill Centre of Neighbourhood Importance, it should be allocated for retail development as an edge of centre opportunity. The site is within easy walking distance, and therefore well connected, to Bobbers Mill Centre and its development for retail use would help to support the existing centre and would provide opportunities for linked trips.

The council's Retail Study (2015) prepared by Carter Jonas states that:

"The capacity assessment identifies capacity for 393m² (net) to support new foodstore floorspace across the City's network of smaller centres in 2019; increasing to 739m² (net) in 2024 and 1,054 m² by 2028. This could support one to two new 'local' format foodstores (e.g. Tesco Express, Sainsbury's Local, and Little Waitrose). Alternatively, forecast capacity increases for supermarket or deep discount floorspace with up to 2,348m² (net) by 2028."

Allocation of this site for retail development would enable the delivery of new retail floorspace, in a suitable location, in line with the recommendations of the Retail Study which forms part of the evidence base. Retail development at the site would provide additional facilities for local people, near to the existing Bobbers Mill centre. It would create new investment and new jobs, thereby generating in economic benefits to the local area.

We object to the allocation of the site for residential development for the reasons listed above, and we request that the site is instead allocated for retail development. A residential allocation at the site is not deliverable and therefore the draft Local Plan Part 2 is unsound.

We trust these comments will inform the future preparation of the Local Plan, however please let me know if you have any queries.

NCC Response:

The site is a brownfield site considered suitable for development and has been subject to a Site Assessment, Sustainability Appraisal and consultation with statutory bodies.

The site is considered to be out of Centre.

The Environment Agency support this allocation subject to a Flood Risk Assessment and flood risk mitigation measures.
Additional detailed Environment Agency comments are proposed to be added to the Development Principles (SC088).

PA32 Beechdale Road - South of Former Co-op Dairy

PA32 Beechdale Road - South of Former Co-op Dairy

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4728

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan. Site has planning permission

Consultation comment extract:

PA32 Beechdale Road - South of Former Co-op Dairy

4728

This site is located adjacent to a remnant part of a once much larger ancient woodland, which is also a LWS (ref 2/981 Robin's Wood). A development in this area may have indirect effects on the woodland and the species that it supports, such as bats if lighting is not sensitive. If the site is redeveloped, we would recommend locating any open space along the woodland edge, to create a buffer and ensure that only bat friendly lighting (i.e. down lighting) is used in this area.

NCC Response:

These matters will be considered through the Development Management process.

PA32 Beechdale Road - South of Former Co-op Dairy

Version: Publication LAPP

Consultee ID: 3680

Consultee Name: Molloy E

Representation number: 4175

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan. Site has planning permission

Consultation comment extract:

3680

There are quite a number of senior citizens living in our area. You may know that Beechdale houses many of these in prefabs etc. Surely they deserve to be comfortable crossing the roads as opposed to staying indoors perhaps fearing for their safety?

Areas in question

PA32 – Beechdale Rd – south of former Co-op Dairy - Residential

PA 33 – Chalfont Drive - Residential

PA34 – Beechdale road – former Beechdale Baths – Convenience retail store/residential

4175

I have studied the plans for these areas and, as a local resident for the past 40 years, I feel strongly that the pressure of traffic resulting from these developments will cripple our already congested local area. Presently the ring road is being prepared for the future but our chances of actually reaching the ring road do not fall into this category. Wigman Rd through to Hollington Rd are narrowed in various areas resulting in single file traffic caused partly by buses stopping, thus halting traffic. At the moment the Beechdale island (Beechdale Pub) is a bottleneck. PA32 and PA33 both feed onto this island. It then continues on to Redbourne Drive where the second exit from PA33 feeds onto Beechdale Rd.

The third part of this is PA34 which is another stumbling block to getting on to the ring road. What chance do local residents have of actually reaching their destinations when they cannot even access the main roads to take them there?

NCC Response:

It is considered the quantum of development proposed at this site (and cumulatively with other site allocations proposed) can, in principle, be accommodated on the existing highway network with further assessment at the detailed design stage.

PA32 Beechdale Road - South of Former Co-op Dairy
Version: Revised Publication LAPP

Consultee ID: 431
Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)
Representation number: 5419

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan. Site has planning permission

Consultation comment extract:

PA32 Beechdale Road - South of Former Co-op Dairy

5419

This site is located adjacent to a remnant part of a once much larger ancient woodland, which is also a LWS (ref 2/981 Robin's Wood). A development in this area may have indirect effects on the woodland and the species that it supports, such as bats if lighting is not sensitive. If the site is redeveloped, we would recommend locating any open space along the woodland edge, to

**5419
cont**

create a buffer and ensure that only bat friendly lighting (i.e. down lighting) is used in this area. We wish to see this recommendation secured in the development principles

NCC Response:

This is now a much smaller site and does not directly abut Robin's Wood LWS and accords with the planning permission. It is not considered necessary to amend the Development Principles in this case.

PA33 Chalfont Drive - Former Government Buildings

PA33 Chalfont Drive - Former Government Buildings

Version: Publication LAPP

Consultee ID: 311

Consultee Name: Historic England (Fletcher C)

Representation number: 4502

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments

Consultation comment extract:

4502

PA33: Chalfont Drive – Former Government Buildings

We note the reference to an “historic building” but advise that it would be worthwhile to specify this as a grade II listed building for the avoidance of doubt.

NCC Response:

Agreed

Proposed Changes

Reference to ‘Grade II listed building’ added to description within development principles for the site

PA33 Chalfont Drive - Former Government Buildings

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4729

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan. Site has planning permission

Consultation comment extract:

PA33 Chalfont Drive - Former Government Buildings

4729

As with all allocations, this site should be subject to detailed ecological survey. Although mainly built up, we have been made aware of nesting birds being present on site, including starling within buildings and house sparrow in shrubs along Robin Wood Road. Mitigation in the form of nest boxes incorporated into any new buildings and landscaping, along with retention of existing vegetation, could help to mitigate any adverse ecological impacts.

NCC Response:

Planning permission has been granted and biodiversity on the site was fully considered.

PA33 Chalfont Drive - Former Government Buildings

Version: Publication LAPP

Consultee ID: 3680

Consultee Name: Molloy E

Representation number: 4951

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan. Site has planning permission

Consultation comment extract:

There are quite a number of senior citizens living in our area. You may know that Beechdale houses many of these in prefabs etc. Surely they deserve to be comfortable crossing the roads as opposed to staying indoors perhaps fearing for their safety?

Areas in question

PA32 – Beechdale Rd – south of former Co-op Dairy - Residential

4951

PA 33 – Chalfont Drive - Residential

PA34 – Beechdale road – former Beechdale Baths – Convenience retail store/residential

I have studied the plans for these areas and, as a local resident for the past 40 years, I feel strongly that the pressure of traffic resulting from these developments will cripple our already congested local area. Presently the ring road is being prepared for the future but our chances of actually reaching the ring road do not fall into this category. Wigman Rd through to Hollington Rd are narrowed in various areas resulting in single file traffic caused partly by buses stopping, thus halting traffic. At the moment the Beechdale island (Beechdale Pub) is a bottleneck. PA32 and PA33 both feed onto this island. It then continues on to Redbourne Drive where the second exit from PA33 feeds onto Beechdale Rd.

The third part of this is PA34 which is another stumbling block to getting on to the ring road. What chance do local residents have of actually reaching their destinations when they cannot even access the main roads to take them there?

NCC Response:

It is considered the quantum of development proposed at this site (and cumulatively with other site allocations proposed) can, in principle, be accommodated on the existing highway network with further assessment at the detailed design stage.

PA33 Chalfont Drive - Former Government Buildings

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5420

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan. Site has planning permission

Consultation comment extract:

5420

PA33 Chalfont Drive - Former Government Buildings

As with all allocations, this site should be subject to detailed ecological survey. Although mainly built up, we have been made aware of nesting birds being present on site, including starling within buildings and house sparrow in shrubs along Robin Wood Road. Mitigation in the form of nest boxes incorporated into any new buildings and landscaping, along with retention of existing vegetation, could help to mitigate any adverse ecological impacts. We would like to see the importance of the site for nesting birds recognised in the development principles

NCC Response:

Planning permission has been granted and biodiversity on the site was fully considered.

PA34 Beechdale Road – Former Beechdale Baths

PA34 Beechdale Road – Former Beechdale Baths

Version: Publication LAPP

Consultee ID: 3160

Consultee Name: Intu Properties (NLP)

Representation number: 4331

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondents comments.

Consultation comment extract:

Site Allocation 34: Beechdale Road – Former Beechdale Baths

4331 We have no objection to the allocation of this site for development. However we note that Appendix 5 identifies the site for between 1,500sqm and 3,000sqm (GIA) of retail floorspace. It is important that the mix of uses on the site complements town centre uses within the City Centre and does not have an adverse impact on the vitality and viability of the City Centre. The site is 1.36ha and could potentially result in the construction of a large amount of new retail floorspace outside the City Centre.

Paragraph 23 of the NPPF states that town centres are at the "heart" of communities and states that policies should "support their viability and vitality". This prioritisation of town centre retail fits in with the government's overarching objective to achieve sustainable growth. Town centre retail helps to deliver more sustainable patterns of development, through reducing the need to travel by car. Any proposed retail use outside the City Centre and other designated centres should not undermine the primary shopping area to ensure a healthy, viable town centre.

Paragraph 26 of the NPPF states that any retail development outside of town centres should be subject to sequential and impact testing and paragraph 27 states that any development that fails the sequential test or will have significant adverse impact on town centres should be refused. The allocation for a food store on the site should therefore be subject to sequential and impact testing in accordance with Policy SH4. This should be reflected in the 'development principles' text. The sale of comparison goods should also be restricted to protect the Primary Shopping Area.

NCC Response:

The site is allocated specifically to address a qualitative deficiency of convenience retail provision in the western estates. As such it is not considered a sequential test or impact assessment are required for convenience retail. If any comparison retail is proposed on the site, a sequential test and impact assessment will be required for this element.

PA34 Beechdale Road – Former Beechdale Baths

Version: Publication LAPP

Consultee ID: 3680

Consultee Name: Molloy E

Representation number: 4952

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan. Site has planning permission

Consultation comment extract:

There are quite a number of senior citizens living in our area. You may know that Beechdale houses many of these in prefabs etc. Surely they deserve to be comfortable crossing the roads as opposed to staying indoors perhaps fearing for their safety?

Areas in question

PA32 – Beechdale Rd – south of former Co-op Dairy - Residential

4952

PA 33 – Chalfont Drive - Residential

PA34 – Beechdale road – former Beechdale Baths – Convenience retail store/residential

I have studied the plans for these areas and, as a local resident for the past 40 years, I feel strongly that the pressure of traffic resulting from these developments will cripple our already congested local area. Presently the ring road is being prepared for the future but our chances of actually reaching the ring road do not fall into this category. Wigman Rd through to Hollington Rd are narrowed in various areas resulting in single file traffic caused partly by buses stopping, thus halting traffic. At the moment the Beechdale island (Beechdale Pub) is a bottleneck. PA32 and PA33 both feed onto this island. It then continues on to Redbourne Drive where the second exit from PA33 feeds onto Beechdale Rd.

The third part of this is PA34 which is another stumbling block to getting on to the ring road. What chance do local residents have of actually reaching their destinations when they cannot even access the main roads to take them there?

NCC Response:

It is considered the quantum of development proposed at this site (and cumulatively with other site allocations proposed) can, in principle, be accommodated on the existing highway network with further assessment at the detailed design stage.

PA34 Beechdale Road – Former Beechdale Baths

Version: Revised Publication LAPP

Consultee ID: 3147

Consultee Name: West Area Committee (Mr Mark Leavesley)

Representation number: 5169

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5169

- **PA34 Beechdale Road – Former Beechdale Baths**

No planning application yet? (Wood) Underpass nearby attracts lots of ASB, needs opening up...(Wood and agreed by Chapman)

NCC Response:

Not a matter for the Local Plan. New development will be required to demonstrate that enhances community safety, crime prevention and street activity. This issue has also been passed on to the Neighbourhood Development officer

PA35 Woodyard Lane - Siemens

PA35 Woodyard Lane - Siemens

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4630

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4630 In PA 35 Woodyard Lane. Welcome inclusion of need for walking and cycling links to Woodyard Lane.

NCC Response:

Noted

PA35 Woodyard Lane - Siemens

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5421

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

5421

PA35 Woodyard Lane - Siemens

We welcome development principles aim to retain some grassland / trees, including along northern boundary. Land alongside railways can function as important wildlife corridors and we would welcome establishment of GI along the northern boundary of PA35.

NCC Response:

Comments noted

PA35 Woodyard Lane - Siemens

Version: Revised Publication LAPP

Consultee ID: 3780

Consultee Name: Nottinghamshire County Council Pension Fund

Representation number: 5154

**UN SOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made which fully meet respondees comments.

Consultation comment extract:

5154

In addition to the above, we request that reference to providing a community facility (D1) as part of the proposed use for site PA35 'Woodyard Lane – Siemens' be removed. There is no requirement for a community facility on this site and other than making additional open space available to the public the site is not expected to provide any further community facilities.

NCC Response:

The owners of the site no longer wish to pursue a community facilities so propose to delete reference to community facilities (SC089).

Proposed Change:

Proposed uses to read: Residential (C3, predominantly family housing) **[DELETE: and community facilities (D1)]** and open space

PA35 Woodyard Lane - Siemens

Version: Revised Publication LAPP

Consultee ID: 3780

Consultee Name: Nottinghamshire County Council Pension Fund

Representation number: 5155

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

5155 We support the proposed allocation of Site PA35 'Woodyard Land – Siemens' for residential use.

NCC Response:

Support Noted

PA36 Russell Drive - Radford Bridge Allotments

PA36 Russell Drive - Radford Bridge Allotments

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4730

UNSOUND

Object/Support/Other?	Object
Resolved?	N/A
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan - Site has Planning permission

Consultation comment extract:

PA36 Russell Drive - Radford Bridge Allotments

4730

Although we understand a planning application is now currently being implemented for this site, further ecological surveys should be carried out before significant clearance as the site. Due to mature vegetation present on site, it has the potential to support a number of protected species.

NCC Response:

Planning permission for residential development was granted at appeal. The allocation reflects this permission.

PA36 Russell Drive - Radford Bridge Allotments

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4731

UNSOUND

Object/Support/Other?	Object
Resolved?	N/A
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan - Site has Planning permission

Consultation comment extract:

4731

As we pointed out in 2011, we wish to reiterate that Radford Bridge allotments are situated next to Martin's Pond and Harrison's Plantation Local Nature Reserve. The allotments currently provide additional habitat and therefore add value to the LNRs, as they provide habitat that is relatively undisturbed when compared to the LNRs, which are used on a regular basis as an informal recreational facility by the local community. We have always been very concerned about the allocation of this site, as not only will there be a loss of habitat as a result, but there will be a significant increase in the level of use of the adjacent LNRs, resulting in a negative impact on habitats and wildlife in this area. We are also concerned about the loss of allotment sites in general and we have already mentioned that we support the policy protection offered in this LAPP.

NCC Response:

Planning permission for residential development was granted at appeal. The allocation reflects this permission

PA36 Russell Drive - Radford Bridge Allotments

Version: Publication LAPP

Consultee ID: 3490

Consultee Name: Huggon T

Representation number: 4875

UNSOUND

Object/Support/Other?	Object
Resolved?	N/A
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan - Site has Planning permission

Consultation comment extract:

6.I repeat my previous general point that no sites should be allocated in this present plan which are green open space.

7.These are sites numbred PA 1 2 3 5 6 7 8 9 10 11 12 13 19 24 25 36 56, and 57

4875



NCC Response:

Planning permission for residential development was granted at appeal. The allocation reflects this permission

PA36 Russell Drive - Radford Bridge Allotments

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5422

UNSOUND

Object/Support/Other?	Object
Resolved?	N/A
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan - Site has Planning permission

Consultation comment extract:

5422

PA36 Russell Drive - Radford Bridge Allotments

Although we understand a planning application is now currently being implemented for this site, further ecological surveys should be carried out before significant clearance as the site. Due to mature vegetation present on site, it has the potential to support a number of protected species.

As we pointed out in 2011, we wish to reiterate that Radford Bridge allotments are situated next to Martin's Pond and Harrison's Plantation Local Nature Reserve. The allotments currently provide additional habitat and therefore add value to the LNRs, as they provide habitat that is relatively undisturbed when compared to the LNRs, which are used on a regular basis as an informal recreational facility by the local community. We have always been very concerned about the allocation of this site, as not only will there be a loss of habitat as a result, but there will be a significant increase in the level of use of the adjacent LNRs, resulting in a negative impact on habitats and wildlife in this area. We are also concerned about the loss of allotment sites in general and we have already mentioned that we support the policy protection offered in this LAPP. We acknowledge some of these points are picked up on the design principles

NCC Response:

Planning permission for residential development was granted at appeal and ecological issues were examined. The allocation reflects this permission

PA36 Russell Drive - Radford Bridge Allotments

Version: Revised Publication LAPP

Consultee ID: 977

Consultee Name: Wollaton Vale Residents Association (Dr A J Swannell)

Representation number: 5332

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

5332

Site Allocations: - we believe that "PA36 – Russell Drive-Radford Bridge Allotments" has been comprehensively examined in relation to the planning

5332
cont

rules in concurrence with the Garden Holders' Association and North Wollaton Residents' Association.

NCC Response:

Noted.

PA36 Russell Drive - Radford Bridge Allotments

Version: Revised Publication LAPP

Consultee ID: 2397

Consultee Name: Mr Paul Matosic

Representation number: 5165

UNSOUND

Object/Support/Other?	Object
Resolved?	N/A
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan - Site has Planning permission

Consultation comment extract:

5165 PA36 Russell Drive - Radford Bridge Allotments

I object to any plans that seek to build on green space within the city, in particular space which is set aside for allotments.

NCC Response:

The site has planning permission for residential development, which includes the protection and provision of allotments on part of the site.

PA38 Carlton Road - Former Castle College

PA38 Carlton Road - Former Castle College

Version: Publication LAPP

Consultee ID: 3720

Consultee Name: Carlton Road Dev (Baxter N)

Representation number: 4098

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4098

For the purposes of these representations, Freeths LLP assessment as to whether the draft LAPP is legally compliant and accords with the tests of soundness as set out in Paragraph 182 of the National Planning Policy Framework (the Framework) are limited to the site as defined on the plan attached as **Enclosure 1**.

Against the background of the above, and as submitted on the on-line form which this letter accompanies, it is considered that the proposed site allocation and open space designation fails to meet the 'justified' test as what is proposed is not the most appropriate strategy with regard to this site.

The continued designation of both the upper and lower plateau in its entirety as part of the open space network will ensure that this land continues to be underutilised and will not result in any public access or indeed beneficial use.

NCC Response:

Allocation of this site is required to meet the Council's development needs. The site is considered suitable for development and has been subject to a Site Assessment Sustainability Appraisal.

PA38 Carlton Road - Former Castle College

Version: Publication LAPP

Consultee ID: 3720

Consultee Name: Carlton Road Dev (Baxter N)

Representation number: 4577

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

4577

CRDL are in discussion with Notts County Football Club with regard to the relocation of their full professional and academy training facilities to the site together with an element of wider community and public use. Whilst these discussions are at an early stage the benefits associated with such a proposal are clear and represent the significant enhancement of the role of this site in the wider area.

NCC Response:

Comments noted. Sports use could be facilitated by the current Local Plan approach.

PA38 Carlton Road - Former Castle College

Version: Publication LAPP

Consultee ID: 3720

Consultee Name: Carlton Road Dev (Baxter N)

Representation number: 5035

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5035

Ultimately the objective must be to ensure that part of the site at least provides some beneficial sports and recreation use with public access and that in its own right will be unlikely to generate sufficient capital receipt to be financially viable. That would apply whether or not discussions with Notts County Football Club progresses or not.

NCC Response:

Comments noted. Sports use could be facilitated by the current Local Plan approach.

PA38 Carlton Road - Former Castle College

Version: Publication LAPP

Consultee ID: 3720

Consultee Name: Carlton Road Dev (Baxter N)

Representation number: 5036

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5036

It is therefore essential that the draft LAPP is amended to provide sufficient flexibility to facilitate the delivery of the above objective. Specifically, that must include flexibility with regard to the permitted land uses and indeed the proportion of the site devoted to any particular use.

NCC Response:

It is considered that the proposed uses provide sufficient flexibility for the most appropriate uses on the site.

PA38 Carlton Road - Former Castle College

Version: Publication LAPP

Consultee ID: 3720

Consultee Name: Carlton Road Dev (Baxter N)

Representation number: 5037

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5037

A Site Analysis plan is attached as **Enclosure 2** and that proposes that the front part of the site (similar in extent to Site PA38) is allocated for retail use and that the remainder comprising the upper and lower plateau is allocated for a mix of sport, leisure, recreation, residential and employment uses.

NCC Response:

The area to the south-east of the site is part of the open space network and it is relevant to retain this designation. The development principles are flexible however retail is not considered appropriate, and proposals for rear part of the site should be compatible with the uses appropriate for the open spaces network.

PA38 Carlton Road - Former Castle College

Version: Publication LAPP

Consultee ID: 3720

Consultee Name: Carlton Road Dev (Baxter N)

Representation number: 5038

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5038

It is accepted that the finer detail will need to be discussed with the local planning authority in order to agree on a suitable land use allocation and associated policy but the broad principle is that the LAPP must be sufficiently flexible to allow higher value land uses of a quantum necessary to ensure that delivering an element of sport, leisure and recreation use is financially viable.

NCC Response:

It is considered that the proposed uses provide sufficient flexibility for the most appropriate uses on the site.

PA38 Carlton Road - Former Castle College

Version: Publication LAPP

Consultee ID: 3720

Consultee Name: Carlton Road Dev (Baxter N)

Representation number: 5039

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5039

Whether or not the Notts County Football Club proposal progresses there remains potential to deliver a publicly accessible element of sports, leisure and recreation use on the wider site to the benefit of the local community, albeit that is only possible if there is a balance whereby higher value land uses are permitted to ensure financial viability of any such proposal.

NCC Response:

The proposed uses provide the flexibility that will contribute to viability and the delivery of community uses. Detailed viability issues can be considered at planning application stage.

PA38 Carlton Road - Former Castle College

Version: Publication LAPP

Consultee ID: 3720

Consultee Name: Carlton Road Dev (Baxter N)

Representation number: 5040

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5040

CRDL would welcome a constructive dialogue with the local planning authority with regard to the above aspirations with a view to working in partnership with the City Council to bring this site back into beneficial use. Freeths LLP will seek to arrange a meeting to discuss these representations in due course.

NCC Response:

Comments noted.

PA39 Carlton Road - Former Co-op

PA39 Carlton Road - Former Co-op

Version: Publication LAPP

Consultee ID: 3704

Consultee Name: Co-operative Group (Stafford M)

Representation number: 4189

UNSOUND

Object/Support/Other? Object

Resolved? No

Sound? Unsound

Formally withdrawn? No

Council comments Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4189

**Objection to policy SH7 & Site Allocations: Site ID PA39
Name Carlton Road - Former Albany Works Site and Co-op**

NCC Response:

Noted, however, allocation of this site is required to meet the Council's development needs. The site is considered suitable for development and has been subject to a Site Assessment Sustainability Appraisal.

PA39 Carlton Road - Former Co-op

Version: Publication LAPP

Consultee ID: 3704

Consultee Name: Co-operative Group (Stafford M)

Representation number: 4569

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

4569

The comments are submitted by The Co-operative Group the leaseholder of the former Coop store on land to the east of Seymour Street. The land is within the ownership of Nottingham City Council who have a legal restriction on the use of the site for a food supermarket.

NCC Response:

Noted

PA39 Carlton Road - Former Co-op

Version: Publication LAPP

Consultee ID: 3704

Consultee Name: Co-operative Group (Stafford M)

Representation number: 4570

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondents comments.

Consultation comment extract:

The proposed approach to allocate the Coop site and former site of the Albany Works to the west of Seymour Street for mixed use development A1 retail supermarket of 2,000sqm (GIA) and residential (35 predominantly family housing) is not considered to be deliverable and therefore not a sustainable use of the site as:

- It does not take into account the current lawful A1 retail use of the Coop site;
- It does not accord with the legal restriction on the use of the site for a food supermarket;
- The mixed use allocation does not distribute the uses but appears to reflect a current planning application (15/03180/PFUL3 for a retail store (Class A1) with associated parking, service area and access works (submitted by Lidl UK GmbH);
- If the Lidl schemes is permitted by the Council the user restriction applied by Nottingham City Council prohibits the delivery of the proposed mixed use allocation; and
- The delivery of a residential use (35 predominantly family housing) on the Coop site is not deliverable having regard to the site constraints, development abnormalities and viability.

4570

Furthermore, as the allocation does not distribute the proposed uses e.g. retail use could come forward and/or remain on the Coop site. It is therefore contradictory to remove the former Coop store from the proposed Neighbourhood Centre boundary. This approach is not appropriate as it does not take into account the existing lawful retail use which will conflict with future policy. If adopted the lawful re-use of the site will be required to meet more onerous policy tests to be met through exclusion from Policy SH7: Centres of Neighbourhood Importance (CONIs).

Excluding the Coop site from the CONI boundary will lead to a disjointed centre as the existing centre stretches and retail/commercial uses continue further east along Carlton Road and the centre is proposed to be extended to the west to allow for the Lidl scheme should the application be approved. Removing the Coop from the centre and proposing unviable residential development (given the legal restriction on the use of the Coop for a food supermarket and any approval of the Lidl scheme) will fragment the centre and leave the site redundant. This will not protect both the retail function and the local character of the CONI and maintain and enhance the vitality and viability of the CONI.

For these reasons the allocation is not sound or realistic and the land will not come forward for the proposed mix of uses. This is contrary to policy set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) which requires emerging policy to be justified and effective.

NCC Response:

The plan has taken account of approved application 15/03180/PFUL3, and the development principles reflect the current planning permission.

Agree that Centre of Neighbourhood Importance boundary should be amended to incorporate co-op site in its entirety.

Legal restriction referred to is not a planning matter. In any case, A1 use is not precluded.

The development principles have been amended to 'include family housing' replacing the former requirement for 'predominantly' family housing. The site is considered to be deliverable and sustainable

Should a residential scheme come forward, the covenant would need to be subject to negotiation.

Proposed Changes

The proposed use in the development principles has been amended to refer to 'including' family housing, rather than 'predominantly'.

The Centre of Neighbourhood Importance boundary has been amended to incorporate co-op site in its entirety.

PA39 Carlton Road - Former Co-op

Version: Publication LAPP

Consultee ID: 3704

Consultee Name: Co-operative Group (Stafford M)

Representation number: 4571

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4571

To make the plan sound and address the objections prior to the Examination the Coop site should remain in the boundary of the CONI and the mixed use allocation should be revised to facilitate the reuse of the site for retail use and all other appropriate development needed in town centres as set out in the NPPF including leisure, commercial, office, tourism, cultural, community uses.

NCC Response:

Agree that Centre of Neighbourhood Importance boundary should be amended to incorporate co-op site in its entirety.

Proposed Changes

Centre of Neighbourhood Importance boundary amended to incorporate co-op site in its entirety. Allocation does not preclude A1 use on the site.

PA39 Carlton Road - Former Co-op

Version: Revised Publication LAPP

Consultee ID: 3704

Consultee Name: Andy Thompson (Co-operative Group)

Representation number: 5439

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5439

The proposed approach to allocate the Coop site and former site of the Albany Works to the west of Seymour Street for retail (A1) and residential (C3 including family housing) is not considered to be deliverable and

therefore not a sustainable use of the site as:

5439
cont

- It does not take into account the current lawful A1 retail use of the Co-op site;
- It does not accord with NCC's legal restriction on the use of the site for a food supermarket;
- It does not recognise the development of a Lidl retail store (Class A1) on the immediately adjoining land to the west (former Albany Works) which undermines the re-use of the current unit/for A1 retail use; and
- The delivery of a residential use on the Co-op site is not deliverable having regard to the sites restricted lawful use, development constraints/abnormals and viability.

NCC Response:

Residential use on PA39 is an option alongside retail, in recognition that the new Lidl may limit options for new retail development on the site and to allow for a use that could generate value and assist in overcoming viability issues. However, a solely retail scheme would be equally acceptable in this location. This representation was superseded by representation 5468.

PA39 Carlton Road - Former Co-op
Version: Revised Publication LAPP

Consultee ID: 3704
Consultee Name: Andy Thompson (Co-operative Group)
Representation number: 5468

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5468 The proposed approach to allocate the Coop site and former site of the Albany Works to the west of Seymour Street for retail (A1) and residential (C3 including family housing) is not considered to be deliverable and

therefore not a sustainable use of the site as:

- It does not take into account the current lawful A1 retail use of the Co-op site;
- It does not accord with NCC's legal restriction on the use of the site for a food supermarket;
- It does not recognise the development of a Lidl retail store (Class A1) on the immediately adjoining land to the west (former Albany Works) which undermines the re-use of the current unit/for A1 retail use; and
- The delivery of a residential use on the Co-op site is not deliverable having regard to the sites restricted lawful use, development constraints/abnormals and viability.

5468
cont

Given the site's current lawful retail (A1) use, NCC's legal restriction on the use of the site for a food supermarket, and inclusion in the Neighbourhood Centre (CONI) not allowing additional commercial and leisure centre uses such as (A2, A3, A4, A5, B1, C1 and D2 uses) conflict with future retail/town centre policy. If adopted the re-use of the site for alternative leisure, commercial, office, tourism, cultural, community and other main town centre uses as set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) will be required to meet more onerous policy tests and could be constrained by the proposed residential allocation.

Excluding alternative leisure, commercial, office, tourism, cultural, community and other main town centre uses will reduce land within the CONI that can accommodate other main town centre uses and lead to a disjointed centre especially given proposals to include the boundary to include the Lidl supermarket adjoining the site. Excluding these uses will not improve the potential for a wider range of goods and services to be made available to the local community. It will reduce access to local goods and services and undermine the centres vitality and viability contrary to national policy. Proposing unviable residential development (given the legal restriction on the use of the Coop for a food supermarket) will fragment the centre and leave the site redundant. This will not protect both the retail function and the local character of the CONI and maintain and enhance the vitality and viability of the CONI.

NCC Response:

This representation supersedes representation 5439 and 544.

A1 retail development would be acceptable on the sites, so the allocation does take account of the existing lawful use.

Legal restrictions can be overcome via agreement at planning application stage.

The introduction of the acceptability of residential use on the site recognises the presence of the Lidl store, and the indicative range of 0-34 dwellings would allow for a wholly retail scheme to be developed.

Other main town centres are subject to their policies in the Plan, and may be acceptable subject to policy requirements.

PA40 Daleside Road - Former Colwick Service Station

PA40 Daleside Road - Former Colwick Service Station
Version: Publication LAPP

Consultee ID: 3743
Consultee Name: Notts Local Access Forum (Knowles M)
Representation number: 4631

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4631

PA 40 Daleside Road. Welcome recognition of need to protect cycle route to the front of the site.

NCC Response:

Noted

PA41 Alfreton Road - Forest Mill

PA41 Alfreton Road - Forest Mill

Version: Publication LAPP

Consultee ID: 311

Consultee Name: Historic England (Fletcher C)

Representation number: 4503

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan. Site has planning permission

Consultation comment extract:

PA41: Alfreton Road, Forest Mill

4503

Our earlier advice that the Mill was worthy of retention has now unfortunately been made irrelevant following the demolition of the mill. Consideration should now be given from removing the site from the conservation area due to loss of significance, although development on the site will still affect the significance of the conservation area (via setting) if this is done.

NCC Response:

Disagree. The site continues to have a relationship with the setting of the Conservation Area and new development will make a positive contribution to local character and distinctiveness, in accordance with the NPPF.

PA41 Alfreton Road - Forest Mill

Version: Publication LAPP

Consultee ID: 917

Consultee Name: Cllr Peach A

Representation number: 4276

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

4276

The Forest Mill site has been an eyesore for years and I fully support its development. However, the site is next to a residential estate of low rise houses and flats, much of it social housing, and to the Gamble Street and Alfreton Road Conservation Area so any development must be of an appropriate scale, density and design.

NCC Response:

Development principles refer to the Conservation Area, and state that Development should provide an attractive and active frontage to Alfreton Road and be carefully designed to preserve and enhance the Gamble Street and Alfreton Road Conservation Area.

PA41 Alfreton Road - Forest Mill

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4776

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4776

PA41: Alfreton Road – Forest Mill

This is a prominent site close to various Conservation Areas and adjacent to areas of low rise houses and flats (mostly social housing). The NAG broadly supports the development principles set out

NCC Response:

Support noted

PA41 Alfreton Road - Forest Mill

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4777

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

4777 but would make the point that any development should have due regard to the design, scale and layout of the existing housing on streets adjacent to the site.

NCC Response:

Development principles refer to the Conservation Area, and state that Development should provide an attractive and active frontage to Alfreton Road and be carefully designed to preserve and enhance the Gamble Street and Alfreton Road Conservation Area.

PA41 Alfreton Road - Forest Mill

Version: Revised Publication LAPP

Consultee ID: 2397

Consultee Name: Mr Paul Matosic

Representation number: 5164

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan. Site has planning permission

Consultation comment extract:

5164

PA41 Alfreton Road - Forest Mill

I object to additional student accommodation in this area social or affordable housing.

I also object to additional fast food outlets the area is well equipped in this respect

NCC Response:

The site has outline planning permission for up to 229 residential units. And Full planning permission for the erection of 81 residential units and 7 commercial premises.

PA42 Ilkeston Road - Radford Mill

PA42 Ilkeston Road - Radford Mill

Version: Publication LAPP

Consultee ID: 917

Consultee Name: Clr Peach A

Representation number: 4277

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

4277

There used to be many mills in Radford and Park Ward but most of these mills have been demolished and much of the industrial heritage of the area has been lost forever. I support the development of the Radford Mill site. However, the Radford Mill building is a landmark that must be saved, and internal development must be carried out sympathetically and retain as many original features as possible.

NCC Response:

Mill retention comments noted. Part of the site has already been cleared. The Development Principles state that the retention of the Radford Mill (southern) building should be explored. Building retention and layout would be considered as part of a planning application/development proposal.

PA42 Ilkeston Road - Radford Mill

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4778

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4778

PA42: Ilkeston Road-Radford Mill

The NAG strongly supports the retention of this landmark building (Radford Mill – southern) which is prominent in the local area, and has historic associations with the local industrial character of Radford. It lends character to an area that is broadly lacking in buildings of this quality.

NCC Response:

Development Principles state that retention of the building should be explored.

PA42 Ilkeston Road - Radford Mill

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4779

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4779

We would accept however, that in order to safeguard the future of the building, and its repair and restoration that a range of uses for the building itself will need to be considered. It may therefore be acceptable for this building to be converted to residential use for various types of occupant. This could include use as purpose conversion to student accommodation, or other forms of residential flats, so long as the conversion meets suitable quality standards and maintains the character of the building.

NCC Response:

The development principles set out a range of possible uses for the building. As the northern part of the site has now been developed out this leaves the mill building to the south which may be suitable for conversion to apartments.

Development Principles have been amended to delete "predominately family housing" which offers greater flexibility for housing types.

Proposed Changes

Text removed "~~(predominately family housing)~~" in the development principles for PA42.

PA42 Ilkeston Road - Radford Mill

Version: Publication LAPP

Consultee ID: 3712

Consultee Name: Robb K

Representation number: 4093

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4093 The relocating of current businesses that have served local people and those who work locally very well - are they being offered support - assistance to be relocated - even financial - information on properties they could move to?

NCC Response:

Subject to the nature of the agreements Business tenants are on they are entitled to protection and compensation if the landlord seeks possession for redevelopment.

PA42 Ilkeston Road - Radford Mill

Version: Publication LAPP

Consultee ID: 3745

Consultee Name: Yaqub G

Representation number: 4214

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan. Site has planning permission

Consultation comment extract:

4214

PA42 - Ilkeston Road - Radford Mill. These sites as mentioned will be used for the following :

- 1) Residential C3 - Housing)
- 2) Community Facilities (D1) &
- 3) Employment (B1) uses

I am currently a tenant at the Ilkeston Road site and have been trying to acquire another rental property for the last six months but to no avail or success. This has been the case with other tenants who also share the same site.

My representative "Mr Yaqub" had tried on several occasions to contact the following individuals and left messages and contact details but received no correspondence. Those being :

- 1) Peter Taylor [REDACTED]
- 2) John West [REDACTED] &
- 3) Younis Kirk [REDACTED]

I wanted to oppose the proposal since I am a tenant at the site and the proposed plan will affect my livelihood and other tenants who are equally opposed to the councils plan's.

This plan will adversely affect our businesses and consequently result in us closing down and resorting to claiming government benefits which is something all of us do not wish to do. Currently we have one thousand and more petitions from local individuals disagreeing with the councils proposal's for your reference.

4214

We are still petitioning for the opposition to the plans and will continue to do so until we stop the proposals going forward or our businesses being relocated to suitable locations for our businesses to continue trading.

In addition, for your information our landlord has stipulated that our tenancy will terminate on the 31st March 2016, leaving us in a very difficult situation. We sincerely welcome the councils help and advice on this matter if at all possible.

We as discerning businesses will be in contact with our local constituent councillors and they will be informed of our plight and circumstances and hope we can come to some sort of agreement.

We look forward to your reply.

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and has been subject to a Site Assessment, Sustainability Appraisal and consultation with statutory bodies. Part of the site has already been cleared. Building retention and layout would be considered as part of a planning application/development proposal. Radford Mill is not in City Council ownership, however, subject to the nature of the agreements Business tenants are on they are entitled to protection and compensation if the landlord seeks possession for redevelopment.

PA43 Salisbury Street

PA43 Salisbury Street
Version: Publication LAPP

Consultee ID: 917
Consultee Name: Clr Peach A
Representation number: 4278

N/A

Object/Support/Other?	Other
Resolved?	no
Sound?	N/A
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4278

The Salisbury Street site is adjacent to an estate of low rise residential houses to the south (the Heron Drive estate), to light industrial sites to the east (Salisbury Square) and the north (Salisbury Street), and to purpose built student accommodation to the west (Faraday Road). Any development of the Salisbury Street site must ensure that it does not unduly overlook the back gardens and rear aspects of the adjoining residential housing to the south.

NCC Response:

Development Principles require that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Relevant LAPP policies also seek to address this.

PA43 Salisbury Street
Version: Publication LAPP

Consultee ID: 1402
Consultee Name: Nottingham Action Group (Fletcher M)
Representation number: 4780

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4780

PA43: Salisbury Street

The NAG believes this site is on part of the former Raleigh Cycle works area, and lies between other parts of the works redeveloped during/since the 1990's for relatively low density residential family housing and a small strip of industrial units to the north side of Salisbury Street, beyond which are purpose built student accommodation. The area has been in transition since the decline of local industry (principally cycle manufacture), with sites being used for residential use as described. The family type homes to the south have back gardens that are adjacent to site PA43 and in our view it is imperative that whatever this site is used for should not unduly 'overlook' or 'dominate' these homes in design, scale or mass. Nor should any new use result in factors that would make these family homes undesirable – e.g. sources of noise or other disturbance. Development on this site would need help manage the transition in scale between the property to the south (family homes on Heron Drive/Shelby Close etc.) and the much higher buildings closer to Ilkeston Road to the North

NCC Response:

The Development Principles makes it clear that the design, layout and boundary treatment should be carefully considered to protect the amenity of existing and new residential occupiers.

PA43 Salisbury Street
Version: Publication LAPP

Consultee ID: 3529
Consultee Name: Health and Safety Executive (Moran J)
Representation number: 4289

N/A

Object/Support/Other? Other
Resolved? N/A
Sound? N/A
Formally withdrawn? No
Council comments Respondee comments assessed but no change made to the Plan. Site has Planning permission.

Consultation comment extract:

4289

Inner Zone – Housing is not compatible with development in the inner zone. HSE would normally Advise Against such development. The only exception is developments of 1 or 2 dwelling units where there is a minimal increase in people at risk.

Middle Zone – The middle zone is compatible with housing developments up to and including 30 dwelling units *and* at a density of no more than 40 per hectare.

Outer Zone – Housing is compatible with development in the outer zone including larger developments of more than 30 dwelling units and high-density developments of more than 40 dwelling units per hectare.

4289

Inner Zone – Workplaces (predominantly non-retail) providing for less than 100 occupants in each building and less than 3 occupied storeys are compatible with the inner zone. Retail developments with less than 250m² total floor space are compatible with the inner zone.

Note: Workplaces (predominantly non-retail) providing for 100 or more occupants in any building or 3 or more occupied storeys in height are compatible with the inner zone where the development is at the major hazard site itself and will be under the control of the site operator.

³ Hazardous substances consents are granted by the Hazardous Substances Authority (HSA), which is usually the planning authority. The consent process is regulated by the HSA under The Planning (Hazardous Substances) Regulations 2015. The HSA must consult HSE on consent applications. In assessing the application for consent, HSE will produce a map with risk contours (or zones), representing the risk to a hypothetical house resident. Should the HSA grant consent, this map defines the consultation distance within which HSE must be consulted over any relevant future planning applications

4289

Middle Zone – The middle zone is compatible with workplaces (predominantly non-retail). Retail developments with total floor space up to 5000m² are compatible with the middle zone.

Outer Zone – Workplaces (predominantly non-retail) are compatible with the outer zone. Workplaces (predominantly non-retail) specifically for people with disabilities (e.g. sheltered workshops) are only compatible with the outer zone. Retail developments with more than 5000m² total floor space are compatible with the outer zone.

4289

10 PA43	Salisbury Street	H1490	Transco Plc, Triumph Road, Nottingham. NG8 1FF	Outer
10 PA43	Salisbury Street	H1490	Transco Plc, Triumph Road, Nottingham. NG8 1FF	Middle

NCC Response:

Comment noted. Site has been granted planning permission for housing in the past. The Development Principles state that it is within Hazardous Installation Consultation Zone - prior notification required but not considered a barrier to development.

PA44 Derby Road - Sandfield Centre

PA44 Derby Road - Sandfield Centre

Version: Publication LAPP

Consultee ID: 917

Consultee Name: Clr Peach A

Representation number: 4279

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

4279

The Sandfield Centre is surrounded by a high density of HMOs and there is a dire need for family housing in the area which must be of high quality. I support Nottingham's aspirations to be a 'Cycle City' and I support local aspirations for a Green Corridor which would create a cycle route linking Radford Recreation Ground and John Carroll Leisure Centre in Radford and Park Ward with the Western Cycle Corridor on Castle Boulevard on past Abbey Street to Dunkirk and the Nottingham University campus. The Sandfield Centre is in the path of such a Green Corridor so any development must cater for the possibility of the Green Corridor to pass through it.

NCC Response:

The Proposed uses include Residential (C3) suitable for both private rented accommodation and owner occupation. The site is likely to be developed for family housing. The Development Principles state that Improvements to cycling and walking links to and through the site should be explored.

PA44 Derby Road - Sandfield Centre

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4781

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4781 **PA44: Derby Road – Sandfield Centre**
The NAG firmly believes that this site would be best maintained for use as a site for an educational use for this part of inner west Nottingham, i.e. a secondary school.

NCC Response:

The site is surplus to education requirements and is being marketed for residential development. There is also a Planning application under consideration for residential led scheme.

PA44 Derby Road - Sandfield Centre

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4782

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4782

However, we are aware that the site owner (the local authority) has been seeking to dispose of the site for some time and has been seeking a buyer with the intention of developing the site for residential use. If plans are brought forward for such use then we would wish to see the buildings being of sufficient high quality and good design, to be suitable for occupation by families as part of an important contribution to the City Council's wider stated ambitions to ensure balanced and sustainable communities, as well as to the future rebalancing of the area as a whole. In this context, it is particularly important to focus on how this site is redeveloped since it is in an area of extremely unbalanced housing use: a very high concentration of HMOs converted from former family housing on all nearby streets.

NCC Response:

The site is surplus to education requirements and is being marketed for residential development.

The Development Principles propose predominantly family housing.

Policies in the LAPP will promote high quality, innovative development.

PA44 Derby Road - Sandfield Centre

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4783

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4783 We note and support the development principles,

NCC Response:

Support noted

PA44 Derby Road - Sandfield Centre

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4784

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4784

but make the comment that development on this site must incorporate the principle of a green corridor linking the Radford Recreation Ground with Castle Boulevard via the Sandfield Centre site, the new development of family homes by Nottingham City Homes on the site of the Lenton high rise flats and Church Square, and running alongside Prospect Place (see **PA45** below).

NCC Response:

Provision of open space will be considered at planning application stage. The Development Principles set out that improvements to cycling and walking links to and through the site should be explored.

PA44 Derby Road - Sandfield Centre

Version: Publication LAPP

Late Rep

Consultee ID: 2702

Consultee Name: Randle G

Representation number: 4223

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4223 came to Loxley House see the plans for the Nottingham City Local Plan Part Two.
P.A. 47 Abbey Street – Leen Gate, P.A. 44 Derby Road – Sandfield, P.A.46 Hillside.
If followed the plans seemed to be alright. 3 x this comment please for the 3 sites

NCC Response:

Comment noted.

PA44 Derby Road - Sandfield Centre

Version: Publication LAPP

Consultee ID: 3669

Consultee Name: Zulfiqar M

Representation number: 4169

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4169 With reference to the above having viewed the plans, I would like to object to the above plan due to the following concerns:

You are intending on building 3 storey Apartments directly next to my house on Ashburnham Avenue. Whereas, the whole of the site next to Cottesmore Road's houses is going to be 2 storey houses matching the existing houses.

Having these apartments next to our house would decrease our house values and will make our street landscape look worse off. Also I will be losing sunlight, view and sense of privacy as the building will over shadow my property.

Can I please recommend that you review your existing plan and build 2 storey houses (not 3 storey apartments) on Ashburnham Avenue side of your plot. Or move the apartments along to where your currently intending to build the car park and put the car park next to 22 Ashburnham Avenue instead.

NCC Response:

The site is proposed for family housing. The Development Principles state that 'careful consideration should be given to the relationship between existing residential properties and new development to ensure existing properties are not adversely affected. Detailed design and layout matters, including building height and privacy will be considered at planning application stage. The impact on property values is not a planning consideration.

PA44 Derby Road - Sandfield Centre

Version: Publication LAPP

Consultee ID: 3670

Consultee Name: Sandfield Day Nursery (Thayer D)

Representation number: 4170

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4170 To whom it may concern,
Having read the document, myself and the owner are happy with the plan.
However we object to any buildings, facing Ashburnham Avenue, being more than two stories high; due to potential obstruction of light. Moreover there may be the potential of any higher buildings on the Ashburnham avenue side of the site being built as flats rather than family housing which we object too.

NCC Response:

The site is likely to be developed for family housing. The Development Principles state that 'careful consideration should be given to the relationship between existing residential properties and new development to ensure existing properties are not adversely affected. Detailed design and layout matters, including building height and privacy will be considered at planning application stage.

PA45 Prospect Place

PA45 Prospect Place
Version: Publication LAPP

Consultee ID: 1402
Consultee Name: Nottingham Action Group (Fletcher M)
Representation number: 4785

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

PA45 Prospect Place	
4785	By and large we support the proposal that this site should be used for residential development.

NCC Response:

Support noted

PA45 Prospect Place
Version: Publication LAPP

Consultee ID: 1402
Consultee Name: Nottingham Action Group (Fletcher M)
Representation number: 4786

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4786 [However, bearing in mind that adjacent sites (the Lenton high rise flats and Church Square) are under redevelopment to provide family housing, we believe that this site should also be reserved for family housing.]

NCC Response:

The Development Principles consider the site suitable for predominately for family housing.

PA45 Prospect Place
Version: Publication LAPP

Consultee ID: 1402
Consultee Name: Nottingham Action Group (Fletcher M)
Representation number: 4787

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4787

We support the development principles, particularly the introduction of new green space and landscaped areas,

NCC Response:

Support noted

PA45 Prospect Place
Version: Publication LAPP

Consultee ID: 1402
Consultee Name: Nottingham Action Group (Fletcher M)
Representation number: 4788

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4788 but add the comment that the site needs to be seen not only as an opportunity to enhance the green corridor mentioned in our comments on **PA44** but **(a)** to encourage innovative design; **(b)** to plan for the possible future redevelopment of the existing business area to the south of the site.

NCC Response:

Policies in the LAPP will promote high quality, innovative development. The Development Principles state that there are opportunities to introduce new greenspace and landscaped areas to improve access to open space and improve biodiversity. The development of PA45 Prospect Place will not jeopardise redevelopment of the land to the south of the site for future development opportunities.

PA46 Derby Road – Former Hillside Club

PA46 Derby Road – Former Hillside Club

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4789

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4789 residential use, support the principle that this site should have a

NCC Response:

Support noted

PA46 Derby Road – Former Hillside Club

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4790

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4790

we do not support in any way C3 development which results in anything other than genuine family housing. In other words we absolutely oppose any possibility that the site might be used to build apartment blocks, so-called 'key worker' accommodation, student purpose build, etc.

NCC Response:

The site is proposed for predominately for family housing.

PA46 Derby Road – Former Hillside Club

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4791

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4791 Especially relevant to this site are the comments made in connection with **Policies DE1** and **DE2** that high quality, innovatively-designed and marketed homes are the key to the future viability of this site and its ability to contribute to the future vitality and resilience of the surrounding neighbourhoods and to the City as a whole. Indeed, this may well be a site that would lend itself to some degree of self-build and non-estate development.

NCC Response:

Policies in the LAPP will promote high quality, innovative development. The development principles allow for custom build housing.

PA46 Derby Road – Former Hillside Club

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4792

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4792

We welcome the development principles and the emphasis on the need for the design, layout and access to avoid adverse impacts on the surrounding, and well-established residential neighbourhoods. We also strongly support the comments about the opportunity to open up the River Leen and the creation of a green corridor. In this context we mention the potential to extend the improvements to the River Leen across Derby Road and on to the site adjacent to the Rose & Crown public house.

NCC Response:

Support noted

PA46 Derby Road – Former Hillside Club

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4793

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4793

We make one final observation and this is that we believe that it is important that the site boundaries are extended to Leen Gate to cover what is at present a car park for the Bell Fruit company.

We understand that Nottingham University Hospitals Trust intends to demolish its redundant estates building and use the site for a hotel facility for families of patients visiting the Children's Hospital. This non-family housing use on this site, we do support.

NCC Response:

The Bell Fruit car park is in active employment use, but this does not prevent appropriate uses coming forward in the future.

PA46 Derby Road – Former Hillside Club

Version: Publication LAPP

Late Rep

Consultee ID: 2702

Consultee Name: Randle G

Representation number: 4224

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4224 came to Loxley House see the plans for the Nottingham City Local Plan Part Two.
P.A. 47 Abbey Street – Leen Gate, P.A. 44 Derby Road – Sandfield, P.A.46 Hillside.
If followed the plans seemed to be alright. 3 x this comment please for the 3 sites

NCC Response:

Comment noted.

PA47 Abbey St/Leengate

PA47 Abbey St/Leengate

Version: Publication LAPP

Consultee ID: 225

Consultee Name: PEDALS (McClintock H)

Representation number: 4477

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan. Already covered off in Development Principles

Consultation comment extract:

4477	PA47	Abbey Street/Leengate offers the potential for a more direct link between the Priory Street toucan crossing and the River Leen path (part of Sustrans National Cycle Network Route 6) and also for connections to the proposed HS2 National Cycleway.	Dunkirk and Lenton
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NCC Response:

Comments noted. The Development Principles state that the River Leen green corridor should be preserved and enhanced through development, with new on-site open space connecting to this. Comments related to the relationship of the site with the wider cycling network have been passed to the Transport Strategy section.

PA47 Abbey St/Leengate

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4794

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

PA47: Abbey Street/Leengate	
4794	We understand that the use of this site for a 'medi-park' is no longer feasible. This we regret. The development would have provided not only an excellent opportunity for employment of skilled, professional personnel, but also an opportunity to utilise the established, high quality
4794	family homes (as well as the potential provided by PA46 for new homes) available locally to retain that workforce within the neighbourhood and therefore within the City. Therefore, we would wish to see the proposed use of this site limited to employment, and we would recommend the removal of residential (C3) and hotel (C1).

NCC Response:

The site lies within the Nottingham Enterprise Zone and as such is safeguarding as a key development/ regeneration site. The Development Principles allow for residential and hotel but states that this would be auxiliary to the main proposed employment uses on the site.

PA47 Abbey St/Leengate

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4795

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4795 We support the development principles and in particular the enhancement of the River Leen green corridor.

NCC Response:

Support noted

PA47 Abbey St/Leengate
Version: Publication LAPP

Late Rep

Consultee ID: 2702
Consultee Name: Randle G
Representation number: 4136

SOUND

Object/Support/Other? Support
Resolved? N/A
Sound? Sound
Formally withdrawn? N/A
Council comments No additional comments to make

Consultation comment extract:

4136 came to Loxley House see the plans for the Nottingham City Local
Plan Part Two.
P.A. 47 Abbey Street – Leen Gate, P.A. 44 Derby Road – Sandfield, P.A.46 Hillside.
If followed the plans seemed to be alright. 3 x this comment please for the 3 sites

NCC Response:

Comment noted.

PA47 Abbey St/Leengate

Version: Publication LAPP

Consultee ID: 3665

Consultee Name: Saint Gobain Distribution (Davies S)

Representation number: 4063

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4063

I am not qualified to state whether the Plan is or is not legally compliant/sound however, I would like to comment that I represent Grahams Plumbers merchants who trade from a freehold property in the top right hand corner of site PA47. I feel the area must be preserved as an employment site as the variety of businesses in this locality provide essential goods and services for the benefit of the larger and local community. This benefit could be lost if site PA47 were to be redeveloped in full or in part to meet any further expansion of the QMC. A particular concern would relate to increasing car parking provision for QMC as this could lead to further congestion in and around site PA47 which as a consequence could have a negative impact on the trading conditions for businesses in the area.

NCC Response:

The importance of existing businesses is recognised. The Development Principles were amended to clarify that the established employment uses should be retained and development opportunities relate to the cleared area of the site. Site is an Enterprise Zone. The proposed use has been changed to change 'principally' to 'including' hospital/health related B1.. Car Parking will be considered as part of any detailed proposals

Proposed Changes

Change development principles text to read:

Proposed use:

Employment (~~principally~~ including hospital/health related B1)

Development principles:

Site is part of an Enterprise Zone. New development should have regard to the presence of existing established employment uses to the north of the site which should be retained, although there may be opportunities for modernisation and rationalisation to support existing business operations. Uses which support the QMC on the cleared land to the south of the site will be supported.

PA47 Abbey St/Leengate

Version: Publication LAPP

Consultee ID: 3703

Consultee Name: Bell Fruit Games (Taylor J)

Representation number: 4188

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4188

“Bell Fruit Games is Nottingham’s longest established and best known gaming company, and as such a central feature of Nottingham branding as “Game City”. Trading from it’s Leen Gate complex for over 50 years the Company employees over 200 persons with a turnover of £32m. The company has developed from the traditional manufacture of whole machines to the hi-tech development of gaming software. The Leen Gate location is ideally suited for this high skill workforce and whilst appreciating the potential of hospital and health related businesses in the general area cannot support any designation of land uses which serves to destabilise the company in terms of stability of workforce and future investment in the site.”

NCC Response:

Agreed. Development Principles amended to clarify that redevelopment opportunities relate to the cleared area of the site.

Proposed Changes

Change development principles text to read:

Proposed use:

Employment (~~principally including~~ hospital/health related B1)

Development principles:

Site is part of an Enterprise Zone. New development should have regard to the presence of existing established employment uses to the north of the site which should be retained, although there may be opportunities for modernisation and rationalisation to support existing business operations. Uses which support the QMC on the cleared land to the south of the site will be supported.

PA47 Abbey St/Leengate

Version: Publication LAPP

Consultee ID: 3703

Consultee Name: Bell Fruit Games (Taylor J)

Representation number: 4385

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4385 following meetings with the City Council BFG fully support proposed changes to the wording of the Development Principles for site PA47". As such and

NCC Response:

Support noted.

PA47 Abbey St/Leengate

Version: Publication LAPP

Consultee ID: 3770

Consultee Name: De Rosa A

Representation number: 5048

N/A

Object/Support/Other? Other

Resolved? N/A

Sound? N/A

Formally withdrawn? No

Council comments No additional comments to make

Consultation comment extract:

5048 would like to be kept informed of the next stages/examination etc.

NCC Response:

PA49 NG2 West - Enterprise Way

PA49 NG2 West - Enterprise Way

Version: Publication LAPP

Consultee ID: 3725

Consultee Name: Miller Birch Partnership (Precious L)

Representation number: 4195

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4195

- 1.1 These Representations are submitted on behalf of Miller Birch Partnership ('Miller Birch') in response to the Nottingham Local Plan Part 2 Publication Version Document ('NLPPV') where it relates to Land at ng² Business Park, Enterprise Way, Nottingham.
- 1.2 These Representations are in response to the proposed allocation of Site PA49 (ng² West – Enterprise Way). Site PA49 is located within the existing ng² Business Park and currently comprises land previously prepared for development at the time of the construction of the surrounding Park. These Representations also respond to the designation of the Site under draft Policy EE2.
- 1.3 Miller Birch have recently submitted an outline planning application (LPA Ref: 16/00526/POUT) which seeks approval for the office-led development of the remaining 'development plots' located at ng². The development proposals are a viable and deliverable form of sustainable development capable of providing long-term investment in the Nottingham economy. The outline application is due to be determined later this year.
- 1.4 The Site is currently allocated within the Development Plan as an Employment Site (saved Policy E1.3) which promotes development of the Site for offices and ancillary uses. The Policy recognises that a wider range of uses are appropriate on the Business park for '*complementary development (including residential, ancillary retail, food and drink, hotel)*'.

4195

- Miller Birch support the recognition given to ng² within the NLPPV under draft Policy EE2 as an appropriate Site for employment and ancillary uses.

a) National Planning Policy Framework (NPPF)

4195

- 2.1 Promoting sustainable development is at the heart of the planning system and embedded within the NPPF. Paragraph 14 states that for plan-making, this means that local planning authorities should *'positively seek opportunities to meet the development needs of their area'* and *'proactively drive and support economic development'*.
- 2.2 Paragraph 17 of the NPPF states that wherever possible, allocations should encourage the reuse of land that has been previously developed provided that it is not of high environmental value.
- 2.3 Significant weight should be placed on the need to support economic growth through the planning system (Paragraph 19) and policies should recognise and seek to address potential barriers to investment (Paragraph 21).
- 2.4 Paragraph 21 goes on to state that *'investment in business should not be over-burdened by the combined requirements of planning policy expectations'* and that *'policies should be flexible enough to accommodate needs not anticipated in the plan and to allow rapid response to changes in economic circumstances'*.
- 2.5 Local Plans should be prepared with the objective of *'contributing to the achievement of sustainable development'* (Paragraph 151). Policies are also required to be sufficiently flexible to ensure that proposals are *'viable'* and *'deliverable'* (Paragraph 173).
- 2.6 Policies will only be considered sound against Paragraph 182 of the NPPF, where they are positively prepared, justified and effective. Policies must also be considered consistent with the NPPF and *'enable'* the delivery of sustainable development.

NCC Response:

Support is noted.

PA49 NG2 West - Enterprise Way

Version: Publication LAPP

Consultee ID: 3725

Consultee Name: Miller Birch Partnership (Precious L)

Representation number: 5049

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments- site has planning permission.

Consultation comment extract:

5049

- 1.1 These Representations are submitted on behalf of Miller Birch Partnership ('Miller Birch') in response to the Nottingham Local Plan Part 2 Publication Version Document ('NLPPV') where it relates to Land at ng² Business Park, Enterprise Way, Nottingham.
- 1.2 These Representations are in response to the proposed allocation of Site PA49 (ng² West – Enterprise Way). Site PA49 is located within the existing ng² Business Park and currently comprises land previously prepared for development at the time of the construction of the surrounding Park. These Representations also respond to the designation of the Site under draft Policy EE2.
- 1.3 Miller Birch have recently submitted an outline planning application (LPA Ref: 16/00526/POUT) which seeks approval for the office-led development of the remaining 'development plots' located at ng². The development proposals are a viable and deliverable form of sustainable development capable of providing long-term investment in the Nottingham economy. The outline application is due to be determined later this year.
- 1.4 The Site is currently allocated within the Development Plan as an Employment Site (saved Policy E1.3) which promotes development of the Site for offices and ancillary uses. The Policy recognises that a wider range of uses are appropriate on the Business park for '*complementary development (including residential, ancillary retail, food and drink, hotel)*'.

5049

- Miller Birch consider that the PA49 boundary should more accurately reflect the Site's allocation under draft Policy EE2, i.e. the boundary should extend to cover the undeveloped plot south of Enterprise Way as set out in **Appendix 3** of this report.

5049

a) National Planning Policy Framework (NPPF)

- 2.1 Promoting sustainable development is at the heart of the planning system and embedded within the NPPF. Paragraph 14 states that for plan-making, this means that local planning authorities should *'positively seek opportunities to meet the development needs of their area'* and *'proactively drive and support economic development'*.
- 2.2 Paragraph 17 of the NPPF states that wherever possible, allocations should encourage the reuse of land that has been previously developed provided that it is not of high environmental value.
- 2.3 Significant weight should be placed on the need to support economic growth through the planning system (Paragraph 19) and policies should recognise and seek to address potential barriers to investment (Paragraph 21).
- 2.4 Paragraph 21 goes on to state that *'investment in business should not be over-burdened by the combined requirements of planning policy expectations'* and that *'policies should be flexible enough to accommodate needs not anticipated in the plan and to allow rapid response to changes in economic circumstances'*.
- 2.5 Local Plans should be prepared with the objective of *'contributing to the achievement of sustainable development'* (Paragraph 151). Policies are also required to be sufficiently flexible to ensure that proposals are *'viable'* and *'deliverable'* (Paragraph 173).
- 2.6 Policies will only be considered sound against Paragraph 182 of the NPPF, where they are positively prepared, justified and effective. Policies must also be considered consistent with the NPPF and *'enable'* the delivery of sustainable development.

5049

- 3.1 ng² Business Park is located approximately 1km to the south west of Nottingham City Centre and forms a major Business Park location within the Nottingham urban area. The Business Park as a whole covers an area of approximately 18 hectares and currently comprises a variety of high quality office buildings occupied by a variety of high profile commercial companies.
- 3.2 The Site area allocated under PA49 currently comprises vacant scrubland, which has been serviced and was prepared for development at the time of the construction of the surrounding Park. The Site, and surrounding undeveloped plots, are of low environmental quality.
- 3.3 Outline planning consent was granted across the entirety of the Business Park in 2002. Development of the various office buildings has come forward in various reserved matters applications over the years. This outline consent has now expired, however, Miller Birch have recently submitted a new outline planning application seeking approval for the office-led development of the remaining 'development plots' located at ng².
- 3.4 The Site's future development is currently controlled in policy terms through the 2005 saved Local Plan Policy E1.3 (Employment Sites) (see **Appendix 1** for boundary).
- 3.5 Policy E1.3 encourages the development of this '*attractive and accessible site*' to provide B1 and B2 floorspace. The allocation recognises that complementary development (including residential, ancillary retail, food and drink, hotel) which will enhance the Site's employment role is acceptable and that such uses will be favourably considered.

- 3.6 The Council have accepted through the NLPPV allocation of part of the Site under draft policy PA49 that future policy needs to manage the development of the Site in order to achieve appropriate development in light of the now expired outline consent which once covered the Site.
- 3.7 The NLPPV also recognises the Site as an 'existing Business Park/Industrial Estate' ('EBPIE') under draft Policy EE2 (see **Appendix 2** for boundary). The draft Policy states that '*employment sites or employment premises will only be granted planning permission for employment uses... except for ancillary development necessary to serve the proposal*'.

5049

- 3.8 However, draft allocation PA49 does not accurately reflect the recognition given to the Site under EE2 as appropriate for ancillary development. The boundary of PA49 also fails to correspond with the EBPIE allocation, significantly excluding the currently undeveloped Plot to the south of Experian Way.
- 3.9 In light of the above, Miller Birch request that the PA49 boundary be extended to the south in order to accurately reflect the proposed EBPIE boundary (see **Appendix 3** for proposed boundary).
- 3.10 Miller Birch support the Council's longstanding policy aspiration to achieve B1 development on the Site. The proposed amendments to the PA49 allocation boundary (i.e. bringing them in line with those vacant plots within the EBPIE no longer benefitting from planning consent) delivers on this policy objective.

5049

Site Area (ha): 4.0 2.3	Proposed use: Employment (B1a/b) and ancillary A3-A5 uses
Ward: Bridge	Development principles: Design should be of a modern good design standard commensurate with existing development on site. Green corridor along the adjacent railway line should be retained. Any onsite landscaping should comprise include the provision of semi-natural habitats to link to and complement the adjacent Queen's Meadow. The site is within areas of medium and high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment which considered overtopping and breach of flood defences. The site is underlain by a principal aquifer and it should be ensure that development does not result in unacceptable pollution of the groundwater resource. Within Minerals Safeguarding Area – prior notification required but not considered a barrier to development.
Address: Enterprise Way	
Current use: Vacant	

NCC Response:

The boundary was amended to cover the undeveloped plot south of Enterprise Way.
Amended site area to 2.3 hectares.

PA49 NG2 West - Enterprise Way

Version: Publication LAPP

Consultee ID: 3725

Consultee Name: Miller Birch Partnership (Precious L)

Representation number: 5050

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan-site has planning permission

Consultation comment extract:

5050

1.1 These Representations are submitted on behalf of Miller Birch Partnership ('Miller Birch') in response to the Nottingham Local Plan Part 2 Publication Version Document ('NLPPV') where it relates to Land at ng² Business Park, Enterprise Way, Nottingham.

1.2 These Representations are in response to the proposed allocation of Site PA49 (ng² West – Enterprise Way). Site PA49 is located within the existing ng² Business Park and currently comprises land previously prepared for development at the time of the construction of the surrounding Park. These Representations also respond to the designation of the Site under draft Policy EE2.

1.3 Miller Birch have recently submitted an outline planning application (LPA Ref: 16/00526/POUT) which seeks approval for the office-led development of the remaining 'development plots' located at ng². The development proposals are a viable and deliverable form of sustainable development capable of providing long-term investment in the Nottingham economy. The outline application is due to be determined later this year.

1.4 The Site is currently allocated within the Development Plan as an Employment Site (saved Policy E1.3) which promotes development of the Site for offices and ancillary uses. The Policy recognises that a wider range of uses are appropriate on the Business park for '*complementary development (including residential, ancillary retail, food and drink, hotel)*'.

5050

- Whilst support is given to the allocation of the Site for B1a/b development, Miller Birch consider that recognition should also be given to the Site's potential to accommodate ancillary

5050

A3-A5 uses in line with the Site's longstanding allocation under Policy E1.3 of the adopted Local Plan and to reflect those uses considered acceptable under draft Policy EE2.

5050

a) National Planning Policy Framework (NPPF)

- 2.1 Promoting sustainable development is at the heart of the planning system and embedded within the NPPF. Paragraph 14 states that for plan-making, this means that local planning authorities should *'positively seek opportunities to meet the development needs of their area'* and *'proactively drive and support economic development'*.
- 2.2 Paragraph 17 of the NPPF states that wherever possible, allocations should encourage the reuse of land that has been previously developed provided that it is not of high environmental value.
- 2.3 Significant weight should be placed on the need to support economic growth through the planning system (Paragraph 19) and policies should recognise and seek to address potential barriers to investment (Paragraph 21).
- 2.4 Paragraph 21 goes on to state that *'investment in business should not be over-burdened by the combined requirements of planning policy expectations'* and that *'policies should be flexible enough to accommodate needs not anticipated in the plan and to allow rapid response to changes in economic circumstances'*.
- 2.5 Local Plans should be prepared with the objective of *'contributing to the achievement of sustainable development'* (Paragraph 151). Policies are also required to be sufficiently flexible to ensure that proposals are *'viable'* and *'deliverable'* (Paragraph 173).
- 2.6 Policies will only be considered sound against Paragraph 182 of the NPPF, where they are positively prepared, justified and effective. Policies must also be considered consistent with the NPPF and *'enable'* the delivery of sustainable development.

5050

- 3.1 ng² Business Park is located approximately 1km to the south west of Nottingham City Centre and forms a major Business Park location within the Nottingham urban area. The Business Park as a whole covers an area of approximately 18 hectares and currently comprises a variety of high quality office buildings occupied by a variety of high profile commercial companies.
- 3.2 The Site area allocated under PA49 currently comprises vacant scrubland, which has been serviced and was prepared for development at the time of the construction of the surrounding Park. The Site, and surrounding undeveloped plots, are of low environmental quality.
- 3.3 Outline planning consent was granted across the entirety of the Business Park in 2002. Development of the various office buildings has come forward in various reserved matters applications over the years. This outline consent has now expired, however, Miller Birch have recently submitted a new outline planning application seeking approval for the office-led development of the remaining 'development plots' located at ng².
- 3.4 The Site's future development is currently controlled in policy terms through the 2005 saved Local Plan Policy E1.3 (Employment Sites) (see **Appendix 1** for boundary).
- 3.5 Policy E1.3 encourages the development of this '*attractive and accessible site*' to provide B1 and B2 floorspace. The allocation recognises that complementary development (including residential, ancillary retail, food and drink, hotel) which will enhance the Site's employment role is acceptable and that such uses will be favourably considered.

- 3.6 The Council have accepted through the NLPPV allocation of part of the Site under draft policy PA49 that future policy needs to manage the development of the Site in order to achieve appropriate development in light of the now expired outline consent which once covered the Site.
- 3.7 The NLPPV also recognises the Site as an 'existing Business Park/Industrial Estate' ('EBPIE') under draft Policy EE2 (see **Appendix 2** for boundary). The draft Policy states that '*employment sites or employment premises will only be granted planning permission for employment uses... except for ancillary development necessary to serve the proposal*'.

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- 3.11 Draft allocation PA49 also fails to recognise the Site's longstanding policy allocation (saved Policy E1.3) for ancillary/complementary uses (in addition to business uses within the Site. The development of the Site for ancillary uses is also supported through draft Policy EE2.
- 3.12 Miller Birch therefore request that ancillary uses (falling under Use Classes A3-A5) be recognised within the allocation wording in the manner set out in **Appendix 4**. This request is in response to an identified need from occupiers of the existing Park for such a facility within the Site confines. Such a development would remain 'ancillary' to the B1a/b allocation and would be of a small scale, in no way undermining the predominantly B1a/b role of the Site.

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- 4.4 PA49 also fails to take account of the Site's suitability for ancillary uses in addition to B1a/b uses. The Site's appropriateness for such uses has a longstanding recognition through adopted Policy E1.3. Draft Policy EE2 also identifies the area covered by PA49 as an EBPIE, and appropriate for ancillary uses necessary to serve future proposals.
- 4.5 Miller Birch therefore request that recognition be given within the allocation for A3-A5 uses in order to make provision for such development to come forward and serve the needs of both future and existing development at ng².

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Site Area (ha): 4.0 2.3	Proposed use: Employment (B1a/b) and ancillary A3-A5 uses
Ward: Bridge	Development principles: Design should be of a modern good design standard commensurate with existing development on site. Green corridor along the adjacent railway line should be retained. Any onsite landscaping should emprise include the provision of semi-natural habitats to link to and complement the adjacent Queen's Meadow. The site is within areas of medium and high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment which considered overtopping and breach of flood defences. The site is underlain by a principal aquifer and it should be ensure that development does not result in unacceptable pollution of the groundwater resource. Within Minerals Safeguarding Area – prior notification required but not considered a barrier to development.
Address: Enterprise Way	
Current use: Vacant	

0 12.5 25 50 Meters

NCC Response:

It is considered that EE2 already allows for ancillary uses.

PA49 NG2 West - Enterprise Way

Version: Publication LAPP

Consultee ID: 3725

Consultee Name: Miller Birch Partnership (Precious L)

Representation number: 5051

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan-site has planning permission

Consultation comment extract:

5051

- 1.1 These Representations are submitted on behalf of Miller Birch Partnership ('Miller Birch') in response to the Nottingham Local Plan Part 2 Publication Version Document ('NLPPV') where it relates to Land at ng² Business Park, Enterprise Way, Nottingham.
- 1.2 These Representations are in response to the proposed allocation of Site PA49 (ng² West – Enterprise Way). Site PA49 is located within the existing ng² Business Park and currently comprises land previously prepared for development at the time of the construction of the surrounding Park. These Representations also respond to the designation of the Site under draft Policy EE2.
- 1.3 Miller Birch have recently submitted an outline planning application (LPA Ref: 16/00526/POUT) which seeks approval for the office-led development of the remaining 'development plots' located at ng². The development proposals are a viable and deliverable form of sustainable development capable of providing long-term investment in the Nottingham economy. The outline application is due to be determined later this year.
- 1.4 The Site is currently allocated within the Development Plan as an Employment Site (saved Policy E1.3) which promotes development of the Site for offices and ancillary uses. The Policy recognises that a wider range of uses are appropriate on the Business park for '*complementary development (including residential, ancillary retail, food and drink, hotel)*'.

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- Miller Birch object to the overly prescriptive development management principles attached to allocation PA49 and suggest that these are amended in the manner set out in **Appendix 4** of this report, in accordance with Paragraph 173 of the NPPF.

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a) National Planning Policy Framework (NPPF)

- 2.1 Promoting sustainable development is at the heart of the planning system and embedded within the NPPF. Paragraph 14 states that for plan-making, this means that local planning authorities should *'positively seek opportunities to meet the development needs of their area'* and *'proactively drive and support economic development'*.
- 2.2 Paragraph 17 of the NPPF states that wherever possible, allocations should encourage the reuse of land that has been previously developed provided that it is not of high environmental value.
- 2.3 Significant weight should be placed on the need to support economic growth through the planning system (Paragraph 19) and policies should recognise and seek to address potential barriers to investment (Paragraph 21).
- 2.4 Paragraph 21 goes on to state that *'investment in business should not be over-burdened by the combined requirements of planning policy expectations'* and that *'policies should be flexible enough to accommodate needs not anticipated in the plan and to allow rapid response to changes in economic circumstances'*.
- 2.5 Local Plans should be prepared with the objective of *'contributing to the achievement of sustainable development'* (Paragraph 151). Policies are also required to be sufficiently flexible to ensure that proposals are *'viable'* and *'deliverable'* (Paragraph 173).
- 2.6 Policies will only be considered sound against Paragraph 182 of the NPPF, where they are positively prepared, justified and effective. Policies must also be considered consistent with the NPPF and *'enable'* the delivery of sustainable development.

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- 3.1 ng² Business Park is located approximately 1km to the south west of Nottingham City Centre and forms a major Business Park location within the Nottingham urban area. The Business Park as a whole covers an area of approximately 18 hectares and currently comprises a variety of high quality office buildings occupied by a variety of high profile commercial companies.
- 3.2 The Site area allocated under PA49 currently comprises vacant scrubland, which has been serviced and was prepared for development at the time of the construction of the surrounding Park. The Site, and surrounding undeveloped plots, are of low environmental quality.
- 3.3 Outline planning consent was granted across the entirety of the Business Park in 2002. Development of the various office buildings has come forward in various reserved matters applications over the years. This outline consent has now expired, however, Miller Birch have recently submitted a new outline planning application seeking approval for the office-led development of the remaining 'development plots' located at ng².
- 3.4 The Site's future development is currently controlled in policy terms through the 2005 saved Local Plan Policy E1.3 (Employment Sites) (see **Appendix 1** for boundary).
- 3.5 Policy E1.3 encourages the development of this '*attractive and accessible site*' to provide B1 and B2 floorspace. The allocation recognises that complementary development (including residential, ancillary retail, food and drink, hotel) which will enhance the Site's employment role is acceptable and that such uses will be favourably considered.
- 3.6 The Council have accepted through the NLPPV allocation of part of the Site under draft policy PA49 that future policy needs to manage the development of the Site in order to achieve appropriate development in light of the now expired outline consent which once covered the Site.
- 3.7 The NLPPV also recognises the Site as an 'existing Business Park/Industrial Estate' ('EBPIE') under draft Policy EE2 (see **Appendix 2** for boundary). The draft Policy states that '*employment sites or employment premises will only be granted planning permission for employment uses... except for ancillary development necessary to serve the proposal*'.

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- 3.13 In addition to the above, a number of development principles are attached to draft allocation PA49. Miller Birch consider these principles to be overly prescriptive and inconsistent with Paragraph 173 of the Framework which seeks policies to be sufficiently flexible in order to allow development proposals to remain viable and deliverable.
- 3.14 Paragraph 21 of the Framework also states that business investment should not be over-burdened by the combined requirements of planning policy expectations. In light of this, Miller Birch consider the development principles to be overly prescriptive in the following ways:
- '*Design should be of a modern standard commensurate with existing development on site*' – Whilst Miller Birch appreciate that 'good design' principles should be followed (in accordance

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with Paragraph 17 of the Framework) the need for said design to be 'modern' is an unnecessary requirement;

- *'Green corridor along the adjacent railway line should be retained...'* – The green corridor referred to lies outside of the Site boundary and within the ownership of Network Rail. It is therefore not for allocation PA49 to control any future retention/works to this area;
- *'Onsite landscaping should comprise semi-natural habitats to link to and complement the adjacent Queen's Meadow'* – It is not in the interest of good planning to require all of the Site to provide semi-natural landscaping. Whilst semi-natural habitats can be included within any landscaping, the wording of the allocation is restrictive in requiring all landscaping to be semi-natural in nature;
- *'The site is within areas of medium and high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment which considered overtopping and breach of flood defences'* – The allocation area falls only within areas of medium risk (Flood Zone 2) (as defined by the Environment Agency's Flood Map). Whilst other areas of the Business Park fall within Flood Zone 3, a level of protection is afforded by surrounding flood defences (as recognised in PA49). The Site's protected nature should therefore be recognised;
- *'The site is underlain by a principal aquifer and it should be ensure that development does not result in pollution of the groundwater resource'* – Miller Birch support the protection of the underlying aquifer, however, in the interest of good planning consider that the wording of the allocation should instead protect against 'unacceptable' pollution.

3.15 In light of the above, and in accordance with Paragraphs 21 and 173 of the Framework, Miller Birch request that the wording of the development principles contained within draft allocation PA49 be amended in the manner set out in **Appendix 4**.

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4.6 The wording of draft allocation PA49 is overly prescriptive and, in accordance with Paragraph 21 and 173 of the Framework, should be amended in the manner set out in **Appendix 4**.

5051

Site Area (ha): 4.0 2.3	Proposed use: Employment (B1a/b) and ancillary A3-A5 uses
Ward: Bridge	Development principles: Design should be of a modern good design standard commensurate with existing development on site. Green corridor along the adjacent railway line should be retained. Any onsite landscaping should comprise include the provision of semi-natural habitats to link to and complement the adjacent Queen's Meadow. The site is within areas of medium and high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment which considered overtopping and breach of flood defences. The site is underlain by a principal aquifer and it should be ensure that development does not result in unacceptable pollution of the groundwater resource. Within Minerals Safeguarding Area – prior notification required but not considered a barrier to development.
Address: Enterprise Way	
Current use: Vacant	

0 12.5 25 50 Meters

NCC Response:

It is not considered that the development principles are overly prescriptive – this site is proposed for a high quality employment site.

PA51 Riverside Way (now deleted)

PA51 Riverside Way (now deleted)

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4632

UNSOUND

Object/Support/Other?	Object
Resolved?	N/A
Sound?	Unsound
Formally withdrawn?	No
Council comments	N/A - site deleted

Consultation comment extract:

4632 PA 51 Riverside Way. Links to the Big Track walking and cycling route should be included.

NCC Response:

Agree that wording of Development Principles could be emphasise opportunity to explore more direct link to 'Big Track' route .

Proposed Changes

Allocation deleted.

PA53 Electric Avenue

PA53 Electric Avenue
Version: Publication LAPP

Consultee ID: 311
Consultee Name: Historic England (Fletcher C)
Representation number: 4504

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4504

PA53: Electric Avenue

We continue to advise that development here will have to take into account the setting of the grade II* listed Church of St Wilfrid, Wilford, and that this should be included in the development principles.

NCC Response:

Development principles set out that proposals should have regard to heritage assets located on the east bank of the River Trent.

PA54 Boots

PA54 Boots

Version: Publication LAPP

Consultee ID: 259

Consultee Name: Broxtowe Borough Council (Saunders S)

Representation number: 4307

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4307 The proposals for the Boots site, which crosses the borough boundary, are consistent with the ACS and with Broxtowe's intentions for the site.

NCC Response:

Noted

PA54 Boots

Version: Publication LAPP

Consultee ID: 188

Consultee Name: Potter J

Representation number: 4141

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan - site has planning permission

Consultation comment extract:

4141 Proposal PA54 it's relevant to be sympathetic /sensitive to the river scenery.

NCC Response:

The site has been subject to a masterplan and now has planning permission. Both Policy RE6 and the Development Principles for the site refer to retaining or creating a buffer adjacent to the canal, which is between the site and the river.

PA54 Boots

Version: Publication LAPP

Consultee ID: 225

Consultee Name: PEDALS (McClintock H)

Representation number: 4478

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan. Already covered off in Development Principles

Consultation comment extract:

4478	PA54	Boots <i>improved links between The Big Track and the cycle paths on University Boulevard, including Sustrans National Cycle Network Route 6 etc.</i>	Dunkirk and Lenton
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NCC Response:

Comments noted. Development Principles identify an opportunity for enhanced walking and cycling routes through the site. Comments related to the relationship of the site with the wider cycling network have been passed to the Transport Strategy section.

PA54 Boots

Version: Publication LAPP

Consultee ID: 311

Consultee Name: Historic England (Fletcher C)

Representation number: 4505

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan - site has planning permission

Consultation comment extract:

PA54: Boots

4505 The layout of the Boots “campus” is more specifically a “grid” as opposed to the more informal associations the term has. A design brief informed by the conservation plan for the site would be beneficial in guiding to form of development to satisfy the objectives enshrined in the development principles.

NCC Response:

Noted. Description not considered fundamental to soundness of plan. Planning permission for mixed use development has been granted therefore not appropriate to produce a design brief.

PA54 Boots

Version: Publication LAPP

Consultee ID: 3529

Consultee Name: Health and Safety Executive (Moran J)

Representation number: 4290

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan. Site has Planning permission.

Consultation comment extract:

- 4290** Inner Zone – Housing is not compatible with development in the inner zone. HSE would normally Advise Against such development. The only exception is developments of 1 or 2 dwelling units where there is a minimal increase in people at risk.
- Middle Zone – The middle zone is compatible with housing developments up to and including 30 dwelling units *and* at a density of no more than 40 per hectare.
- Outer Zone – Housing is compatible with development in the outer zone including larger developments of more than 30 dwelling units and high-density developments of more than 40 dwelling units per hectare.
- 4290** Inner Zone – Workplaces (predominantly non-retail) providing for less than 100 occupants in each building and less than 3 occupied storeys are compatible with the inner zone. Retail developments with less than 250m² total floor space are compatible with the inner zone.
- Note:** Workplaces (predominantly non-retail) providing for 100 or more occupants in any building or 3 or more occupied storeys in height are compatible with the inner zone where the development is at the major hazard site itself and will be under the control of the site operator.
- ³ Hazardous substances consents are granted by the Hazardous Substances Authority (HSA), which is usually the planning authority. The consent process is regulated by the HSA under The Planning (Hazardous Substances) Regulations 2015. The HSA must consult HSE on consent applications. In assessing the application for consent, HSE will produce a map with risk contours (or zones), representing the risk to a hypothetical house resident. Should the HSA grant consent, this map defines the consultation distance within which HSE must be consulted over any relevant future planning applications
- 4290** Middle Zone – The middle zone is compatible with workplaces (predominantly non-retail). Retail developments with total floor space up to 5000m² are compatible with the middle zone.
- Outer Zone – Workplaces (predominantly non-retail) are compatible with the outer zone. Workplaces (predominantly non-retail) specifically for people with disabilities (e.g. sheltered workshops) are only compatible with the outer zone. Retail developments with more than 5000m² total floor space are compatible with the outer zone.

4290

46 PA54	Boots	12725	2735	National Grid Plc Thulston/Thane Road	Inner
46 PA54	Boots	12725	2735	National Grid Plc Thulston/Thane Road	Outer
46 PA54	Boots	12725	2735	National Grid Plc Thulston/Thane Road	Middle
46 PA54	Boots	6892	1169	Boots Beeston Tee/Boots Beeston	Inner
46 PA54	Boots	6892	1169	Boots Beeston Tee/Boots Beeston	Outer

4290

46 PA54	Boots	H3727	Boots Co Plc, Thane Road, Nottingham. NG7 2SD	Outer
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NCC Response:

Comment noted. The site has planning permission. The Development Principles state that within Hazardous Installation Consultation Zone - prior notification required but not considered a barrier to development.

PA54 Boots

Version: Publication LAPP

Consultee ID: 3530

Consultee Name: Highways England (Chambers S)

Representation number: 4552

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4552 In relation to the Site Allocations put forward in the consultation document, Highways England considers that, due to the scale of both the Boots site (1,150 dwellings and a significant amount of

4552 employment land), and the Stanton Tip site which spans an area of 42.6 hectares, they could have the potential to impact upon the operation of the strategic road network. We therefore welcome the reference in the LAPP document to the need for a Transport Assessment to be carried out for each of these sites in order for development trip impacts to be identified.

NCC Response:

Noted

PA54 Boots

Version: Revised Publication LAPP

Late Rep

Consultee ID: 3876

Consultee Name: Lenton Drives and Neighbours Residents Association (Kate Loewenthal)

Representation number: 5365

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan - site has planning permission

Consultation comment extract:

5365

PA54 Boots site

PA86 Thane Road

The availability of these two development sites provide clear opportunity to accommodate significant numbers of PBSAs in locations with good transport links to the University of Nottingham and the City. Furthermore, current proposals do not include for sufficient student housing within the allocation. The areas in which these parcels are sited have no immediate residential neighbours and could accommodate a substantial number of student bed spaces that could alleviate the existing pressure on residential areas within the city. Provision could be by way of PBSAs, but also by the provision of C4 dwelling houses designated for student accommodation – thus providing the shared living facility that some desire.

Allocations of this size are rare within the Nottingham City boundary and failing to include substantial student housing numbers on this site in such close proximity to the university, would represent a significant missed opportunity to repair some of the damage to communities elsewhere.

NCC Response:

The Development Principles allow for residential (C3) and states this could include the potential for an element of student accommodation (Sui Generis) subject to improved linkages to the University.

PA55 Ruddington Lane - Rear of 107-126

PA55 Ruddington Lane - Rear of 107-126

Version: Publication LAPP

Consultee ID: 3702

Consultee Name: Deancoast Ltd (Holmes B)

Representation number: 4187

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments

Consultation comment extract:

4187

The allocation of land at Ruddington Lane, Wilford (ref PA55) is supported. This is a sustainable location, on land which is currently underused or disused.

The allocation should however recognise the potential for the site to deliver a greater number of dwellings with the potential for higher density and apartments on part of the site. The site is located immediately adjacent to the new tram route and the Compton Acres tram stop. In this regard it is highly sustainable and provides the opportunity for higher density development, including a mix of apartments and family houses.

The Plan should also recognise that additional land could be included in any development in this location.

4187

The text under site ref PA55 should be amended to

1. acknowledge the location of the site immediately adjacent to the tram stop
2. acknowledge that the site could provide a mix of dwelling types including apartments as well as family homes
3. acknowledge that the site could be extended to include additional land.

NCC Response:

The points raised re accessibility to a tram stop nearby has been accepted and the Development Principles have been amended accordingly.

Predominantly family housing is proposed for this location but does not preclude an element of other housing types. Whilst an extended area is shown as a potential extension in the SHLAA the current boundary has been assessed and subjected to consultation. The maximum dwellings which could go on the site has been increased to reflect the character of development in the locality.

Proposed Changes

Added Proposals should explore opportunities to improve pedestrian access to the tram stop to the east of the site. Proposals should not adversely affect...

The maximum dwellings which could go on the site has been increased to reflect the character of development in the locality.

PA55 Ruddington Lane - Rear of 107-127

Version: Revised Publication LAPP

Consultee ID: 3836

Consultee Name: Annette Perkins

Representation number: 5157

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5157 Following our conversation this morning, the boundary of the revised plans is incorrect & still showing 107-127 from the developers original application in 2005.

The developers had approached all neighbours along our row of 101 to 163 Ruddington Lane in 2005 with decent offers to purchase residence's land. There was some interest shown by neighbours between 107-127 because a large offer was made to buy the land & their plans had about 10 houses, was nicely landscaped & we even thought about it, though we use our double garage & they wanted to demolish it for the whole land.

PLEASE refer to their original housing plans with about 10 dwellings with a 'larger land border' submitted in 2005 107-127 & compare it to their current plans of 21 dwellings with a 'smaller land border' 109-113.

In 2005, the developers submitted their outlined plans upon the assumption that the purchase of the land would go ahead. Unfortunately, there was a slump in the market & the developers came back with half the offer to buy the land & residents refused to sell.

Over the last 17 years, when property along our row went up for sale, these developers purchased the houses & land behind to give them a majority ownership.

Therefore, the property developers recent plans are to build 21 dwellings behind 8 houses (as they're knocking down one semi to put a road through).

NCC Response:

The majority of this site now has planning permission for residential development and the principle of development has been established

PA56 Sturgeon Avenue - The Spinney

PA56 Sturgeon Avenue - The Spinney

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4732

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

- 4732** **PA56 Sturgeon Avenue - The Spinney**
- In addition to protecting the adjacent LWS, we consider the mature trees around the periphery of PA56 as providing important habitat links to the
- 4732 cont.** pond / LWS and we would wish to see any redevelopment restricted to the previously developed part of the site.

NCC Response:

This is a brownfield site partly cleared adjacent to care home. Through development there are opportunities to improve Green Infrastructure. The Development Principles state that proposals should not adversely affect the Local Wildlife Site adjacent to the site. Allocation of the site reflects the previous planning permission. However there are many trees on the site protected by TPOs and the detailed impact on the trees will be assessed at the planning application stage.

PA56 Sturgeon Avenue - The Spinney

Version: Publication LAPP

Consultee ID: 3490

Consultee Name: Huggon T

Representation number: 4876

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

6.I repeat my previous general point that no sites should be allocated in this present plan which are green open space.

7.These are sites numbred PA 1 2 3 5 6 7 8 9 10 11 12 13 19 24 25 36 56 and 57

4876
↑

8.These sites are all green of a variety of sorts each contibuting its own value to our open and green network.Collectively they total 106.27.hectares ,a substantial loss if built on.

4876 9.Here I do not intend to comment on them individually as my point are of principle:but am happy to do so if required.

10.As submitted previously there are sufficient brown field or underused built sites to satisfy the requirements for all relevant kinds of development without interfering with these.

4876 11.1.In the previous consultation I submitted that all the potential development sites identified in the previous draft in the major Regeneration Zones:- RZ2 Eastside,RZ3 Southside,and RZ4 Waterside should be allocated for development.Substantial areas were not.

11.2.Now that they have been there is an even stronger case for omitting the green spaces.

11.3.These regeneration areas,having been subjected to detailed scrutiny,development briefs,and layout plans over several years, are sufficient to provide a substantial part of housing needs referred to in the Core Strategy,rightly a major component of this plan.In round figures over 10,000 dwellings.

11.4. At last building has started at Waterside at its Eastern end on both sides of Trent Lane countermanding the notion previously held that these sites may not be developed in the near future or even the life of the plan

11.5. Many of the smaller brownfield and underused sites are identified for housing and ready to be developed. Together with the major sites there is enough for housing the foreseeable future without impinging on green space. Not to mention small sites under 0.5 hectare not counted in, of which any walk or bus or tram ride will spot.

4876

12. It is now long established in town planning principles that if green space is allocated it will result in financial resources and energy being diverted from brown field sites because much of the development industry prefers these for a whole range of well known reasons. Thus allocation of green sites results in two losses - the loss of the green space and delays in improvement of the regeneration areas.

13. As previously submitted, if it is necessary to allocate any green space each site should be assessed before inclusion to ascertain its value for a) biodiversity, b) importance as part the green network, c) accessibility - distance from where people live, all criteria set out in the section of "Breathing Space" entitled "Local Recommended Standards"

14. Most of the allocated green sites are owned by the City Council. Their duty under s.40 of the Natural Environment and Rural Communities Act 2006 should be reflected in this plan about present and potential biodiversity in allocating or not.

Should these not be allocated as being the first to be developed?

3.3.5. Then next those allocated brownfield sites that are ready and available ?

3.3.6. Only then should open space be considered for development.

4876

3.4 .It should be noted in considering the broader implications of allocating open space for development at the same time as brownfield sites that it is well established that open space will be developed FIRST: this is because it is immediately available, cheaper and easier.

This has a two fold adverse result; valuable open space is lost and regeneration is lost as resources flow from brownfield to greenfield.

3.5. It should also be noted that most of the open spaces allocated are in the ownership or control of the City Council; and so if there are good reasons to keep these open space it has the opportunity to withdraw its own sites: an option it would not have for those owned by others.

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for development and has been subject to a Site Assessment, Sustainability Appraisal, and consultation with statutory bodies.

The site is directly adjacent to existing residential development, is not at flood risk or within the Green Belt and has few physical constraints following completion of the A453 which had stalled delivery. Site has potential to make a significant contribution to housing growth. The requirements of the Development Principles consider issues of sensitive layout, design, incorporation of habitat buffers and provision of publicly accessible open space

PA56 Sturgeon Avenue - The Spinney

Version: Publication LAPP

Consultee ID: 3701

Consultee Name: Cllr Andrew Rule

Representation number: 4186

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4186

Further to the local plan document presented to the Area 8 Committee last week I have a comment in respect of the proposed development at Sturgeon Avenue, Clifton (PA56). I note that it is envisaged that the site may be opened up to further residential development. Can I stress the importance of ensuring that if the land is used in this way that any eventual development makes adequate provision for car parking in its own right - Sturgeon Avenue and the surrounding roads are already at near full capacity from existing residents parking

4186

and will therefore be overstretched if the site does not make adequate provision for parking in its own right. Once the intention for the land is finalised, if it is decided to designate the site for residential development, I would strongly encourage that colleagues in Traffic Management are consulted to ensure any adverse impact on parking in the area is mitigated at the earliest possible opportunity.

NCC Response:

The site is a SHLAA site and has had outline planning permission for residential development on the cleared site. Development management policies would ensure that the development provides sufficient car-parking.

PA56 Sturgeon Avenue - The Spinney

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5423

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5423

PA56 Sturgeon Avenue - The Spinney

In addition to protecting the adjacent LWS, we consider the mature trees around the periphery of PA56 as providing important habitat links to the pond / LWS and we would wish to see any redevelopment restricted to the previously developed part of the site. We would like to see reference to protection of northern boundary trees secured in design principles.

NCC Response:

This is a brownfield site partly cleared adjacent to care home. Through development there are opportunities to improve Green Infrastructure. The Development Principles state that proposals should not adversely affect the Local Wildlife Site adjacent to the site. Allocation of the site reflects the previous planning permission. However there are many trees on the site protected by TPOs and the detailed impact on the trees will be assessed at the planning application stage.

PA56 Sturgeon Avenue - The Spinney

Version: Revised Publication LAPP

Consultee ID: 3146

Consultee Name: Area Committee 8 (Mr Noel McMenamin)

Representation number: 5196

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee considers slip road should be widened. Comments assessed but no change made to the Plan

Consultation comment extract:

5196

the slip road off the A453 could be widened onto the Sturgeon Avenue site (PA56) as the road requires improvement;

NCC Response:

Road design, layout and access will be considered through a planning application as part of the development management process.

PA56 Sturgeon Avenue - The Spinney

Version: Revised Publication LAPP

Consultee ID: 3795

Consultee Name: Landowner (Ms Caroline Howes)

Representation number: 5236

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5236

The proposed use for PA56 is 'Residential Specialist elderly housing and/or family housing (C3)'

This is fairly narrow and does not include uses for which we have had interest in the past such as respite care for adults and/or children or specialist accommodation for disabled persons.

Nottingham Trent University Clifton Campus is across the road from site PA56. The location could therefore be considered for student accommodation.
(please continue on a separate sheet if necessary)

5236

Proposed wording for proposed use:

'Residential specialist elderly or other specialist housing and/or family housing (C3) and/or student accommodation'.

This change would make the plan more sound since it would reflect realistic alternative uses evidenced by potential developers of the site in recent years and location specific opportunities.

NCC Response:

Student housing is not considered appropriate at this location due to the proximity to the care home. This allocation will allow other specialist housing to be considered at planning application stage, should an application come forward.

PA56 Sturgeon Avenue - The Spinney

Version: Revised Publication LAPP

Consultee ID: 3796

Consultee Name: Landowner (Ms Donna Tully)

Representation number: 5241

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

The proposed use for PA56 is 'Residential Specialist elderly housing and/or family housing (c3).'

5241 This is fairly narrow and does not include uses for which we have had interest in the past such as respite care for adults and/or children or specialist accommodation for disabled persons.

Nottingham Trent University Clifton Campus is across the road from site PA56. The location could therefore be considered for student accommodation.
(please continue on a separate sheet if necessary)

Proposed wording for proposed use:

5241 'Residential specialist elderly or other specialist housing and/or family housing (c3) and/or student accommodation'.

This change would make the plan more sound since it would reflect realistic alternative uses evidenced by potential developers of the site in recent years and location specific opportunities.
(please continue on a separate sheet if necessary)

NCC Response:

Student housing is not considered appropriate at this location due to the proximity to the care home. This allocation will allow other specialist housing to be considered at planning application stage should an application come forward.

PA56 Sturgeon Avenue - The Spinney
Version: Revised Publication LAPP

Consultee ID: 3877
Consultee Name: Landowner (Nicola Feast)
Representation number: 5178

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5178

The proposed use for PA56 is 'Residential Specialist elderly housing and/or family housing (c3)'

This is fairly narrow and does not include uses for which we have had interest in the past such as respite care for adults and/or children or specialist accommodation for disabled persons.

Nottingham Trent University Clifton campus is across the road from site PA56. The location could therefore be considered for student accommodation.

(please continue on a separate sheet if necessary)

5178

Proposed wording for proposed use:

'Residential specialist elderly or other specialist housing and/or family housing (c3) and/or student accommodation'.

This change would make the plan more sound since it would reflect realistic alternative uses evidenced by potential developers of the site in recent years and location specific opportunities.

NCC Response:

Student housing is not considered appropriate at this location due to the proximity to the care home. This allocation will allow other specialist housing to be considered on its merits at the planning application stage.

PA57 Clifton West

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 188
Consultee Name: Potter J
Representation number: 4256

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4256 Proposal PA57 unsound/unjustified ; `not really in favour of, concerns re topography and worthy views towards.

NCC Response:

Allocation of this site (alongside the many brownfield sites) is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. The requirements of the Development Principles will address these issues through sensitive layout, design, incorporation of habitat buffers and provision of publicly accessible open space. Development principles require that development should be sensitive to the neighbouring historic environment, setting of heritage assets and Greenbelt. The principles require sensitive design to minimise impacts.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 225
Consultee Name: PEDALS (McClintock H)
Representation number: 4479

UN SOUND

Object/Support/Other? Object
Resolved? No
Sound? Unsound
Formally withdrawn? No
Council comments Respondee comments assessed but no change made to the Plan.
Already covered off in Development Principles

Consultation comment extract:

4479	PA57	Clifton West <i>safe connections important both to the new A453 cycle path and to the riverside path via Fox Covert Lane</i>	Clifton South
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NCC Response:

Comments noted. LAPP Policies support cycling provision. Comments related to the relationship of the site with the wider cycling network have been passed to the Transport Strategy section.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 311
Consultee Name: Historic England (Fletcher C)
Representation number: 4506

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

PA57: Clifton West

4506 We continue to be concerned about the potential for this allocation to result in harm to the significance of Clifton Hall, a grade I listed building, and disagree with the findings of the sustainability appraisal which accords only moderate negative impacts. Its position overlooking the river valley is a core aspect of its significance. However, the modern housing development to the south of the hall, which is on rising land, unfortunately intrudes into the totemic views of the Hall from across the Trent. This allocation site is on a higher contour and on the same view alignment, and development of it could potentially be even more harmful.

NCC Response:

Allocation of this site is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and has been subject to a Site Assessment, Sustainability Appraisal and consultation with statutory bodies. Development principles for the site set out constraints, including references to heritage assets.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 838
Consultee Name: Sport England (Beard S)
Representation number: 4749

N/A

Object/Support/Other? Other
Resolved? N/A
Sound? N/A
Formally withdrawn? No
Council comments No additional comments to make

Consultation comment extract:

4749 • Clifton West off Hawksley Avenue - EM/NT/2016/42120/P

4749, The assessment identified that an area of playing field needed to be retained as a community sports hub, the strategy work identified that former Padstow School Detached Playing Fields off Beckhampton Road. As the most appropriate site in terms of size suitability and location.

NCC Response:

Comments noted. Revised Planning Pitch Strategy no longer identifies a need for a Sports Hub.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 1883
Consultee Name: Buckley D
Representation number: 4153

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4153 We purchased our property over 18 years ago with the intent to improve it for our future and also because of the lovely environment it was already in. The above proposed changes will have a damaging effect not only us but or neighbours, the environment and our future.

4153 Disruption to the environment. removal of trees and threat to wildlife.

4153 Site too close to protected woodland at rear of site (preservation order on some of the trees)

4153 Always being told to protect and help the environment and its wildlife and you want to do is build on it or take it away. Soon there will be nothing left for future generations to enjoy.

NCC Response:

The requirements of the Development Principles will address these issues through sensitive layout, design, incorporation of habitat buffers and provision of publicly accessible open space.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 1883
Consultee Name: Buckley D
Representation number: 4537

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4537 Proposed buildings too close to our property.

NCC Response:

Plan proposes uses *in principle* on site allocations. The relationship of future development with surrounding properties will be assessed through the Development Management process if detailed development proposals come forward. LAPP policies will protect amenity of existing residents.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 1883
Consultee Name: Buckley D
Representation number: 4538

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4538 De-values our property, due to the current cul de sac being made into a through road.

NCC Response:

The valuation of land/property is not a Local Plan consideration.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 1883
Consultee Name: Buckley D
Representation number: 4539

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4539 Disruption, noise and pollution of the works trucks on us whilst work takes place.

NCC Response:

The plan proposes uses *in principle* on site allocations. Notwithstanding that, a degree of short term disruption during the construction phase may be unavoidable, but can be managed to minimise impact.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 1883
Consultee Name: Buckley D
Representation number: 4540

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4540 The removal of a section from the front of our property to enable the road to become wider for traffic.

NCC Response:

Plan proposes *uses in principle* on site allocations. Access issues will be assessed through the Development Management process if development proposals come forward

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 1883
Consultee Name: Buckley D
Representation number: 4541

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4541

Hawksley Gardens is already NOT wide enough to accommodate current traffic, parking and emergency services demands.
Hawksley Gardens is NOT wide enough for a bus route.
Increased traffic to Hartness Road which is already in need of surface repair. An alternative access route in the estate MUST be sort as Hartness Road would not cope with the increased volume of traffic this will cause. It was be chaotic and dangerous!
An access route must be made elsewhere (top of the estate where the new A453 is as already access there)
Increased pressure to Hartness Road by using this for access would put the residents especially families with children in danger. The emergency services will not be able to get through if access from Crusader Island is congested. (Only one way in and out) 4 years ago there was an emergency incident on the estate which resulted in the Access Road Hartness Road being closed for 24 hours. NO vehicles could get in or out!
Increased traffic to A453 to gain access to site (already bottle necking in areas even after dueling)

NCC Response:

It is considered the quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage. Development Principles require that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 1883
Consultee Name: Buckley D
Representation number: 4542

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4542 | No facilities on the estate/education to accommodate families moving in.

NCC Response:

The plan is subject to an Infrastructure Delivery Plan, prepared in consultation with service providers, which considers the infrastructure requirements associated with the spatial objectives and growth anticipated by the LAPP. It is considered that the quantum of development proposed can be accommodated without serious detriment to existing infrastructure and services but with further detailed assessment and confirmation of any mitigation measures to take place at planning application stage.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 1883
Consultee Name: Buckley D
Representation number: 4543

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4543 | Building an access road across a public bridal way (which appears in the Domesday book)

NCC Response:

Development principles state that 'Development should be sensitive to the neighbouring historic environment and setting of heritage assets.'

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 1883
Consultee Name: Buckley D
Representation number: 4544

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4544 | Disruption of farming land and countryside which is used daily by walkers, families and children.

NCC Response:

The Development Principles address these issues requiring sensitive layout, design, incorporation of habitat buffers and provision of publicly accessible open space.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 2448
Consultee Name: Mee C
Representation number: 4069

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4069

Site PA57 - for 285 homes – should be left as open space/agricultural land as developing this site is contrary to national and the council's own planning policies in favour of protecting open spaces and biodiversity.

NCC Response:

Allocation of this site is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and has been subject to a Site Assessment, Sustainability Appraisal and consultation with statutory bodies. The requirements of the Development Principles include incorporation of habitat buffers and provision of publicly accessible open space.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 2455
Consultee Name: Giles N
Representation number: 4154

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4154 Please find attached my response form to take into consideration relating to site PA57. I have no objections to building on the site, more houses are required and this is a great site for this.

4154 The site is perfectly situated to be built on to extend the Barton Green estate wider, but access through these narrow streets, where houses have been built without sufficient parking as it is and cars have to be parked on the road is not sufficient to withstand that amount of traffic to be safe for residents already living on the in those streets, they are barely sufficient now for the volume of houses on both streets.

NCC Response:

Comments noted. It is considered the quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 2455
Consultee Name: Giles N
Representation number: 4545

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4545 however I am hugely concerned with the idea of using Hawksley Gardens and Finchley close as the access points for 285 new builds. My view is that this suggestion is not 'Sound', the roads are not big enough to carry that amount of traffic and it will make these streets unsafe for residents who already live there, including children.

4545 From the plans, it would appear that access to PA57 is granted through Hawksley Gardens and Finchley close. Neither of these streets are sufficient or suitable to withstand 285 houses worth of vehicular traffic (assuming at least 2 cars per household this equates to ~600 vehicles passing through).

NCC Response:

It is considered the quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 2455
Consultee Name: Giles N
Representation number: 4546

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4546 I believe there are alternatives to this that will lessen the impact, that I have laid out in the attached so please take this into consideration to the next phase of this Local plan.

4546 Hartness road is more than adequate to manage the additional traffic, it is wider, there are not so many houses facing onto the street, but safety should be considered here. My suggestion would be to:

- a. Create a slip road from the newly built A453 that is left in, left out between the newly created Mill Hill roundabout and crusader island that takes majority of the traffic via a slip road onto the new part of the estate along with pushing the majority of the traffic onto the A453 (this section is 40 MPH and little different to other roads that join the A453 further into the Clifton estate); or link this access off of Barton lane and use the Mill Hill roundabout for the majority of the access. This way the majority of the traffic will go behind Barton green as is, without introducing so much volume into two small streets
- b. Along with 'a.', create an access road from Hartness Road/Pieris Drive along the end of the open fields, going around the back of the Juniper Close providing safer access internally to the new estate, i.e. to link it together
- c. Create path ways from Hawksley Gardens and Finchley close rather than vehicular access
- d. Consider the traffic light phasing onto the A453 at Crusader island (about 4-5 can get through on the current phasing), there are already queues of cars early morning, with the people already on Barton Green trying to get to work and an additional 600 cars will only make this more complicated.
- e. If all access from the A453 is onto Hartness Road crusader island is going to become extremely congested. At peak times 4-5 cars alone can queue to turn right onto the A453, therefore the extra traffic could lead to congestion for the right lane of the A453 approaching Crusader island, slowing down the exit to the M1, so some consideration to the phasing would be appropriate here also.

NCC Response:

It is considered the quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage. Development Principles require design, layout and access to be carefully considered to avoid adverse impacts on existing residential properties.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 2455
Consultee Name: Giles N
Representation number: 4547

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4547

There is also no indication in the plans of the types of houses that are being built, however there appears to be a lack of larger accommodation, with the exception of Clifton Village for growing families on this side of the Clifton estate, so hopefully a mix of 3-5 bed houses are being considered.

NCC Response:

Comments noted. The plan proposes uses in principle on site allocations, hence the absence details of dwelling types proposed. Such details would be the subject of careful consideration through the Development Management process should detailed development proposals come forward.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 2501
Consultee Name: Clayton P
Representation number: 4155

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

4155 Ref:part H1.6 of local plan Clifton west.
I have no issue with the need to build houses on this site.

NCC Response:

Comments noted

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 2501
Consultee Name: Clayton P
Representation number: 4548

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4548 The issues I have are regarding access to the site on a health and safety basis. The proposed access through Hawksley Gardens and Finchley Close is totally inadequate. The road space is too narrow to accommodate extra traffic, when residents cars are parked on the road the gap between opposite vehicles is too small which would result in damage to vehicles by passing vehicles. My suggestion is to create a new access from the main road to the south of the site. The extra traffic exiting and entering hartness road at the crusader island would be too much for the existing road plan to cope with and would cause an increase in the accident rate on this road, and the access roads.

NCC Response:

It is considered the quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage. Development Principles require that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Access via the south of the site is not considered viable.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 2532
Consultee Name: Judd N
Representation number: 4810

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

PA57 / TR2.18 Clifton West

4810

Objection. Unsound as proposing that 'this development should be similar to the existing surrounding residential development' needs to take into account that 3 sides of this proposal are heritage woodland/nature reserve and fields, 2 sides in the Greenbelt.

NCC Response:

Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need.

The requirements of the Development Principles will help address many of these issues raised in the SA through sensitive layout, design, incorporation of habitat buffers and provision of publicly accessible open space. The site is directly adjacent to existing residential development, is not at flood risk or within the Green Belt and has few physical constraints following completion of the A453. Site has potential to make a significant contribution to housing growth. Site is therefore suitable for allocation for residential development.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3678
Consultee Name: Car Body Repairs (Thomas C)
Representation number: 4073

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4073 I do not support the planing

NCC Response:

Objection noted.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3678
Consultee Name: Car Body Repairs (Thomas C)
Representation number: 4559

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4559
Due to health and safety reasons
Also hawksley gardens as access to this of which will and can never cope with the traffic Of bus car and emergency services **4559**

NCC Response:

It is considered the quantum of development proposed can in principle be accommodated by connecting to the existing highway network as proposed with further assessment at the detailed design stage. Development Principles require that access should be carefully considered. It is also considered that the development proposed can be accommodated without serious detriment to existing infrastructure and services

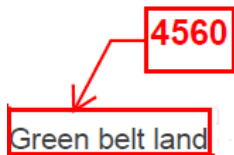
PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3678
Consultee Name: Car Body Repairs (Thomas C)
Representation number: 4560

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:



4560
Green belt land

NCC Response:

The site is adjacent but outside of the Green belt. The Development Principles set out a requirement for sensitive design to minimise impacts, particularly at the boundaries of the site where planting should be provided to filter and soften views and to reinforce the Green Belt boundary.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3678
Consultee Name: Car Body Repairs (Thomas C)
Representation number: 4561

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:



NCC Response:

Development principles state that 'Development should be sensitive to the neighbouring historic environment and setting of heritage assets.'

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3698
Consultee Name: Thatcher R
Representation number: 4184

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4184 objection to use Hawksley Gardens and Finchley Close as access roads for the proposed new houses being built. The roads are too narrow for such traffic and as for emergency services to get through would be impossible.

NCC Response:

It is considered the quantum of development proposed can in principle be accommodated by connecting to the existing highway network as proposed with further assessment at the detailed design stage. Development Principles require that access should be carefully considered. It is also considered that the development proposed can be accommodated without serious detriment to existing infrastructure and services

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3698
Consultee Name: Thatcher R
Representation number: 4568

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4568 It will also interfere with bridal path which these access points will have to cross and is also known to be in the Dooms Day Book as one of the oldest paths going through Clifton, and for this alone should be preserved.

NCC Response:

Development principles state that 'Development should be sensitive to the neighbouring historic environment and setting of heritage assets.'

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3707
Consultee Name: Hurst T
Representation number: 4088

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4088 I do not support the part of the local plan

NCC Response:

Objection noted

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3707
Consultee Name: Hurst T
Representation number: 4572

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4572 Hawksley Gardens is already over crowded with the number of cars per property making the road and therefore access to properties already built difficult and congested. The location of the new access road is already widely used as over spill parking for a number of cars. The access onto Hawksley Gardens is already congested with the turning being off a bed in the road and cars regularly parked on the main Hartness Road. Large delivery vehicles, emergency vehicles etc struggle to access the street, the bin lorry already struggles to navigate the parked cars on the road. Additional traffic would put a huge strain on the traffic light system in place on the Crusader Island. This is the only access to the entire Barton Green estate. Sometimes there are 6/7 cars at the lights with only 3/4 being let out at any one time. More and more cars are going through the lights on red because of the wait at this junction. There is currently only one bus service that serves this estate being the number 53.

NCC Response:

It is considered the quantum of development proposed can in principle be accommodated by connecting to the existing highway network as proposed with further assessment at the detailed design stage. Development Principles require that access should be carefully considered. It is also considered that the development proposed can be accommodated without serious detriment to existing infrastructure and services

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3707
Consultee Name: Hurst T
Representation number: 4573

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4573 The land that is proposed is currently green belt land and this should be considered when considering this development.

NCC Response:

The site is adjacent but outside of the Green belt. The Development Principles set out a requirement for sensitive design to minimise impacts, particularly at the boundaries of the site where planting should be provided to filter and soften views and to reinforce the Green Belt boundary.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3731
Consultee Name: NTU (Planning & Design Group)
Representation number: 4983

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4983

NTU continue to support the delivery of PA57 for an identified 285 dwellings as part of the City's housing requirements.

NCC Response:

Support noted.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3731
Consultee Name: NTU (Planning & Design Group)
Representation number: 4985

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

4985 | Clifton West is still a deliverable site that can be brought forward early in the plan period to support the City Council in meeting its housing requirement.

NCC Response:

Comments noted.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3731
Consultee Name: NTU (Planning & Design Group)
Representation number: 4986

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4986 | Along with the desired ecology and landscaping schemes, proposals at this site would be designed sympathetically to the character of the setting and local heritage assets.

NCC Response:

Agreed. Sensitive design covered in development principles and by wider plan policies relating to design/heritage.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3731
Consultee Name: NTU (Planning & Design Group)
Representation number: 4987

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

4987 | Its relationship on the edge of the Green Belt and the Landscape Character Area, will assist in creating a desirable location to live within suitable commuting distance of the city, rail, tram and bus links and the motorway in equal measure.

NCC Response:

Comments noted.

PA57 Clifton West
Version: Publication LAPP

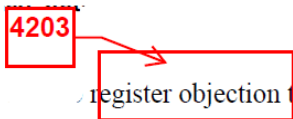
Consultee ID: 3733
Consultee Name: Hunt C
Representation number: 4203

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4203
register objection t



NCC Response:

Objection noted

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3733
Consultee Name: Hunt C
Representation number: 4585

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4585 (1)THE AFFECT ON THE WILDLIFE
AND AFFECT ON CLIFTON WOODS

NCC Response:

The site is adjacent but outside of the Green belt. The Development Principles set out a requirement for sensitive design to minimise impacts, particularly at the boundaries of the site where planting should be provided to filter and soften views and to reinforce the Green Belt boundary and avoid adverse impact on Clifton woods.

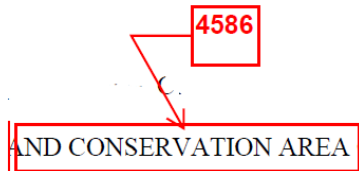
PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3733
Consultee Name: Hunt C
Representation number: 4586

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:



NCC Response:

The requirements of the Development Principles will help address these issues through sensitive layout, design, incorporation of habitat buffers and provision of publicly accessible open space.

Development principles state that ‘Development should be sensitive to the neighbouring historic environment and setting of heritage assets.’

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3733
Consultee Name: Hunt C
Representation number: 4587

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4587



OF THE GREEN BELT LAND

NCC Response:

The site is adjacent but outside of the Green belt. The Development Principles set out a requirement for sensitive design to minimise impacts, particularly at the boundaries of the site where planting should be provided to filter and soften views and to reinforce the Green Belt boundary and avoid adverse impact on Clifton woods.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3733
Consultee Name: Hunt C
Representation number: 4588

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4588

(2) THE ENVIRONMENTAL IMPACT OF SUCH BUILDING PROPOSALS ON THE HEALTH AND SAFETY OF THE LOCAL COMMUNITY ALREADY AFFECTED FOLLOWING THE SIGNIFICANT WORKS OVER RECENT YEARS ON THE A 453

NCC Response:

The site has been subject to Sustainability Appraisal and it is considered that mitigation can be made against any environmental impact.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3733
Consultee Name: Hunt C
Representation number: 4589

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4589 (3) THE LACK OF FACILITIES AT PRESENT INCLUDING SCHOOLS , SHOPS , TRANSPORT ETC ALL OF WHICH WOULD NEED TO BE ADDRESSED AS AT PRESENT - INADEQUATE.

NCC Response:

The plan is subject to an Infrastructure Delivery Plan, prepared in consultation with service providers, which considers the infrastructure requirements associated with the spatial objectives and growth anticipated by the LAPP. It is considered that the quantum of development proposed can be accommodated without serious detriment to existing infrastructure and services but with further detailed assessment and confirmation of any mitigation measures to take place at planning application stage.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3733
Consultee Name: Hunt C
Representation number: 4590

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4590 (4) ACCESS TO THE SITE SHOULD NOT IMPACT ON ANY EXISTING ROADS OR CUL-DE-SACS ON THE ESTATE OF BARTON GREEN. THE CURRENT ROADS ARE INADEQUATE TO COPE WITH THE TRAFFIC PROPOSED TO THE SITE ACCESSED THROUGH HAWKSLEY GARDENS AND FINCHLEY CLOSE AND ESPECIALLY AS THERE IS ONLY ONE ROUTE TO ENTER AND EXIT THE ESTATE.

NCC Response:

It is considered the quantum of development proposed can in principle be accommodated by connecting to the existing highway network as proposed with further assessment at the detailed design stage.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3733
Consultee Name: Hunt C
Representation number: 4591

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4591 5) THE BRIDAL IS HISTORIC AND DATES BACK TO THE TIME OF THE DOOMS DAY BOOK AND THEREFORE SHOULD NOT BE MODIFIED IN ANY WAY.

NCC Response:

Development principles state that ‘Development should be sensitive to the neighbouring historic environment and setting of heritage assets.’

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3733
Consultee Name: Hunt C
Representation number: 4592

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4592 6) IF THE PLANS WENT AHEAD FOR ACCESS THROUGH HAWKSLEY OR FINCHLEY CLOSE THESE ROAD WOULD HAVE TO BE WIDENED TO ALLOW MORE TRAFFIC AND BUSES THROUGH. THIS WOULD INEVITABLY MEAN A SERIOUS DEVALUATION IN THE EXISTING PROPERTIES.

NCC Response:

It is considered the quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage. Development Principles require that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties.

Perceived loss of value to existing properties is not a Local Plan consideration.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3734
Consultee Name: Brooks S
Representation number: 4204

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4204 We are opposing Clifton west being adopted as development due to site access which we feel is unsatisfactory. Environmental impact from vehicles to and from the proposed site plus disruption to residents during building works. We don't feel that ppg17 guidance note 17 is fully followed with reference to sports and recreation.

NCC Response:

It is considered the quantum of development proposed can in principle be accommodated by connecting to the existing highway network as proposed with further assessment at the detailed design stage. The site has been subject to Sustainability Appraisal and it is considered that mitigation can be made against environmental impact.

Problems arising from the construction period of any works, e.g. noise, dust, construction vehicles, hours of working are not material planning considerations.

The open space needs of the area will be considered at detailed planning stage.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3736
Consultee Name: Williams N
Representation number: 4593

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4593 outline that access will be Via Hawksley Gardens and Falconwood Close. This is unacceptable. We purchased our house as it was a 'closed road' and cul-de-sac. Our children and others are able to be outside in a safe environment and opening up our road as a through road would jeopardize their health and safety. There would be issues with access of heavy goods vehicles and emergency services as the road is too narrow, particularly if cars are parked on the road, which is always the case. Widening of the road could only be completed by narrowing the path, again putting residents at greater risk. Increased traffic would affect the lives of all residents and wildlife including a considerable increase in noise and air pollution.

4593 After the widening of the A453 and the introduction of traffic lights on the Crusader island, there is already considerable congestion when leaving Barton Green. We currently have to allow extra time for exiting Barton Green in order to arrive at work and school on time. Queuing to leave Barton green extends beyond the current newsagents and adding more vehicles to this only exit into and out of our residential area would be impractical. There is only one exit out of the residential area: join the A453 at Crusader island. When a murder took place outside of the only shop in Barton green a few years ago the residents ended up on 'lock down' as the only exit was cordoned off. Although this is an extreme example it highlights the limitations of the only road into and out of Barton Green. How can more residents and a potential 300+ extra cars be expected to exit and return from this one road without causing further congestion and traffic for residents already residing here?
Furthermore, since the widening of the A453 we have all experienced congestion and bottlenecks, queuing as far back as the university, to exit on to the Silverdale island, particularly at peak times. The exit and island is unable to deal with the increased traffic flow that the widening of the road has brought and adding further vehicles to this will continue to aggravate this growing problem.

4593 2.If there were another/ different access road for exit and entry in to Barton Green , perhaps from the A453, to the new residential area and not through Hawksley Gardens and Falconwood close.

NCC Response:

It is considered the quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage. Development Principles require design, layout and access to be carefully considered to avoid adverse impacts on existing residential properties.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3736
Consultee Name: Williams N
Representation number: 4594

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4594 The local farm would lose custom from their livery stables as there would no longer be a public bridle path for them to use. An attraction for many people living and visiting this area.

NCC Response:

Loss of trade is not a material planning consideration.

Development Principles require that design, layout and access should be carefully considered. This would include consideration of the relationship of the site and the bridleway with the proposed accesses.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3736
Consultee Name: Williams N
Representation number: 4595

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4595 Many local residents, horse riders and my family included currently use the bridal path and walks daily. This would be taken away with the introduction of a through road and reduce the use of the local environment as well as damaging it beyond repair. There current items listed on the protected register on the current land seem to have been neglected and 'washed over' in order to gain planning to build.

NCC Response:

Development Principles require that design, layout and access should be carefully considered. This would include consideration of the relationship of the site and the bridleway with the proposed accesses.

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3736
Consultee Name: Williams N
Representation number: 4596

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4596 Already a considerable amount of green belt land has been taken and the only other place for my children to play outdoors in their local environment, should the bridal path and surrounding land be taken away, is the local park that's in a state of utter disrepair due to copious dog fooling and anti-social behavior. So where do you want children and families to go? After all is it not visiting and enjoying areas such as 'public bridal ways' and local walks the kind of activities we should be promoting for young families to do?

NCC Response:

The Development Principles make reference to this site addressing open space deficiencies in the area.. The site is not within the Green Belt

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3736
Consultee Name: Williams N
Representation number: 4597

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4597 Currently there is only one local shop for the residents of Barton Green and a huge shortage of local primary school places. I therefore do not think we are equipped to deal with an increase of residents to this locality. It will have a negative impact on the very small amount of community facilities we have.

4597 1. If there were to be increased shops, parks, schools included in the new development it alleviate one problem I have identified.

NCC Response:

The plan is subject to an Infrastructure Delivery Plan, prepared in consultation with service providers, which considers the infrastructure requirements associated with the spatial objectives and growth anticipated by the LAPP. It is considered that the quantum of development proposed can be accommodated without serious detriment to existing infrastructure and services but with further detailed assessment and confirmation of any mitigation measures to take place at planning application stage.

PA57 Clifton West

Version: Revised Publication LAPP

Consultee ID: 3146

Consultee Name: Area Committee 8 (Mr Noel McMenamin)

Representation number: 5195

UNSOUND

Object/Support/Other?	Object
Resolved?	NO
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee considers site access should be from Fox Covert Lane. Comments assessed but no change made to the Plan

Consultation comment extract:

5195 PA57 Clifton West site should be accessed from Fox Covert Lane;

NCC Response:

Two potential accesses have been identified in the Development Principles, Hawksley Gardens and Finchley Close.

Design, layout and access considerations will be detailed through a planning application as part of the development management process.

PA57 Clifton West

Version: Revised Publication LAPP

Consultee ID: 3733

Consultee Name: Mr Charles Hunt

Representation number: 5220

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5220

I am disappointed that on inspection of my objections there appears to have been no consideration to the points made, particularly the means of access and I am not aware of any opportunity to discuss these concerns with the Planning Department. I therefore wish to again reiterate my same objections as before, for proper consideration before confirmed decisions are agreed.

NCC Response:

The points raised by the respondee at a previous phase of the plan have been taken into consideration. Comments made previously, and the councils responses can be viewed in the report of Consultation document relating to the Publication phase. Issues of access would be addressed through the development management process and the policies of the Local Plan, including policy DE1 and DE2, should development proposals come forward.

Two potential accesses have been identified in the Development Principles, Hawksley Gardens and Finchley Close.

PA57 Clifton West

Version: Revised Publication LAPP

Consultee ID: 3733

Consultee Name: Mr Charles Hunt

Representation number: 5221

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5221

UPHEAVAL TO PRESENT RESIDENCIES

NCC Response:

Any impact of development on existing residential properties will be addressed through the development management process and the policies of the Local Plan, including policy DE1, should development proposals come forward.

PA57 Clifton West

Version: Revised Publication LAPP

Consultee ID: 3733

Consultee Name: Mr Charles Hunt

Representation number: 5222

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5222

DIFFICULTIES IN ADDING TO EXISTING TRAFFIC LEVELS

NCC Response:

The impact of development on existing residential properties, including traffic levels, will be addressed through the development management process and the policies of the Local Plan, including policy DE2 with regard to traffic generation, and transport policies TR1 and TR2, which seek to minimise journeys by private car and ensure sufficient and safe operation of the existing highway, should development proposals come forward.

PA57 Clifton West

Version: Revised Publication LAPP

Consultee ID: 3733

Consultee Name: Mr Charles Hunt

Representation number: 5223

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5223

AVOIDING AN INCREASE IN NOISE LEVELS

AVOIDING FURTHER EXCERBATION TO THE CLIMATE RE FUMES/DUST ETC
THEREFORE ADDING TO HEALTH ISSUES TO EXISTING FAMILIES.

NCC Response:

Any impact of development on noise levels, dust and fumes will be addressed through the development management process and the policies of the Local Plan, including polies DE1 and IN2, should development proposals come forward.

PA57 Clifton West

Version: Revised Publication LAPP

Consultee ID: 3733

Consultee Name: Mr Charles Hunt

Representation number: 5224

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5224

ENSURING THAT PRESENT OCCUPANCIES WILL NOT BE DISADVANTAGED WITH BEING OVERLOOKED OR HAVING SIGNIFICANT CHANGES TO THEIR ENVIRONMENT.

NCC Response:

Issues of overlooking of properties and impact on the environment would be addressed through the development management process and the policies of the Local Plan, including policy DE1, should development proposals come forward.

PA57 Clifton West

Version: Revised Publication LAPP

Consultee ID: 3832

Consultee Name: Mr Lance Brooks

Representation number: 5300

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

move to Q8) 5300	<p>0 Yes (please give details) <u>CLIFTON WEST</u> Enclosed is a letter from planning from 1994, stating no access to the proposed development from existing roads - Hawksley Gardens</p>
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NCC Response:

The quantum of development proposed can in principle be accommodated on the existing highway network. Further assessment would be made at the detailed stage. Access will be addressed through the masterplanning and Development Management process.

Two potential accesses have been identified in the Development Principles, Hawksley Gardens and Finchley Close.

PA57 Clifton West

Version: Revised Publication LAPP

Consultee ID: 3863

Consultee Name: Mr S Thomas

Representation number: 5177

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5177

Subject: PA57 Clifton West

Further to a telephone conversation with a member of your staff yesterday, I wish to complain about the fact that your letter dated 27 September 2017 regarding the above was not sent to our address.

We have previously objected to this proposed development and therefore feel that we should have been included in your letter's circulation. We only found out by chance by discussing the matter with my neighbour that a letter had been sent out. Is this a ploy on your behalf to reduce the number of objections you may receive.

NCC Response:

Consultation has been undertaken in accordance with the Planning regulations and the Council's Statement of community Involvement. Details can be found in the Reports of Consultation.

PA58: Green Lane - Fairham House

PA58: Green Lane - Fairham House

Version: Publication LAPP

Consultee ID: 188

Consultee Name: Potter J

Representation number: 4257

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan - site has planning permission

Consultation comment extract:

4257 Proposal PA58 (unsound/unjustified) this location ought to be put just to residential use.

NCC Response:

In relation to uses other than residential on the site the Development Principles states that retail proposals will only be acceptable where they can demonstrably support the role of Clifton District Centre. Retail now implemented, reserved matters application for residential under consideration.

PA58: Green Lane - Fairham House

Version: Publication LAPP

Consultee ID: 2532

Consultee Name: Judd N

Representation number: 4156

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan - site has planning permission

Consultation comment extract:

PA58 Green Lane – Fairham House

4156

Comment. Ought to be looking at maximizing the amount of suggested dwellings rather than any retail use, taking into account empty commercial buildings in surrounding area.

NCC Response:

Given the site's close proximity to Clifton District Centre, it has potential to accommodate a variety of complementary uses which can help support Clifton District Centre including retail and residential. Retail now implemented, reserved matters application for residential under consideration.

PA59: Farnborough Road – Former Fairham Comprehensive School

PA59 Farnborough Road - Former Fairham Comp School

Version: Publication LAPP

Consultee ID: 169
Consultee Name: Varley M
Representation number: 4140

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan - site has planning permission

Consultation comment extract:

4140 Details: Mr Varley would like to pass on his objection to building on the Fairham School site as it is on Green Belt Land.

NCC Response:

Allocation of this site (alongside the many brownfield sites) will help to meet the Council's objectively assessed housing need.

Former school site now vacant, surplus and subject to vandalism. Proposed site area reduced to avoid flood risk. Site could make a significant contribution to housing delivery. Key negatives for the SA include impact on Green Belt and Landscape Character. However allocation is considered appropriate. The site is linear in form and wraps around the edge of the existing urban area off Summerwood Lane. An urban extension is proposed to the south of the site within Rushcliffe and this site provides an opportunity to provide local highway, walking and cycling connections to better integrate the existing Clifton community and new development. There are opportunities to improve the quality and quantum of publicly accessible open space to the south of the site and enhance habitats and green corridors via links to adjacent Fairham Brook Nature Reserve and Brecks Plantation (located to the west of Summer Wood Lane). The form and shape closely follows the urban area and subject to sensitive design, layout and landscaping (particularly at the boundaries of the site) to filter and soften views and to reinforce the Green Belt boundary allocation for residential use is considered appropriate. It is considered that there are exceptional circumstances for the removal of this site from the Green Belt.

PA59 Farnborough Road - Former Fairham Comp School
Version: Publication LAPP

Consultee ID: 188
Consultee Name: Potter J
Representation number: 4258

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan - site has planning permission

Consultation comment extract:

4258

Proposal PA59 unsound(/might not be legally compliant) /ineffective/unjustified/ inconsistent re national policy. Objections: it is Green Belt, with a greenfield element ; deliberate(?) failings to secure the location for future educational use, leading to e.g. un-consulted partial demolition ; detriment re Fairham Brook Nature Reserve ; part of the Green Belt countryside landscape.

NCC Response:

Allocation of this site(alongside the many brownfield sites) will help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. Former school site now vacant, surplus and subject to vandalism. Proposed site area reduced to avoid flood risk. Site could make a significant contribution to housing delivery. An urban extension is proposed to the south of the site within Rushcliffe and this site provides an opportunity to provide local highway, walking and cycling connections to better integrate the existing Clifton community and new development. There are opportunities to improve the quality and quantum of publicly accessible open space to the south of the site and enhance habitats and green corridors via links to adjacent Fairham Brook Nature Reserve and Brecks Plantation (located to the west of Summer Wood Lane). Unlike DS103 the form and shape closely follows the urban area and subject to sensitive design, layout and landscaping (particularly at the boundaries of the site) to filter and soften views and to reinforce the Green Belt boundary allocation for residential use is considered appropriate. It is considered that there are exceptional circumstances for the removal of this site from the Green Belt. The Development Principles require development to address open space provision on site and landscape character. The form of the development should help form the establishment of a defensible Green Belt boundary. As part of the assessment of the suitability of the site, the City Council's 'Open Space toolkit' has been applied, and accordingly the development principles include the retention and creation of open space eg Fairham link to the Fairham Brook nature reserve.

PA59 Farnborough Road - Former Fairham Comp School
Version: Publication LAPP

Consultee ID: 225
Consultee Name: PEDALS (McClintock H)
Representation number: 4480

UNSOUND

Object/Support/Other? Object
Resolved? No
Sound? Unsound
Formally withdrawn? No
Council comments Respondee comments assessed but no change made to the Plan.
Already covered off in Development Principles

Consultation comment extract:

4480	PA59	Farnborough Road - Former Fairham Comprehensive School <i>of particular importance for providing connections between the proposed Southern Cycling Corridor and the proposed major new housing areas south of Clifton (Clifton Pastures), in Rushcliffe Borough, and to and from Rushcliffe Country Park south of Ruddington.</i>	Clifton South
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NCC Response:

Comments noted. Development Principles identify an opportunity for improved pedestrian and cycle links between Clifton and Clifton Pastures. Comments related to the relationship of the site with the wider cycling network have been passed to the Transport Strategy section.

PA59 Farnborough Road - Former Fairham Comp School
Version: Publication LAPP

Consultee ID: 431
Consultee Name: Notts Wildlife Trust (Driver B)
Representation number: 4733

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

PA59 Farnborough Road - Former Fairham Comprehensive School

4733

We support the comments in relation to seeking opportunities to the south of the site for 'provision of improved publicly accessible greenspace and biodiversity' and a 'green corridor of semi-natural habitat should be established to connect the adjacent Fairham Brook Nature Reserve and Brecks Plantation, located to the west of Summer Wood Lane'.

NCC Response:

Support noted

PA59 Farnborough Road - Former Fairham Comp School
Version: Publication LAPP

Consultee ID: 431
Consultee Name: Notts Wildlife Trust (Driver B)
Representation number: 4734

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4734

We are also keen to secure green space/ corridors of habitat creation in the locality of the pylons at the eastern boundary of the site. As with access (footpaths and cycle ways etc), GI should strongly link in with the GI provided on the adjacent Clifton Pastures development site in Rushcliffe. We expect to see specific reference to this last point in the text.

NCC Response:

The pylons lie outside of the site boundary, however the Development Principles encourage opportunities to improve the quality and quantum of publicly accessible open space to the south of the site and enhance habitats and green corridors via links to adjacent Fairham Brook Nature Reserve and Brecks Plantation (located to the west of Summer Wood Lane).

PA59 Farnborough Road - Former Fairham Comp School
Version: Publication LAPP

Consultee ID: 838
Consultee Name: Sport England (Beard S)
Representation number: 4750

N/A

Object/Support/Other? Other
Resolved? N/A
Sound? N/A
Formally withdrawn? No
Council comments No additional comments to make

Consultation comment extract:

4750

- Former Fairham Comprehensive School Summerwood Lane - EM/NT/2016/42121/P

4750,

The assessment identified that an area of playing field needed to be retained as a community sports hub, the strategy work identified that former Padstow School Detached Playing Fields off Beckhampton Road. As the most appropriate site in terms of size suitability and location.

NCC Response:

Comments noted and wider support for approach acknowledged.

PA59 Farnborough Road - Former Fairham Comp School
Version: Publication LAPP

Consultee ID: 2532
Consultee Name: Judd N
Representation number: 4811

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4811

PA59 Farnborough Road – Former Fairham Comprehensive School

Strong objection. Unsound / unjustified as this is Greenbelt land, a fact that is not transparent on page 234; and right next to Fairham Brook nature reserve. Proposing ‘residential and community uses’ on Greenbelt is wrong. Why should Cliftons’ Greenbelt be eroded in this way.

NCC Response:

Allocation of this site, alongside many other brownfield sites, will help to meet the Council’s objectively assessed housing need.

Former school site now vacant, surplus and subject to vandalism. Proposed site area reduced to avoid flood risk. Site could make a significant contribution to housing delivery. Key negatives for the SA include impact on Green Belt and Landscape Character. However allocation is considered appropriate. The site is linear in form and wraps around the edge of the existing urban area off Summerwood Lane. An urban extension is proposed to the south of the site within Rushcliffe and this site provides an opportunity to provide local highway, walking and cycling connections to better integrate the existing Clifton community and new development. There are opportunities to improve the quality and quantum of publicly accessible open space to the south of the site and enhance habitats and green corridors via links to adjacent Fairham Brook Nature Reserve and Brecks Plantation (located to the west of Summer Wood Lane). The form and shape closely follows the urban area and subject to sensitive design, layout and landscaping (particularly at the boundaries of the site) to filter and soften views and to reinforce the Green Belt boundary allocation for residential use is considered appropriate. It is considered that there are exceptional circumstances for the removal of this site from the Green Belt.

PA59 Farnborough Road - Former Fairham Comp School
Version: Publication LAPP

Consultee ID: 3664
Consultee Name: Smith L
Representation number: 4061

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4061 PA59 Farnborough Road - Former Fairham Comp School (1)

4061 but I contest whether the impact of flooding or the impact of increased flood water has been objectively assessed. Please could you respond regarding your plan to mitigate the flood risk of building on this land so close to a water coarse. Regarding if the LAPP is justified on a robust and credible evidence base then again as per above; what evidence of the impact on the flood risk has been investigated please? If this area is taken out of green belt then how far would any proposed building come on the south east side, near to Fairham Brook?

NCC Response:

Strategic Flood Risk Assessment covers the whole of the plan area and the Environment Agency has commented on all sites.

Following assessment of flood risk on this site, the proposed site area has been reduced to avoid areas of known flood risk. In line with Policy CC3: Water, development on greenfield sites should maintain greenfield surface water run off rates.

PA59 Farnborough Road - Former Fairham Comp School

Version: Publication LAPP

Consultee ID: 3672

Consultee Name: Jacklin C

Representation number: 4172

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4172

I dont think that the fairham field should be built on its green belt land for a reason, its a nature reserve, a flood plain, and a area for familys to take a nice walk. There is plenty on unused building you can knock down and bluid on why keep taking cliftons greens spaces on. We have lost enough with the trams! Please leave the field a lone!

NCC Response:

Allocation of this site, alongside many brownfield sites, will help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and has been subject to a Site Assessment, Sustainability Appraisal, Green Belt appraisal and consultation with Sport England and other statutory bodies.

Former school site now vacant, surplus and subject to vandalism. Proposed site area reduced to avoid flood risk. Site could make a significant contribution to housing delivery. The site is linear in form and wraps around the edge of the existing urban area off Summerwood Lane. An urban extension is proposed to the south of the site within Rushcliffe and this site provides an opportunity to provide local highway, walking and cycling connections to better integrate the existing Clifton community and new development. There are opportunities to improve the quality and quantum of publicly accessible open space to the south of the site and enhance habitats and green corridors via links to adjacent Fairham Brook Nature Reserve and Brecks Plantation (located to the west of Summer Wood Lane). Unlike DS103 the form and shape closely follows the urban area and subject to sensitive design, layout and landscaping (particularly at the boundaries of the site) to filter and soften views and to reinforce the Green Belt boundary allocation for residential use is considered appropriate. It is considered that there are exceptional circumstances for the removal of this site from the Green Belt.

PA59 Farnborough Road - Former Fairham Comp School
Version: Publication LAPP

Consultee ID: 3674
Consultee Name: Bridgewater J
Representation number: 4174

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4174 I do agree that the fairham site needs to be developed as the council have left it to decay in recent years

4174 it is why not develop the school site

NCC Response:

Comments noted

PA59 Farnborough Road - Former Fairham Comp School
Version: Publication LAPP

Consultee ID: 3674
Consultee Name: Bridgewater J
Representation number: 4925

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4925 however myself and many residents on both summerwood lane and surrounding area use the old playing field to walk dogs on. It is also a route down to the river system at the rear of fairham school (which I feel the council do not utilise to its full potential) We have very little green space in Clifton as it stands with out this latest proposal !

leave the sports field as was alone! 4925

4925 I do object to any development which takes away open space which local people use at all times of the day

NCC Response:

Allocation of this site, alongside many brownfield sites, will help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and has been subject to a Site Assessment, Sustainability Appraisal, Green Belt appraisal and consultation with Sport England and other statutory bodies.

There are opportunities to improve the quality and quantum of publicly accessible open space to the south of the site and enhance habitats and green corridors via links to adjacent Fairham Brook Nature Reserve and Brecks Plantation (located to the west of Summer Wood Lane).

A Playing Pitch Strategy has considered the loss of this site and concluded that the site can be allocated for residential development with a proportion retained as open space. Existing playing fields offer opportunities for provision of improved green space and biodiversity with careful consideration to the character of the existing landscape. Future increases in demand for pitches in the area to be addressed via new community use agreements or increases in the quality and capacity of existing pitches.

PA59 Farnborough Road - Former Fairham Comp School
Version: Publication LAPP

Consultee ID: 3674
Consultee Name: Bridgewater J
Representation number: 4926

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4926 My fears are that summerwood lane would become even more of a cut through from Gotham road to the new housing when in reality it can not cope with traffic it has now due to the parking on the road.
The council have not maintained the road surface either , as in recent months as they have done since I have lived here patched up major potholes caused by adverse weather .

NCC Response:

Allocation of this site, alongside many brownfield sites, will help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and has been subject to a Site Assessment, Sustainability Appraisal, Green Belt appraisal and consultation with Sport England and other statutory bodies.

It is considered the quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage

The site also provides an opportunity to provide local highway, walking and cycling connections to better integrate the existing Clifton community and new development to the south.

PA59 Farnborough Road - Former Fairham Comp School
Version: Publication LAPP

Consultee ID: 3674
Consultee Name: Bridgewater J
Representation number: 4927

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

What new shopping facilities would be built to cope with the influx of people ?
Where will the extra police come from to police them? As we have very few designated to Clifton as it stands and shows no sign of changing in the future ?

4927 Where will the additions doctors surgery be built to cope with the influx ? Especially with the closing of the walk in centre at the corner stone building ? It takes me 20-30 minutes of constant ringing to get an appointment with my gp !
As we know the governments prediction that births in the area were falling were wrong and now schools are struggling to cope with children in the area (dovecote school merging with brooksby a prime example) We are constantly being informed by my children's schools that parking in and around them is a major issue for them , how are the council going to solve that problem with the influx of more family's ?

4927 and
which I feel the council will not add infrastructure too ,to existing amenities already in place .

NCC Response:

The plan is subject to an Infrastructure Delivery Plan, prepared in consultation with service providers, which considers the infrastructure requirements associated with the spatial objectives and growth anticipated by the LAPP. It is considered that the quantum of development proposed can be accommodated without serious detriment to existing infrastructure and services but with further detailed assessment and confirmation of any mitigation measures to take place at planning application stage.

PA59 Farnborough Road - Former Fairham Comp School
Version: Publication LAPP

Consultee ID: 3718
Consultee Name: Komoterska
Representation number: 4096

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4096

1. Playing Field of the Former Fairham Comprehensive School-are a part of Open Space Network and Green Belt and is enjoyed as a walking circuit through the rural surroundings being almost of extension of the Fairham Nature Reserve, it provides easily accessible open space for recreation and its being frequently used by families, walkers and cyclist.

NCC Response:

Allocation of this site, alongside many brownfield sites, will help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development and on-site open space and has been subject to a Site Assessment, Sustainability Appraisal, Green Belt appraisal and consultation with Sport England and other statutory bodies.

There are opportunities to improve the quality and quantum of publicly accessible open space to the south of the site and enhance habitats and green corridors via links to adjacent Fairham Brook Nature Reserve and Brecks Plantation (located to the west of Summer Wood Lane).

The form of the development should help establishment a defensible Green Belt boundary.

PA59 Farnborough Road - Former Fairham Comp School

Version: Publication LAPP

Consultee ID: 3718

Consultee Name: Komoterska

Representation number: 4932

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4932 with Flood Zone 2 and 3 with overhead power lines not making it an ideal area for family housing anyway. The Playing Field are located in a flood zone

NCC Response:

This site has been significantly scaled back since the previous stages of the plan preparation to avoid areas of known flood risk. In line with Policy CC3: Water, development on greenfield sites should maintain greenfield surface water run off rates.

PA59 Farnborough Road - Former Fairham Comp School

Version: Publication LAPP

Consultee ID: 3718

Consultee Name: Komoterska

Representation number: 4933

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4933 : 4. Traffic on Summerwood Lane is quite heavy as it is. New development could cause some safety issues if traffic increased.

NCC Response:

Allocation of this site, alongside many brownfield sites, will help to meet the Council's objectively assessed housing need. The site is considered suitable for residential development with on site open space and has been subject to a Site Assessment, Sustainability Appraisal, Green Belt appraisal and consultation with Sport England and other statutory bodies.

It is considered the quantum of development proposed can in principle be accommodated on the existing highway network with further assessment at the detailed design stage

The site also provides an opportunity to provide local highway, walking and cycling connections to better integrate the existing Clifton community and new development to the south.

PA59 Farnborough Road - Former Fairham Comp School
Version: Publication LAPP

Consultee ID: 3718
Consultee Name: Komoterska
Representation number: 4934

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4934 5. GP service is very difficult to assess in a current situation and it would become even more difficult with future development.

NCC Response:

The plan is subject to an Infrastructure Delivery Plan, prepared in consultation with service providers, which considers the infrastructure requirements associated with the spatial objectives and growth anticipated by the LAPP. It is considered that the quantum of development proposed can be accommodated without serious detriment to existing infrastructure and services but with further detailed assessment and confirmation of any mitigation measures to take place at planning application stage.

PA59 Farnborough Road - Former Fairham Comp School
Version: Publication LAPP

Consultee ID: 3718
Consultee Name: Komoterska
Representation number: 4935

N/A

Object/Support/Other? Other
Resolved? N/A
Sound? N/A
Formally withdrawn? No
Council comments No additional comments to make

Consultation comment extract:

4935 Comprehensive School would benefit from re-development. 6. The site of the Former Fairham

NCC Response:

Comments noted.

PA59 Farnborough Road - Former Fairham Comp School
Version: Publication LAPP

Consultee ID: 3743
Consultee Name: Notts Local Access Forum (Knowles M)
Representation number: 4633

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4633

PA 59 Farnborough Road. Support exploration of opportunity for improved pedestrian and cycle links between Clifton and the adjacent Clifton Pastures development (in Rushcliffe)

NCC Response:

Support noted

PA59 Farnborough Road - Former Fairham Comp School
Version: Revised Publication LAPP

Consultee ID: 188
Consultee Name: Mr J Potter
Representation number: 5179

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan - site has planning permission

Consultation comment extract:

5179 → proposal PA59 and its proposed open-ended use-classes.

NCC Response:

There are 3 use classes listed in the Development Principles – C3, B1 and D1

PA59 Farnborough Road - Former Fairham Comp School

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5424

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

5424

PA59 Farnborough Road - Former Fairham Comprehensive School

We support the comments in relation to seeking opportunities to the south of the site for 'provision of improved publicly accessible greenspace and biodiversity' and a 'green corridor of semi-natural habitat should be

**5424
cont**

established to connect the adjacent Fairham Brook Nature Reserve and Brecks Plantation, located to the west of Summer Wood Lane'.

NCC Response:

Support noted

PA59 Farnborough Road - Former Fairham Comp School
Version: Revised Publication LAPP

Consultee ID: 431
Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)
Representation number: 5425

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5425

We are also keen to secure green space/ corridors of habitat creation in the locality of the pylons at the eastern boundary of the site. As with access (footpaths and cycle ways etc), GI should strongly link in with the GI provided on the adjacent Clifton Pastures development site in Rushcliffe. We expect to see specific reference to this last point in the text. We welcome references to habitat area under pylon/ link to approved Clifton Pastures Development in Rushcliffe Borough. We also support future designation of the Fairham Brook habitat corridor as a LNR. It is important that any development does not encroach upon, or adversely effect the nature reserve.

NCC Response:

The pylons lie outside of the site boundary, however the Development Principles encourage opportunities to improve the quality and quantum of publicly accessible open space to the south of the site and enhance habitats and green corridors via links to adjacent Fairham Brook Nature Reserve and Brecks Plantation (located to the west of Summer Wood Lane). Development Principles amended to confirm that these improvements are likely to be to both the south and east of the site.

PA59 Farnborough Road - Former Fairham Comp School
Version: Revised Publication LAPP

Consultee ID: 431
Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)
Representation number: 5426

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5426

Consideration should be given to requesting developer contributions for future management of the reserve, especially if it is to be used as 'open space'.

NCC Response:

Policy IN4: Developer Contributions allows for reasonable costs of new new infrastructure or services required as a consequence of the proposal. This could include open space in accordance with Policy EN2 and EN3, relevant site allocations. The policy goes on to state "Other planning obligations may be necessary to make developments acceptable in planning terms and may include: sporting, community and cultural facilities, health, heritage enhancement and protection, supporting policing/crime reduction and air quality measures. The scale and nature of direct provision will be identified as a result of the need arising from the development."

There is therefore provision within the plan to consider developer contributions for a range of issues.

PA60 Victoria Centre

PA60 Victoria Centre
Version: Publication LAPP

Consultee ID: 431
Consultee Name: Notts Wildlife Trust (Driver B)
Representation number: 4735

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan - site has planning permission

Consultation comment extract:

4735

PA60 Victoria Centre

There is the potential for further/ additional garden roofs, green and brown roofs, green walls, wildlife boxes etc.

NCC Response:

The Development Principles reflects the planning permission granted for extension and redevelopment of Victoria Centre.

PA60 Victoria Centre
Version: Publication LAPP

Consultee ID: 3160
Consultee Name: Intu Properties (NLP)
Representation number: 4332

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which fully meet respondees comments- site has planning permission

Consultation comment extract:

4332 **Site Allocation 60: Victoria Centre**

The site is located within the Primary Shopping Area within the City Centre. It is an appropriate location to accommodate retail, leisure and other main town centre uses.

An identified 'development principle' states "*This is an important and prominent retail destination and development should incorporate high quality building design and public realm with opportunities for enhanced connections - particularly east west connections to connect Cairns Street and Union Road.*"

The text should be amended to emphasise the importance of north/south pedestrian linkages between intu Victoria Centre and intu Broadmarsh given the importance of the two shopping centres to the viability and vitality of the City Centre.

We note that the figure in Appendix 5 'Retail Delivery' has now been updated to reflect the approved planning permission for the redevelopment scheme.

4332 The 'development principle' text should state:
"*This is an important and prominent retail destination and development should incorporate high quality building design and public realm with opportunities for enhanced connections - particularly east west connections to connect Cairns Street and Union Road **and north/south connections to intu Broadmarsh.***"

For the avoidance of doubt, the title of the allocation should be amended to '**intu Victoria Centre**'.

NCC Response:

The importance of north south linkages is acknowledged, and are already covered in Core Strategy Policy 5. The Development Principles refer to the development of the centre itself, the north south links to the intu Broadmarsh Centre are not within PA 60, whilst the east-west connections mentioned in the Development Principles are between Union Road and Cairns Street, and are within the site area of PA60.

PA60 Victoria Centre

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5453

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan - site has planning permission

Consultation comment extract:

5453

PA60 Victoria Centre

There is the potential for further/ additional garden roofs, green and brown roofs, green walls, wildlife boxes etc. We would like to see commitment to securing such features, by inclusion of references in the design principles.

NCC Response:

The Development Principles reflects the planning permission granted for extension and redevelopment of Victoria Centre.

PA60 Victoria Centre
Version: Revised Publication LAPP

Consultee ID: 2397
Consultee Name: Mr Paul Matosic
Representation number: 5163

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan - site has planning permission

Consultation comment extract:

5163

PA60 [intu](#) Victoria Centre

just knock the whole thing down and start again.

NCC Response:

The Development Principles reflect the planning permission granted for extension and redevelopment of the Victoria Centre.

PA60 Victoria Centre
Version: Revised Publication LAPP

Consultee ID: 3160
Consultee Name: Intu Properties PLC (Cook Matthew Nicholson)
Representation number: 5433

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made at Submission stage which fully meet respondees comments - site has planning permission

Consultation comment extract:

5433 | Intu previously submitted representations seeking the addition of text to give emphasis to the north/south pedestrian connections between intu Victoria and intu Broadmarsh. The Council has not adopted the suggested text in the latest draft, reasoning that Policy 5 in the Core Strategy sufficiently acknowledges the importance of the north/south link being considered a strategic matter.

Given the importance of the two shopping centres to the viability and vitality of the City Centre compounded with the recognised strategic significance of the north/south link, intu continue to consider that further recognition of this link is needed to ensure the policy is effective.

5433 | The 'development principle' text should state:
*"This is an important and prominent retail destination and development should incorporate high quality building design and public realm with opportunities for enhanced connections - particularly east west connections to connect Cairns Street and Union Road **and north/south connections to intu Broadmarsh.**"*

NCC Response:

Amend PA60 Development Principles to refer to north/south pedestrian links.

Proposed Change:

Amend the Development Principles of PA60 to read...

"This is an important and prominent retail destination and development should incorporate high quality building design and public realm with opportunities for enhanced connections - particularly east west connections to connect Cairns Street and Union Road and north/south connections to intu Broadmarsh."

PA61 Royal Quarter - Burton Street, Guildhall, Police & Fire

PA61 Royal Quarter - Burton Street, Guildhall, Police & Fire
Version: Publication LAPP

Consultee ID: 1381
Consultee Name: E.ON (Cushman & Wakefield)
Representation number: 4150

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4150

EON UK broadly supports the Local Plan Part 2 and this extends to broad support for Site Allocation PA61 – Burton Street, Guildhall, Police Station and Fire Station – which identifies the suitable uses to include:

Hotel (Class C1)
Offices (Class B1a)
Non-residential institution (Class D1)
Leisure (Class D2)
Residential (Class C3)
Ancillary A Class uses (Class A1/2/3/4)

However, EON does not consider the Site Allocation and supporting text provides sufficient effective guidance (shown in the development principles) in relation to the redevelopment/re-use of this prominent city centre development block. Specifically my client's concerns relate to the absence of guidance in relation to the amenity of the adjoining buildings to the site allocation. Without specific parameters being explained clearly my client considers the site allocation to not be effective in that it may unnecessarily constrain or delay development of this city centre block due to providing a lack of clear development parameters.

(please continue on a separate sheet if necessary)

EON recommend the following text (shown underlined set within the submitted text) is added to the development principles text contained on page 236:

Development principles:

This is an important and prominent site and development should incorporate high quality building design, public realm and environmental improvements. Development should preserve or enhance the significance of heritage assets including the Guildhall (a Grade II listed building to be retained), other nearby Listed Buildings and the adjacent Arboretum Conservation Area. The suitability of new uses will need careful consideration to ensure that the sensitive reuse of heritage assets can be achieved. Within an archaeological constraints area and an area where caves are known to be present. Early consideration should be given to both archaeology and caves and opportunities for their preservation or enhancement. There is immediate potential for low carbon energy via the District Heating System. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area but not considered a barrier to development. Within an AQMA - proposals should aim to improve or ensure no further deterioration in air quality - air quality assessment/dispersion modelling may be required. Development must have regard to the amenity of occupiers of adjoining properties throughout the construction process, specifically in relation to noise, dust, air quality and vehicular access in order that the adjoining properties continue to meet occupiers residential/operational

4150

requirements. EON UK occupies the adjoining building, Trinity House, from which over 900 people work. The building is in operation 24 hours and requires unencumbered vehicular access. Development proposals will be required to demonstrate that the proposed uses and the construction process will not adversely impact the amenity of adjoining uses in relation to noise, dust, air quality and vehicular access prior to commencement of development.

NCC Response:

Any proposal for the site will need planning permission where any amenity of occupiers of adjoining properties throughout the construction process would be considered. Amenity issues are covered by Policy DE1.

PA61 Royal Quarter - Burton Street, Guildhall, Police & Fire
Version: Publication LAPP

Consultee ID: 3160
Consultee Name: Intu Properties (NLP)
Representation number: 4333

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4333 **Site Allocation 61: Royal Quarter – Burton Street, Guildhall, Policy Station and Fire Station**

The site allocation identifies that retail use on the site should be auxiliary. This approach is supported. However it is considered that leisure uses on the site should only serve local needs so as not to undermine planned investment in the City Centre or the viability and vitality of the Primary Shopping Area. The site is 0.89ha which could potentially result in a large amount of new leisure floorspace outside the Primary Shopping Area.

Paragraph 23 of the NPPF encourages the development of a defined network and hierarchy of centres. There are sufficient development opportunities within the Primary Shopping Area to accommodate the need for retail, leisure and other town centre uses over the plan period therefore out of centre development is only required to meet small localised areas of need. Given the site's peripheral location outside of the Primary Shopping Area, any proposed leisure use should be ancillary to serve local needs. This will help to maintain the network of retail centres across Nottingham and will not undermine the role of the designated centres.

4333 The 'Proposed Use' should be amended to state:
*"Hotel (C1), offices (B1a), non-residential institution (D1), ~~leisure (D2)~~, residential (predominantly C3, potential for minor element of student accommodation). Auxiliary uses retail (A1), financial & professional services (A2), food & drink (A3/A4), **leisure (D2)** delivered as integral part of a mixed use scheme."*

NCC Response:

This is a City Centre site where leisure as part of a mixed use development would be appropriate.

PA61 Royal Quarter - Burton Street, Guildhall, Police & Fire
Version: Publication LAPP

Consultee ID: 3731
Consultee Name: NTU (Planning & Design Group)
Representation number: 4201

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4201

Nottingham Trent University remains committed to its city campus and its presence in offering world class learning, teaching and conference facilities within the city. We support the inclusion of this site as an allocation for the variety of uses proposed in the policy wording, as this is considered to be an appropriate mix to facilitate the onward progression of the area in line with the policy and the City Council and University's mutual aspirations to innovate and further the regenerative improvements in this area.

NCC Response:

Support/comment noted.

PA61 Royal Quarter - Burton Street, Guildhall, Police & Fire
Version: Publication LAPP

Consultee ID: 3731
Consultee Name: NTU (Planning & Design Group)
Representation number: 4297

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

4297

The success and continued growth and vitality of this area depends upon a suitable 'flagship' site coming forward. In part due to the quality and variety of buildings that already exist, including the Guildhall and adjacent Arboretum Conservation Area, there is already a suitable foundation upon which to bring added value and footfall, maximise the opportunities of the site along all frontages and increase its desirability as a place to live, work, study, enjoy and learn.

NCC Response:

Comments noted.

PA61 Royal Quarter - Burton Street, Guildhall, Police & Fire
Version: Publication LAPP

Consultee ID: 3731
Consultee Name: NTU (Planning & Design Group)
Representation number: 4298

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4298 This is a prominent, highly recognised site in the city centre, within the Royal Quarter and on the edge of the Primary Shopping Area. It is agreed that the proposals seek to deliver a variety of regenerative outcomes for Nottingham, making it an altogether more inclusive and accessible area than it is at present and supporting both uses that are more active during the daytime as well as during the evening. The proposals are also supported in that they would deliver a positive degree of change to the footfall on

4298 all street frontages; Burton Street, Shakespeare Street, North Church Street and South Sherwood Street.

NCC Response:

Support/comments noted.

PA61 Royal Quarter - Burton Street, Guildhall, Police & Fire
Version: Publication LAPP

Consultee ID: 3731
Consultee Name: NTU (Planning & Design Group)
Representation number: 4299

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

4299

The presence of significant heritage assets in the Royal Quarter should not be to the detriment of realising the potential of this site for new development, which can, as part of exemplary and sustainable design techniques, complement each other successfully as has already been demonstrated in other flagship developments in this quarter over the past decade as part of the University Campus.

NCC Response:

Comments noted.

PA61 Royal Quarter - Burton Street, Guildhall, Police & Fire
Version: Publication LAPP

Consultee ID: 3739
Consultee Name: Land Securities PC (Indigo Planning)
Representation number: 4438

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

Amenity

4438 Our client expresses concern about the impact a hotel or residential uses will have on the operations of the Cornerhouse. Both the hotel and residential uses should demonstrate that they are able to create satisfactory standards of amenity without impinging on the current activities at the Cornerhouse (eg, noise mitigation). Residential uses should only be permitted in the northern part of the site.

Furthermore, a public space in the vicinity of the Cornerhouse and proposed site allocation is likely to encourage people to congregate, causing further amenity issues.

NCC Response:

Noise impacts on new development, should they arise, would be considered under Policy IN2 and DE1.

PA61 Royal Quarter - Burton Street, Guildhall, Police & Fire
Version: Publication LAPP

Consultee ID: 3739
Consultee Name: Land Securities PC (Indigo Planning)
Representation number: 4439

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

	<p><u>Uses</u></p>
4439	<p>Leisure uses within Nottingham City Centre are recognised as 'remaining strong' and above the national average, whilst comparison and convenience retail are considered below the national average (Retail Study 2015). The Council should instead be considering A1 uses on the site rather than D2 uses.</p> <p>However, if the Council does allocate the site for a leisure use, we request that a restriction is placed on the use operating as a cinema. Such a facility will have a detrimental impact on the Cornerhouse, especially since the Broadmarsh Centre received permission for a cinema in 2015.</p> <p>In addition, the proposed A3 and A4 uses are likely to conflict with residential uses and would be contrary to Policy SH6 (part D). We encourage the Council to remove them from the site allocation.</p>
4439	<p>A3 and A4 uses should be removed from the site allocation to prevent oversaturation and reduce cumulative impact in the vicinity. The site allocation should also prevent the proposed D2 use from operating as a cinema. Timescales should be provided to demonstrate whether the site is available and deliverable in over the plan period.</p> <p>These measures will ensure the site allocation is consistent with the NPPF, the Core Strategy and the evidence base.</p>

NCC Response:

PA61 is a City Centre site where a mixed use scheme is considered appropriate. Leisure uses (if proposed) could compliment the facilities already trading, including those at the Cornerhouse.

PA61 Royal Quarter - Burton Street, Guildhall, Police & Fire
Version: Publication LAPP

Consultee ID: 3739
Consultee Name: Land Securities PC (Indigo Planning)
Representation number: 4440

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

Housing delivery

4440 Our client is concerned about the limited information available regarding the deliverability of the site, especially as the fire station continues to operate from this location.

Having reviewed the Local Plan Publication Version, the Site Assessment Background Paper and the Sustainability Appraisal, no details are provided as to whether the site is deliverable. NPPF paragraph 47 (footnote 11) states that *'to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable'*.

This information should be provided otherwise the allocation should be found unsound as there is no compelling case within the Local Plan or evidence base that the development can be delivered over the plan period or within 5 years for the element of residential development. It is therefore not in accordance with NPPF paragraph 47 and 182.

NCC Response:

The fire station is to be re-located to London Road, and the site is subject to a development agreement. It is therefore considered to be a site that is deliverable within the plan period.

PA61 Royal Quarter - Burton Street, Guildhall, Police & Fire
Version: Revised Publication LAPP

Consultee ID: 3833
Consultee Name: Oak Property Investments Ltd (Mr Richard Whittaker)
Representation number: 5156

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5156 There is currently an over-provision of purpose built student accommodation within the City. Allowing substantial further development of purpose built student accommodation on this site will be unsustainable. In particular the preponderance of studio apartments which will be the likely outcome will impact on the desire of any quality hotel operator to build on the site.

5156 As there is a lack of affordable housing in the city but an oversupply of student accommodation the removal of the "predominantly C3" clause will not help achieve the correct balance of housing requirements. The reversion to "predominantly C3, potential for minor element of student accommodation" should be considered.

NCC Response:

The Development Principles were amended to include a wider range of town centre uses on the site given its central location with good sustainable transport links. The Council's monitoring has shown that there is in fact near full occupancy of Purpose Built Student Accommodation and further schemes are in principle to be supported in the right locations, particularly in the City Centre.

PA62 Brook Street East

PA62 Brook Street East

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4736

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

PA62 Creative Quarter - Brook Street East

As neighbours with our office based at The Old Ragged School (Brook Street, NG1 1EA), The Nottinghamshire Wildlife Trust is interested in commenting on proposed allocation PA62.

4736

We have numerous access points to the rear of our buildings, off Bedford Row. There are two sets of double garage doors and within the building we keep a trailer and need regular vehicular access to enable us to perform our land management duties. Off Bedford Row, we also have the main door to our subsidiary EMEC Ecology, which is located on the first floor.

We would require continued vehicle and pedestrian access to these points during and post any development of site PA62, otherwise our land management activities would be severely impacted. Furthermore, we need a continued ability to stop on Bedford Row for loading and unloading tools and other equipment essential for our operations.

NCC Response:

Such details of access will be determined through the detailed planning application stage.

PA62 Brook Street East

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4737

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4737

We wish to highlight the sensitivity of our building, which is Grade 2 listed. This is both in relation to setting and also protection during the construction phase of any nearby development.

NCC Response:

This is a highly accessible cleared brownfield site in City Centre, at low flood risk which is suitable for a mix of uses.

The Development Principles set out that development should be carefully designed to preserve and enhance the Sneinton Market Conservation Area (which covers part of the site) and Listed Buildings nearby.

PA62 Brook Street East

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4939

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4939

Any new development in this area should make provision for parking, so that it does not add to the already serious parking problems in the area which are proving a constraint to the operation of local businesses such as ours.

NCC Response:

This is a highly accessible cleared brownfield site in City Centre.

In accordance with the National Planning Policy Framework (NPPF) a flexible approach to providing parking will be achieved by assessing the parking requirements of the development against the parking guidance.

PA62 Brook Street East
Version: Revised Publication LAPP

Consultee ID: 431
Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)
Representation number: 5454

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

PA62 Creative Quarter - Brook Street East

As neighbours with our office based at The Old Ragged School (Brook Street, NG1 1EA), The Nottinghamshire Wildlife Trust is interested in commenting on proposed allocation PA62.

We have numerous access points to the rear of our buildings, off Bedford Row. There are two sets of double garage doors and within the building we keep a trailer and need regular vehicular access to enable us to perform our land management duties. Off Bedford Row, we also have the main door to our subsidiary EMEC Ecology, which is located on the first floor.

We would require continued vehicle and pedestrian access to these points during and post any development of site PA62, otherwise our land management activities would be severely impacted. Furthermore, we need a continued ability to stop on Bedford Row for loading and unloading tools and other equipment essential for our operations.

5454

NCC Response:

Such details of access will be determined through the detailed planning application stage.

PA62 Brook Street East
Version: Revised Publication LAPP

Consultee ID: 431
Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)
Representation number: 5455

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5455

We wish to highlight the sensitivity of our building, which is Grade 2 listed. This is both in relation to setting and also protection during the construction phase of any nearby development.

5455

We would like to see references in design principles in relation to sensitivity of adjacent Grade 2 building and for any such (now we know to be residential) development to be sensitive to the needs of neighbouring local residents, businesses and others, such as ourselves, a registered charity who works closely with the local community.

NCC Response:

This is a highly accessible cleared brownfield site in City Centre, at low flood risk which is suitable for a mix of uses.

The Development Principles set out that development should be carefully designed to preserve and enhance the Sneinton Market Conservation Area (which covers part of the site) and Listed Buildings nearby.

PA62 Brook Street East
Version: Revised Publication LAPP

Consultee ID: 431
Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)
Representation number: 5456

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5456

Any new development in this area should make provision for parking, so that it does not add to the already serious parking problems in the area which are proving a constraint to the operation of local businesses such as ours.

NCC Response:

This is a highly accessible cleared brownfield site in City Centre.

In accordance with the National Planning Policy Framework (NPPF) a flexible approach to providing parking will be achieved by assessing the parking requirements of the development against the parking guidance.

PA63 Creative Quarter Brook Street North (now deleted)

PA63 Creative Quarter Brook Street North (now deleted)

Version: Publication LAPP

Consultee ID: 3714

Consultee Name: Walker S

Representation number: 4095

UNSOUND

Object/Support/Other? Object

Resolved? No

Sound? Unsound

Formally withdrawn? No

Council comments Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4095

I do not support the plan for the suggested construction works, as they may involve the creation of yet more student homes in an area that is currently inundated with such dwellings. I further believe the suggested development to be potentially disruptive to the many existing residents.

NCC Response:

Site now deleted.

PA64 Creative Quarter - Sneinton Market

PA64 Creative Quarter - Sneinton Market

Version: Publication LAPP

Consultee ID: 311

Consultee Name: Historic England (Fletcher C)

Representation number: 4507

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

PA64: Sneinton Market

4507 The core significance of the Sneinton Market Conservation Area lies in the early C20 Market Buildings, and we have advised that the development principles should require their retention in the spirit of the “preservation and enhancement” of heritage assets as set out in the wording. It seems inconceivable that this could be achieved other than by their retention.

4507 Past uncertainty over the future of these buildings has discouraged investment in them – establishing certainty through the plan would assist in addressing the issues of dilapidation that have resulted in the conservation area being at risk.

NCC Response:

Not considered necessary to require retention of buildings. Development principles for the site require that proposals should be sensitively designed to preserve and enhance heritage assets. However, it is considered appropriate to amend Development Principles to clarify that development should focus on building fronting onto Lower Parliament Street.

Proposed Changes

Development Principles amended to read: The site is an important part of the Sneinton Market Conservation Area and proposals should be sensitively designed to preserve and enhance heritage assets. It is anticipated that development would focus on the buildings fronting onto Lower Parliament Street, complementing the regeneration improvements already undertaken to the rest of the site. Within an archaeological constraints area,

PA65 Creative Quarter - Bus Depot

PA65 Creative Quarter - Bus Depot

Version: Publication LAPP

Consultee ID: 311

Consultee Name: Historic England (Fletcher C)

Representation number: 4508

**UN SOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made which fully meet respondees comments

Consultation comment extract:

PA65: Creative Quarter – Bus Depot

4508

We have advised that the retention of the frontages *between* Stanhope Street and Manvers Street should be retained, as they contribute to the character and appearance of the conservation area. We note that the wording of the policy has been changed, to encourage the retention of buildings *on* Stanhope Street and Manvers Street – a subtle difference, but which refers instead to buildings *outside the conservation area*. We therefore advise that the wording is amended as originally advised.

NCC Response:

Agree.

Proposed Changes

Development Principles amended to read ‘Schemes which retain and integrate frontages between Manvers Street and Stanhope Street will be encouraged.’

PA65 Creative Quarter - Bus Depot
Version: Publication LAPP

Consultee ID: 3671
Consultee Name: Anderson D
Representation number: 4171

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

4171 Dear Dawn,I Live at [REDACTED] and recieved Your Nottingham Land And Policies Document on Sat 30th.Now I concider myself intelligent but having read the two pages outlining the proposals and having studied the blurry map several times I still have no bloody idea what the hell is being proposed.If next time You wish to inform the residents about plans You have to redevelop the area ,next time could You write the damm thing in plain English and not councilese.The plans may be wonderful but if no one understands the info being offered people either decide to ignore You or wonder what Your trying to get away with.If You really want to redevelop the bus garage on Manvers Street then turn it into Nottingham Central Bus Station.Yes I gather from the big pink bit on the blurry map You intend to do SOMETHING to the bus garage area I just cant figure out what.And on the subject of planning:Intu Broadmarsh-Sooner have an Asda than a multi screen cinema.Thank You for Your time [REDACTED]

NCC Response:

The location is considered not to be central enough to the City Centre, when compared with existing and planned locations for the Bus station(s) in the City Centre which are adjacent the primary shopping centres

PA66 Castle Quarter - People's College

PA66 Castle Quarter - People's College

Version: Publication LAPP

Consultee ID: 225

Consultee Name: PEDALS (McClintock H)

Representation number: 4481

UNSOUND

Object/Support/Other? Object
Resolved? No
Sound? Unsound
Formally withdrawn? No
Council comments Respondee comments assessed but no change made to the Plan.
Already covered off in Development Principles

Consultation comment extract:

4481	PA66	Castle Quarter, Maid Marian Way - College Site <i>important for providing improved connections between the eastern end of the Western Cycling Corridor and the Broad Marsh and City Centre areas</i>	Radford and Park
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NCC Response:

Comments noted. Development Principles identifies the opportunity to improve north/south and east/west pedestrian and cycle connections. Comments related to the relationship of the site with the wider cycling network have been passed to the Transport Strategy section.

PA66 Castle Quarter - People's College

Version: Publication LAPP

Consultee ID: 311

Consultee Name: Historic England (Fletcher C)

Representation number: 4509

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondents comments.

Consultation comment extract:

PA66: Castle Quarter, Maid Marion Way – College Site

4509

We agree that substantive redevelopment of this site could better reveal the significance of Nottingham Castle, a grade I listed building. However, we advise that the contribution of the buildings to the south of the site to the significance of the conservation area (and thus a presumption for their retention) still needs to be clearly stated. "Redevelopment" typically refers to site clearance, which would be harmful not only to the conservation area but also to the setting of the Castle. Historic England has helped to organise two design workshops for this site, and the outcomes of these might make a useful update to the published but now somewhat dated design brief

NCC Response:

Noted. Consider wording of Development Principles should refer to opportunities to enhance buildings on Isabella Street. Not considered appropriate to include presumption of their retention

Proposed Changes

Amended wording inserted in Development Principles after '.... setting of heritage assets. 'Development proposals should seek to enhance the setting of buildings within the site to the south of Isabella Street'.

PA66 Castle Quarter - People's College

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4634

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4634

PA 66 College Site. Sensitive redevelopment of the site provides opportunities to improve north/south and east/west pedestrian and cycle connections between the Canal Quarter, City Centre retail core and Lace Market, which we feel must be taken.

NCC Response:

These opportunities are set out in the Development principles

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3826

Consultee Name: Mr Ben Buckton

Representation number: 5243

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5243 directly includes shared access land. The proposal also

5243

- PA66 area shown on the map, specifically includes the shared access space to the rear of my property and parking area. Direction consultation is required with all residents of Castle Gate (houses 47-55) in relation to this area. Express permission must be sought and agreed, per the land registry, for any work on this area.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. Issues relating to impact on an existing shared access will be addressed when a development proposal comes forward.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3826

Consultee Name: Mr Ben Buckton

Representation number: 5244

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

- 5244
- No mention is made about the PA66 development bordering a row of historic 17th century listed buildings along Castle Gate. This must be taken into consideration when looking to develop this area, especially directly neighboring. Only mention of the Castle - this needs to be reviewed and amended for consideration.
- 5244
- Any residential development must take account of this historic listed area and be developed only to add value, not of low-cost materials. All materials used should be in accordance with any development of an historic area.

NCC Response:

The development principles state that development should be sensitive to, and maximise opportunities provided by the historic environment. The relationship with, and impact upon Heritage assets will be addressed through the Development management process, with particular reference to Policy HE2,DE1, and DE2 when a development proposal comes forward.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3826

Consultee Name: Mr Ben Buckton

Representation number: 5245

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

5245

- The defined area borders the rear of residential homes, which was not the case when the peoples college was erected. Therefore, there must now be consideration for bordering residential homes - this must take account for overlooking the rear of out homes and properties with reasonable precaution for privacy made. This is not currently listed.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. Future development proposals at this site would be assessed through the Development Management process. The Development Principles have been amended to refer to the need to have regard to residential amenity, and Local Plan policies, including Policy DE1, ensure the amenity of occupiers of neighbouring properties will be safeguarded.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3826

Consultee Name: Mr Ben Buckton

Representation number: 5246

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5246

- Disruption to residents through any development phase must be taken account - including noise, dust, access, parking etc. under all relevant health & safety legislation. This is not currently listed.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. It is acknowledged that some short-term disruption can arise during the construction phase of development. Where possible, such disruption will be minimised by the use of appropriate conditions and advisory notes attached to planning permissions.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3826

Consultee Name: Mr Ben Buckton

Representation number: 5247

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5247 • No mention is made about provisions for local resident parking on street.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. Issues relating to local parking conditions and parking provision will be addressed through the Development Management process, with reference to Local Plan policies, including policies TR1 and TR2, when a development proposal comes forward.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3826

Consultee Name: Mr Ben Buckton

Representation number: 5248

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5248

- I object to the inclusion of residential or office buildings above 2 stories tall. This will impact views toward the castle and negate the works being undertaken to open up the castle area.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. Should detailed development proposals come forward at this site, the design and scale of any buildings proposed would be assessed through the Development Management process, with reference to all Local Plan Policies, including DE1 and DE2.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3826

Consultee Name: Mr Ben Buckton

Representation number: 5249

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5249 • I object to any coach or bus parking being created whatsoever in the area.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. Should detailed development proposals come forward at this site, any coach or bus parking provision will be assessed through the Development Management process.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3826

Consultee Name: Mr Ben Buckton

Representation number: 5250

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5250 • I object to any inclusion of student accommodation whatsoever under any circumstances.

NCC Response:

The proposed site allocation does not include student accommodation amongst the uses proposed.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3826

Consultee Name: Mr Ben Buckton

Representation number: 5251

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5251

- I object to any office or retail space that will be open outside current working hours of Central College - Monday to Friday 8am-5pm. I request a this to be specified in any documentation relating to the sale, development or renting of space/land. Any operational hours outside of these times would constitute a larger change of use and highly impact the residents of Castle Gate. Not least with noise.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. The appropriateness of operating hours for uses within developments will be assessed through the Development Management process when a development proposal comes forward on this site. The content of documentation relating to the sale of properties is not a Local Plan matter.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3826

Consultee Name: Mr Ben Buckton

Representation number: 5252

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5252

- I request residential parking being included within the planning.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. Issues relating to parking provision will be addressed through the Development Management process when a development proposal comes forward.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3826

Consultee Name: Mr Ben Buckton

Representation number: 5253

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5253 • I request consideration for open park area to be considered for this space.

NCC Response:

The development principles set out for this proposed allocation state that the development should incorporate a high quality open space. Local Plan Policy EN2 seeks to secure appropriate open space in new developments.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3829

Consultee Name: Mr David Smith

Representation number: 5258

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

- 5258 This development directly impacts my property, including access. I expect full transparency from the Council, which has not been forthcoming. The proposal also directly includes shared access land.
- 5258
- PA66 area shown on the map, specifically includes the shared access space to the rear of my property and parking area. Direction consultation is required with all residents of Castle Gate (houses 47-55) in relation to this area. Express permission must be sought and agreed, per the land registry, for any work on this area.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. Issues relating to impact on an existing shared access will be addressed when a development proposal comes forward.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3829

Consultee Name: Mr David Smith

Representation number: 5259

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5259

- No mention is made about the PA66 development bordering a row of historic 17th century listed buildings along Castle Gate. This must be taken into consideration when looking to develop this area, especially directly neighboring. Only mention of the Castle - this needs to be reviewed and amended for consideration.

5259

- Any residential development must take account of this historic listed area and be developed only to add value, not of low-cost materials. All materials used should be in accordance with any development of an historic area.

NCC Response:

The development principles state that development should be sensitive to, and maximise opportunities provided by the historic environment. The relationship with and impact upon Heritage assets will be addressed through the Development management process, with particular reference to Policy HE2, DE1, and DE2 when a development proposal comes forward.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3829

Consultee Name: Mr David Smith

Representation number: 5260

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

5260

- The defined area borders the rear of residential homes, which was not the case when the peoples college was erected. Therefore, there must now be consideration for bordering residential homes - this must take account for overlooking the rear of out homes and properties with reasonable precaution for privacy made. This is not currently listed.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. Future development proposals at this site would be assessed through the Development Management process. The Development Principles have been amended to refer to the need to have regard to residential amenity, and Local Plan policies, including Policy DE1, ensure the amenity of occupiers of neighbouring properties will be safeguarded.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3829

Consultee Name: Mr David Smith

Representation number: 5261

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5261

- Disruption to residents through any development phase must be taken account - including noise, dust, access, parking etc. under all relevant health & safety legislation. This is not currently listed.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. It is acknowledged that some short-term disruption can arise during the construction phase of development. Where possible, such disruption will be minimised by the use of appropriate conditions and advisory notes attached to planning permissions.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3829

Consultee Name: Mr David Smith

Representation number: 5262

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5262 • No mention is made about provisions for local resident parking on street.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. Issues relating to local parking conditions and parking provision will be addressed through the Development Management process, with reference to Local Plan policies, including policies TR1 and TR2, when a development proposal comes forward.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3829

Consultee Name: Mr David Smith

Representation number: 5263

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

- 5263
- I object to the inclusion of residential or office buildings above 2 stories tall. This will impact views toward the castle and negate the works being undertaken to open up the castle area.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. Should detailed development proposals come forward at this site, the design and scale of any buildings proposed would be assessed through the Development Management process, with reference to all Local Plan Policies, including DE1 and DE2.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3829

Consultee Name: Mr David Smith

Representation number: 5264

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5264 • I object to any coach or bus parking being created whatsoever in the area.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. Should detailed development proposals come forward at this site, any coach or bus parking provision will be assessed through the Development Management process.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3829

Consultee Name: Mr David Smith

Representation number: 5265

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5265 • I object to any inclusion of student accommodation whatsoever under any circumstances.

NCC Response:

The proposed site allocation does not include student accommodation amongst the uses proposed.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3829

Consultee Name: Mr David Smith

Representation number: 5266

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5266

- I object to any office or retail space that will be open outside current working hours of Central College - Monday to Friday 8am-5pm. I request a this to be specified in any documentation relating to the sale, development or renting of space/land. Any operational hours outside of these times would constitute a larger change of use and highly impact the residents of Castle Gate. Not least with noise.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. The appropriateness of operating hours for uses within developments will be assessed through the Development Management process when a development proposal comes forward on this site. The content of documentation relating to the sale of properties is not a Local Plan matter.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3829

Consultee Name: Mr David Smith

Representation number: 5267

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5267 • I request residential parking being included within the planning.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. Issues relating to parking provision will be addressed through the Development Management process when a development proposal comes forward.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3829

Consultee Name: Mr David Smith

Representation number: 5268

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5268 • I request consideration for open park area to be considered for this space.

NCC Response:

The development principles set out for this proposed allocation state that the development should incorporate a high quality open space. Local Plan Policy EN2 seeks to secure appropriate open space in new developments.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3830

Consultee Name: Mr Mark Hopkins

Representation number: 5271

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

- 5271 [redacted] The proposal also directly includes shared access land.
- 5271
- PA66 area shown on the map, specifically includes the shared access space to the rear of my property and parking area. Direction consultation is required with all residents of Castle Gate (houses 47-55) in relation to this area. Express permission must be sought and agreed, per the land registry, for any work on this area.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. Issues relating to impact on an existing shared access will be addressed when a development proposal comes forward.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3830

Consultee Name: Mr Mark Hopkins

Representation number: 5272

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5272

- No mention is made about the PA66 development bordering a row of historic 17th century listed buildings along Castle Gate. This must be taken into consideration when looking to develop this area, especially directly neighboring. Only mention of the Castle - this needs to be reviewed and amended for consideration.

5272

- Any residential development must take account of this historic listed area and be developed only to add value, not of low-cost materials. All materials used should be in accordance with any development of an historic area.

NCC Response:

The development principles state that development should be sensitive to, and maximise opportunities provided by the historic environment. The relationship with and impact upon Heritage assets will be addressed through the Development management process, with particular reference to Policy HE2, DE1, and DE2 when a development proposal comes forward.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3830

Consultee Name: Mr Mark Hopkins

Representation number: 5273

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

5273

- The defined area borders the rear of residential homes, which was not the case when the peoples college was erected. Therefore, there must now be consideration for bordering residential homes - this must take account for overlooking the rear of out homes and properties with reasonable precaution for privacy made. This is not currently listed.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. Future development proposals at this site would be assessed through the Development Management process. The Development Principles have been amended to refer to the need to have regard to residential amenity, and Local Plan policies, including Policy DE1, ensure the amenity of occupiers of neighbouring properties will be safeguarded.

Proposed Change:

Development Principles have been amended to refer to the need to have regard to residential amenity.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3830

Consultee Name: Mr Mark Hopkins

Representation number: 5274

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5274

- Disruption to residents through any development phase must be taken account - including noise, dust, access, parking etc. under all relevant health & safety legislation. This is not currently listed.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. It is acknowledged that some short-term disruption can arise during the construction phase of development. Where possible, such disruption will be minimised by the use of appropriate conditions and advisory notes attached to planning permissions.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3830

Consultee Name: Mr Mark Hopkins

Representation number: 5275

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5275 • No mention is made about provisions for local resident parking on street.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. Issues relating to local parking conditions and parking provision will be addressed through the Development Management process, with reference to Local Plan policies, including policies TR1 and TR2, when a development proposal comes forward.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3830

Consultee Name: Mr Mark Hopkins

Representation number: 5276

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5276

- I object to the inclusion of residential or office buildings above 2 stories tall. This will impact views toward the castle and negate the works being undertaken to open up the castle area.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. Should detailed development proposals come forward at this site, the design and scale of any buildings proposed would be assessed through the Development Management process, with reference to all Local Plan Policies, including DE1 and DE2.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3830

Consultee Name: Mr Mark Hopkins

Representation number: 5277

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5277 • I object to any coach or bus parking being created whatsoever in the area.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. Should detailed development proposals come forward at this site, any coach or bus parking provision will be assessed through the Development Management process.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3830

Consultee Name: Mr Mark Hopkins

Representation number: 5278

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5278

- I object to any inclusion of student accommodation whatsoever under any circumstances.

NCC Response:

The proposed site allocation does not include student accommodation amongst the uses proposed.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3830

Consultee Name: Mr Mark Hopkins

Representation number: 5279

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5279

- I object to any office or retail space that will be open outside current working hours of Central College - Monday to Friday 8am-5pm. I request a this to be specified in any documentation relating to the sale, development or renting of space/land. Any operational hours outside of these times would constitute a larger change of use and highly impact the residents of Castle Gate. Not least with noise.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. The appropriateness of operating hours for uses within developments will be assessed through the Development Management process when a development proposal comes forward on this site. The content of documentation relating to the sale of properties is not a Local Plan matter.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3830

Consultee Name: Mr Mark Hopkins

Representation number: 5280

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5280 • I request residential parking being included within the planning.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. Issues relating to parking provision will be addressed through the Development Management process when a development proposal comes forward.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3830

Consultee Name: Mr Mark Hopkins

Representation number: 5281

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5281

- I request consideration for open park area to be considered for this space.

NCC Response:

The development principles set out for this proposed allocation state that the development should incorporate a high quality open space. Local Plan Policy EN2 seeks to secure appropriate open space in new developments.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3884

Consultee Name: Linda Woolf

Representation number: 5284

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5284 [redacted] The proposal also directly includes shared access land.

- 5284
- PA66 area shown on the map, specifically includes the shared access space to the rear of my property and parking area. Direction consultation is required with all residents of Castle Gate (houses 47-55) in relation to this area. Express permission must be sought and agreed, per the land registry for any work on this area.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. Issues relating to impact on an existing shared access will be addressed when a development proposal comes forward.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3884

Consultee Name: Linda Woolf

Representation number: 5285

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5285

- No mention is made about the PA66 development bordering a row of historic 17th century listed buildings along Castle Gate. This must be taken into consideration when looking to develop this area, especially directly neighboring. Only mention of the Castle - this needs to be reviewed and amended for consideration.

5285

- Any residential development must take account of this historic listed area and be developed only to add value, not of low-cost materials. All materials used should be in accordance with any development of an historic area.

NCC Response:

The development principles state that development should be sensitive to, and maximise opportunities provided by the historic environment. The relationship with and impact upon Heritage assets will be addressed through the Development management process, with particular reference to Policy HE2, DE1, and DE2 when a development proposal comes forward.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3884

Consultee Name: Linda Woolf

Representation number: 5286

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

5286

- The defined area borders the rear of residential homes, which was not the case when the peoples college was erected. Therefore, there must now be consideration for bordering residential homes - this must take account for overlooking the rear of out homes and properties with reasonable precaution for privacy made. This is not currently listed

NCC response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. Future development proposals at this site would be assessed through the Development Management process. The Development Principles have been amended to refer to the need to have regard to residential amenity, and Local Plan policies, including Policy DE1, ensure the amenity of occupiers of neighbouring properties will be safeguarded.

Proposed Change:

Development Principles have been amended to refer to the need to have regard to residential amenity.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3884

Consultee Name: Linda Woolf

Representation number: 5287

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5287

Disruption to residents through any development phase must be taken account - including noise, dust, access, parking etc. under all relevant health & safety legislation. This is not currently listed.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. It is acknowledged that some short-term disruption can arise during the construction phase of development. Where possible, such disruption will be minimised by the use of appropriate conditions and advisory notes attached to planning permissions.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3884

Consultee Name: Linda Woolf

Representation number: 5288

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5288 No mention is made about provisions for local resident parking on street

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. Issues relating to local parking conditions and parking provision will be addressed through the Development Management process, with reference to Local Plan policies, including policies TR1 and TR2, when a development proposal comes forward.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3884

Consultee Name: Linda Woolf

Representation number: 5289

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

- 5289
- I object to the inclusion of residential or office buildings above 2 stories tall. This will impact views toward the castle and negate the works being undertaken to open up the castle area.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. Should detailed development proposals come forward at this site, the design and scale of any buildings proposed would be assessed through the Development Management process, with reference to all Local Plan Policies, including DE1 and DE2.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3884

Consultee Name: Linda Woolf

Representation number: 5290

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5290 • I object to any coach or bus parking being created whatsoever in the area.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. Should detailed development proposals come forward at this site, any coach or bus parking provision will be assessed through the Development Management process.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3884

Consultee Name: Linda Woolf

Representation number: 5291

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5291 • I object to any inclusion of student accommodation whatsoever under any circumstances.

NCC response:

The proposed site allocation does not include student accommodation amongst the uses proposed.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3884

Consultee Name: Linda Woolf

Representation number: 5292

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5292

- I object to any office or retail space that will be open outside current working hours of Central College - Monday to Friday 8am-5pm. I request a this to be specified in any documentation relating to the sale, development or renting of space/land. Any operational hours outside of these times would constitute a larger change of use and highly impact the residents of Castle Gate. Not least with noise.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. The appropriateness of operating hours for uses within developments will be assessed through the Development Management process when a development proposal comes forward on this site. The content of documentation relating to the sale of properties is not a Local Plan matter.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3884

Consultee Name: Linda Woolf

Representation number: 5293

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5293 • I request residential parking being included within the planning.

NCC Response:

The proposed site allocation is not a detailed development proposal, but instead seeks to establish the principle of acceptable future uses within a red lined boundary. Issues relating to parking provision will be addressed through the Development Management process when a development proposal comes forward.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3884

Consultee Name: Linda Woolf

Representation number: 5294

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5294 • I request consideration for open park area to be considered for this space.

NCC Response:

The development principles set out for this proposed allocation state that the development should incorporate a high quality open space. Local Plan Policy EN2 seeks to secure appropriate open space in new developments.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3891

Consultee Name: Mr Matt Boam

Representation number: 5313

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5313

The best thing that can happen for the area is removal of Castle College, that is agreed but it needs to be sympathetically replaced and certainly not with student accommodation.
The students do not respect the property's they lodge in and they won't respect this area as Heritage and a key area to drive tourism.

NCC Response:

The proposed site allocation does not include student accommodation amongst the uses proposed. The development principles state that development should be sensitive to, and maximise opportunities provided by the historic environment.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3891

Consultee Name: Mr Matt Boam

Representation number: 5314

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5314

The Park property's are falling into disrepair when rented out to the student market which proves my point.

NCC Response:

The proposed site allocation does not include student accommodation amongst the uses proposed. Maintenance of properties is not Local Plan matter.

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3891

Consultee Name: Mr Matt Boam

Representation number: 5315

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

5315

I'm sure Robin Hood is an attraction to Nottingham but if you did your research I feel you would find that the Nottingham Caves appeal more than Robin Hood.
This said, some of our homes on Castle Gate have caves. Surely another reason to preserve the area that we invest in.

NCC Response:

Comments noted

PA67 Broadmarsh Centre

PA67 Broadmarsh Centre

Version: Publication LAPP

Consultee ID: 311

Consultee Name: Historic England (Fletcher C)

Representation number: 4510

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

PA67: Broadmarsh

4510

The rationale for the boundaries of this site, now that the proposals for the enlarged Broadmarsh Centre have been dropped are unclear, as the existing (and soon to be remodelled) Broadmarsh Centre lies only in one portion of it. The policy also makes no mention of the newly extended Canal Conservation area which now encompasses part of the site.

NCC Response:

The boundaries of site reflect current development proposals. Canal Conservation Area is referenced in the Development Principles.

PA67 Broadmarsh Centre

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4940

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan. Site has Planning permission.

Consultation comment extract:

[

PA67 Broadmarsh Centre

4940

As with Victoria Centre, there is the potential for further/ additional garden roofs, green and brown roofs, green walls wildlife boxes etc in order to provide for wildlife in the urban environment.

NCC Response:

The Development Principles reflects the planning permission granted for extension and redevelopment of Broadmarsh Centre.

PA67 Broadmarsh Centre

Version: Publication LAPP

Consultee ID: 3160

Consultee Name: Intu Properties (NLP)

Representation number: 4334

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

Site Allocation PA67: Broadmarsh Centre

4334 We support the allocation of intu Broadmarsh for mixed use development to include primarily retail, leisure, food and drink uses. This broadly reflects the recently approved scheme for the redevelopment of intu Broadmarsh.

[

NCC Response:

Support noted.

PA67 Broadmarsh Centre

Version: Publication LAPP

Consultee ID: 3160

Consultee Name: Intu Properties (NLP)

Representation number: 4335

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4335 redevelopment of intu Broadmarsh. However, we consider that office (B1) use and education (D1) use should be identified as auxiliary as part of a mixed use scheme given that these do not form part of the current redevelopment scheme.

4335 We consider that the 'Proposed Use' should be amended as follows:
4336 "Site A (intu Broadmarsh) – proposed uses primarily retail (A1), leisure (D2), food & drink
4337 (A3), offices (B1a), education (D1), cave visitor facility, public realm, public transport provision (including bus station, tram facilities, cycle parking) public car parking. Auxiliary uses could include food & drink (A4, A5) and offices (B1a).
Site B (south) – proposed use primarily retail (A1), additional use offices (B1a).
Site C (east) – proposed uses education (D1), leisure (D2), offices (B1a), auxilliary retail delivered as integral element of mixed use scheme.

NCC Response:

PA67 is included as one allocation due to the strong interrelationships between the various parts of the site. Each element of the development of PA67 needs to be considered in the context of the whole. This is consistent with the approach taken to several other sites in the Local Plan, for example the sites in the Waterside (PA81.82 and 83), areas of which are in different ownerships and may come forward at different times.

PA67 Broadmarsh Centre

Version: Publication LAPP

Consultee ID: 3160

Consultee Name: Intu Properties (NLP)

Representation number: 4336

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

- 4336** However, it is considered that the allocation should be divided into three distinct site allocations (parts A, B and C), as per the Preferred Options consultation document. This would be appropriate given that Intu Broadmarsh already has planning permission, whilst the other areas within the wider site allocation require redevelopment. In addition, it would accurately reflect the varying ownership boundaries within the site allocation and realistic site boundaries as redevelopment schemes move forward.
- 4335** We consider that the 'Proposed Use' should be amended as follows:
- 4336** *"Site A (Intu Broadmarsh) – proposed uses primarily retail (A1), leisure (D2), food & drink (A3), offices (B1a), education (D1), cave visitor facility, public realm, public transport provision (including bus station, tram facilities, cycle parking) public car parking. Auxiliary uses could include food & drink (A4, A5) and offices (B1a).*
- 4337** *Site B (south) – proposed use primarily retail (A1), additional use offices (B1a).
Site C (east) – proposed uses education (D1), leisure (D2), offices (B1a), auxiliary retail delivered as integral element of mixed use scheme.*

NCC Response:

PA67 is included as one allocation due to the strong interrelationships between the various parts of the site. Each element of the development of PA67 needs to be considered in the context of the whole. This is consistent with the approach taken to several other sites in the Local Plan, for example the sites in the Waterside (PA81.82 and 83), areas of which are in different ownerships and may come forward at different times.

PA67 Broadmarsh Centre

Version: Publication LAPP

Consultee ID: 3160

Consultee Name: Intu Properties (NLP)

Representation number: 4337

SOUND

Object/Support/Other?	Support
Resolved?	Yes
Sound?	Sound
Formally withdrawn?	N/A
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

[
4337 We note that an identified 'development principle' is *"improving north/south and east/west pedestrian linkages and high quality connections to the Canal, Creative and Castle Quarters and retail core with opportunities for new external routes."*

We support the improvement of north/south connections between intu Broadmarsh and the Primary Shopping Area, albeit given the importance of intu Victoria Centre in the Primary Shopping Area it is considered that this should also be explicitly referenced in the text.

In relation to pedestrian linkages, the text should state:
*"Proposals should introduce more traditional street patterns with active frontages - improving north/south and east/west pedestrian linkages and high quality connections to **intu Victoria Centre**, the Canal, Creative and Castle Quarters and retail core with opportunities for new external routes."*

NCC Response:

The links referred to in the Development Principles are either within the site or within the immediate vicinity. The issue of north south links is a more strategic matter, and is referred to in Core Strategy Policy 5. However SC109 addresses this issue

PA67 Broadmarsh Centre
Version: Revised Publication LAPP

Consultee ID: 431
Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)
Representation number: 5457

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5457

PA67 Broadmarsh Centre

As with Victoria Centre, there is the potential for further/ additional garden roofs, green and brown roofs, green walls wildlife boxes etc in order to provide for wildlife in the urban environment. There is also the need to secure any existing wildlife interest, such as plants of historic and cultural value that grow on part of the site. As with intu Victoria Centre, we would like to see our recommendations for habitat creation feature in the 'design principles' section.

NCC Response:

The Development Principles reflects the planning permission granted for extension and redevelopment of Broadmarsh Centre and car park.

PA67 Broadmarsh Centre
Version: Revised Publication LAPP

Consultee ID: 2397
Consultee Name: Mr Paul Matosic)
Representation number: 5162

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

5162 PA67 [intu](#) Broadmarsh Centre
definitely knock it down and reinstate the medieval buildings that occupied this site.

NCC Response:

The Development Principles reflect the planning permission granted for the extension and redevelopment of Broadmarsh Centre.

PA67 Broadmarsh Centre
Version: Revised Publication LAPP

Consultee ID: 3160
Consultee Name: Intu Properties PLC (Cook Matthew Nicholson)
Representation number: 5429

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

5429 Intu continues to support the allocation of intu Broadmarsh for mixed use development to include primarily retail, leisure, food and drink uses. This broadly reflects the recently approved scheme for the redevelopment of intu Broadmarsh, where construction is due to start on site in 2018.

NCC Response:

Support noted.

PA67 Broadmarsh Centre
Version: Revised Publication LAPP

Consultee ID: 3160
Consultee Name: Intu Properties PLC (Cook Matthew Nicholson)
Representation number: 5430

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

5430 Intu understands the Council's rationale for planning for the wider area, rather than splitting into smaller allocations. Intu is committed to working with the Council to bring change to this part of the City Centre. In terms of the wording of the policy however, it is important that the drafting of the allocation provides appropriate flexibility to remaining development parcels so that these can be planned for most effectively. In this regard some widening of the proposed uses, appropriate in a City Centre, gateway site is detailed below.

5430 We consider that the first sentence under 'Proposed Use' should be amended as follows:
*"Primarily retail (A1), leisure (D2), food & drink (A3), offices (B1a), **hotel (c1)**, education (D1), cave visitor facility, public realm, public transport provision (including bus station, tram facilities, cycle parking) public car parking..."*

NCC Response:

Amend PA67 'Proposed Uses' to include Hotel (C1).

Proposed Change:

PA67 'Proposed use' changed as follows:

"Primarily retail (A1), leisure (D2), food & drink (A3), offices (B1a), hotel (C1), education (D1)..."

PA67 Broadmarsh Centre
Version: Revised Publication LAPP

Consultee ID: 3160
Consultee Name: Intu Properties PLC (Cook Matthew Nicholson)
Representation number: 5431

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

- 5431** Intu also previously submitted representations seeking the addition of text to give emphasis to the north/south pedestrian connections between intu Victoria and intu Broadmarsh. The Council has not adopted the suggested text in the latest draft, reasoning that Policy 5 in the Core Strategy sufficiently acknowledges the importance of the north/south link being considered a strategic matter.
- Given the importance of the two shopping centres to the viability and vitality of the City Centre compounded with the recognised strategic significance of the north/south link, intu continue to consider recognition of this link in needed to ensure the policy is effective.
- 5431** In relation to pedestrian linkages, the text should state:
*"Proposals should introduce more traditional street patterns with active frontages - improving north/south and east/west pedestrian linkages and high quality connections to **intu Victoria Centre**, the Canal, Creative and Castle Quarters and retail core with opportunities for new external routes."*

NCC Response:

Amend PA67 Development Principles to refer to north/south pedestrian links.

Proposed Change:

PA67 amend Development Principles as follows:-

"Proposals should introduce more traditional street patterns with active frontages - improving north/south and east/west pedestrian linkages and high quality connections to [intu Victoria Centre](#), the Canal..."

PA67 Broadmarsh Centre
Version: Revised Publication LAPP

Consultee ID: 3160
Consultee Name: Intu Properties PLC (Cook Matthew Nicholson)
Representation number: 5432

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

5432 In addition, for avoidance of doubt the title of the allocation should be amended to 'intu Broadmarsh and surrounding area'.

NCC Response:

Amend the title of PA67 to 'intu Broadmarsh Centre and surrounding area'.

Proposed Change:

Amend the title of PA67 as follows...

'intu Broadmarsh Centre and surrounding area'.

PA67 Broadmarsh Centre
Version: Revised Publication LAPP

Consultee ID: 3834
Consultee Name: Mr David Ajose)
Representation number: 5206

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

Can you ensure that the corner of the Boots store is removed to reconnect the historic street line and natural desire line for pedestrians leaving the Broadmarsh via the Lister gate /Stanford st exit

You have stated your intentions for - *improving north/south and east/west pedestrian linkages and high quality connections to the Canal, Creative and Castle Quarters and retail core with opportunities for new external routes. Proposals should incorporate new high quality public realm*

5206

Please note that the monolithic wall of the boots building creates a Psychological block to the end of the street if you are standing at the top f Stanford st looking towards the Broadmarsh. This needs to be stepped back or reduced in height or replaced with glass in order to help reconnect the traditional street line. The benefit to the council is that it will encourage pedestrians to follow the natural route to the castle and help reconnect the castle with the rest of the city centre. This one decision will have a huge beneficial impact and the simple act of removing one of the disasters of 1970's central planning. Furthermore it will reduce the potential for he high occurrence of antisocial behaviour and drug dealing and use that goes on at the bottom of Stanford st and to the rear of Nelsons building as the footfall and visibility will be significantly increased.

NCC Response:

It is not a function of the Local Plan to cover detailed design matters. These are dealt with by Development Management colleagues under the planning application process.

Planning permission was granted in 2015 for various alterations and extensions to the Broadmarsh Centre (15/00950/PFUL3).

With respect to your concern about the view along Stanford Street from the junction with Castle Gate there are not any specific proposals as part of the scheme to alter the appearance of the length of wall which forms the northern edge of the centre. However, the design solution is to cut off part of the corner unit occupied by Boots to widen out the southern end of Stanford Street which will improve the view down the street and is intended to encourage more pedestrian footfall. Lister Gate Square entrance into the Broadmarsh Centre will also be enhanced and visible from the top of Stanford Street. The proposed changes are illustrated in the Design and Access Statement which comprises part of the approved planning application.

PA68 Canal Quarter - Island Site

PA68 Canal Quarter - Island Site

Version: Publication LAPP

Consultee ID: 225

Consultee Name: PEDALS (McClintock H)

Representation number: 4482

UNSOUND

Object/Support/Other? Object
Resolved? No
Sound? Unsound
Formally withdrawn? No
Council comments Respondee comments assessed but no change made to the Plan.
Already covered off in Development Principles

Consultation comment extract:

4482	PA68	Canal Quarter - Island Site <i>potential for using new links to improve connections between the City Centre and Nottingham Station west of the site and the Sneinton etc. areas to the east, including to the proposed</i>	Bridge
4482		<i>Eastern Cycling Corridor and the proposed foot-cycle bridge between Trent Lane and The Hook (Lady Bay); c.f. Pedals response to the Island Site SPD Consultation, Feb. 2016 which suggests both reopening the route for walkers and cyclists between London Road and Manvers Street via Great Northern Close and the Low Level Station, and also a new foot-cycle bridge to provide an improved connection across the canal by the sharp bend in the towpath south of the Premier Inn.</i>	

NCC Response:

Comments noted. Development Principles set out that new cycle and walking links should be provided. Comments related to the relationship of the site with the wider cycling network have been passed to the Transport Strategy section.

PA68 Canal Quarter - Island Site

Version: Publication LAPP

Consultee ID: 311

Consultee Name: Historic England (Fletcher C)

Representation number: 4511

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

PA68: Canal Quarter Island Site

4511

We note the mention of “heritage assets”, but the suggested wording that development “should have regard” to them is too vague and unspecific to be useful. The grade II listed building on the site – the Great Northern Warehouse, although a ruin, has statutory protection and could be the subject of an imaginative conversion which would give the site identity. This would also anchor any development among the interesting set of railway buildings which characterise the rail corridor at this point, including the grade II listed London Road Railway Station.

NCC Response:

Noted. An Island Site SPD has now been adopted which covers Heritage issues for the site.

PA68 Canal Quarter - Island Site

Version: Publication LAPP

Consultee ID: 3160

Consultee Name: Intu Properties (NLP)

Representation number: 4338

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondents comments.

Consultation comment extract:

4338 Site Allocation PA68: Canal Quarter – Island Site

The site allocation is located within the City Centre boundary but outside the designated Primary Shopping Area. It is allocated for a mixed use scheme including retail (A1, A2 and A3) use which is quantified in Appendix 5 'Retail Delivery' as between 3,000sqm and 4,500sqm (GIA). However, the 'Development Principles' text states that:

"An element of supporting retail use may be acceptable subject to scale and impact on the vitality/vibrancy of the City Centre."

The wording of the site allocation is therefore inconsistent. In addition, the NPPF suggests that sites allocated for retail use are not required to comply with the sequential and impact tests, regardless of their out-of-centre location. Significant retail development on this site could undermine planned investment within the Primary Shopping Area in the City Centre and encourage main town centre uses to locate in a sequentially inferior and less sustainable area.

Accordingly, the wording of the 'Proposed Use' should be amended to make clear that any retail use provided as part of the mixed use scheme is ancillary and small scale to serve the local convenience or service needs generated by the mixed use scheme.

The 'Proposed Use' should state:

4338 *"Offices/high tech, light industry/research & development, warehouse (B1, B8), residential (C3) and **small scale ancillary** retail (A1, A2, A3), leisure (D2), hotel (C1), conference use (D1) delivered as integral part of mixed use scheme."*

NCC Response:

A SPD has been adopted covering the Island Site, which includes this level of retail. However, it is envisaged that this will be provided throughout the development, to serve local needs, rather than being provided in the form of large retail units. The Development Principles will be amended to reflect this. The level of retail floorspace referred to in the Development Principles is considerably less than that previously consented.

Proposed Changes

Development Principles for PA68 amended as follows: “An element of supporting retail use may be acceptable subject to scale and impact on the vitality/vibrancy of the City Centre – large format retail stores are not acceptable and any retail provision should be provided via a range of units to serve the needs of the new development.”

Table A5.1 updated for PA68 as follows “(NB relates to overall scale of floorspace for the site, which should be provided in a range of units aimed at serving the new development – large format retail stores are not acceptable)”

PA68 Canal Quarter - Island Site

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4635

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4635
4636
4637
4638
4639
4640
4641
4642
4643
4644

PA 68,69, 76 – 79, 81 – 83, 85. All of these sites have canal or river frontages. For canal side sites we would welcome a consistent recognition that development or redevelopment should carefully consider the relationship between the sites and the canal towpath, exploit opportunities to create access and links between them and enhance the canal frontage. We agree that the design and layout of riverside sites should exploit riverside frontages with a continuous cycle and pedestrian path along the River Trent. Existing bank-side habitats should be retained and an accessible riverside green corridor created that provides wildlife and community value. The Forum requests that the design of the sites should ensure that the opportunity to create a new foot-cycle bridge over the Trent between the Hook (Lady Bay) and Daleside Road is not jeopardised.

NCC Response:

Greater detail on the required nature of development proposals are set out in the SPD for this site. Development principles set out that links to the surrounding area and the canal towpath should be provided. Policy EN5 sets out requirements for the protection, maintenance and enhancement of bankside habitats, and wider issues related to development adjacent to waterways.

PA68 Canal Quarter - Island Site

Version: Publication LAPP

Consultee ID: 3761

Consultee Name: Bowley K

Representation number: 4133

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4133

I support the document as the development of this site has been long awaited. The "waste ground" has become an eyesore with fly tipping etc. As a suggestion could a play area & maybe a supermarket be included as these facilities are sadly lacking for Sneinton residents

NCC Response:

The Development Principles state that an element of supporting retail use may be acceptable subject to scale and impact on the vitality/vibrancy of the City Centre, and, state that new open space should be provided. Type and quantity of open space required will depend on nature of uses proposed. It is appropriate that this level of detail is addressed via masterplanning and the SPD adopted in April 2016.

PA69 Canal Quarter - Station St/Carrington Street

PA69 Canal Quarter - Station St/Carrington Street
Version: Publication LAPP

Consultee ID: 311
Consultee Name: Historic England (Fletcher C)
Representation number: 4512

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

PA69: Station Street/Carrington Street

4512

We welcome the revised wording for the policy that accompanies this allocation, except to advise that it could go further and apply the same requirement for 11-19 Station Street as for 3-9 and 21 Station Street to ensure the retention of this important commercial frontage which contributes to the significance of Station Conservation Area.

NCC Response:

Comments noted. The site now has planning permission.

PA69 Canal Quarter - Station St/Carrington Street
Version: Publication LAPP

Consultee ID: 3160
Consultee Name: Intu Properties (NLP)
Representation number: 4339

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4339 **Site Allocation 69: Canal Quarter – Station Street/Carrington Street**

The site allocation identifies that retail use on the site should be auxiliary. This approach is supported. However it is considered that leisure uses on the site should only serve local needs so as not to undermine planned investment in the City Centre or the viability and vitality of the Primary Shopping Area. The site is 0.76ha which could potentially result in the construction of a large amount of new retail or leisure floorspace outside the Primary Shopping Area.

Paragraph 23 of the NPPF encourages the development of a defined network and hierarchy of centres. There are sufficient development opportunities within the Primary Shopping Area to accommodate the need for retail, leisure and other town centre uses over the plan period therefore out of centre development is only required to meet small localised areas of need. Given the site's peripheral location outside the primary shopping area, any proposed leisure uses should only include ancillary leisure uses to serve local needs. This will help to maintain the network of retail centres across Nottingham and not undermine the role of designated centres.

4339 The 'Proposed Use' should be amended to state:
"Offices (B1a), residential (C3), student accommodation (Sui Generis), hotel (C1), ~~leisure (D2), nonresidential institution (D1). Auxiliary retail (A1), financial & professional services (A2), food & drink (A3), and leisure (D2) focused at ground floor level"~~

NCC Response:

Partially agree, leisure development should be subject to sequential test and impact assessment (if of sufficient scale). A reference to this covering all PA sites will be made to the text on page 171 "Site Allocations" to make this clear.

Proposed Changes

New footnote added to Policy SH4 to clarify which PA sites are subject to sequential test and impact assessment.

"² Sequential tests and impact assessments are not required for those sites listed in Table A5.1 of Appendix 5 subject to proposals not exceeding the maximum retail floorspace levels set out in the table. "

New para 6.16c page 171 added to clarify.

“6.16c Many of the site allocations include leisure within the proposed list of uses and this will be appropriate on many sites as part of an integrated and mixed use approach. However, inclusion of leisure uses within the Development Principles does not preclude the need to undertake a sequential test and, if relevant, an impact assessment for proposals which include leisure uses.”

PA69 Canal Quarter - Station St/Carrington Street
Version: Publication LAPP

Consultee ID: 3743
Consultee Name: Notts Local Access Forum (Knowles M)
Representation number: 4636

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4635 4636 4637 4638 4639 4640 4641 4642 4643 4644	PA 68,69, 76 – 79, 81 – 83, 85. All of these sites have canal or river frontages. For canal side sites we would welcome a consistent recognition that development or redevelopment should carefully consider the relationship between the sites and the canal towpath, exploit opportunities to create access and links between them and enhance the canal frontage. We agree that the design and layout of riverside sites should exploit riverside frontages with a continuous cycle and pedestrian path along the River Trent. Existing bank-side habitats should be retained and an accessible riverside green corridor created that provides wildlife and community value. The Forum requests that the design of the sites should ensure that the opportunity to create a new foot-cycle bridge over the Trent between the Hook (Lady Bay) and Daleside Road is not jeopardised.
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NCC Response:

Development Principles set out that redevelopment should carefully consider the relationship between the site and the canal towpath, and exploit opportunities to create access and links between them and the canal frontage. Policy EN5 sets out requirements for the protection, maintenance and enhancement of bankside habitats. Planning permission has been granted for much of the site.

PA70 Canal Street - Queens Road, East of Nottingham Station

PA70 Canal Street - Queens Road, East of Nottingham Station

Version: Publication LAPP

Consultee ID: 3160

Consultee Name: Intu Properties (NLP)

Representation number: 4340

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

Site Allocation 70 Canal Quarter – Queens Road, East of Nottingham Station

4340 The site allocation is located within the City Centre but outside the designated Primary Shopping Area. The mixed use allocation refers to D2 leisure uses but there is no indication of the appropriate scale or nature of leisure development. The site is large and a mixed use scheme could in physical terms accommodate a significant element of leisure.

The NPPF suggests sites allocated for main town centre uses are not required to comply with the sequential and impact tests, regardless of their out-of-centre location. Significant leisure development on this site could undermine planned investment within the Primary Shopping Area in the City Centre and encourage main town centre uses to locate in a sequentially inferior area.

The allocation should therefore be amended to state that any leisure development within the mixed use development should be small scale, associated with the site's location adjacent to the canal and should only serve the needs generated by the mixed use scheme, unless the impact test is satisfied in compliance with Policy SH4 'Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations'.

4340 The 'Proposed use' should be amended to state:
"Offices/light industry/research & development (B1), residential (C3), hotel (C1), non-residential institution (D1), leisure (D2). Potential auxiliary uses to ground floor could include leisure (D2) and small scale retail (A1, A2, A3) at ground floor level delivered as an integral part of mixed use scheme."

NCC Response:

Partially agree, leisure development should be subject to sequential test and impact assessment (if of sufficient scale). A reference to this covering all PA sites will be made to the text on page 171 "Site Allocations" to make this clear.

Proposed Changes

New footnote added to Policy SH4 to clarify which PA sites are subject to sequential test and impact assessment.

“² Sequential tests and impact assessments are not required for those sites listed in Table A5.1 of Appendix 5 subject to proposals not exceeding the maximum retail floorspace levels set out in the table. ”

New para 6.16c page 171 added to clarify.

“6.16c Many of the site allocations include leisure within the proposed list of uses and this will be appropriate on many sites as part of an integrated and mixed use approach. However, inclusion of leisure uses within the Development Principles does not preclude the need to undertake a sequential test and, if relevant, an impact assessment for proposals which include leisure uses.”

PA70 Canal Street - Queens Road, East of Nottingham Station
Version: Publication LAPP

Consultee ID: 3223

Consultee Name: Thames Water Pension (Green C)

Representation number: 4377

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

4377 Representations were previously made on behalf of Thames Water Pension Scheme and CBRE Global Investors to the proposed allocation of the above site. They are the owners of the northern half of the site, identified in the plan below.



NCC Response:

Noted.

PA70 Canal Street - Queens Road, East of Nottingham Station

Version: Publication LAPP

Consultee ID: 3223

Consultee Name: Thames Water Pension (Green C)

Representation number: 4378

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4378

While the principle of allocating the site for development was welcomed, objections were raised to the details in the Council's policy, which would render the development and regeneration unviable. It is disappointing that the suggested amendments have not been incorporated.

4378

Whilst we support the allocation of the site at Queens Road for redevelopment, we do not consider that the identified scope and form expressed in Policy LA16 is sound. In particular, it is unnecessarily prescriptive and imposes unjustified constraints that will prevent the viable regeneration of the land. The Council's requirements are such that they may well render the development unviable, making the allocation ineffective. In this respect, the proposed allocation PA70 is unsound.

It is suggested that the text of allocation be amended as follows:

" ... Proposed use:

Offices/light industry/research & development (B1), residential (C3), hotel (C1), non residential institution (D1), leisure (D2). Potential ~~auxiliary~~ uses to ground floor could include ~~small scale~~ retail (A1, A2, A3) or other commercial uses delivered as an integral part of mixed-use scheme.

Development principles:

4378

This site has the potential to deliver significant improvements to the physical environment. Development should be of high quality ~~design that positively addresses the prominent corner at the junction of London Road/ Queen's Road, responds to the scale of surrounding buildings and resolves level differences between London Road and the site. Single storey warehouse style development is not considered appropriate in this location.~~ Development should preserve or enhance the significance and setting of Nottingham Station, the Station Conservation Area and other heritage assets. ~~Immediate potential for low carbon energy via connection to the District Heating System. Early consideration should be given to the site's location within an archaeological constraints area.~~ Within an area of ~~high~~ medium flood risk, any planning application should be accompanied by a site specific flood risk assessment. Within Minerals Safeguarding Area but not considered a barrier to development. ~~Close to an AQMA proposals should aim to improve or ensure no further deterioration in air quality air quality assessment may be required.~~ Proposals should have regard to Highway Route Improvement Safeguarding TR2.2 and TR2.4 to the east and south of the site ... "

It is considered that the proposed changes will deliver a form of allocation that will not unnecessarily constrain development, and therefore assist in delivering the site's regeneration and ultimately achieving the objectives of the Local Plan.

NCC Response:

Disagree. Development Principles for all sites set out key design and heritage considerations and factual designations to be considered in scheme development and are entirely appropriate for a Local Plan. NPPF (para 137) states that LPAs should look for opportunities for new development in Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. No evidence has been submitted to demonstrate that other uses are unviable. Flood risk information has been agreed with the EA based on 'without defences' scenario however in light of technical information in planning application flood risk has been amended to 'medium'.

Proposed Changes

Development Principle text amended to read:

Within an area of ~~high~~ medium flood risk.

PA70 Canal Street - Queens Road, East of Nottingham Station
Version: Publication LAPP

Consultee ID: 3223
Consultee Name: Thames Water Pension (Green C)
Representation number: 4379

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

Moreover, changes to the policy are proposed, adding yet further constraint. Specifically, the amended text now states that:

- Development should 'respond to the scale of surrounding buildings';
- Single storey warehouse style development is not considered appropriate in this location;
- There is immediate potential for low carbon energy;
- Early consideration should be given to archaeological constraints;
- The site is within a Mineral Safeguarding Area;
- Proposals should improve or ensure no further decline to air quality; and
- Proposals should have regard to Highway Route Improvement Safeguarding.

4379

The cumulative effect of these requirements will only serve to further threaten the prospect of ever realising the development of the site, running contrary to the objectives of the Local Plan and moreover, to the Government's policy in the Framework. The National Planning Policy Framework is clear that:²

" ... Local Plans should be aspirational but realistic ... "

Furthermore, the Framework recognises that:³

" ... pursuing sustainable development requires careful attention to viability and costs in plan making and decision taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened ... "

We remain of the view that the terms of the site's allocation threatens the viability of the development. Accordingly, the policy is inconsistent with the requirements of the Framework and is unsound. Furthermore, as the policy and site allocation has not been positively prepared in discussion with the site's owners, there is a danger that the allocation will be ineffective, and will only serve to stifle the site's redevelopment, contrary to its very objectives. While it is accepted that the plan should be aspirational, it must remain realistic.

4379

The amended policy further adds reference to the site's location within a Minerals Safeguarding Area, Air Quality Management Area and an Archaeological Constraints Area.

Again, these references appear unsubstantiated and the matters were not raised during the course of the Council's determination of the earlier planning application on the site.

NCC Response:

Development Principles for all sites set out key design and heritage considerations and factual designations to be considered in scheme development and are entirely appropriate for a Local Plan – all sites in the Local Plan have been dealt with consistently with regard to these designations. Site is within a Conservation Area and close to Listed Buildings and design considerations are entirely appropriate. In determining planning applications the NPPF expects LPAs to take account of the desirability of new development making a positive contribution to local character and distinctiveness (Para 131). Application to which the respondent refers was considered on the basis of the Saved Local Plan.

PA70 Canal Street - Queens Road, East of Nottingham Station
Version: Publication LAPP

Consultee ID: 3223

Consultee Name: Thames Water Pension (Green C)

Representation number: 4380

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

The site forms part of the South Side Regeneration Zone and was originally allocated for employment led, mixed-use redevelopment in 2003. This allocation was confirmed in the adopted 'Nottingham Local Plan' in 2005. Accordingly, the site has been formally allocated for regeneration for more than ten years.

4380 The Council will be aware that a planning application was submitted seeking full planning permission for the demolition of the existing buildings on the site, and the erection of a discount foodstore together with alterations to the car park etc.⁴ The application was submitted on 28 July 2014 and was accompanied by a comprehensive set of documents, including:

4380

- Existing and proposed plans;
- Planning and Retail Statement
- Design and Access Statement;
- Flood Risk Assessment;
- Transport Assessment and Travel Plan;
- Bat Survey;
- Energy Statement; and a
- Preliminary Risk Assessment in relation to contamination

The Council resolved to refuse planning permission on 23 December 2014 for the proposed development on the basis that:

- Development would prejudice the delivery of a comprehensive mixed-use strategy; and
- The scale, layout and design of the development was considered unacceptable;

A third reason for refusal was added on the basis that sequential site assessment was required to consider flood risk, following an objection from the Environment Agency very shortly before the Council's determination of the application. It was accepted however, that this reason for refusal could be overcome.

Thus notwithstanding the information provided by the applicants that the mixed-use development of the site was unviable as there was simply no viable demand for the alternative uses in this location, the thrust of the Council's refusal to grant planning permission was based on a continued and unsustainable desire for a greater density of development. The Council is now seeking to embody the thrust of this argument within its emerging policy.

We enclose a copy of the Planning and Retail Statement, together with the Flood Risk Assessment for the Application Site and the Environment Agency's response.

The Aspiration for Mixed Use Development

We previously commented on the emerging policy that the allocation should not be unduly restrictive such that it would prejudice the viability of regeneration. While the policy indicates a range of potential uses, the continued desire for mixed-use development is not founded upon any commercial assessment of the site's viability. As noted above, the National Planning Policy Framework states that amongst other things, pursuing sustainable development requires careful attention to viability and costs in plan making: plans should be deliverable.⁵ In addition, the Framework advises that land allocations should "promote development and the flexible use of land".⁶

Our original representations maintained that the site is unlikely to be able to accommodate mixed-use development in line with the Council's desire. Our client's representatives have continued to research the market requirements (including that for residential apartments, student housing, hotel and offices), and no demand has been identified for commercial uses. In addition, the viability of residential development remains questionable: the construction costs are high taking account of contamination and structural issues, while the values are low.

4380

For these reasons, we remain of the view that the Council's continued and exclusive desire for mixed-use development is unjustified. As proposals are likely to remain unviable, there is a risk that the proposed allocation will be ineffective.

NCC Response:

Disagree. No evidence submitted to demonstrate site has been marketed for alternative uses or that such uses are unviable other than marketing information for a different scheme. Surrounding developments include mixed use (Jurys Inn, Hicking Building). Plan wide viability assessment s indicate the council's approach is sound.

PA70 Canal Street - Queens Road, East of Nottingham Station
Version: Publication LAPP

Consultee ID: 3223
Consultee Name: Thames Water Pension (Green C)
Representation number: 4381

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

The Exclusion of Large-Format Retail

4381

As we have previously commented, we also see no reason why the site's allocation should exclude larger format retail uses. The draft allocation is unnecessarily confined to "auxiliary", "small scale" retail uses. This restriction is **not justified**, and the allocation should be amended.

The use of the land for retail purposes would reflect the existing uses on the site, which include retail warehousing. The site is entirely suitable for retail purposes. In particular:

- The site already accommodates existing retail activities
- The site occupies a sustainable location and is within the defined City Centre Boundary
- A local convenience store could be delivered without adverse impact on existing centres
- The development for retail purposes would deliver additional employment opportunities

We would also note that the Council's determination of the application for a discount foodstore did not raise any concerns in relation to either the sequential test or retail impact. As such, the persistent reference to 'small scale' retail is **unjustified**.

NCC Response:

Development principles to do not preclude retail at ground floor provided this is part of a sensitively designed scheme of an appropriate scale, height and density to respond to heritage issues and regeneration objectives. Should be noted that planning application to which the applicant refers was refused on the basis of the Saved Local Plan.

PA70 Canal Street - Queens Road, East of Nottingham Station
Version: Publication LAPP

Consultee ID: 3223
Consultee Name: Thames Water Pension (Green C)
Representation number: 4382

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

The Delivery of Development

4382

The allocation comments on the design of development and requires that it "positively addresses" the "prominent corner" at the junction of Queens Road and London Road. The inclusion of this requirement within the allocation is unnecessary and overly prescriptive. Moreover, it may potentially prejudice the viable development of the land.

The Council has not undertaken any detailed analysis of the site, the constraints and opportunities that affect it, and the viability of development. For example, there have been no detailed investigations relating to drainage, access, land levels etc. Accordingly, the unnecessary imposition of constraints in respect of the layout and format of development cannot be justified. Moreover, they may prevent a viable form of development from coming forward and prejudice the delivery of sustainable economic development. Accordingly, the allocation is inconsistent with the provisions of national policy.

It must also be recognised that the land allocation is not within a single ownership. This will need to be taken into account when considering the scope and form of development that can be achieved.

NCC Response:

NPPF supports development which protects and enhances the setting of heritage assets with appropriately designed development therefore the requirement is entirely justified. Development principles do not preclude development on separate land ownerships.

PA70 Canal Street - Queens Road, East of Nottingham Station
Version: Publication LAPP

Consultee ID: 3223
Consultee Name: Thames Water Pension (Green C)
Representation number: 4383

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

The Exclusion of Warehouse Development

4383

The revised draft of the policy includes additional text concerning the scale of development. Specifically, it states that development should respond "to the scale of surrounding buildings". Furthermore, it explicitly states that:

"Single storey warehouse style development is not considered appropriate in this location ..."

The inclusion of this text runs directly counter to the previous representations from the site owner and is entirely **unjustified**.

28

4383

The site accommodates existing single storey warehouses, and it is difficult to see why this should no longer be acceptable. If a viable alternative for the development of the site cannot be found (having regard to our comments above), then it is likely that the existing warehouses will remain in some form.

While local plans may be aspirational, any suggestion that development akin to what already exists on the site is entirely **unfounded** and will only further erode any prospect of redevelopment and regeneration.

NCC Response:

NPPF supports development which protects and enhances the setting of heritage assets with appropriately designed development therefore the requirement is entirely justified.

PA70 Canal Street - Queens Road, East of Nottingham Station
Version: Publication LAPP

Consultee ID: 3223
Consultee Name: Thames Water Pension (Green C)
Representation number: 4384

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

Flood Risk

At the Preferred Options stage, the allocation commented that the site was within an area of 'medium flood risk'. The revised commentary now refers to the site as within an area of 'high flood risk'. We see no justification for the revised classification.

4384

As noted above, an application was submitted in relation to our clients land in 2014. The application included a flood risk assessment, which was subject to discussions with the Environment Agency. While they noted that the sequential test was to be applied, the site was within Flood Zone 2, defined as having a medium risk.⁷

The Council's suggestion that the site is now within a high risk area is therefore contrary to the Environment Agency's advice (enclosed for reference). The policy text should be amended accordingly.

NCC Response:

Agreed. Flood risk information has been agreed with the EA based on 'without defences' scenario however in light of technical information in planning application flood risk has been amended to 'medium'.

Proposed Changes

Development Principle text amended to read:

Within an area of ~~high~~ medium flood risk.

PA72 Canal Quarter - Waterway Street

PA72 Canal Quarter - Waterway Street

Version: Revised Publication LAPP

Consultee ID: 3875

Consultee Name: Future Generation

Representation number: 5317

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

5316 | 1. To support the provision PBSA development within Nottingham at sustainable locations | and for
5317 | their specific site given its location in the Southside Regeneration Zone within the City Centre;

NCC Response:

Support noted. Site is within the Canal Quarter rather than the Southside Regeneration Zone.

PA74 Canal Quarter - Arkwright Street East

PA74 Canal Quarter - Arkwright Street East

Version: Publication LAPP

Consultee ID: 311

Consultee Name: Historic England (Fletcher C)

Representation number: 4513

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

PA74: Sherriff's Way/Arkwright Street

4513

We continue to advise that the retention of the former Queen's Hotel (No.2 Arkwright Street) is specified in the development principles. It is clear from the boundary that the conservation area was drawn specifically to include this building, which is a part of the setting of Nottingham Railway Station, and contributes to its significance. It also forms a group with no.1, with which it responds in terms of the corner treatment, to "announce" the beginning of the once famous Arkwright Street. This would give welcome certainty to the future of the building and encourage investment in it.

NCC Response:

Not considered appropriate to include requirement for retention of specific buildings within the Conservation Area. All policies should be read in conjunction with the Local Plan Part 1, and Heritage issues are addressed elsewhere in the plan. However, the building is currently being converted to offices.

PA74 Canal Quarter - Arkwright Street East

Version: Publication LAPP

Consultee ID: 3694

Consultee Name: Ambrose P

Representation number: 4181

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4181 I would like to make my feeling known regarding the planned development. I am an owner of an apartment on the [REDACTED]. My apartment looks directly out across the buildings on Crocus Street, currently derelict, and these are in the planned

My concerns regarding are as follows:

1. Not building too close or too high to apartment at the back of the picture works. Building too close would mean loss of privacy for residents of the building. A lot of people including myself would have bought apartment based on the fact that this land currently does offer good privacy.

I would be supportive of redevelopment of the area however if it impacted on our quality of life due to building too close I would have to strongly object. I think this needs to be considered for forward planning as clearly from the PA74 plan there is some vagueness regarding use of the land.

NCC Response:

The Development Principles state that development should have regard to nearby housing.

PA76 Waterside - London Road Former Hartwells

PA76 Waterside - London Road Former Hartwells

Version: Publication LAPP

Consultee ID: 225

Consultee Name: PEDALS (McClintock H)

Representation number: 4483

UNSOUND

Object/Support/Other? Object
Resolved? No
Sound? Unsound
Formally withdrawn? No
Council comments Respondee comments assessed but no change made to the Plan.
Already covered off in Development Principles

Consultation comment extract:

4483

PA76	<i>Waterside - London Road, Former Hartwells Together with PA77 and PA78 important for improving links between the City Centre and Colwick Park and the northern end of the proposed foot-cycle bridge between Trent Lane and The Hook (Lady Bay) as well as the whole Waterside Area.</i>	Bridge
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NCC Response:

Comments noted. Development Principles set out that where possible, new walking and cycling routes should be provided throughout the site. Comments related to the relationship of the site with the wider cycling network have been passed to the Transport Strategy section.

PA76 Waterside - London Road Former Hartwells
Version: Publication LAPP

Consultee ID: 3160
Consultee Name: Intu Properties (NLP)
Representation number: 4341

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4341 **Site Allocation 76: Waterside – London Road, Former Hartwells**

The site allocation is located outside the designated primary shopping area and the City Centre. The mixed use allocation refers to D2 leisure uses but does not indicate what scale or nature of leisure development will be appropriate. The site is large (1.64ha) and a mixed use scheme could in physical terms accommodate a significant element of leisure.

The NPPF suggests sites allocated for main town centre uses are not required to comply with the sequential and impact tests, regardless of their out-of-centre location. Significant leisure development on this site could undermine planned investment within the Primary Shopping Area in the City Centre and encourage main town centre uses to locate in a sequentially inferior area.

The allocation should be amended to state that any leisure development within the mixed use development should be small scale and should only serve the needs generated by the mixed use scheme, unless the sequential and impact test are satisfied in compliance with Policy SH4 'Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations'.

4341 The 'Proposed use' should be amended to state:

"Offices/high tech, light industry/research & development, warehouse (B1, B8), transport/depot uses, non-residential institution (D1), and small scale ancillary sports facility, assembly & leisure (D2) to serve local needs. Whilst these are the primary uses, there may be scope for elements of residential subject to detailed layout/design"

NCC Response:

Partially agree, leisure development should be subject to sequential test and impact assessment (if of sufficient scale). A reference to this covering all PA sites will be made to the text on page 171 "Site Allocations" to make this clear.

Proposed Changes

New footnote added to Policy SH4 to clarify which PA sites are subject to sequential test and impact assessment.

“² Sequential tests and impact assessments are not required for those sites listed in Table A5.1 of Appendix 5 subject to proposals not exceeding the maximum retail floorspace levels set out in the table. ”

New para 6.16c page 171 added to clarify.

“6.16c Many of the site allocations include leisure within the proposed list of uses and this will be appropriate on many sites as part of an integrated and mixed use approach. However, inclusion of leisure uses within the Development Principles does not preclude the need to undertake a sequential test and, if relevant, an impact assessment for proposals which include leisure uses.”

PA76 Waterside - London Road Former Hartwells
Version: Publication LAPP

Consultee ID: 3743
Consultee Name: Notts Local Access Forum (Knowles M)
Representation number: 4637

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4635
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4641
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4643
4644

PA 68,69, 76 – 79, 81 – 83, 85. All of these sites have canal or river frontages. For canal side sites we would welcome a consistent recognition that development or redevelopment should carefully consider the relationship between the sites and the canal towpath, exploit opportunities to create access and links between them and enhance the canal frontage. We agree that the design and layout of riverside sites should exploit riverside frontages with a continuous cycle and pedestrian path along the River Trent. Existing bank-side habitats should be retained and an accessible riverside green corridor created that provides wildlife and community value. The Forum requests that the design of the sites should ensure that the opportunity to create a new foot-cycle bridge over the Trent between the Hook (Lady Bay) and Daleside Road is not jeopardised.

NCC Response:

Development Principles set out that design should respond and exploit opportunities provided by the canal frontage. Policy RE8 seeks to improve pedestrian, bus and cycle linkages. Policy EN5 sets out requirements for the protection, maintenance and enhancement of bankside habitats, and wider planning issues in relation to development adjacent to waterways.

PA77 Waterside London Road Eastcroft

PA77 Waterside London Road Eastcroft

Version: Publication LAPP

Consultee ID: 225

Consultee Name: PEDALS (McClintock H)

Representation number: 4484

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan. Already covered off in Development Principles

Consultation comment extract:

4484	PA77	Waterside - London Road, Eastcroft Depot <i>Together with PA76 and PA 78 important for improving links between the City Centre and Colwick Park and the northern end of the proposed foot-cycle bridge between Trent Lane and The Hook (Lady Bay), as well as the whole Waterside Area, and also improved access to and from the canal towpath</i>	Bridge
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NCC Response:

Comments noted. Development Principles identify the potential for improved cycle and waling connections from the canal through to the Waterside area. Comments related to the relationship of the site with the wider cycling network have been passed to the Transport Strategy section.

PA77 Waterside London Road Eastcroft
Version: Publication LAPP

Consultee ID: 3160
Consultee Name: Intu Properties (NLP)
Representation number: 4342

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4342	<p>Site Allocation 77: Waterside – London Road, Eastcroft Depot</p> <p>The site allocation is located outside the designated primary shopping area and the City Centre. The mixed use allocation refers to D2 leisure uses but does not indicate what scale or nature of leisure development will be appropriate. The site is large (4.15ha) and a mixed use scheme could in physical terms accommodate a significant element of leisure.</p> <p>The NPPF suggests sites allocated for main town centre uses are not required to comply with the sequential and impact tests, regardless of their out-of-centre location. Significant leisure development on this site could undermine planned investment within the Primary Shopping Area in the City Centre and encourage main town centre uses to locate in a sequentially inferior area.</p> <p>The allocation should be amended to state that any leisure development within the mixed use development should be small scale and should only serve the needs generated by the mixed use scheme, unless the sequential and impact test are satisfied in compliance with Policy SH4 'Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations'.</p>
4342	<p>The 'Proposed use' should be amended to state: <i>"Offices/high tech, light industry/research & development, warehouse (B1, B8), transport/depot uses, non-residential institution (D1), and small scale ancillary sports facility, assembly & leisure (D2) to serve local needs. Whilst these are the primary uses, there may be scope for elements of residential subject to detailed layout/design"</i></p>

NCC Response:

Partially agree, leisure development should be subject to sequential test and impact assessment (if of sufficient scale). A reference to this covering all PA sites will be made to the text on page 171 "Site Allocations" to make this clear.

Proposed Changes

New footnote added to Policy SH4 to clarify which PA sites are subject to sequential test and impact assessment.

“² Sequential tests and impact assessments are not required for those sites listed in Table A5.1 of Appendix 5 subject to proposals not exceeding the maximum retail floorspace levels set out in the table. ”

New para 6.16c page 171 added to clarify.

“6.16c Many of the site allocations include leisure within the proposed list of uses and this will be appropriate on many sites as part of an integrated and mixed use approach. However, inclusion of leisure uses within the Development Principles does not preclude the need to undertake a sequential test and, if relevant, an impact assessment for proposals which include leisure uses.”

PA77 Waterside London Road Eastcroft

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4638

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

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4635	PA 68,69, 76 – 79, 81 – 83, 85. All of these sites have canal or river frontages. For canal side sites we would welcome a consistent recognition that development or redevelopment should carefully consider the relationship between the sites and the canal towpath, exploit opportunities to create access and links between them and enhance the canal frontage. We agree that the design and layout of riverside sites should exploit riverside frontages with a continuous cycle and pedestrian path along the River Trent. Existing bank-side habitats should be retained and an accessible riverside green corridor created that provides wildlife and community value. The Forum requests that the design of the sites should ensure that the opportunity to create a new foot-cycle bridge over the Trent between the Hook (Lady Bay) and Daleside Road is not jeopardised.
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NCC Response:

Development Principles set out that layout and design should exploit the canal side location, opening up access to the canal towpath. Acknowledges potential for improved walking and cycling links through to the Waterside area. Policy EN5 sets out requirements for the protection, maintenance and enhancement of bankside habitats and wider planning issues in relation to development adjacent to waterways.

PA78 Waterside - London Road, South of Eastcroft Depot

PA78 Waterside - London Road, South of Eastcroft Depot

Version: Publication LAPP

Consultee ID: 225

Consultee Name: PEDALS (McClintock H)

Representation number: 4485

UNSOUND

Object/Support/Other? Object
Resolved? No
Sound? Unsound
Formally withdrawn? No
Council comments Respondee comments assessed but no change made to the Plan.
Already covered off in Development Principles

Consultation comment extract:

4485	PA78	Waterside - London Road, South of Eastcroft Depot <i>Together with PA76 and PA77 important for improving links between the City Centre and Colwick Park and the northern end of the proposed foot-cycle bridge between Trent Lane and The Hook (Lady Bay), including to and from the canal towpath</i>	Bridge
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NCC Response:

Comments noted. Development Principles set out that wherever possible, new walking and cycling routes should be provided through the site. Comments related to the relationship of the site with the wider cycling network have been passed to the Transport Strategy section.

PA78 Waterside - London Road, South of Eastcroft Depot
Version: Publication LAPP

Consultee ID: 3160
Consultee Name: Intu Properties (NLP)
Representation number: 4343

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

4343 **Site Allocation 78: Waterside – London Road, South of Eastcroft Depot**

The site allocation is located outside the designated primary shopping area and the City Centre. The mixed use allocation refers to D2 leisure uses but does not indicate what scale or nature of leisure development will be appropriate. The site is large (1.2ha) and a mixed use scheme could in physical terms accommodate a significant element of leisure.

The NPPF suggests sites allocated for main town centre uses are not required to comply with the sequential and impact tests, regardless of their out-of-centre location. Significant leisure development on this site could undermine planned investment within the Primary Shopping Area in the City Centre and encourage main town centre uses to locate in a sequentially inferior area.

The allocation should be amended to state that any leisure development within the mixed use development should be small scale and should only serve the needs generated by the mixed use scheme, unless the sequential and impact test are satisfied in compliance with Policy SH4 'Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations'.

4343 The 'Proposed use' should be amended to state:

*"Offices/high tech, light industry/research & development, warehouse (B1, B8), transport/depot uses, non-residential institution (D1), and **small scale ancillary** sports facility, assembly & leisure (D2) to **serve local needs**. Whilst these are the primary uses, there may be scope for elements of residential subject to detailed layout/design"*

NCC Response:

Partially agree, leisure development should be subject to sequential test and impact assessment (if of sufficient scale). A reference to this covering all PA sites will be made to the text on page 171 "Site Allocations" to make this clear.

Proposed Changes

New footnote added to Policy SH4 to clarify which PA sites are subject to sequential test and impact assessment.

“² Sequential tests and impact assessments are not required for those sites listed in Table A5.1 of Appendix 5 subject to proposals not exceeding the maximum retail floorspace levels set out in the table. ”

New para 6.16c page 171 added to clarify.

“6.16c Many of the site allocations include leisure within the proposed list of uses and this will be appropriate on many sites as part of an integrated and mixed use approach. However, inclusion of leisure uses within the Development Principles does not preclude the need to undertake a sequential test and, if relevant, an impact assessment for proposals which include leisure uses.”

PA78 Waterside - London Road, South of Eastcroft Depot
Version: Publication LAPP

Consultee ID: 3743
Consultee Name: Notts Local Access Forum (Knowles M)
Representation number: 4639

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

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PA 68,69, 76 – 79, 81 – 83, 85. All of these sites have canal or river frontages. For canal side sites we would welcome a consistent recognition that development or redevelopment should carefully consider the relationship between the sites and the canal towpath, exploit opportunities to create access and links between them and enhance the canal frontage. We agree that the design and layout of riverside sites should exploit riverside frontages with a continuous cycle and pedestrian path along the River Trent. Existing bank-side habitats should be retained and an accessible riverside green corridor created that provides wildlife and community value. The Forum requests that the design of the sites should ensure that the opportunity to create a new foot-cycle bridge over the Trent between the Hook (Lady Bay) and Daleside Road is not jeopardised.

NCC Response:

Development Principles set out that design should respond to and exploit opportunities provided by the canal frontage location. Also identifies opportunity for new walking and cycling links as well as opportunity to open up green corridor. Policy EN5 sets out requirements for the protection, maintenance and enhancement of bankside habitats, and wider planning issues in relation to development adjacent to waterways.

PA79 Waterside - Iremonger Road

PA79 Waterside - Iremonger Road

Version: Publication LAPP

Consultee ID: 225

Consultee Name: PEDALS (McClintock H)

Representation number: 4486

UN SOUND

Object/Support/Other? Object
Resolved? No
Sound? Unsound
Formally withdrawn? No
Council comments Respondee comments assessed but no change made to the Plan.
Already covered off in Development Principles

Consultation comment extract:

4486

PA79	<i>Waterside - Iremonger Road important for improving links between the City Centre and Colwick Park and the northern end of the proposed foot-cycle bridge between Trent Lane and The Hook (Lady Bay), and the whole Waterside Area, including improved access to the canal towpath</i>	Bridge
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NCC Response:

Comments noted. Comments related to the relationship of the site with the wider cycling network have been passed to the Transport Strategy section.

PA79 Waterside - Iremonger Road

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4640

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

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PA 68,69, 76 – 79, 81 – 83, 85. All of these sites have canal or river frontages. For canal side sites we would welcome a consistent recognition that development or redevelopment should carefully consider the relationship between the sites and the canal towpath, exploit opportunities to create access and links between them and enhance the canal frontage. We agree that the design and layout of riverside sites should exploit riverside frontages with a continuous cycle and pedestrian path along the River Trent. Existing bank-side habitats should be retained and an accessible riverside green corridor created that provides wildlife and community value. The Forum requests that the design of the sites should ensure that the opportunity to create a new foot-cycle bridge over the Trent between the Hook (Lady Bay) and Daleside Road is not jeopardised.

NCC Response:

Development Principles set out that design should exploit the canal frontage and protect and improve the existing green corridor.

Policy RE8 seeks to improve pedestrian, bus and cycle linkages. Policy EN5 sets out requirements for the protection, maintenance and enhancement of bankside habitats, and wider planning issues in relation to development adjacent to waterways.

PA80 Waterside Cattle Market

PA80 Waterside Cattle Market

Version: Publication LAPP

Consultee ID: 225

Consultee Name: PEDALS (McClintock H)

Representation number: 4487

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan. Already covered off in Development Principles

Consultation comment extract:

4487	PA80	<i>Waterside - Cattle Market important for improving links between the City Centre and Colwick Park and the northern end of the proposed foot-cycle bridge between Trent Lane and The Hook (Lady Bay), and the whole Waterside Area, including improved access to and from the canal towpath The proposed new road through the Cattle Market Site to and from Lady Bay Bridge should include good cycling provision.</i>	Bridge
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NCC Response:

Comments noted. Comments related to the relationship of the site with the wider cycling network have been passed to the Transport Strategy section.

PA80 Waterside Cattle Market

Version: Publication LAPP

Consultee ID: 3160

Consultee Name: Intu Properties (NLP)

Representation number: 4344

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

Site Allocation 80: Waterside – Cattle Market

4344

The site allocation is located outside of the City Centre and the designated Primary Shopping Area. The mixed use allocation refers to D2 leisure uses but does not indicate what scale or nature of leisure development will be appropriate. The site is large (3.43ha) and a mixed use scheme could in physical terms accommodate a significant element of leisure.

The NPPF suggests sites allocated for main town centre uses are not required to comply with the sequential and impact tests, regardless of their out-of-centre location. Significant leisure development on this site could undermine planned investment within the Primary Shopping Area in the City Centre and encourage main town centre uses to locate in a sequentially inferior area.

The allocation should be amended to state that any leisure development within the mixed use development should be small scale and should only serve the needs generated by the mixed use scheme, unless the sequential and impact test are satisfied in compliance with Policy SH4 'Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations'.

4344

The 'Proposed use' should be amended to state:

*"Offices/light industry/research & development (B1), residential (C3), hotel (C1), non-residential institution (D1), **small scale ancillary assembly & leisure (D2) to serve local needs.**"*

NCC Response:

Partially agree, leisure development should be subject to sequential test and impact assessment (if of sufficient scale). A reference to this covering all PA sites will be made to the text on page 171 "Site Allocations" to make this clear.

Proposed Changes

New footnote added to Policy SH4 to clarify which PA sites are subject to sequential test and impact assessment.

“² Sequential tests and impact assessments are not required for those sites listed in Table A5.1 of Appendix 5 subject to proposals not exceeding the maximum retail floorspace levels set out in the table. ”

New para 6.16c page 171 added to clarify.

“6.16c Many of the site allocations include leisure within the proposed list of uses and this will be appropriate on many sites as part of an integrated and mixed use approach. However, inclusion of leisure uses within the Development Principles does not preclude the need to undertake a sequential test and, if relevant, an impact assessment for proposals which include leisure uses.”

PA81 Waterside - Meadow Lane

PA81 Waterside - Meadow lane

Version: Publication LAPP

Consultee ID: 225

Consultee Name: PEDALS (McClintock H)

Representation number: 4488

UN SOUND

Object/Support/Other? Object
Resolved? No
Sound? Unsound
Formally withdrawn? No
Council comments Respondee comments assessed but no change made to the Plan.
Already covered off in Development Principles

Consultation comment extract:

4488	PA81	Waterside - Meadow Lane <i>important for improving links between the City Centre and Colwick Park and the northern end of the proposed foot-cycle bridge between Trent Lane and The Hook (Lady Bay) and for the development of a continuous riverside path between Colwick Park and Meadow Lane Lock, etc., effectively extending the present Big Track canal-and riverside route.</i>	Bridge

NCC Response:

Comments noted. Development Principles set out that the design should exploit the riverside position and provide a continuous Cycle and pedestrian path along the River Trent. Comments related to the relationship of the site with the wider cycling network have been passed to the Transport Strategy section.

PA81 Waterside - Meadow lane

Version: Publication LAPP

Consultee ID: 3160

Consultee Name: Intu Properties (NLP)

Representation number: 4345

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

Site Allocation 81: Waterside – Meadow Lane

4345

The site allocation is located outside the designated primary shopping area and the City Centre. The mixed use allocation refers to D2 leisure uses but does not indicate what scale or nature of leisure development will be appropriate. The site is large (4.99ha) and a mixed use scheme could in physical terms accommodate a significant element of leisure.

The NPPF suggests sites allocated for main town centre uses are not required to comply with the sequential and impact tests, regardless of their out-of-centre location. Significant leisure development on this site could undermine planned investment within the Primary Shopping Area in the City Centre and encourage main town centre uses to locate in a sequentially inferior area.

The allocation should be amended to state that any leisure development within the mixed use development should be small scale and should only serve the needs generated by the mixed use scheme, unless the sequential and impact test are satisfied in compliance with Policy SH4 'Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations'.

The 'Proposed use' should be amended to state:

4345

"Primarily residential (C3) with other uses - offices/high technology, light industry/research & development (B1), hotel (C1), non-residential institution (D1), ~~assembly & leisure (D2)~~. Auxiliary uses could include small scale retail (A1), financial services (A2), food & drink (A3) and assembly and leisure (D2) delivered as an integral part of a mixed use scheme"

NCC Response:

Partially agree, leisure development should be subject to sequential test and impact assessment (if of sufficient scale). A reference to this covering all PA sites will be made to the text on page 171 "Site Allocations" to make this clear.

Proposed Changes

New footnote added to Policy SH4 to clarify which PA sites are subject to sequential test and impact assessment.

“² Sequential tests and impact assessments are not required for those sites listed in Table A5.1 of Appendix 5 subject to proposals not exceeding the maximum retail floorspace levels set out in the table. ”

New para 6.16c page 171 added to clarify.

“6.16c Many of the site allocations include leisure within the proposed list of uses and this will be appropriate on many sites as part of an integrated and mixed use approach. However, inclusion of leisure uses within the Development Principles does not preclude the need to undertake a sequential test and, if relevant, an impact assessment for proposals which include leisure uses.”

PA81 Waterside - Meadow lane

Version: Publication LAPP

Consultee ID: 3691

Consultee Name: Muller UK (Christopher A)

Representation number: 4180

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4180

We can confirm our client's support for the principle of the emerging allocation (PA81) for a residential led development, with our client's site representing a key parcel of land within the emerging allocation fronting onto Meadow Lane.

NCC Response:

Noted

PA81 Waterside - Meadow lane

Version: Publication LAPP

Consultee ID: 3691

Consultee Name: Muller UK (Christopher A)

Representation number: 4566

N/A

Object/Support/Other?	Other
Resolved?	No
Sound?	N/A
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4566

We do however consider that in accordance with part (d) of emerging Policy DE1 (Building Design and Use) and Policy RE8 (Waterside) of the Local Plan Part 2 that the allocation needs to clearly define that the redevelopment of this large allocation site (with multiple land ownerships) does not come forward in a piecemeal manner. This is considered necessary to ensure that individual developments do not undermine the development opportunities of adjacent landowners and in turn undermine the comprehensive development and regeneration of the wider allocation.

The supporting appendices to the main body of the Local Plan Part 2 confirm that allocation PA81 will provide a range of 400-500 residential units, a range of 0-3,000 sq m of new office (B1 use class) accommodation, as well as the potential for wider complimentary commercial/leisure uses. Given the range of proposed land uses it is viewed that this adds further merit to the need to plan the allocation comprehensively so as to avoid proposed non-residential uses undermining the delivery of residential units on adjacent parcels of land within the allocation.

NCC Response:

Though ideally a comprehensive scheme for the whole site would come forward at the same time there are policies such as RE1 and RE8 which should ensure that piecemeal redevelopment would not undermine development opportunities of adjacent landowners, or undermine the regeneration of the wider area The plan states that no policy will be applied in isolation.

PA81 Waterside - Meadow lane

Version: Publication LAPP

Consultee ID: 3691

Consultee Name: Muller UK (Christopher A)

Representation number: 4567

N/A

Object/Support/Other?	Other
Resolved?	No
Sound?	N/A
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4567

Whilst as detailed above we do consider that the plan is 'sound' we would request that a point of clarification is made within the allocation referencing the wider policies of the Local Plan Part 2 that require the need for development to be comprehensively planned in the context of adjacent sites.

NCC Response:

Though ideally a comprehensive scheme for the whole site would come forward at the same time there are policies such as RE1 and RE8 which should ensure that piecemeal redevelopment would not undermine development opportunities of adjacent landowners, or undermine the regeneration of the wider area The plan states that no policy will be applied in isolation.

PA81 Waterside - Meadow lane

Version: Publication LAPP

Consultee ID: 3723

Consultee Name: PlaceDynamix (Lynch A)

Representation number: 4193

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

4193	In general we believe the Local Plan Part 2 is sound. Support the inclusion of the Waterside development site (PA81) within the Local Plan. Would like to see more emphasis on utilising
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NCC Response:

Support noted

PA81 Waterside - Meadow lane

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4641

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4635 PA 68,69, 76 – 79, 81 – 83, 85. All of these sites have canal or river frontages. For canal side
4636 sites we would welcome a consistent recognition that development or redevelopment should
4637 carefully consider the relationship between the sites and the canal towpath, exploit
4638 opportunities to create access and links between them and enhance the canal frontage. We
4639 agree that the design and layout of riverside sites should exploit riverside frontages with a
4640 continuous cycle and pedestrian path along the River Trent. Existing bank-side habitats should
4641 be retained and an accessible riverside green corridor created that provides wildlife and
4642 community value. The Forum requests that the design of the sites should ensure that the
4643 opportunity to create a new foot-cycle bridge over the Trent between the Hook (Lady Bay) and
4644 Daleside Road is not jeopardised.

NCC Response:

Policy RE8 seeks to improve pedestrian, bus and cycle linkages. Policy EN5 sets out requirements for the protection, maintenance and enhancement of bankside habitats. Development Principles set out that design should exploit its riverside position, and wider planning issues in relation to development adjacent to waterways.

PA82 Waterside - Freeth Street

PA82 Waterside - Freeth Street

Version: Publication LAPP

Consultee ID: 225

Consultee Name: PEDALS (McClintock H)

Representation number: 4489

UNSOUND

Object/Support/Other? Object
Resolved? No
Sound? Unsound
Formally withdrawn? No
Council comments Respondee comments assessed but no change made to the Plan.
Already covered off in Development Principles

Consultation comment extract:

4489	PA82	Waterside - Freeth Street <i>important for improving links between the City Centre and Colwick Park and the northern end of the proposed foot-cycle bridge between Trent Lane and The Hook (Lady Bay) and for</i>	Dales
4489		<i>the development of a continuous riverside path between Colwick Park and Meadow Lane Lock, etc., effectively extending the present Big Track canal-and riverside route.</i>	

NCC Response:

Comments noted. Development Principles set out that the design should exploit the riverside position and provide a continuous Cycle and pedestrian path along the River Trent. Comments related to the relationship of the site with the wider cycling network have been passed to the Transport Strategy section.

PA82 Waterside - Freeth Street
Version: Publication LAPP

Consultee ID: 3653
Consultee Name: Veolia (Cook J)
Representation number: 4168

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

Whilst we acknowledge the City Council's stated long term aim of regenerating the Riverside areas (previously through the Waterside Regeneration Zone detailed in the adopted Local Plan) including the Daleside Road/Freeth Street area, it is important that the long term waste management arrangements of Nottingham and South Nottinghamshire are afforded further consideration. The facility is a strategic facility principally accepting locally derived waste from households and commercial premises across nearby Districts of Nottinghamshire and Nottingham City. The facility is used as part of the long term waste contract arrangements with Nottinghamshire County Council.

The creation of a riverside community requires careful consideration to avoid adversely impacting the operation of this vital local facility which has been established on the site for some time. If the waste facility is not afforded sufficient protection then there is the likelihood of land use conflicts particularly if residential properties are located in close proximity to the operational facility.

With these concerns in mind Veolia would like to draw attention to the recently adopted Nottinghamshire and Nottingham Waste Core Strategy which sets the goals for delivering sustainable waste management over the next 20 years until 2031. This includes a policy to safeguard existing waste facilities which is consistent with the long-standing National policy position and is especially relevant in this case. Policy WCS9 states:

Policy WCS9 - Safeguarding Waste Management Sites

The following sites will be safeguarded for waste management facilities:

a) Existing authorised waste management facilities and sites which have a valid planning permission that has not yet been implemented; or

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b) Sites allocated or shown as Areas of Search/Preferred Areas in the Site Allocations Document.

Safeguarding will only apply to the above identified sites and any land immediately adjacent to the site where a need to safeguard has been clearly demonstrated.

The explanatory text associated with the Policy WCS9 is also relevant. It states:

'Waste management sites are an essential part of our infrastructure and it is important that both appropriate existing facilities and suitable future sites are protected from other uses, such as housing, that might restrict existing operations or their ability to expand in future. This could lead to the unnecessary loss of existing infrastructure....Policy WCS 9 below therefore protects both existing permitted waste management sites and the possibility of their future expansion, and also any allocations or areas of search/preferred areas that may be identified in the Site Specific Document....By taking a more flexible approach it may be possible to accommodate non-waste development by making changes to the proposed layout of any housing or mixed use scheme.'

The Freeth Street facility is a key strategic facility and is clearly referenced within Appendix 1 of the 'Existing Waste Management Sites in Nottinghamshire and Nottingham 2010' identified as Reference Number 79 which forms part of the Waste Core Strategy evidence base.

We request that the City Council consider the above wording and ensure the Freeth Street facility is given sufficient protection to ensure it can continue to operate successfully in accordance with adopted Policy WCS9. Given the importance of the facility to Nottinghamshire this approach is also considered to be consistent with

the City Council's Duty to Cooperate requirements.

As a consequence of the above we object to the proposed plan on the basis of:

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cont

- *Legal Non-Compliance* – in particular the failure to address cross boundary issues associated with the sustainable management of waste and the failure to fulfil the Duty to Cooperate;
- *Failure to Satisfy the Test of Soundness* –
 - on the basis of a failure to **justify** the proposed PA82 (Waterside - Freeth Street) and PA83 (Waterside – Daleside Road, Trent Lane Basin) allocations due to an insufficient evidence base; and
 - on the basis of a failure to **effectively** join up with the recently adopted Nottinghamshire and Nottingham Waste Core Strategy which identifies the strategic importance of the Freeth Street facility.

4168

- The text associated with Proposed Site Allocation PA82 (Waterside – Freeth Street) makes no reference to the Freeth Street strategic waste facility and the role it plays in the long term sustainable waste management across Nottingham and Nottinghamshire as part of the long term waste contract arrangements with Nottinghamshire County Council. We request the text be amended accordingly to reflect the significance of the facility. Similar Proposed Site Allocation PA83 (Waterside – Daleside Road,

NCC Response:

Note: Whilst WCS9 is referred to in their submission, the Safeguarding issues raised are dealt with in Policy WCS10.

The comprehensive regeneration of the Waterside area is a long held ambition of the City Council, which will result in new sustainable community focussed on and making the most of the waterside location, with strong links to the City Centre and surrounding communities of Sneinton and the Meadows. The aspirations for the Waterside are now beginning to be realised with residential development at Trent

Basin under construction (with further phases planned) and planning permission granted for residential development at Meadow Lane and Park Yacht Club complementing the earlier development at Riverside Crescent.

Both PA82: Freeth Street and PA83: Daleside Road, Trent Lane Basin are long standing allocations, first mooted in the [Waterside Regeneration Planning Guidance](#) (2001), [Trent Lane Development Brief](#) (2002) and subsequently adopted in the [Nottingham Local Plan](#) (2005) including allocations MU7.5 Freeth Street and MU7.2 Trent Lane Basin which are saved policies as set out in the Aligned Core Strategy Appendix E. The proposals for the Waterside area are also embedded in the Aligned Core Strategy Policy 7 (adopted 2014).

The site occupied by Viola in particular is critical in the implementation of the Waterside as it fronts on to the River Trent and is therefore required to achieve the continuous riverside path (a key part of the regeneration aspirations) as well as the comprehensive redevelopment of the wider Waterside area.

Notwithstanding the above, development proposals will need to have regard to the need to relocate existing businesses and sensitive phasing proposals, which will be set out in a new SPD for the area, which is anticipated to be published for consultation shortly

In recognition of the presence of established businesses in the area, it is suggested that Policy RE8 including justification text is proposed to be amended to set out that development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing. Similar wording also added to the justification text of Policy PA82 and PA83.

Safeguarding in the [Nottinghamshire and Nottingham Waste Core Strategy](#) under Policy WCS10 requires the need for safeguarding to be clearly demonstrated. Where all reasonable steps to facilitate an acceptable relocation have been taken, but without success, it is likely to be considered that the regeneration benefits significantly outweigh the need to safeguard the site, given that the site is within and adjacent to an allocation in an adopted Local Plan (Saved Policies of the 2005 Local Plan) and identified as a Strategic Location for Growth in the adopted Aligned Core Strategy. In addition, it is noted that the Aligned Core Strategy was adopted in 2014, after the adoption of the Waste Core Strategy (2013), and so proposals would need to be considered in that light. However it is anticipated the suggested amendments to the Development Principles for PA82 & PA83 and Policy RE8 including further explanation in the justification text over phasing and minimising disruption to existing businesses will assist in meeting the concerns of affected businesses

Proposed Changes

Additional text added to Policy RE8 criteria a);

- a) provision of new housing, particularly in the southern part of the area, that exploits the riverside and canal frontages, including family housing and other forms of innovative residential accommodation formats (which may include custom build), delivered as part of mixed use schemes, ~~where this is compatible~~

with and does not prejudice the activities of nearby uses. Prior to the relocation of uses incompatible with the regeneration aims of the Waterside, residential development or other sensitive uses shall include mitigation where this is required to avoid adverse impacts on new occupiers and existing businesses;

Two additional paragraphs also added to the justification text for RE8.

“3.189a The Nottingham Core Strategy identifies the Waterside as a priority for regeneration. However, there are a number of existing businesses in Waterside which may not be compatible with the long term regeneration aspirations for the area, in particular, the presence of existing waste management facilities and Policy WCS10 of the Nottinghamshire and Nottingham Waste Core Strategy seeks to safeguard the operation of waste management facilities.

3.189b Residential or other sensitive development in close proximity to these existing facilities is unlikely to achieve a satisfactory environment or be compatible with existing operations. Therefore, in order to deliver the planned comprehensive and sustainable regeneration of the area it may be necessary for development proposals to make provision for the timely relocation of existing facilities with development proposals sensitively phased with regard to operational needs, and relocation undertaken in a manner which minimises disruption to both the proposed development and existing facilities. Prior to relocation of these facilities, residential proposals (or other appropriate uses as set out in the Development Principles) may need to make provision for interim stand offs, buffers to active operations, or the incorporation of other forms of mitigation such as screening or landscaping strips, as well as careful layout to protect both the amenity of new occupiers and existing business operations.”

In addition, criteria b) of Policy DE1 has also been amended to read;

whether a satisfactory level of amenity would be provided for occupiers of the development and/or occupiers of neighbouring properties. In assessing this, consideration will be given to issues such as privacy, daylight, sunlight, outlook, scale/massing, security, noise, vibration, odour and nuisance;

Additional text added to Development Principles for both PA82 and PA83;

“Development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing.”

PA82 Waterside - Freeth Street

Version: Publication LAPP

Consultee ID: 3737

Consultee Name: Notts County Council (Osborne-James S)

Representation number: 4937

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made which fully meet respondees comments.

Consultation comment extract:

The County Council understands the wider development aspirations for the Waterside area, which have previously been established within the adopted Local Plan. However, as currently worded, the Council is concerned that this could create a potential policy conflict with Policy WCS10 of the adopted Nottinghamshire and Nottingham Replacement Waste Local Plan Part 1: Waste Core Strategy (adopted December 2013).

Policy WCS10 seeks to safeguard existing waste management facilities from neighbouring uses which may limit or prevent their continuing operation and/or future expansion where appropriate. This reflects national policy as set out within the National Planning Policy For Waste (NPPW) published in October 2014.

Paragraph 8 of the NPPW states that when determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:

Comments
relate
to 4207,
4937, 4938

'the likely impact of proposed, non-waste related development on existing waste management facilities, and on sites and areas allocated for waste management, is acceptable and does not prejudice the implementation of the waste hierarchy and/or the efficient operation of such facilities'

As an established employment area, there are existing waste transfer and recycling facilities located within the proposed Freeth Street allocation which would potentially be displaced by the development of housing in either the Freeth Street or Daleside Road sites.

One of these facilities is operated by the County Council's waste management contractor, Veolia Environmental Services Ltd, and receives waste from at least three surrounding Borough Councils (waste collection authorities) for sorting and bulking up as part of long-term waste collection and management contracts. The potential need to relocate this transfer facility could therefore have significant operational impacts for the site operator and the relevant waste collection authorities in terms of both proximity and cost.

Comments
relate
to 4207,
4937, 4938

Wording within Policy RE8 (a) refers to the 'provision of new housing...where this is compatible with and does not prejudice the activities of nearby uses' whereas subsequent wording within the specific development briefs (PA82 and PA83) does not currently provide any equivalent safeguard for existing uses.

Wording within the development briefs specifically envisages housing in the area currently occupied by existing waste facilities. The County Council therefore asks that further consideration be given to the detailed wording of the development briefs either to accommodate additional safeguards, in line with the wording in Policy RE8, or to consider how appropriate replacement provision could be provided for these facilities.

The County Council would welcome further discussion of these concerns and please do not hesitate to contact me if you require any clarification of any of the points raised in this letter.

NCC Response:

The comprehensive regeneration of the Waterside area is a long held ambition of the City Council, which will result in new sustainable community focussed on and making the most of the waterside location, with strong links to the City Centre and surrounding communities of Sneinton and the Meadows. The aspirations for the Waterside are now beginning to be realised with residential development at Trent Basin under construction (with further phases planned) and planning permission granted for residential development at Meadow Lane and Park Yacht Club complementing the earlier development at Riverside Crescent.

Both PA82: Freeth Street and PA83: Daleside Road, Trent Lane Basin are long standing allocations, first mooted in the [Waterside Regeneration Planning Guidance](#) (2001), [Trent Lane Development Brief](#) (2002) and subsequently adopted in the [Nottingham Local Plan](#) (2005) including allocations MU7.5 Freeth Street and MU7.2 Trent Lane Basin which are saved policies as set out in the Aligned Core Strategy Appendix E. The proposals for the Waterside area are also embedded in the Aligned Core Strategy Policy 7 (adopted 2014).

The site occupied by Viola in particular is critical in the implementation of the Waterside as it fronts on to the River Trent and is therefore required to achieve the continuous riverside path (a key part of the regeneration aspirations) as well as the comprehensive redevelopment of the wider Waterside area.

Notwithstanding the above, development proposals will need to have regard to the need to relocate existing businesses and sensitive phasing proposals, which will be set out in a new SPD for the area, which is anticipated to be published for consultation shortly

In recognition of the presence of established businesses in the area, it is suggested that Policy RE8 including justification text is proposed to be amended to set out that development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing. Similar wording also added to the justification text of Policy PA82 and PA83.

Proposed Changes

Additional text added to Policy RE8 criteria a);

- a) provision of new housing, particularly in the southern part of the area, that exploits the riverside and canal frontages, including family housing and other forms of innovative residential accommodation formats (which may include

custom build), delivered as part of mixed use schemes, ~~where this is compatible with and does not prejudice the activities of nearby uses.~~ Prior to the relocation of uses incompatible with the regeneration aims of the Waterside, residential development or other sensitive uses shall include mitigation where this is required to avoid adverse impacts on new occupiers and existing businesses;

Two additional paragraphs also added to the justification text for RE8.

“3.189a The Nottingham Core Strategy identifies the Waterside as a priority for regeneration. However, there are a number of existing businesses in Waterside which may not be compatible with the long term regeneration aspirations for the area, in particular, the presence of existing waste management facilities and Policy WCS10 of the Nottinghamshire and Nottingham Waste Core Strategy seeks to safeguard the operation of waste management facilities.

3.189b Residential or other sensitive development in close proximity to these existing facilities is unlikely to achieve a satisfactory environment or be compatible with existing operations. Therefore, in order to deliver the planned comprehensive and sustainable regeneration of the area it may be necessary for development proposals to make provision for the timely relocation of existing facilities with development proposals sensitively phased with regard to operational needs, and relocation undertaken in a manner which minimises disruption to both the proposed development and existing facilities. Prior to relocation of these facilities, residential proposals (or other appropriate uses as set out in the Development Principles) may need to make provision for interim stand offs, buffers to active operations, or the incorporation of other forms of mitigation such as screening or landscaping strips, as well as careful layout to protect both the amenity of new occupiers and existing business operations.”

In addition, criteria b) of Policy DE1 has also been amended to read;

whether a satisfactory level of amenity would be provided for occupiers of the development and/or occupiers of neighbouring properties. In assessing this, consideration will be given to issues such as privacy, daylight, sunlight, outlook, scale/massing, security, noise, vibration, odour and nuisance;

Additional text added to Development Principles for both PA82 and PA83;

“Development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing.”

PA82 Waterside - Freeth Street

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4642

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4635	PA 68,69, 76 – 79, 81 – 83, 85. All of these sites have canal or river frontages. For canal side sites we would welcome a consistent recognition that development or redevelopment should carefully consider the relationship between the sites and the canal towpath, exploit opportunities to create access and links between them and enhance the canal frontage. We agree that the design and layout of riverside sites should exploit riverside frontages with a continuous cycle and pedestrian path along the River Trent. Existing bank-side habitats should be retained and an accessible riverside green corridor created that provides wildlife and community value. The Forum requests that the design of the sites should ensure that the opportunity to create a new foot-cycle bridge over the Trent between the Hook (Lady Bay) and Daleside Road is not jeopardised.
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4644	

NCC Response:

Policy RE8 seeks to improve pedestrian, bus and cycle linkages. Policy EN5 sets out requirements for the protection, maintenance and enhancement of bankside habitats, and wider planning issues in relation to development adjacent to waterways. In the absence of a definitive scheme or funding for a new bridge crossing it would not be appropriate to impose safeguarding restrictions on site allocations.

PA82 Waterside - Freeth Street

Version: Revised Publication LAPP

Consultee ID: 3653

Consultee Name: Veolia ES Nottinghamshire Ltd (Mr James Cook)

Representation number: 5213

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

Veolia ES Nottinghamshire Ltd (referred to as 'Veolia') was awarded the long-term Waste Disposal Contract with Nottinghamshire County Council in 2006. Veolia is responsible under the Contract to provide waste management facilities to deliver more sustainable waste management and contribute towards meeting national and local waste targets. A key element of Veolia's solution is the network of Transfer Stations across Nottinghamshire allowing recyclable and residual waste material to be transported more efficiently to recycling, recovery and disposal facilities. The Freeth Street Transfer Station forms part of this essential, long-term network and must be adequately safeguarded through the life of the Local Plan.

Given the strategic significance of Veolia's Freeth Street facility which has a clear need for safeguarding of the facility, in line with WCS10 of the Nottinghamshire & Nottingham Waste Core Strategy, and the implications for this strategic cross-boundary issue to be addressed with the County Council prior to submission.

5213
&
5225

This is also supported by national planning policy. Paragraphs 109 and 123 of the National Planning Policy Framework state "*planning policies and decisions should aim to...avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development*" and "*planning policies and decisions should aim to recognise that...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*".

Similarly, Paragraph 8 of the National Planning Policy for Waste states that local planning authorities should ensure that the impact of proposed, non-waste related development on existing waste management facilities is acceptable and does not prejudice the waste hierarchy and/ or the efficient operation of facilities.

The current policy, as drafted, does not adequately satisfy local or national policy requirements.

NCC Response:

The comprehensive regeneration of the Waterside area is a long held ambition of the City Council, which will result in new sustainable community focussed on and making the most of the waterside location, with strong links to the City Centre and surrounding communities of Sneinton and the Meadows. The aspirations for the Waterside are now beginning to be realised with residential development at Trent Basin under construction (with further phases planned) and planning permission

granted for residential development at Meadow Lane and Park Yacht Club complementing the earlier development at Riverside Crescent.

Both PA82: Freeth Street and PA83: Daleside Road, Trent Lane Basin are long standing allocations, first mooted in the [Waterside Regeneration Planning Guidance](#) (2001), [Trent Lane Development Brief](#) (2002) and subsequently adopted in the [Nottingham Local Plan](#) (2005) including allocations MU7.5 Freeth Street and MU7.2 Trent Lane Basin which are saved policies as set out in the Aligned Core Strategy Appendix E. The proposals for the Waterside area are also embedded in the Aligned Core Strategy Policy 7 (adopted 2014).

The site occupied by Veolia in particular is critical in the implementation of the Waterside as it fronts on to the River Trent and is therefore required to achieve the continuous riverside path (a key part of the regeneration aspirations) as well as the comprehensive redevelopment of the wider Waterside area.

Notwithstanding the above, development proposals will need to have regard to the need to relocate existing businesses and sensitive phasing proposals, which will be set out in a new SPD for the area, which is anticipated to be published in 2018.

In recognition of the presence of established businesses in the area, Policy RE8 was amended in the Revised Publication version of the LAPP including justification text setting out that development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing. Similar wording was also added to the justification text of Policy PA82 and PA83.

Safeguarding in the [Nottinghamshire and Nottingham Waste Core Strategy](#) under Policy WCS10 requires the need for safeguarding to be clearly demonstrated. Where all reasonable steps to facilitate an acceptable relocation have been taken, but without success, it is likely to be considered that the regeneration benefits significantly outweigh the need to safeguard the site, given that the site is within and adjacent to an allocation in an adopted Local Plan (Saved Policies of the 2005 Local Plan) and identified as a Strategic Location for Growth in the adopted Aligned Core Strategy. In addition, it is noted that the Aligned Core Strategy was adopted in 2014, after the adoption of the Waste Core Strategy (2013), and so proposals would need to be considered in that light. However it is anticipated the suggested amendments to the Development Principles for PA82 & PA83 and Policy RE8 including further explanation in the justification text over phasing and minimising disruption to existing businesses assist in meeting the concerns of affected businesses.

PA82 Waterside - Freeth Street

Version: Revised Publication LAPP

Consultee ID: 3653

Consultee Name: Veolia ES Nottinghamshire Ltd (Mr James Cook)

Representation number: 5226

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

5226
5227
&
5228

Veolia is pleased to note that the City Council has moved some way towards addressing our previous objections to the Revised Publication Plan and now recognises the importance of Veolia's existing strategic facility to local, long-term waste management across Nottinghamshire.

NCC Response:

Comments noted

PA82 Waterside - Freeth Street

Version: Revised Publication LAPP

Consultee ID: 3653

Consultee Name: Veolia ES Nottinghamshire Ltd (Mr James Cook)

Representation number: 5336

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

5336
&
5337

The suggested amendments above should also be reflected in the 'Development Principles' of PA82 Waterside - Freeth Street and the adjoining PA83 Waterside - Daleside Road, Trent Lane Basin.

NCC Response:

Each issue dealt in term:

Compensation

Means of achieving the relocation is not a matter for planning policy and is adequately covered in the proposed text in para 189b. Relocation may include compensation but could include other assistance such as a land swap. As such, it is not proposed to make the suggested changes to the policy or justification text.

Buffer

It is agreed that the policy could be strengthened in this regard but not all of the changes suggested by the consultee are agreed.

Proposed to amend Development Principles of PA82 to read:

... "Development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing and shall include adequate mitigation, where this is required, to avoid adverse impacts on new occupiers and existing businesses. Existing bank-side habitats ..."

Strategic waste facility

It is considered that the amended text for PA82, PA83 and Policy RE8: Waterside made at the revised publication stage provides sufficient additional protection to all the incompatible uses in the Waterside and it is not considered appropriate to give extra protection to any specific uses.

Proposed Change:

Proposed to amend Development Principles of PA82 to read:

"...Development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing and shall include adequate mitigation, where this is required, to avoid adverse impacts on new occupiers and existing businesses. Existing bank-side habitats ..."

PA82 Waterside - Freeth Street

Version: Revised Publication LAPP

Consultee ID: 3737

Consultee Name: Nottinghamshire County Council (Ms Nina Wilson)

Representation number: 5149

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

5149

Support the addition of the following text (especially in respect of the waste transfer station on Freeth Street):

“Development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing.”

NCC Response:

Support noted

PA83 Waterside - Daleside Road, Trent Lane Basin

PA83 Waterside - Daleside Road, Trent Lane Basin

Version: Publication LAPP

Consultee ID: 225

Consultee Name: PEDALS (McClintock H)

Representation number: 4490

UNSOUND

Object/Support/Other? Object
Resolved? No
Sound? Unsound
Formally withdrawn? No
Council comments Respondee comments assessed but no change made to the Plan.
Already covered off in Development Principles

Consultation comment extract:

4490	PA83	Waterside - Daleside Road, Trent Lane Basin	Dales
		<i>important for improving links between the City Centre and Colwick Park and the northern end of the proposed foot-cycle bridge between Trent Lane and The Hook (Lady Bay) and for the development of a continuous riverside path between Colwick Park and Meadow Lane Lock, etc. effectively extending the present Big Track canal-and riverside route</i>	

NCC Response:

Comments noted. Development Principles set out that the design should exploit the riverside position and provide a continuous Cycle and pedestrian path along the River Trent. Comments related to the relationship of the site with the wider cycling network have been passed to the Transport Strategy section.

PA83 Waterside - Daleside Road, Trent Lane Basin

Version: Publication LAPP

Consultee ID: 3653

Consultee Name: Veolia (Cook J)

Representation number: 4921

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

Whilst we acknowledge the City Council's stated long term aim of regenerating the Riverside areas (previously through the Waterside Regeneration Zone detailed in the adopted Local Plan) including the Daleside Road/Freeth Street area, it is important that the long term waste management arrangements of Nottingham and South Nottinghamshire are afforded further consideration. The facility is a strategic facility principally accepting locally derived waste from households and commercial premises across nearby Districts of Nottinghamshire and Nottingham City. The facility is used as part of the long term waste contract arrangements with Nottinghamshire County Council.

The creation of a riverside community requires careful consideration to avoid adversely impacting the operation of this vital local facility which has been established on the site for some time. If the waste facility is not afforded sufficient protection then there is the likelihood of land use conflicts particularly if residential properties are located in close proximity to the operational facility.

With these concerns in mind Veolia would like to draw attention to the recently adopted Nottinghamshire and Nottingham Waste Core Strategy which sets the goals for delivering sustainable waste management over the next 20 years until 2031. This includes a policy to safeguard existing waste facilities which is consistent with the long-standing National policy position and is especially relevant in this case. Policy WCS9 states:

Policy WCS9 - Safeguarding Waste Management Sites

The following sites will be safeguarded for waste management facilities:

a) Existing authorised waste management facilities and sites which have a valid planning permission that has not yet been implemented; or

b) Sites allocated or shown as Areas of Search/Preferred Areas in the Site Allocations Document.

Safeguarding will only apply to the above identified sites and any land immediately adjacent to the site where a need to safeguard has been clearly demonstrated.

4168
4920
4921

The explanatory text associated with the Policy WCS9 is also relevant. It states:

'Waste management sites are an essential part of our infrastructure and it is important that both appropriate existing facilities and suitable future sites are protected from other uses, such as housing, that might restrict existing operations or their ability to expand in future. This could lead to the unnecessary loss of existing infrastructure....Policy WCS 9 below therefore protects both existing permitted waste management sites and the possibility of their future expansion, and also any allocations or areas of search/preferred areas that may be identified in the Site Specific Document....By taking a more flexible approach it may be possible to accommodate non-waste development by making changes to the proposed layout of any housing or mixed use scheme.'

The Freeth Street facility is a key strategic facility and is clearly referenced within Appendix 1 of the 'Existing Waste Management Sites in Nottinghamshire and Nottingham 2010' identified as Reference Number 79 which forms part of the Waste Core Strategy evidence base.

We request that the City Council consider the above wording and ensure the Freeth Street facility is given sufficient protection to ensure it can continue to operate successfully in accordance with adopted Policy WCS9. Given the importance of the facility to Nottinghamshire this approach is also considered to be consistent with

4921

reflect the significance of the facility. Similar Proposed Site Allocation PA83 (Waterside – Daleside Road, Trent Lane Basin) makes no reference to the Freeth Street facility which immediately borders the proposed allocation to the west.

NCC Response:

Note: Whilst WCS9 is referred to in their submission, the Safeguarding issues raised are dealt with in Policy WCS10.

The comprehensive regeneration of the Waterside area is a long held ambition of the City Council, which will result in new sustainable community focussed on and making the most of the waterside location, with strong links to the City Centre and surrounding communities of Sneinton and the Meadows. The aspirations for the Waterside are now beginning to be realised with residential development at Trent Basin under construction (with further phases planned) and planning permission granted for residential development at Meadow Lane and Park Yacht Club complementing the earlier development at Riverside Crescent.

Both PA82: Freeth Street and PA83: Daleside Road, Trent Lane Basin are long standing allocations, first mooted in the [Waterside Regeneration Planning Guidance](#) (2001), [Trent Lane Development Brief](#) (2002) and subsequently adopted in the [Nottingham Local Plan](#) (2005) including allocations MU7.5 Freeth Street and MU7.2 Trent Lane Basin which are saved policies as set out in the Aligned Core Strategy Appendix E. The proposals for the Waterside area are also embedded in the Aligned Core Strategy Policy 7 (adopted 2014).

The site occupied by Viola in particular is critical in the implementation of the Waterside as it fronts on to the River Trent and is therefore required to achieve the continuous riverside path (a key part of the regeneration aspirations) as well as the comprehensive redevelopment of the wider Waterside area.

Notwithstanding the above, development proposals will need to have regard to the need to relocate existing businesses and sensitive phasing proposals, which will be set out in a new SPD for the area, which is anticipated to be published for consultation shortly

In recognition of the presence of established businesses in the area, it is suggested that Policy RE8 including justification text is proposed to be amended to set out that development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing. Similar wording also added to the justification text of Policy PA82 and PA83.

Safeguarding in the [Nottinghamshire and Nottingham Waste Core Strategy](#) under Policy WCS10 requires the need for safeguarding to be clearly demonstrated. Where all reasonable steps to facilitate an acceptable relocation have been taken, but without success, it is likely to be considered that the regeneration benefits significantly outweigh the need to safeguard the site, given that the site is within and adjacent to an allocation in an adopted Local Plan (Saved Policies of the 2005 Local Plan) and identified as a Strategic Location for Growth in the adopted Aligned Core Strategy. In addition, it is noted that the Aligned Core Strategy was adopted in 2014, after the adoption of the Waste Core Strategy (2013), and so proposals would need to be considered in that light. However it is anticipated the suggested amendments to the Development Principles for PA82 & PA83 and Policy RE8 including further explanation in the justification text over phasing and minimising disruption to existing businesses will assist in meeting the concerns of affected businesses

Proposed Changes

Additional text added to Policy RE8 criteria a);

- a) provision of new housing, particularly in the southern part of the area, that exploits the riverside and canal frontages, including family housing and other forms of innovative residential accommodation formats (which may include custom build), delivered as part of mixed use schemes, ~~where this is compatible with and does not prejudice the activities of nearby uses.~~ Prior to the relocation of uses incompatible with the regeneration aims of the Waterside, residential development or other sensitive uses shall include mitigation where this is required to avoid adverse impacts on new occupiers and existing businesses;

Two additional paragraphs also added to the justification text for RE8.

“3.189a The Nottingham Core Strategy identifies the Waterside as a priority for regeneration. However, there are a number of existing businesses in Waterside which may not be compatible with the long term regeneration aspirations for the area, in particular, the presence of existing waste management facilities and Policy WCS10 of the Nottinghamshire and Nottingham Waste Core Strategy seeks to safeguard the operation of waste management facilities.

3.189b Residential or other sensitive development in close proximity to these existing facilities is unlikely to achieve a satisfactory environment or be compatible

with existing operations. Therefore, in order to deliver the planned comprehensive and sustainable regeneration of the area it may be necessary for development proposals to make provision for the timely relocation of existing facilities with development proposals sensitively phased with regard to operational needs, and relocation undertaken in a manner which minimises disruption to both the proposed development and existing facilities. Prior to relocation of these facilities, residential proposals (or other appropriate uses as set out in the Development Principles) may need to make provision for interim stand offs, buffers to active operations, or the incorporation of other forms of mitigation such as screening or landscaping strips, as well as careful layout to protect both the amenity of new occupiers and existing business operations.”

In addition, criteria b) of Policy DE1 has also been amended to read;

whether a satisfactory level of amenity would be provided for occupiers of the development and/or occupiers of neighbouring properties. In assessing this, consideration will be given to issues such as privacy, daylight, sunlight, outlook, scale/massing, security, noise, vibration, odour and nuisance;

Additional text added to Development Principles for both PA82 and PA83;

“Development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing.”

PA83 Waterside - Daleside Road, Trent Lane Basin
Version: Publication LAPP

Consultee ID: 3737
Consultee Name: Notts County Council (Osborne-James S)
Representation number: 4938

**UNSOUND BUT
RESOLVED**

Object/Support/Other? Object
Resolved? yes
Sound? Unsound but resolved
Formally withdrawn? No
Council comments Amendments made which fully meet respondees comments.

Consultation comment extract:

Comments
relate
to 4207,
4937, 4938

The County Council understands the wider development aspirations for the Waterside area, which have previously been established within the adopted Local Plan. However, as currently worded, the Council is concerned that this could create a potential policy conflict with Policy WCS10 of the adopted Nottinghamshire and Nottingham Replacement Waste Local Plan Part 1: Waste Core Strategy (adopted December 2013).

Policy WCS10 seeks to safeguard existing waste management facilities from neighbouring uses which may limit or prevent their continuing operation and/or future expansion where appropriate. This reflects national policy as set out within the National Planning Policy For Waste (NPPW) published in October 2014.

Paragraph 8 of the NPPW states that when determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:

'the likely impact of proposed, non-waste related development on existing waste management facilities, and on sites and areas allocated for waste management, is acceptable and does not prejudice the implementation of the waste hierarchy and/or the efficient operation of such facilities'

As an established employment area, there are existing waste transfer and recycling facilities located within the proposed Freeth Street allocation which would potentially be displaced by the development of housing in either the Freeth Street or Daleside Road sites.

One of these facilities is operated by the County Council's waste management contractor, Veolia Environmental Services Ltd, and receives waste from at least three surrounding Borough Councils (waste collection authorities) for sorting and bulking up as part of long-term waste collection and management contracts. The potential need to relocate this transfer facility could therefore have significant operational impacts for the site operator and the relevant waste collection authorities in terms of both proximity and cost.

Comments
relate
to 4207,
4937, 4938

Wording within Policy RE8 (a) refers to the 'provision of new housing...where this is compatible with and does not prejudice the activities of nearby uses' whereas subsequent wording within the specific development briefs (PA82 and PA83) does not currently provide any equivalent safeguard for existing uses.

Wording within the development briefs specifically envisages housing in the area currently occupied by existing waste facilities. The County Council therefore asks that further consideration be given to the detailed wording of the development briefs either to accommodate additional safeguards, in line with the wording in Policy RE8, or to consider how appropriate replacement provision could be provided for these facilities.

The County Council would welcome further discussion of these concerns and please do not hesitate to contact me if you require any clarification of any of the points raised in this letter.

NCC Response:

The comprehensive regeneration of the Waterside area is a long held ambition of the City Council, which will result in new sustainable community focussed on and making the most of the waterside location, with strong links to the City Centre and surrounding communities of Sneinton and the Meadows. The aspirations for the Waterside are now beginning to be realised with residential development at Trent Basin under construction (with further phases planned) and planning permission granted for residential development at Meadow Lane and Park Yacht Club complementing the earlier development at Riverside Crescent.

Both PA82: Freeth Street and PA83: Daleside Road, Trent Lane Basin are long standing allocations, first mooted in the [Waterside Regeneration Planning Guidance](#) (2001), [Trent Lane Development Brief](#) (2002) and subsequently adopted in the [Nottingham Local Plan](#) (2005) including allocations MU7.5 Freeth Street and MU7.2 Trent Lane Basin which are saved policies as set out in the Aligned Core Strategy Appendix E. The proposals for the Waterside area are also embedded in the Aligned Core Strategy Policy 7 (adopted 2014).

The site occupied by Viola in particular is critical in the implementation of the Waterside as it fronts on to the River Trent and is therefore required to achieve the continuous riverside path (a key part of the regeneration aspirations) as well as the comprehensive redevelopment of the wider Waterside area.

Notwithstanding the above, development proposals will need to have regard to the need to relocate existing businesses and sensitive phasing proposals, which will be set out in a new SPD for the area, which is anticipated to be published for consultation shortly

In recognition of the presence of established businesses in the area, it is suggested that Policy RE8 including justification text is proposed to be amended to set out that development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing. Similar wording also added to the justification text of Policy PA82 and PA83.

Proposed Changes

Additional text added to Policy RE8 criteria a);

- b) provision of new housing, particularly in the southern part of the area, that exploits the riverside and canal frontages, including family housing and other forms of innovative residential accommodation formats (which may include custom build), delivered as part of mixed use schemes, ~~where this is compatible with and does not prejudice the activities of nearby uses.~~ Prior to the relocation of uses incompatible with the regeneration aims of the Waterside, residential development or other sensitive uses shall include mitigation where this is required to avoid adverse impacts on new occupiers and existing businesses;

Two additional paragraphs also added to the justification text for RE8.

“3.189a The Nottingham Core Strategy identifies the Waterside as a priority for regeneration. However, there are a number of existing businesses in Waterside which may not be compatible with the long term regeneration aspirations for the area, in particular, the presence of existing waste management facilities and Policy WCS10 of the Nottinghamshire and Nottingham Waste Core Strategy seeks to safeguard the operation of waste management facilities.

3.189b Residential or other sensitive development in close proximity to these existing facilities is unlikely to achieve a satisfactory environment or be compatible with existing operations. Therefore, in order to deliver the planned comprehensive and sustainable regeneration of the area it may be necessary for development proposals to make provision for the timely relocation of existing facilities with development proposals sensitively phased with regard to operational needs, and relocation undertaken in a manner which minimises disruption to both the proposed development and existing facilities. Prior to relocation of these facilities, residential proposals (or other appropriate uses as set out in the Development Principles) may need to make provision for interim stand offs, buffers to active operations, or the incorporation of other forms of mitigation such as screening or landscaping strips, as well as careful layout to protect both the amenity of new occupiers and existing business operations.”

In addition, criteria b) of Policy DE1 has also been amended to read;

whether a satisfactory level of amenity would be provided for occupiers of the development and/or occupiers of neighbouring properties. In assessing this, consideration will be given to issues such as privacy, daylight, sunlight, outlook, scale/massing, security, noise, vibration, odour and nuisance;

Additional text added to Development Principles for both PA82 and PA83;

“Development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing.”

PA83 Waterside - Daleside Road, Trent Lane Basin
Version: Publication LAPP

Consultee ID: 3743
Consultee Name: Notts Local Access Forum (Knowles M)
Representation number: 4643

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4635	PA 68,69, 76 – 79, 81 – 83, 85. All of these sites have canal or river frontages. For canal side sites we would welcome a consistent recognition that development or redevelopment should carefully consider the relationship between the sites and the canal towpath, exploit opportunities to create access and links between them and enhance the canal frontage. We agree that the design and layout of riverside sites should exploit riverside frontages with a continuous cycle and pedestrian path along the River Trent. Existing bank-side habitats should be retained and an accessible riverside green corridor created that provides wildlife and community value. The Forum requests that the design of the sites should ensure that the opportunity to create a new foot-cycle bridge over the Trent between the Hook (Lady Bay) and Daleside Road is not jeopardised.
4636	
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NCC Response:

Policy RE8 seeks to improve pedestrian, bus and cycle linkages. Policy EN5 sets out requirements for the protection, maintenance and enhancement of bankside habitats, and wider planning issues in relation to development adjacent to waterways. In the absence of a definitive scheme or funding for a new bridge crossing it would not be appropriate to impose safeguarding restrictions on site allocations.

PA83 Waterside - Daleside Road, Trent Lane Basin

Version: Revised Publication LAPP

Consultee ID: 225

Consultee Name: Pedals (Mr Hugh McClintock)

Representation number: 5215

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5215 south bank riverside path area on or close to The Hook, Lady Bay, West Bridgford. As well as being connected to the proposed north bank riverside path extension this needs a small area of Public Realm Space to be set aside to accommodate the bridge landing on the north bank, including disabled access.

5214 Explicit support for the proposed foot-cycle bridge over the Trent between the Trent Lane / Trent Basin area and The Hook / south bank riverside path area on or close to The Hook, Lady Bay, West Bridgford, including a small area of Public Realm Space to be set aside to accommodate the bridge landing on the north bank, including disabled access.

5215

NCC Response:

The principle of new cycle pedestrian crossings over the river Trent is supported, and Policy RE8 allows for the potential development of new crossings. At this stage there is no firm proposal/funding in place for such a crossing and it is therefore not possible to be more prescriptive about the location of such a crossing. Options and opportunities are highlighted in the emerging Waterside SPD

PA83 Waterside - Daleside Road, Trent Lane Basin
Version: Revised Publication LAPP

Consultee ID: 3653
Consultee Name: Veolia ES Nottinghamshire Ltd (Mr James Cook)
Representation number: 5225

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5213
&
5225

Veolia ES Nottinghamshire Ltd (referred to as 'Veolia') was awarded the long-term Waste Disposal Contract with Nottinghamshire County Council in 2006. Veolia is responsible under the Contract to provide waste management facilities to deliver more sustainable waste management and contribute towards meeting national and local waste targets. A key element of Veolia's solution is the network of Transfer Stations across Nottinghamshire allowing recyclable and residual waste material to be transported more efficiently to recycling, recovery and disposal facilities. The Freeth Street Transfer Station forms part of this essential, long-term network and must be adequately safeguarded through the life of the Local Plan.

Given the strategic significance of Veolia's Freeth Street facility which has a clear need for safeguarding of the facility, in line with WCS10 of the Nottinghamshire & Nottingham Waste Core Strategy, and the implications for this strategic cross-boundary issue to be addressed with the County Council prior to submission.

This is also supported by national planning policy. Paragraphs 109 and 123 of the National Planning Policy Framework state "*planning policies and decisions should aim to...avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development*" and "*planning policies and decisions should aim to recognise that...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*".

Similarly, Paragraph 8 of the National Planning Policy for Waste states that local planning authorities should ensure that the impact of proposed, non-waste related development on existing waste management facilities is acceptable and does not prejudice the waste hierarchy and/ or the efficient operation of facilities.

The current policy, as drafted, does not adequately satisfy local or national policy requirements.

NCC Response:

The comprehensive regeneration of the Waterside area is a long held ambition of the City Council, which will result in new sustainable community focussed on and making the most of the waterside location, with strong links to the City Centre and surrounding communities of Sneinton and the Meadows. The aspirations for the Waterside are now beginning to be realised with residential development at Trent Basin under construction (with further phases planned) and planning permission granted for residential development at Meadow Lane and Park Yacht Club complementing the earlier development at Riverside Crescent.

Both PA82: Freeth Street and PA83: Daleside Road, Trent Lane Basin are long standing allocations, first mooted in the [Waterside Regeneration Planning Guidance](#) (2001), [Trent Lane Development Brief](#) (2002) and subsequently adopted in the [Nottingham Local Plan](#) (2005) including allocations MU7.5 Freeth Street and MU7.2 Trent Lane Basin which are saved policies as set out in the Aligned Core Strategy Appendix E. The proposals for the Waterside area are also embedded in the Aligned Core Strategy Policy 7 (adopted 2014).

The site occupied by Veolia in particular is critical in the implementation of the Waterside as it fronts on to the River Trent and is therefore required to achieve the continuous riverside path (a key part of the regeneration aspirations) as well as the comprehensive redevelopment of the wider Waterside area.

Notwithstanding the above, development proposals will need to have regard to the need to relocate existing businesses and sensitive phasing proposals, which will be set out in a new SPD for the area, which is anticipated to be published in 2018.

In recognition of the presence of established businesses in the area, Policy RE8 was amended in the Revised Publication version of the LAPP including justification text setting out that development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing. Similar wording was also added to the justification text of Policy PA82 and PA83.

Safeguarding in the [Nottinghamshire and Nottingham Waste Core Strategy](#) under Policy WCS10 requires the need for safeguarding to be clearly demonstrated. Where all reasonable steps to facilitate an acceptable relocation have been taken, but without success, it is likely to be considered that the regeneration benefits significantly outweigh the need to safeguard the site, given that the site is within and adjacent to an allocation in an adopted Local Plan (Saved Policies of the 2005 Local Plan) and identified as a Strategic Location for Growth in the adopted Aligned Core Strategy. In addition, it is noted that the Aligned Core Strategy was adopted in 2014, after the adoption of the Waste Core Strategy (2013), and so proposals would need to be considered in that light. However it is anticipated the suggested amendments to the Development Principles for PA82 & PA83 and Policy RE8 including further explanation in the justification text over phasing and minimising disruption to existing businesses assist in meeting the concerns of affected businesses.

PA83 Waterside - Daleside Road, Trent Lane Basin

Version: Revised Publication LAPP

Consultee ID: 3653

Consultee Name: Veolia ES Nottinghamshire Ltd (Mr James Cook)

Representation number: 5227

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

5226
5227
&
5228

Veolia is pleased to note that the City Council has moved some way towards addressing our previous objections to the Revised Publication Plan and now recognises the importance of Veolia's existing strategic facility to local, long-term waste management across Nottinghamshire.

NCC Response:

Comments noted

PA83 Waterside - Daleside Road, Trent Lane Basin
Version: Revised Publication LAPP

Consultee ID: 3653
Consultee Name: Veolia ES Nottinghamshire Ltd (Mr James Cook)
Representation number: 5337

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

5336
&
5337

The suggested amendments above should also be reflected in the 'Development Principles' of PA82 Waterside - Freeth Street and the adjoining PA83 Waterside - Daleside Road, Trent Lane Basin.

NCC Response:

Each issue dealt in term:

Compensation

Means of achieving the relocation is not a matter for planning policy and is adequately covered in the proposed text in para 189b. Relocation may include compensation but could include other assistance such as a land swap. As such, it is not proposed to make the suggested changes to the policy or justification text.

Buffer

It is agreed that the policy could be strengthened in this regard but not all of the changes suggested by the consultee are agreed.

Proposed to amend Development Principles of PA83 to read:

... "Development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing and shall include adequate mitigation, where this is required, to avoid adverse impacts on new occupiers and existing businesses. Existing bank-side habitats ..."

Strategic waste facility

It is considered that the amended text for PA82, PA83 and Policy RE8: Waterside made at the revised publication stage provides sufficient additional protection to all the incompatible uses in the Waterside and it is not considered appropriate to give extra protection to any specific uses.

Proposed Changes:

Proposed to amend Development Principles of PA83 to read:

... "Development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing and shall include adequate mitigation, where this is required, to avoid adverse impacts on new occupiers and existing businesses. Existing bank-side habitats ..."

PA83 Waterside - Daleside Road, Trent Lane Basin

Version: Revised Publication LAPP

Consultee ID: 3737

Consultee Name: Nottinghamshire County Council (Ms Nina Wilson)

Representation number: 5151

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

5151

Support the addition of the following text (especially in respect of the waste transfer station on Freeth Street)::

“Development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing.”

NCC Response:

Support noted

PA84 Eastpoint (now deleted)

PA84 Eastpoint (now deleted)

Version: Publication LAPP

Consultee ID: 3160

Consultee Name: Intu Properties (NLP)

Representation number: 4346

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

Site Allocation 84: Waterside – Daleside Road, Eastpoint

4346

The site allocation is located outside the designated primary shopping area and the City Centre. The allocation refers to convenience retail and restaurant/cafe uses. Appendix 5 refers to 4,300sqm (GIA) of retail floorspace, which is significant. The site is large (1.79ha) and could in physical terms accommodate a significant element of retail/restaurant floorspace.

The NPPF suggests sites allocated for main town centre uses are not required to comply with the sequential and impact tests, regardless of their out-of-centre location. Significant town centre uses on this site could undermine planned investment within the Primary Shopping Area in the City Centre and encourage main town centre uses to locate in a sequentially inferior area.

The allocation should be amended to state that any retail/restaurant uses within the development should be small scale and should only serve the local convenience or service needs generated by the scheme, unless the sequential and impact tests are satisfied. The allocation of the site for office use (as proposed in the 'Preferred Option' version) could be reinstated. The 4,300sqm retail floorspace figure in Appendix 5 should be deleted. This approach would be in accordance with Policy RE8 'Waterside' and para. 3.188 which states that *"the scale and location provides an opportunity to create a new sustainable community with a range of residential and office/employment-led schemes, supported by appropriately scaled retail, health, leisure, educational and community facilities"*.

4346

The 'Proposed use' should state:

"Offices (B1) and small scale ~~R~~etail (A1) and restaurant/café uses (A3)."

NCC Response:

The site has planning permission and is now trading. PA84 will be removed from the Plan.

Proposed Changes

Remove PA 84 from the Plan.

PA85 Waterside - Trent Lane, Park Yacht Club

PA85 Waterside - Trent Lane, Park Yacht Club

Version: Publication LAPP

Consultee ID: 225

Consultee Name: PEDALS (McClintock H)

Representation number: 4491

UNSOUND

Object/Support/Other? Object
Resolved? No
Sound? Unsound
Formally withdrawn? No
Council comments Respondee comments assessed but no change made to the Plan.
Already covered off in Development Principles

Consultation comment extract:

4491	PA85	<i>Waterside - Trent Lane, Park Yacht Club important for improving links between the City Centre and Colwick Park and the northern end of the proposed foot-cycle bridge between Trent Lane and The Hook (Lady Bay) and for the development of a continuous riverside path between Colwick Park and Meadow Lane Lock, etc. effectively extending the present Big Track canal-and riverside route</i>	Dales
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NCC Response:

Comments noted. Development Principles set out that a continuous riverside cycling and walking path should be provided. Comments related to the relationship of the site with the wider cycling network have been passed to the Transport Strategy section.

PA85 Waterside - Trent Lane, Park Yacht Club

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4644

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4635	PA 68,69, 76 – 79, 81 – 83, 85. All of these sites have canal or river frontages. For canal side sites we would welcome a consistent recognition that development or redevelopment should carefully consider the relationship between the sites and the canal towpath, exploit opportunities to create access and links between them and enhance the canal frontage. We agree that the design and layout of riverside sites should exploit riverside frontages with a continuous cycle and pedestrian path along the River Trent. Existing bank-side habitats should be retained and an accessible riverside green corridor created that provides wildlife and community value. The Forum requests that the design of the sites should ensure that the opportunity to create a new foot-cycle bridge over the Trent between the Hook (Lady Bay) and Daleside Road is not jeopardised.
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NCC Response:

Policy RE8 seeks to improve pedestrian, bus and cycle linkages. Policy EN5 sets out requirements for the protection, maintenance and enhancement of bankside habitats, and wider planning issues in relation to development adjacent to waterways. In the absence of a definitive scheme or funding for a new bridge crossing it would not be appropriate to impose safeguarding restrictions on site allocations.

PA86 Thane Road - Horizon Factory

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 182

Consultee Name: Coal Authority (Harrison M)

Representation number: 5058

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

5058 As you will be aware this site does not lie on the surface coal resource or contain any mining legacy features, therefore, I confirm that we have no specific comments to make at this stage.

NCC Response:

Noted.

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 188

Consultee Name: Potter J

Representation number: 5098

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5098

This location visually relates to:
parts of Clifton for example semi-natural Clifton Grove,
River Trent Valley landscape with Green Belt and semi-rural fringe 'riverscape';
(similarly) have made representations before re Grove Farm and PA54 .

NCC Response:

The relationship of the site and the surrounding area has been taken into account in the consideration of the proposed allocation.

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 188

Consultee Name: Potter J

Representation number: 5107

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

- 5107 (similarly) have made representations before re Grove Farm and PA54 .
On its development principles proposals, has it been considered whether, e.g. at the south-western segment of the location, some residential use might instead have been proffered? "long views" are acknowledged, it is thought the
- 5107 what other use(s) not put forward might it be utilized to?

NCC Response:

The site falls within a designated Employment area within the adopted Nottingham Local Plan (2005). A continued employment use here is considered to be an appropriate and in accordance with the spatial objectives set out in the Local Plan. Residential development is not considered to be an appropriate use within this site.

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 188

Consultee Name: Potter J

Representation number: 5108

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5108 instead have been proffered?; "long views" are acknowledged, it is thought the
5109 "careful design" - and this should include respecting the riverscape's unlit-ness -
needs particular focus - so too in its sustainability appraisal -
with regard to the denoted above.

NCC Response:

The development principles make reference to the need for developers to take account of long views. Issues relating to any potential for light pollution would be managed through the Development Management process as development proposals come forward.

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 188

Consultee Name: Potter J

Representation number: 5110

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5110

It would cause a large amount of demolition waste if pulled down, what's its condition; it is and always was incongruous to location: brutalist in appearance (glimpsed in the film *Control*, director A. Corbiijn, 2007);

NCC Response:

Comments noted.

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 188

Consultee Name: Potter J

Representation number: 5111

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5111

large species native trees should have been planted to grow to soften it towards the Green Belt fringe adjacent; if this building goes or whether it goes on, opportunities to regain some sensitivity there ought to be pursued presently.

NCC Response:

Detailed matters relating to landscaping would be managed through the Development Management process as development proposals come forward.

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 311

Consultee Name: Historic England (Worrall R)

Representation number: 5099

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

5099

I am writing to confirm that Historic England has no concerns to raise in relation to this allocation. The Horizon Factory was considered for listing in 2015 but the report concluded that the former factory 'does not meet the very high selection criteria for buildings of this date' and was not taken forward for listing.

NCC Response:

Noted

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (B Driver)

Representation number: 5093

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5093

Although we appreciate much of the site is built up/ brownfield, we would recommend a Preliminary Ecological Assessment is carried out to inform any planning application which looks at the potential for the site to support protected species, including bats in any remaining building(s) or mature trees, reptiles (note a population of slowworm has been established nearby at Beeston Sidings), nesting birds, water voles etc. Any ecological impacts should be mitigated or compensated in line with relevant policy/ legislation. Potential impacts on wildlife are likely to be minimised if the boundaries to the LWS can remain undisturbed and are buffered from any redevelopment.

NCC Response:

Comments noted. Consideration would be given, through the Development Management system, to an ecological assessment, as and when proposals for development come forward.

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 802

Consultee Name: Natural England (Deeming R)

Representation number: 5082

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

5082

Natural England notes that the proposed allocation is within an area that could benefit from enhanced green infrastructure (GI). Multi-functional green infrastructure can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement. We therefore welcome the intention within the allocation's description to provide opportunities to enhance biodiversity and habitats and strengthen links with the adjacent local wildlife site.

NCC Response:

Support noted

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 2410

Consultee Name: Environmental Health (Ball S)

Representation number: 5064

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

5064 There are constraints in relation to the use of this land but with mitigating measures incorporated into a design this land is suitable for employment use. The land is under lain by domestic landfill and gas monitoring must be

NCC Response:

Comments noted

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 2410

Consultee Name: Environmental Health (Ball S)

Representation number: 5065

N/A

Object/Support/Other? Other

Resolved? N/A

Sound? N/A

Formally withdrawn? No

Council comments Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5065 land is suitable for employment use The land is under lain by domestic landfill and gas monitoring must be undertaken to evaluate the gassing regime on site and design appropriate gas mitigation measures. This issue and contamination in the soil both from the landfill and the use as a tobacco factory has already been identified in the Supporting Background Documents.

NCC Response:

Issues identified in development principles and would be managed through the Development Management process as applications come forward

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 2452

Consultee Name: Gedling Borough Council (Foster G)

Representation number: 5066

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

5066 The policy principles set out for the Thane Road site are strongly supported. This proposed policy approach is consistent with the NPPF and the Aligned Core Strategy Policy 4 h) ii) which seeks to retain good quality existing employment sites (including strategic employment areas). In this context it is noted that the existing employment site is listed as one of the sites being protected for employment uses under the LAPP Policy EE2.

NCC Response:

Support noted

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 2452

Consultee Name: Gedling Borough Council (Foster G)

Representation number: 5067

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

5067

As part of an existing employment area and given the site is partly operational a suitable redevelopment scheme for employment uses is likely to result in significant extra employment on site bringing significant economic benefits for local communities. The site is being vacated due to its single occupier ceasing operations at this site. However, the site is part of a strategic employment site which appears to be well managed and a relatively successful business location with good accessibility both in terms of the marketability of the site and also to local communities.

NCC Response:

Comments noted

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 2452

Consultee Name: Gedling Borough Council (Foster G)

Representation number: 5068

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

5068

The Strategic Distribution of Employment Requirements (SDER) Background Paper October 2015 concludes that there is a slight shortfall of employment land identified across the Nottinghamshire HMA authorities in comparison with the identified requirements based on the Policy-on scenario calculated in the Employment Land Forecasting Study (ELFS). The SDER also notes that the 25 ha share of the distribution of employment land to Nottingham City is the effective capacity of Nottingham City to accommodate new industrial and warehouse space. The SDER also notes that the shortfall from the Nottingham City Policy-on employment land requirement calculated by the ELFS may be made up in surrounding Districts. The employment land supply both at the HMA level and in Nottingham City is therefore "tight" making it important to protect good employment sites otherwise economic activity may be lost or need to be replaced elsewhere.

NCC Response:

Comments noted

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 3219

Consultee Name: Nottinghamshire County Council (McCallum E)

Representation number: 5083

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

5083	<u>Ecology</u> The County Council has no comment to make in relation to nature conservation.
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NCC Response:

Noted

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 3219

Consultee Name: Nottinghamshire County Council (McCallum E)

Representation number: 5084

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

5084

Strategic Highways

The proposed allocation details show that part of the site frontage will be reserved for the Southern Bus Corridor improvements. It should also be noted that this is a like for like replacement of employment land previously used by Imperial Tobacco and accordingly should generate similar amounts of traffic. The adjoining junction of Thane Road and A52 is currently being considered for improvement by Highways England (HE) who are investigating options. The likely traffic generation will need to be factored in to HE's assessment. The County Council have informed the HE design team accordingly. In view of the aforementioned, the County Council can advise that they have no strategic transport planning observations to make.

It should be noted that all comments contained above could be subject to change. These comments are based on the information supplied and are without prejudice to any comments the County Council may make on any future planning applications submitted for this site.

NCC Response:

Noted. It is considered that proposed developments should be subject to Transport Assessment. Development Principles for the site have been amended to require such submission. The Site Assessment Background paper addendum makes reference to A52, which is part of the strategic road network, included in the site assessment and need for Transport Assessment added.

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 3219

Consultee Name: Nottinghamshire County Council (McCallum E)

Representation number: 5085

N/A

Object/Support/Other?	Other
Resolved?	yes
Sound?	N/A
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

5085

The site lies within the urban area of Nottingham, just to the north of the Trent Valley character area as designated in the Greater Nottingham Landscape Character Assessment (2009). As stated in the appraisal, there are long distance views of the site from the south. There is an opportunity to reduce the visual impact of any new development with more sensitive design and by keeping the building set back from Thane Road. More substantial tree planting would also help to reduce the visual impact – native species should be used, as recommended in the landscape character assessment.

5085

2. The design and layout of the site should minimise the visual impact of the development – particularly views from the south. The building should be set back from Thane Road with more substantial tree planting to reduce visual impact.

NCC Response:

Agree that the development principles text relating to the western boundary be amended. Considered appropriate to direct that Development proposals should seek to retain and enhance this wildlife corridor. These changes have been made as set out in changes column. The site assessment has been updated to include importance of LWS and canal corridor

Proposed Changes

The development principles have been amended, now stating that: Careful treatment is also required at boundaries adjacent to the local wildlife site and canal to the west of the site, which provide opportunities to enhance biodiversity and habitats. Development proposals should seek to retain and enhance this wildlife corridor.

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 3219

Consultee Name: Nottinghamshire County Council (McCallum E)

Representation number: 5086

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5086

The canal to the west is a designated BioSINC. There is a substantial buffer of vegetation to the western boundary of the site – this should be retained and enhanced. A policy/allocation for the site should include the following:

1. Proposals should retain and enhance the areas of vegetation adjacent to the Beeston Canal

NCC Response:

The development principles set out that the site is highly visible from views from the south and east, and therefore careful design would be required to address these long views. It is not considered appropriate to prescribe details such as tree planting, which would be better considered within the development management process in response to specific proposals. Opportunities to reduce visual impact noted in site assessment

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 3530

Consultee Name: Highways England (Griffiths S)

Representation number: 5087

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

network (SRN). It is the role of Highways England to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Proposed Site Allocation, Highways England's principal interest is safeguarding the operation of the A52 which routes through the plan area.

NCC Response:

Comments noted

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 3530

Consultee Name: Highways England (Griffiths S)

Representation number: 5088

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

5088

There are existing congestion issues at junctions on the A52 in the Nottingham area, including the A52 Queens Drive junction which serves the site. Highways England is currently progressing development of the A52 Nottingham Junctions scheme, which is included in the Road Investment Strategy for commencement in Road Period 1 (2015-

5088

2020). This scheme is expected to include a limited improvement to the A52/Queens Drive junction.

Future employment uses on the Horizon site, as proposed, will have impacts on the A52 Queens Drive junction. Highways England would therefore expect proposed development of the site to be subject to a Transport Assessment as part of the development management process.

NCC Response:

Agree that proposed developments should be subject to Transport Assessment. Development Principles for the site have been amended to require such submission. The Site Assessment Background paper addendum makes reference to A52, which is part of the strategic road network, included in the site assessment and need for Transport Assessment added.

Proposed Changes

Development Principles amended to read: Access to the site should be taken from Thane Road and Bull Close Road. A transport assessment is required for this site.

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 3590

Consultee Name: D2N2 LEP (Ralph D)

Representation number: 5070

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

5070 We don't normally comment on planning proposals but would concur with this approach.

NCC Response:

Support noted

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 3644

Consultee Name: National Grid (Deanwood R)

Representation number: 5097

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

5097

We have reviewed the above consultation document and can confirm that National Grid has no comments to make in response to this consultation.

NCC Response:

Noted

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 3786

Consultee Name: Imperial Tobacco and Henry Boot (Hulse K)

Representation number: 5095

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

5095

We would like the opportunity to represent our client orally at the Examination. The Horizon Factory site is a major employment site within the City and it is important that once the current operator, Imperial Tobacco leaves the site that its future is not prejudiced by planning policies that are too restrictive. The proposed policy for the site allocation is considered to be too inflexible and therefore if this remains unchanged we would seek to exercise our right to attend the hearing. Section 20(6) of the Planning and Compulsory Purchase Act 2004 states that '*any persons who makes representations seeking to change a development plan document must (if he so requests) be given the opportunity to appear before and be heard by the person carrying out the examination*'.

5095

1.05 Imperial Tobacco Ltd and Henry Boot Ltd **support** the allocation of the site for employment uses but advocate some modifications being made to the proposed allocation.

5095

5.01 In principle the allocation of this industrial site as an employment allocation is **supported**.

5095

6.02 The allocation of the former Imperial Tobacco site 'PA86 Thane Road, Horizon Factory' for employment uses is **supported**.

NCC Response:

Support Noted

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 3786

Consultee Name: Imperial Tobacco and Henry Boot (Hulse K)

Representation number: 5101

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5101

- 5.02 There are however reservations regarding the lack of flexibility in the types of employment uses that could be supported by the site. Concerns are also raised regarding the inclusion as part of the Green Infrastructure Network the additional area of open space located within the site.
- 5.03 Both the ACS and the LAPP identify a clear need for additional employment provision in order to support the economic regeneration of Nottingham City Council.
- 5.04 The representation site is well located to support new B2 and B8 employment uses following the redevelopment of the site. The updated evidence base undertaken to support the LAPP and in particular Policy EE1, has identified an increase in the overall requirement of B1c), B2 and B8 employment land from 12hectares (as set out in the ACS) to 25 hectares.
- 5.05 The site is particularly well located to the strategic road network, with the A52 located 300 metres to the east of the site providing easy access to the motorway network. The site is also served by good quality public transport links into Nottingham City Centre.
- 5.06 Notwithstanding the support given to the allocation of this site for traditional employment uses (B1c), B2 and B8), it is considered that if the City is to achieve its aspirations for economic growth then providing some flexibility on the types of employment generating uses on such sites is essential. The LAPP however restricts the type of sui generis uses on employment sites to those of a similar nature to the main employment use, which is considered to be overly restrictive.

5.07 The ACS recognises that approximately 50% of all jobs are now outside of the traditional use classes and that these are important in sustaining a strong and flexible economy. It is therefore important to recognise this and ensure that alongside traditional employment uses there are opportunities to support employment generating businesses that are outside of the B1c), B2 and B8 use classes.

5.08 Given the evidence on the types of jobs that the population is undertaking in the City it is considered that a more flexible approach to the range of uses supported on the site would result in an increase in the number of jobs created on the site.

5.09 In the immediate locality of the representation site, although traditional employment uses pre-dominate there are also a range of sui generis uses that cannot be said to be similar in nature to the main employment uses eg car showrooms, car and van hire, cash and carry businesses, A3 use classes.

5.010 In allocating this site for employment uses, greater flexibility should be provided in the policy text to allow for more flexibility in the type of sui generis uses that can be accommodated on the site provided that such uses would not prejudice the overall employment allocation. The restrictions placed on the types of sui generis uses and other ancillary uses that will be permitted on the site are **objected to**.

5.011 It is also noted that prior to the site being proposed as an allocation, Policy EED: Protecting Existing Business Parks/Industrial Estates was the relevant policy. This policy provides greater flexibility for proposals determined under this policy because it allows for ancillary development necessary to serve the proposal. As this is not defined either within the policy or the Glossary of the Local Plan, it can be interpreted

more widely than the allocation policy and could include for example a small A1 convenience shop or sandwich shop, which would serve the needs of people employed within local businesses. The same flexibility should be provided for within Allocation PA86.

5101

6.03 An **objection** is maintained with regard to the restrictive nature of the sui generis uses permitted on the site. In order to facilitate the City's economic objectives and maintain a strong and flexible economy a wider range of sui generis and ancillary uses should be supported as part of the allocation. This approach will also potentially increase the overall number of jobs that the site can support.

NCC Response:

The site allocation is located within a major business park as defined on the Policies Map of the emerging Local Plan. Policy EE2 of the Plan would therefore apply to proposals within that designation. This policy permits employment uses as defined in the Glossary of the plan (which encompasses B1 Business, B2 General industrial Use and B8 Storage or distribution uses, together with 'sui generis' uses of a similar nature which are suitably located on employment sites). Policy EE2 also permits ancillary development necessary to serve the proposal.

This site allocation, together with the major business park designation and relating EE2 policy therefore provide significant flexibility for development, whilst also protecting land necessary to meet the Council's requirement for employment land provision. Under the above factors the principle, for example, of a sui generis proposal for a car dealership with showroom and office/workshop may be acceptable.

It is considered that any further flexibility in the uses permitted on this site would be likely to undermine the council's spatial objectives in terms of the site's role as a strategically important employment location.

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 3786

Consultee Name: Imperial Tobacco and Henry Boot (Hulse K)

Representation number: 5102

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan

Consultation comment extract:

5102

5.012 Although the designation of the additional land within the site as Open Space is separate to the allocation, it is **objected** to (see Figure 3 below). In the adopted Local Plan the land in the south western corner of the site, along the frontage and immediately adjacent to the canal forms part of the open space networks. The

5102

retention of these elements are supported and will ensure that the City's Green Infrastructure, particularly the canal corridor is maintained. The extension of the City's Green Infrastructure to include a 1ha parcel of land within the site is not supported as it significantly reduces the developable area of this already constrained site. This area of greenspace is not one of high ecological value and is in essence an area of grass with some limited tree planting. The exclusion of this parcel of land from the City's Green Infrastructure network will not have a detrimental impact on the overall function of the network. The area of land in question is not accessible to the public and therefore does not perform any wider open space function but in essence represents an area not required for the former cigarette manufacturing operations that has been greened over.

5102

5.013 The designation of this parcel of land potentially prejudices the comprehensive redevelopment of this site for employment uses and as such this parcel of land should be removed from the proposed open space designation. Given the area already designated as open space in the south western corner and along the southern boundary of the site it is considered that a significant proportion of the site already makes a contribution towards the aims and objectives of the City's Green Infrastructure.

5102 6.04 The inclusion of land within the site to the west of the distribution centre (see Fig 3a) and b)) as open space is **objected to**.

NCC Response:

The site allocation is excluded from the Open Space designation entirely, although open space is referred to in the Development Principles.

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 3787

Consultee Name: Boots UK (Turner M)

Representation number: 5096

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	No additional comments to make

Consultation comment extract:

This representation is made on behalf of Boots UK Ltd ('Boots') who are a key local stakeholder with land interests immediately adjacent to the Horizon Factory site.

5096

The proposed Horizon Factory site allocation adjoins the Nottingham Enterprise Zone ('NEZ'), which sits on the Boots site, to the west. The Boots site was among the first new tranche of 11 Enterprise Zones in the UK. The site is performing well in the context of other UK Enterprise Zones, delivering tangible employment growth and significant inward investment. Planning permission has recently been secured for up to 11 hectares of residential development and around 21.5 hectares of commercial space on site. As such the NEZ represents a genuine mixed use regeneration area focused on health, beauty and wellbeing innovation.

NCC Response:

Noted

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 3787

Consultee Name: Boots UK (Turner M)

Representation number: 5103

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	No additional comments to make

Consultation comment extract:

It is recognised that the Horizon Factory site has a long-established legacy use as a key local employer and the Local Plan process provides an opportunity for the Council to strengthen and secure the commercial employment generating use for the long term. The principle of the allocation for employment use is therefore acknowledged. Moreover, the allocation is consistent with Paragraph 22 of the NPPF in so far as there is a reasonable prospect of the site being used for employment purposes.

5103

It is considered that the proposed allocation of the Horizon Factory site for employment use including offices (B1), general industrial (B2) and warehousing (B8) only, provides an opportunity for a fringe site to complement the existing and approved land uses within the neighbouring NEZ.

A recognition of the complementary functions and relationship between the Horizon Factory site and NEZ will ensure that the respective sites function well together and serve the wider regeneration aspirations of the city. The proposed allocation is in accordance with the Council's spatial objectives, as set out in the Aligned Core Strategy (adopted 2014); providing new and protecting existing local employment opportunities, in turn creating conditions for all people to participate in the economy, ensuring equitable economic growth, and social sustainability. The Core Strategy acknowledges that the supply of employment land in the City offers the potential for regeneration and development.

NCC Response:

Comments noted

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 3787

Consultee Name: Boots UK (Turner M)

Representation number: 5104

N/A

Object/Support/Other?	Other
Resolved?	No
Sound?	N/A
Formally withdrawn?	No
Council comments	Boots suggested a need for a Development Brief. Comments assessed but no change made to the Plan.

Consultation comment extract:

5104

Boots is keen to ensure that the nature and type of employment uses complements and supports the objectives and the demonstrable success of the NEZ. Design and accessibility considerations must be considered in detail and a measured and inclusive approach taken to ensure that all key stakeholders are engaged in the development of the site. Due to the relative spontaneity with which this site has come forward it will be important to ensure that appropriate mechanisms to inform growth and design requirements are put in place, so that the quality, value, functionality, deliverability and ethos of the NEZ is not inadvertently diluted. To manage this risk, the opportunity for the Council to manage the site's development by way of a Development Brief, that advances upon existing development principles, should inform detailed policy wording. Carefully considered strategic planning outcomes between the Horizon Factory site and the NEZ are essential.

A Development Brief would enable a more comprehensive approach to development,

5104

considering the scale, type and location of different employment uses within the site, along with access considerations, improving the quality and efficiency of development whilst minimising uncertainty and risk.

NCC Response:

The policy approach taken to the site allocation and within the wider emerging Local Plan ensures that the site will be developed in a complementary fashion to the surrounding area, including the NEZ. A Development Brief is not considered to be appropriate at the current time.

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 3787
Consultee Name: Boots UK (Turner M)
Representation number: 5105

N/A

Object/Support/Other?	Other
Resolved?	yes
Sound?	N/A
Formally withdrawn?	No
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

5105

The Council's delivery strategy is aimed at ensuring growth is delivered sustainably. It follows that Boots is mindful of the potential adverse impact of HGV movements on the residential amenity of the forthcoming development to the west, along Thane Road. Resultant commercial traffic, in particular HGV movements, from the Horizon Factory site will need to be carefully controlled. This is best effected at an early planning stage and detailed policy should provide a clear requirement for traffic management based on Transport Assessment.

Thane Road is a single lane carriageway that links both the Horizon Factory site and NEZ to the A52 and east to the City Centre. Humber Road South is also a single lane road, to the north of the NEZ, and links to Beeston, adjacent residential areas and on to the A52 Derby Road/Brian Clough Way and the M1 Junction 25. The recently permitted new link road between Thane Road and Humber Road South will provide access to the forthcoming residential and ancillary land uses at the NEZ. To avoid the use of the link road as a shortcut directly through the Enterprise Zone towards Brian Clough Way and the M1, commercial traffic from the Horizon Factory site, and in particular HGVs, should be primarily routed north, along Bull Close Road before merging onto the A52 Clifton Boulevard from Redfield Way. This would in turn protect the character and quality of the regeneration area and avoid highway safety concerns and potential conflicts with residential road users. Indeed, all HGV traffic, both to and from Boots, is routed via Harrimans Lane providing the link to and from the A52 and beyond. The potential for routing of commercial vehicles from the Horizon site, and in particular HGVs, through the NEZ to avoid congestion on University Boulevard and Derby Road is palpable based on the current road layout, and would undermine the care taken to provide a high quality form of development within the NEZ.

Boots acknowledges that while in operation, the Horizon Factory site was intensively used, however the single control of the site enabled controlled management of commercial traffic onto the surrounding highway network, in terms of volume, route and frequency distribution. A multiplicity of businesses, following the redevelopment of the site, has the potential to increase the intensity of commercial use and subsequent vehicular movements including HGVs and that of staff and visitors. Moreover, the adjacent residential development will generate an increase in vehicular trip generation, particularly in the morning and evening peak hours. Having regard to the above, it is important that the highway network is sufficiently controlled to ensure a coordinated pattern of movement, which satisfies the range of uses within the wider regeneration area. The regeneration of the Horizon Factory site offers an opportunity to consider vehicle access and movement holistically, with the potential to close the existing Thane Road access.

NCC Response:

Vehicular movement through the NEZ area is not a matter that to be controlled through the allocation of this site. The Development Principles have been amended to require the submission of a Transport Assessment with proposals to develop the site.

Proposed Changes

Development Principles amended to read: Access to the site should be taken from Thane Road and Bull Close Road. A transport assessment is required for this site

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 3787

Consultee Name: Boots UK (Turner M)

Representation number: 5106

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	Development Principles amended to capture comments

Consultation comment extract:

5106

Within proximity of the Horizon Factory site, in the NEZ, are two Grade I, a Grade II* and a Grade II Listed Building. Accordingly, Boots is keen for any new development to seek to protect Listed Buildings and their settings from a range of views. We consider that locating new low density office development towards the western part of the site, fronting onto the canal, will contribute towards a more pleasant and attractive environment and have a lesser adverse impact on the setting of the Listed Buildings and ecological sensitivity in the vicinity.

NCC Response:

Other planning policies within the Local Plan seek to protect the setting of Listed buildings, and the comments of English Heritage have been provided regarding this proposed allocation.

PA86 Thane Road - Horizon Factory

Version: Revised Publication LAPP

Consultee ID: 3787

Consultee Name: Boots UK Ltd (Mr Matthew Turner)

Representation number: 5463

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

A Development Brief would enable a more comprehensive approach to development, considering the scale, type and location of different employment uses within the site, along with access considerations, improving the quality and efficiency of development whilst minimising uncertainty and risk.

Thane Road is a single lane carriageway that links both the Horizon Factory site and NEZ to the A52 and east to the City Centre. Humber Road South is also a single lane road, to the north of the NEZ, and links to Beeston, adjacent residential areas and on to the A52 Derby Road/Brian Clough Way and the M1 Junction 25. The recently permitted new link road between Thane Road and Humber Road South will provide access to the forthcoming residential and ancillary land uses at the NEZ. To avoid the use of the link road as a shortcut directly through the Enterprise Zone towards Brian Clough Way and the M1, commercial traffic from the Horizon Factory site, and in particular HGVs, should be primarily routed north, along Bull Close Road before merging onto the A52 Clifton Boulevard from Redfield Way. This would in turn protect the character and quality of the regeneration area and avoid highway safety concerns and potential conflicts with residential road users. Indeed, all HGV traffic, both to and from Boots, is routed via Harrimans Lane providing the link to and from the A52 and beyond. The potential for routing of commercial vehicles from the Horizon site, and in particular HGVs, through the NEZ to avoid congestion on University Boulevard and Derby Road is palpable based on the current road layout, and would undermine the care taken to provide a high quality form of development within the NEZ.

5463

Boots acknowledges that while in operation, the Horizon Factory site was intensively used, however the single control of the site enabled controlled management of commercial traffic onto the surrounding highway network, in terms of volume, route and frequency distribution. A multiplicity of businesses, following the redevelopment of the site, has the potential to increase the intensity of commercial use and subsequent vehicular movements including HGVs and that of staff and visitors. Moreover, the adjacent residential development will generate an increase in vehicular trip generation, particularly in the morning and evening peak hours. Having regard to the above, it is important that the highway network is sufficiently controlled to ensure a coordinated pattern of movement, which satisfies the range of uses within the wider regeneration area. The regeneration of the Horizon Factory site offers an opportunity to consider vehicle access and movement holistically, with the potential to close the existing Thane Road access.

5463
cont

NCC Response:

The proximity of PA86 - Thane Road - Horizon Factory to the Nottingham Enterprise Zone is acknowledged. The need for a Development Brief will be kept under review, as there are several approaches to its reuse, including making use of many of the existing buildings. The Development Principles refer to the need for a transport assessment.

PA86 Thane Road - Horizon Factory

Version: Revised Publication LAPP

Late Rep

Consultee ID: 3876

Consultee Name: Lenton Drives and Neighbours Residents Association (Kate Loewenthal)

Representation number: 5366

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5365
&
5366

PA54 Boots site

PA86 Thane Road

The availability of these two development sites provide clear opportunity to accommodate significant numbers of PBSAs in locations with good transport links to the University of Nottingham and the City. Furthermore, current proposals do not include for sufficient student housing within the allocation. The areas in which these parcels are sited have no immediate residential neighbours and could accommodate a substantial number of student bed spaces that could alleviate the existing pressure on residential areas within the city. Provision could be by way of PBSAs, but also by the provision of C4 dwelling houses designated for student accommodation – thus providing the shared living facility that some desire.

Allocations of this size are rare within the Nottingham City boundary and failing to include substantial student housing numbers on this site in such close proximity to the university, would represent a significant missed opportunity to repair some of the damage to communities elsewhere.

NCC Response:

The site is allocated for employment, B1, B2 and B8. This is a major site within an established area and lies close to an Enterprise Zone and not considered suitable for residential development of any type.

Omission Site - New Aspley Gardens

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 1825

Consultee Name: Lowe J

Representation number: 4109

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4109

1. Ownership

There are 245 allotments, 90% of owners wish to sell, and the remaining 10% fall into the following categories:-

10 are no longer contactable (presumed deceased)
11 allotments are attached to rear gardens of houses – not a problem as this will determine new line of site boundary
10 allotments where owners (5 owners) do not wish to sell – including 1 person with 4 gardens apparently being used on a commercial basis!

The majority of owners are elderly, where owners have died and bequeathed them to family members it can fragment ownership and normally the new owners do not wish to cultivate them. The vast majority of allotments are now unused.

4109

a. 'No demonstrable need' – a maximum of only 10% of the allotments are being used for the reasons referred to

NCC Response:

Site scores poorly on many of the SA objectives. Site is part of the Open Space Network, would result in loss of allotments and in adverse impacts on biodiversity and health. Some allotments are in active use or have been converted to rear gardens. Site not considered appropriate for allocation.

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 1825

Consultee Name: Lowe J

Representation number: 4798

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4798	<p>2. <u>Anti – Social Activity – Vandalism, Theft etc</u></p> <p>Vandalism, theft, tipping, fires, squatters – these activities and more are all taking place irrespective of whether allotments are unused or cultivated. The long site boundary (over 1 kilometre), exposed to public footpaths is from a</p>
4798	<p>practical point of view impossible to secure from illegal entry and throwing of waste from the back of a truck, whilst parked on the footpath is a simple matter.</p>
4798 cont	<p>d. 'Nature conservation value' – by removing the risks from tipping of noxious waste and illegal fires (to strip insulation from wires etc) nature conservation will be enhanced, well balanced and considered new landscaping will also offer scope to increase bio-diversity.</p>

NCC Response:

Site scores poorly on many of the SA objectives. Site is part of the Open Space Network, would result in loss of allotments and in adverse impacts on biodiversity and health. Some allotments are in active use or have been converted to rear gardens. Site not considered appropriate for allocation.

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 1825

Consultee Name: Lowe J

Representation number: 4799

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4799

3. Open Space Network - *POLICY EN1*

Examination of any reasonable map of the surrounding area will show an abundance of open space e.g.

- a. David Lloyd Leisure Centre and sports ground
- b. Windmill Gardens
- c. Bluecoat School playing fields
- d. Melbourne Park
- e. Manning School playing fields
- f. King George 5th playing fields
- g. Harvey Haddon sports complex
- h. Glaisdale Comprehensive playing fields
- i. Wollaton Park
- j. Ellis Gillford Comprehensive playing Fields

NCC Response:

Site scores poorly on many of the SA objectives. Site is part of the Open Space Network, would result in loss of allotments and in adverse impacts on biodiversity and health. Some allotments are in active use or have been converted to rear gardens. Site not considered appropriate for allocation. -The list of sites they have provided includes 6 school playing fields which offer a very specific type of open space function.

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 1825

Consultee Name: Lowe J

Representation number: 4800

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4800

I contend that the loss of for example 80% of this mainly derelict site, offering no public access will be more than compensated for by a well planned new development. This new development, comprising mainly housing built to high eco – standards with approved landscaping to achieve balanced bio-diversity would also have public access.

In its present state this land is surplus to requirements.

NCC Response:

Site scores poorly on many of the SA objectives. Site is part of the Open Space Network, would result in loss of allotments and in adverse impacts on biodiversity and health. Some allotments are in active use or have been converted to rear gardens. Site not considered appropriate for allocation.

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 1825

Consultee Name: Lowe J

Representation number: 4802

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4802

b. Retention of up to 20% of site for redevelopment of existing allotments would result in more efficient use. This would more than meet existing needs with scope for some growth, if needed in this area.

NCC Response:

Site scores poorly on many of the SA objectives. Site is part of the Open Space Network, would result in loss of allotments and in adverse impacts on biodiversity and health. Some allotments are in active use or have been converted to rear gardens. Site not considered appropriate for allocation.

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 1825

Consultee Name: Lowe J

Representation number: 4803

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4803

c. The derelict allotments make a negative contribution to the 'Open Space Network.' Re-development would make a positive visual contribution and offer enhanced recreational opportunities to a greater number of people through mainly new housing.

NCC Response:

Site scores poorly on many of the SA objectives. Site is part of the Open Space Network, would result in loss of allotments and in adverse impacts on biodiversity and health. Some allotments are in active use or have been converted to rear gardens. Site not considered appropriate for allocation.

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 1825

Consultee Name: Lowe J

Representation number: 4805

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4805

Nottingham City Council has shown in the past that in exceptional circumstances it will re-designate allotment sites for development. Indeed it is proposing to do so in the future with site PA2 Blenheim Allotment, 7.05 hectares.

I contend that for the reasons given in this letter and Mr R. Fretwell's analysis that the circumstances pertaining to this site are exceptional.

NCC Response:

The allotments were relocated to allow an extension to the existing Blenheim Industrial Estate with land that was not within the Green Belt. The allotment were replaced adjacent to the site.

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 1825

Consultee Name: Lowe J

Representation number: 4806

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4806

Green – Belt in Greater Nottingham Area

Failure at this time of a growing shortage of houses to re-designate a derelict site within the city, for mainly housing will further increase the growing pressure to meet demands by using Green-Belt and farm land around Nottingham.

The Nottingham City Council has already proposed to re-designate site PA57, Clifton West (9.58 hectares), at present comprising farm land and university playing fields for housing. Housing development on land surrounding Sharp Hill woods, West Bridgford has already commenced. This site is visibly conspicuous and contentious and Field Farm near Stapleford is already approved for housing.

NCC Response:

Site scores poorly on many of the SA objectives. Site is part of the Open Space Network, would result in loss of allotments and in adverse impacts on biodiversity and health. Some allotments are in active use or have been converted to rear gardens. Site not considered appropriate for allocation.

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 1825

Consultee Name: Lowe J

Representation number: 4807

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4807

Summary

The New Aspley Gardenholders committee (on behalf of over 90% of its members) have been actively participating in the Nottingham City Council planning process since 2009 in order to have sites DS88 and DS89 re-designated for potential development and to date has met with negative response. (This comment does not apply to the 'enquiries team' who have been most helpful at all times)

In summary I contend that with Mr R Fretwell's analysis, (copy enclosed) and this letter, we have shown that the factors pertaining to these 2 sites are of an exceptional nature and that all aspects of redevelopment would show positive outcomes.

To inflexibly adhere to their present classifications will allow the sites to become more derelict and prolong the downward spiral. I therefore welcome the opportunity to have our 'Response' objectively assessed by an independent Planning Inspector.

NCC Response:

Site scores poorly on many of the SA objectives. Site is part of the Open Space Network, would result in loss of allotments and in adverse impacts on biodiversity and health.

It is considered that the SA process is a robust assessment and takes a consistent approach to all sites. Section 5 of the SA clearly sets out the approach taken to appraisal of sites and policies.

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 1825

Consultee Name: Lowe J

Representation number: 4808

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4808

I consider the plan is NOT sound because it does not objectively, fairly and consistently assess the criteria (headings 1 to 14 of Site Appraisal) between sites.

Please see attached letter from Mr J. Lowe and analysis of 'Sustainability Appraisal' from Mr R. Fretwell.

NCC Response:

Site scores poorly on many of the SA objectives. Site is part of the Open Space Network, would result in loss of allotments and in adverse impacts on biodiversity and health.

It is considered that the SA process is a robust assessment and takes a consistent approach to all sites. Section 5 of the SA clearly sets out the approach taken to appraisal of sites and policies.

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 2659

Consultee Name: Archer R

Representation number: 4113

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4113
4950

Support the designation of New Aspley Gardens as allotment gardens due to their contribution to:

- environment
- health and well being
- green space important to local people

I am the ~~freehold~~ freehold owner and do not wish to see the allotments developed.

NCC Response:

Support noted

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 3073

Consultee Name: D Savidge

Representation number: 4105

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

There are over 100 members of our group who own allotments at this location and all but a few would like to sell the land but before the land can be sold it would need to be in the local plan and considered for development.

4105

The vast vast majority of the allotments at this site are simple unused, over grown and subject to continuous vandalism, anti-social behaviour and fly tipping.

NCC Response:

Site scores poorly on many of the SA objectives and is also part of the Open Space Network. Development would result in loss of allotments and result in negative impacts on biodiversity and health. Some allotments are in active use or have been converted to rear gardens. It is therefore not considered appropriate to allocate the site.

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 3073

Consultee Name: D Savidge

Representation number: 4106

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

.he development of this land in such a central prime location could be a real benefit to the city, the local community, local infrastructure, local businesses and local families.

4106

NCC Response:

Site scores poorly on many of the SA objectives and is also part of the Open Space Network. Development would result in loss of allotments and result in negative impacts on biodiversity and health. Some allotments are in active use or have been converted to rear gardens. It is therefore not considered appropriate to allocate the site.

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 3215

Consultee Name: Fretwell R

Representation number: 4117

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4117

4819

1) Housing -

It is noted that sites DS88 and DS89 have been allocated major positive scores in recognition that a significant level of new housing could be provided by the implementation of either option.

It is worth noting that the DS88 site is self contained and isolated from any additional traffic emanating from the Chalfont Drive development. Another plus point is that there is no access for through traffic.

Site DS89 has 11 minor encroachments into the main area. However, these are located at the periphery of the site's boundary and hence are not of any significance or obstacle to development i.e. house building.

DS89, the larger option, has an area of around 24 acres (10 hectares) whilst D88 the smaller option has an area of 20 acres (8 hectares)

NCC Response:

Site scores poorly on many of the SA objectives and is also part of the Open Space Network.

It is acknowledged in the SA that the site has the potential to have a very major/important contribution towards the SA housing objective due to the number of new homes that could be provided on the site. However, it is part of the Open Space Network, would result in loss of allotments and in adverse impacts on biodiversity and health.

Omission Site - New Aspley Gardens
Version: Publication LAPP

Consultee ID: 3215
Consultee Name: Fretwell R
Representation number: 4820

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4820
4821

2) Health -

The moderate negative and the moderate to major negative (options 1 & 2) assessments, I question, as it appears to be principally based on the loss of recreational exercise and healthy locally produced food.

Only a few of the gardens still have a water supply and are cultivated. Most of the tenants are elderly and there are serious vandalism problems as stated below under the heading crime. Hence there is not, overall, a significant amount of recreational exercise taking place or healthy food being produced.

4820
4821

Out of the 245 allotments all but 21 have been put forward for sale. This number includes the 11 owners who have a vested interest in not selling, as a result being in the fortunate position where they can extend their house garden by allotment annexation.

No, you cannot assume that these gardens are being used for growing food, think more in terms of flowers and lawn extensions with the odd exception.

The moderate to major negative appraisal (Option 2) is not understood. It appears to be based on the land usage that possibly existed in the early 1980's and as such bears no resemblance to the current conditions on the ground. If houses were built, as suggested, there would be a lot more recreational exercise and gardening taking place by virtue of the new home owners tending their gardens.

If we look at what used to be a pristine green field site, DS26 page 635, under the same heading a moderate positive assessment was allocated. Whilst DS89 a 24 acre unloved allotment site, overgrown and rubbish strewn, with 5 active gardeners, is awarded a moderate to major negative assessment.

The disparity between these assessments, (a positive to negative swing), leaves one to concluded that there appears to be a diagram error in respect of DS89 under the heading, 2) Health. An explanation of the assessment criteria applied here would be appreciated.

NCC Response:

The site scores as a moderate negative/ moderate to major negative for the Health objective as it would result in the loss of allotments which provide recreational exercise opportunity and healthy locally produced food. Allocation of PA17 for residential

development will result in the provision of brand new open space where currently there is no public access.

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 3215

Consultee Name: Fretwell R

Representation number: 4822

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4) Crime -

Development would curtail the activities of the people who have been dumping obnoxious waste on the land over a prolonged long period time. The security of the houses located around the periphery of the site will be significantly improved by the secure boundary and improved surveillance associated with a housing development. Lloyds Leisure Centre (option 2) security would similarly be upgraded.

There is no satisfaction in allotment ownership if you have the steel frame of your gate removed by a power driven abrasive cut off disc and the metal clad gate removed for scrap metal. Produce stolen, shed vandalised, domestic and commercial rubbish dumped on your ground along with hypodermic needles, broken glass, old TV's and refrigerators. Part empty drums containing unknown obnoxious waste, car tyres, broken toilets, part filled gas cylinder etc. Not forgetting anything else that can be thrown over the Western Boulevard Fence, the list is endless.

Not every body is in the position to visit their allotment seven days a week to keep an eye on their patch. Nor are they likely to have the use of suitable transport and assistance to remove the dumped rubbish to the local recycling depot. Most owners are aging fast and it is quite conceivable that some of the proceeds from the sale will eventually finish up in your care home budget.

The wishes of the minority, whose gardening interests have been protected in all the development proposals put forward to date, seem to have been given a greater degree of cognisance by the council than the wishes of the majority.

The comments relating to community use are invalid as there is no public access to the land, it is privately owned. A mixed Housing Development would provide public access and arguably be of a significant social and health value to the area.

4822
4823

NCC Response:

The site scores as a moderate minor positive/ moderate positive for the Crime SA objective as development could offer opportunities to secure boundaries/create natural surveillance of area. However the site scores poorly on other SA objections and it is not considered appropriate to allocation for development.

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 3215

Consultee Name: Fretwell R

Representation number: 4824

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

5) Social -

If we look at site DS88 page 957 a minor negative value has been allocated. However, if we look at DS89 page 962, a moderate negative assessment has been allocated under the same heading. One can only assume that the social impact has been rated in relation to the sites land area. This assessment is clearly open to question, irrespective of the criteria used. Of the 245 allotments, we can remove from this number the 11 who have annexed their allotment. They are no longer considered to fall within the site area of Options 1 and 2. These owners, although not having sold their allotment, have already benefited financially as a result of enhanced house value associated with having acquired a larger garden.

Allowing for the owners who cannot be traced, we are left with around 5 "Hard Core Gardeners" owning 10 gardens apposing the proposed housing development.

The loss of social activity, within the gardening community, therefore, actually relates to the 5 owners of the 10 gardens under cultivation. To put it in perspective, an area roughly equivalent to a quarter of the area of site adjacent to the David Lloyd complex is actually being cultivated. Reference page 251 DS 89.

The Moderate Negative appraisal is obviously invalid, as there is only a minimal level of private social activity taking place on around one twentieth of the total acreage by the five owners and their friends? It should be noted that it has been agreed that land will be set aside for these garden owners in any development that takes place.

The positive social and health benefit, by virtue of house garden cultivation etc, associated with the proposed development of this site has, for some reason, been completely overlooked.

4824
4825

NCC Response:

The site scores as a moderate minor positive/ moderate positive for the Social SA objective as would result in loss of existing allotments. The SA does acknowledge that the proposed uses include community use which could add some social value. Resulting in an overall minor/moderate negative outcome.

However the site scores poorly on other SA objections and it is not considered appropriate to allocation for development

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 3215
Consultee Name: Fretwell R
Representation number: 4826

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4826
4827

6) Environment Biodiversity and Green Infrastructure –
The council have already conceded that numerous incursions into the environments green infrastructure are inevitable. Confirmed by observed developments currently taking place on pristine agricultural land at the boundary of the city.

The emphasis on the loss of green space in relation to this area appears to have been over emphasized, especially as it is not a public amenity. If you study the area you become aware that the lack of open space is not a significant issue in this part of Nottingham.

For convenience, I list below the green areas that lie within approximately 1mile of the site.

- a) The David Lloyd Leisure Centre complex and the sports ground that runs adjacent to Grassington Road from the Aspley Lane end as far as Holbeck Road.
- b) Sandwiched between Grassington Road and the railway line are the City owned Windmill Gardens.
- c) The South Field Road Playing Field.
- d) The Melbourne Park recreation ground accessed from Newton Drive and Melbourne Road.
- e) The Manning School Playing Field.
- f) The King George 5th Playing Field.

4826
4827
cont

- g) The Glaisdale Comprehensive School Playing Field.
- h) The Harvey Haddon Sports Complex.
- i) The Playing Field and Sports Ground which straddles the railway line - Wilkinson Street area.
- j) Wollaton Park
- k) Ellis Gillford Comprehensive School Tennis Courts and Playing Fields.

Development here would be far more sensible than on the flood plane of the River Leen, an area that could easily be converted into a nature reserve with a linking walkway and cycle track without degrading the lands defined designation. Ref. Environment Agency Flood Map.

NCC Response:

The site scores as a moderate to major/ major negative impact for the Environment, Biodiversity & Green Infrastructure objective due to the loss of the allotments which form an important part of the Open Space Network of the city.

Generally, most of the other sites within the plan along the river corridor are brownfield sites which have scored much better in the SA.

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 3215

Consultee Name: Fretwell R

Representation number: 4828

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4828
4829

7) Landscape -

There is no public access to any of the allotments, as stated 95% of which are not cultivated as a result of aging ownership, vandalism and rubbish dumping. The latter two are particularly relevant.

There is scope for a positive visual improvement to a section of the recently upgraded Western Boulevard with this development. Perhaps we could have your planning department thoughts on this matter?

NCC Response:

The site scores as a neutral impact for landscape/ townscape. There is the potential for improvements to Western Boulevard frontage, but this is dependent on the form of development.

However the site scores poorly on other SA objections and it is not considered appropriate to allocation for development

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 3215

Consultee Name: Fretwell R

Representation number: 4830

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4830
4831

8) Natural Resources and Flooding –

It is noted that this development is no longer listed as being on the flood plain of the River Leen and as such has been allocated a moderate negative assessment.

Run off water could be greatly reduced by having property driveways and service roads built with permeable surfaces. Rain water harvesting and the judicious use of soak a ways etc would also be beneficial in this respect. The incorporation of SUDS would further reduce the peak run off rates from the site. Also the site is reasonably level so water collecting at the lowest point should not be a problem.

If we look at the same aspect in relation to the Bobbers Mill Bridge Site (LA8 DS28), although it is located on the flood plane of the River Leen it has also been allocated a moderate negative assessment.

Can you explain how these two sites, one on a flood plain and the other not, can be deemed to be at the same risk of flooding?

NCC Response:

The site scores as a moderate negative impact on Natural Resources and Flooding SA objective. It is acknowledged that the site is not at significant risk of flooding although development could result in introduction of non-permeable surfaces impacting on drainage. Expectations on greenfield sites is that run off levels after development will not exceed current levels however there could still be foul water discharge which could give rise to flood risk. This site is 'greenfield' compared to PA30 Bobbers Mill which is brownfield hence the same scoring overall. Development on existing brownfield land is expected to have at least a neutral or positive impact on flood risk and surface water drainage as development provides opportunities to improve current flood risk.

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 3215

Consultee Name: Fretwell R

Representation number: 4832

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4832

4833

9) Waste -

Currently it is impossible for the individual to prevent his or her plot from being used as repository for waste of the type that is not normally collected by the city council. Development would eliminate this problem and replace it with a house based waste recycling collection activity.

For a housing complex, I assume this would be categorised as having a moderate negative impact.

The moderate to major negative level allocated would only be reached if approval was given for a significant level of retail development, something that has not been proposed.

NCC Response:

The site scores as a moderate to major/ major negative impact on Waste as development likely to result in a significant increase in waste compared to its current use.

The site also scores poorly on other SA objections and it is not considered appropriate to allocation for development.

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 3215

Consultee Name: Fretwell R

Representation number: 4834

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4834
4835

10) Energy and Climate Change.
Comments relating to Energy and Climate change can be countered by stating that this aspect will be minimised by the use of a high standard of thermal insulation and the specification of energy efficient heating appliances. Ground source heating and solar electrical generation is another possibility. Every effort will be made to comply with the Cities Green Energy Policy.

NCC Response:

The site scores as a moderate to major/ major negative impact on Energy and Climate Change objective as development likely to result in a significant increase in energy use compared to its current use. However, it is acknowledged that due to the size of the site, there is the potential to incorporate sustainable features within design eg small scale community energy generation. This still results in a moderate to major / major negative impact.

However the site scores poorly on other SA objections and it is not considered appropriate to allocation for development

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 3215

Consultee Name: Fretwell R

Representation number: 4836

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4836
4837

11) Transport.

There are at least 6 Bus Services, within walking distance of the site, that give direct access to the City. Namely Aspley Lane, Beechdale Road and Nuthall Road NCT services. If you include the Ring Road and Hospital Link services you would be hard pressed to find an area with better connections. For the more energetic there is the NCN6 cycle route on the doorstep.

Access to the site/s has not been raised by your planning department as being a significant problem.

The Major negative appraisal appears to be out of kilter with reference to other sites. What are the special circumstances driving this transport assessment?

NCC Response:

It is acknowledged that there is the potential for some modal shift due to access to bus and cycle routes close to the site. However, the site scores as a moderate to major/ major negative impact on the Transport objective as development likely to result in a significant increase in car borne traffic given level of housing proposed compared with the relative low trip generation from existing use of site. Many other sites, particularly brownfield which have existing transport trips score better.

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 3215

Consultee Name: Fretwell R

Representation number: 4838

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4838

In conclusion it is difficult to understand how a prime city site, located local to Western Boulevard, does not fit into the cities development plan. It will improve the security of surrounding properties including the David Lloyd sports complex. It is not contaminated and not subject to flooding. It has access to excellent bus services. Traffic flow will not interfere with that from the Chalfont Drive development as access has been proposed as being from Aspley Lane. Will have a minimal effect on the air quality in the area. New houses will obviously have energy efficient heating systems coupled with a high standard of thermal insulation. The area will become socially more active. The current waste tipping problem will be avoided. Finally the development will complement the existing housing on Western Boulevard and provide the space for housing that the city desperately needs.

It appears that the use of a virtually unused (5 gardeners), overgrown rubbish strewn allotment site of 24 acres for much needed house building is an Athena to the City Planning Department. Constructive ideas or comments on how "we" mitigate your concerns would be appreciated.

NCC Response:

Site scores poorly on many of the SA objectives. Site is part of the Open Space Network, would result in loss of allotments and in adverse impacts on biodiversity and health. Some allotments are in active use or have been converted to rear gardens. Site not considered appropriate for allocation.

Omission Site - Wilford Street

Omission Site - Wilford Street

Version: Publication LAPP

Consultee ID: 3722

Consultee Name: ABB Limited (Hiden G)

Representation number: 4192

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4192 ABB owns land at Wilford Road / Queens Drive in Nottingham which is suitable and available for redevelopment but in respect of which the LAPP makes no specific provisions. This is a proposed shift in Policy which ABB considers to be inappropriate and unacceptable.

NCC Response:

The land is understood to be in active employment use and is therefore not available for development. Employment use is appropriate for this site and therefore separate allocation is unnecessary. Current boundary of the regeneration area does not prevent other sites coming forward for appropriate redevelopment in the future. Should development be considered in future, other policies of the Local Plan would be applicable, and are sufficient to determine any planning application.

Omission Site - Wilford Street

Version: Publication LAPP

Consultee ID: 3722

Consultee Name: ABB Limited (Hiden G)

Representation number: 4388

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4388 A perfectly sensible and sound alternative exists and that is to retain the Regeneration Zone boundary. Alternatively, the LAPP could make a series of discrete allocations (including an allocation in respect of our Client's site) that provide for the extent and scale of regeneration originally contemplated (and provided for in the current development plan).

Adopting one of these alternative approaches would further drive sustainable change and growth in an area that is suitable for redevelopment and capable of delivering development within the Plan period.

- 4388**
- our Client's site should be allocated separately for development with a range of uses consistent with Draft Policy RE2.

NCC Response:

Unnecessary. This site is understood to be in active employment use which is an appropriate use for this site. Allocation of the site for redevelopment is not appropriate at this time. However, should development be considered in future, other policies of the Local Plan would be applicable, and are sufficient to determine any planning application.

Omission Site - Wilford Street

Version: Publication LAPP

Consultee ID: 3722

Consultee Name: ABB Limited (Hiden G)

Representation number: 4389

UN SOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

To justify the approach taken in the LAPP, the City Council must demonstrate that the proposed changes that it wishes to make to the Regeneration Zone are appropriate and necessary, having regard to National policy, relevant evidence and the aims and objectives of the Plan itself. It has not done this and we are satisfied that, on the basis of any sound analysis, the Council would conclude that the alternatives that we have highlighted are more appropriate.

Consistent with national policy

The NPPF states that plans should “enable the delivery of sustainable development in accordance with the policies in the Framework.”

We consider that in its current format the LAPP is not prepared in accordance with national policy, as it does not enable the delivery of sustainable development in a location that is plainly suitable and in respect of a site that is plainly capable of delivering change within a reasonable period of time.

The presumption in favour of sustainable development is a ‘golden thread’ which is seen to run through plan-making and the decision making process. Making specific provision for the redevelopment of our Client’s site, either by redefining the Canal Quarter boundary (so as to include this site) or allocating it for development separately, will deliver sustainable development when measured against the three pillars specified in the NPPF as follows:

- *Economic role* – the site is in a sustainable location, in close proximity to the city centre core, where economic growth and additional investment should be encouraged.
- *Social role* – redevelopment of the site would create an improved, high quality built environment that is accessible and meets the needs of the local community.
- *Environmental role* – the site is sustainably located, being within walking distance of the city centre, Nottingham train station and adjacent to a tram stop and bus stops. Redevelopment of a brownfield location is consistent with national policy and should be encouraged.

4389

4389

NCC Response:

Disagree. The Local Plan does not prevent the site coming forward for development in future. Other plan policies apply which support the retention of employment sites and regeneration proposals.

Omission Policy - Proposal for Trent crossing cycle bridge

Omission Policy - Proposal for Trent crossing cycle bridge
Version: Publication LAPP

Consultee ID: 225
Consultee Name: PEDALS (McClintock H)
Representation number: 4143

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

Section A: Proposed foot-cycle bridge between Trent Lane and The Hook (Lady Bay)

Introduction

4143 The idea of a foot-cycle bridge across the Trent east of Trent Bridge and Lady Bay Bridge originated in the proposals by Nottingham City Council in 1998 for such a bridge between Colwick Park and Holme Pierrepont. Even though these proposals were refused planning permission by Rushcliffe Borough Council, after objections from the Nottingham Sailing Club, and then dropped, interest in the idea of such a bridge somewhere east of the two road bridges has remained widespread.

4456 Proposals for a foot-cycle bridge further west, connecting the south end of Trent Lane to The Hook on the Lady Bay (West Bridgford) side, formed part of the EDAW Master Plan for the comprehensive regeneration of the Waterside area in 2005, commissioned by the City Council. Their internal study, 4457 they carried out some detailed and still highly relevant work on bridge at this new location, only slightly to the west of the site we now propose.

Although, with the onset of the recession and the abandonment of the wider regeneration plans, the proposal was not pursued, strong interest has remained, and a schematic drawing of a bridge at this point was included in the City Council's submission in 2015 the MIPIM conference in Cannes.

This inclusion made clear that the City Council still recognised the importance of attracting inward investment to further the progress of the Riverside Regeneration, all the way to Trent Bridge, by investing in infrastructure such as this proposed bridge, particularly in view of the proximity of the site to many other developments, on both north and south banks of the Trent. These include the first phase of the Blueprint Waterside Trent Basin major housing scheme, on which work started in 2015, part of a planned much larger development over the next few years west of Trent Lane.

This development is to be followed by several others, east of Trent Lane, including a major housing scheme by McCann Developments on the Merrill Brown and Park Yacht Club sites. Both of these developments will include further sections of the riverside path on the north bank of the Trent between Colwick Park and the Meadow Lane Canal Lock, to be followed by other such stretches on the new housing sites west of Lady Bay Bridge, including the site east of the Canal Lock, for which planning consent was granted in 2015.

These riverside path extensions will add greatly to the accessibility of the proposed foot-cycle bridge on the north bank. This will also benefit greatly from the improved cycling provision on Daleside Road, due to be carried out in 2016-17 by the City Council as part of the DfT-funded Cycling Ambition Grant Eastern Corridor scheme (mentioned in paras 4.2.11 and 4.2.12 of the City Local Plan Transport Background Paper, January 2016). This will greatly improve access from the bridge to the City Centre and other major employment areas.

Bridge accessibility will also be enhanced by its proximity to the Sneinton Greenway, where surface improvements have recently been carried out, and also by the potential new links incorporated in the regeneration of the Island Site between Manvers Street (Sneinton) and London Road. These will be of great benefit in improving access between the proposed bridge and the south side of the City Centre, and also Nottingham Station, with its expanded secure bike parking provision and other recent major

improvements, including the exclusion of through traffic from Station Street. All these developments over the next few years will be of great value in adding to the cycle network in this area and encouraging high levels of usage for the bridge, both by cyclists and pedestrians, and for both commuting and leisure purposes.

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Further access improvements could also connect to other important leisure attractions such as the Grantham Canal (towpath) south of the Trent and the new Gedling Country Park on the north side of the river, which includes a series of paths for walkers and cyclists. On the western side of Nottingham the north bank riverside path would also connect the bridge directly with other important routes such as the Erewash Valley Trail and the Broxtowe Country Trail, as well as other Sustrans NCN Routes such as Route 6 and Route 67, etc. This will extend further the scope of the very popular 14km Big Track route, between the Suspension Bridge and Beeston Lock, developed over the last 10 years and including canalside and riverside paths.

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The wider developments should ensure the very good connectivity of the proposed bridge, a factor that we know is essential to the success of such projects, such as the Diglis bridge over the River Severn in Worcester, built in 2010 by Worcestershire County and Worcester City Councils under the Sustrans-promoted and Peoples' Lottery-funded Connect 2 Project, whose experience we have studied in detail.

We also see our proposed bridge is being of great strategic value in providing much safer and more pleasant connections to and from areas south of the Trent. These included the existing urban area of West Bridgford but also the major new housing and employment areas east and south of West Bridgford proposed by Rushcliffe Borough Council for development by 2028, and particularly including the area between East of Gamston and North of Tollerton (c1500 homes by 2028, and up to 1500 homes post 2028, together with c20 hectares of employment development).

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The proposed bridge will help these areas to benefit greatly, both for access for commuting purposes, to centres of employment in Nottingham, and also for access for leisure purposes, particularly including trips by bike and on foot to and from the major Country Parks on this side of Greater Nottingham, i.e. Colwick Park and Holme Pierrepoint. Access to and from Colwick Woods will also be improved, as well as opportunities for wider enjoyment of the whole riverside area through Nottingham, with extra potential for circular trips, in addition to those now afforded by the Wilford Suspension Bridge and Wilford Toll Bridge non-motorised user routes.

These extra opportunities will also benefit runners, and be useful as part of major events such as the Robin Hood Marathon and the Great Nottinghamshire Bike Ride / Cycle Live, as well as other events such as Triathlons, all with further major health promotion benefits.

Also important in terms of the south bank is the status of the existing riverside path (between Wilford and the Water Sports Centre etc.) as part both of the Trent Valley Way long distance walking route and as part of Route 15 of the Sustrans National Cycle Network, with their wider regional and national links.

We have already been in contact with the Environment Agency to obtain their advice and they have no objection to our proposed site, subject to further detailed discussions. We have also been in contact with the Nottingham Sailing Club and are confident that our proposed site is much more acceptable to them than that first proposed, again subject to further discussions as our plans progress.

Provision of a new foot-cycle bridge at the site we propose will generally be of great benefit for active travel, with many public health benefits. Experience of successful such bridges elsewhere, e.g. the Diglis Bridge over the River Severn in Worcester, where usage is about 15 times the levels predicted, shows how popular such new links can be.

This is partly because of a 'wow factor' associated with a well-sited and well-designed new bridge. We consider that this is one reason why, particularly with improved links on both sides of the Trent, a new bridge would be that much more popular, with most walkers and cyclists, than any other scheme such as providing wider cantilevered paths on one or both sides of Lady Bay Bridge, as studied in a feasibility study by Whitgift for the City and County Councils in 2005. Although improvements to make the bridge better for cyclists and pedestrians would in principle be welcome, providing safe and convenient approaches to this site would also be that much more difficult, and this would deter less-confident cyclists in particular. This is one reason why, while not objecting to Lady Bay bridge scheme, we consider our proposed new bridge site to be superior, with the best overall advantages, for walkers and cyclists, and for both leisure and commuting / utility trips.

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4456 Another very important advantage of such a new link would be to help both walkers and cyclists avoid the very busy and intimidating conditions on nearby road bridges such as Trent Bridge and Lady Bay Bridge. Fear of such heavy traffic conditions is major deterrent to greater use of bikes. Currently there is no safe and pleasant way for cyclists and walkers to cross the River Trent anywhere east of Trent Bridge until Newark, unlike the situation west of Trent Bridge where both the Wilford Suspension Bridge and the Wilford Toll Bridge (with its tramside shared path) are located, both very well-used facilities and offering scope for a variety of circular trips as well as direct trips from A to B.

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Appendix to Section A: Relevance of the proposed foot-cycle bridge to statements in the Nottingham City Local Plan Part 2 consultation documents.

We consider that the construction of a bridge at this site not only is of strategic importance for Greater Nottingham, encouraging walking and cycling for short journeys, as well as offering the chance to achieve a major new landmark in the River Trent area through Nottingham, but is also directly supported by many of the statements in the latest City Local Plan consultation documents, especially the Transport Background Paper, as quoted below, and with particularly relevant **sections emphasised in bold italics:-**

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Section 2: Background pp6-10

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Para 2.4 The twelve objectives are summarised as follows:

Environmentally responsible development addressing climate change

Regeneration (Core Strategy Policy 7), especially

LAPP Policies RE1: Facilitating Regeneration and RE8: Waterside

Health and wellbeing

Excellent transport systems and reducing the need to travel (Core Strategy Policy 14:

Managing Travel Demand) and LAPP Policies TR1: Parking and Travel Planning, and also

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Core Strategy Policy 15: Transport Infrastructure Priorities including LAPP Policies TR2: The Transport Network and TR3: Cycling

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Protecting and improving natural assets, including Core Strategy Policy 16: Green Infrastructure, Parks and Open Space, especially LAPP Policy EN5: Development Adjacent to Waterways

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Timely and viable infrastructure

Section 3: Development Management Policies Sustainable Growth

P70-71: Regeneration. RE8:

Within the Waterside area, as shown on the accompanying Policies Map, planning permission will be granted for development that is consistent with and does not undermine the delivery of the following strategic aims:

c) expansion of sport and leisure uses building on the strengths of established large facilities and river based activities in the area;

e) **improving linkages (pedestrian, bus and cycle) between the area and the core of the City Centre and adjoining neighbourhoods** (such as the Meadows, Trent Bridge, Colwick Park, the Canal Quarter, Sneinton and St. Ann's), the creation of enhanced east-west transport routes incorporating an improved Cattle Market Road link, **and further improvements to canal side routes to provide a continuous footpath and cycleway along the north bank of the River Trent and the potential for improved/ new cycle and pedestrian crossings across the Trent.**

Justification:

Para 3.187:

The Waterside area lies to the south east of the City Centre, and comprises the full extent of the Waterside Regeneration Zone (as referred to in the Core Strategy). **The area is characterised by underused sites and buildings, many of which turn their back on the River Trent and the Nottingham and Beeston Canal. Although relatively close to the City Centre, the area is not well connected with few direct or attractive routes.**

Para 3.188:

....The provision of a continuous footpath and cycleway along the north bank of the Trent between Trent Bridge and Colwick Park is a key aspiration of the Council, potential may also exist for improved or new pedestrian and cycle connections across the River Trent.

Section 4: Development Management: Places for People

Managing Travel Demand:

Page 125:

Para 4.192 **Proposals for residential development will be expected to cater for the anticipated levels of residential and visitor demand through an integrated approach maximising sustainable transport choice, creating attractive local pedestrian and cycling connections,** and appropriate levels of car and cycle parking. Where appropriate the City Council may also request a car park management strategy.

Justification

Page 127:

Para 4.201: **Nottingham is at the forefront of promoting sustainable travel and innovative approaches to managing the transport network.** The Council continues to secure major investment (e.g. from the Government and D2N2) for innovative transport schemes which are important for the economy, the environment and accessibility. The schemes listed in Policy TR2 are part of a comprehensive package of transport measures which support delivery of wider Local Plan and Local Transport Plan objectives and the delivery of individual site allocations.

P128: Policy TR3: Cycling

The proposed cycle routes shown on the Policies Map and the continuity of existing cycle routes will be safeguarded, unless satisfactory provision is made for an alternative alignment

P129: Justification:

Para 4.210. **Increasing cycle use is an important element of delivering the sustainable transport hierarchy set out within Policy 14 of the Core Strategy and supports the move to more healthy lifestyles.** The expansion of the cycle network and parking facilities has already resulted in an increase in cycle use and **the Council intends to deliver further extensions to the cycle network and safety measures.** The City Council's proposals for expanding the cycle network are set out in the Cycle Action Plan for Nottingham (Towards Creating a More Cycle Friendly City 2012-2015, October 2012).

Para 4.2.11. The Council has also secured significant funding to deliver the Nottingham Cycling Ambition Package. This is a package of infrastructure improvements which will help deliver a transformational change in the way citizens are able to travel around the City by bike. These improvements will have a major impact in areas such as how people travel to work, a reduction in congestion, the health of residents, as well as attracting investment through an improved transport network and public realm.

Para 4.212 The package of measures includes north-to-south and east-to-west cross-City cycle corridors, a network of cross-city cycle routes, investment in off road routes through parks and green spaces and investment in neighbourhood cycle facilities.

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4.213 Many of the site allocations also provide opportunities for new or enhanced cycle routes which are important in delivering a comprehensive, convenient and safe cycle network.

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4.214 The routes/alignments of the schemes have therefore been safeguarded or included in the site allocations development principles to avoid prejudice to their future implementation. Development must make provision for these cycle routes or an appropriate alternative.

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Section 5: Development Management Policies: Our Environment

Page 132: Green Infrastructure, Parks and Open Spaces:

para 5.2: **The City's Open Space Network is important in helping to promote healthy lifestyles and improve wellbeing by encouraging walking and cycling and encouraging people to go outdoors and be more active.** It makes a major contribution to the visual character and image of Nottingham, provides for a diversity of recreation needs, and is important for its landscape and nature conservation interest. Establishing a linked network of open spaces and range of space types allows this resource to be considered as a whole and facilitates a more strategic approach. Sites and the links between them can then be considered not only for their individual open space function but also for their value to the Open Space Network and the contribution they make to the quality of life.

Para 5.3 **The NPPF emphasises the importance of having access to high quality open spaces, opportunities for sport and recreation and the important contribution to the health and wellbeing of communities this can bring.....**

P139: Policy EN5: Development Adjacent to Waterways:

Development which is adjacent to, or contains, waterways, will be expected to:

- a) *Maintain, enhance or create suitable and safe connections to, along and adjacent to waterway(s) for walking, cycling and maintenance*

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- f) *take opportunities to enhance the recreation and leisure use of waterway(s)*

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P140: Justification:

Para 5.33

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The waterways also have an important recreational and health function. There are recognised physical and mental health benefits for people that can live, work or exercise near water. ***Their banks provide corridors for walking and cycling routes and certain waterways can provide significant leisure and recreational opportunities to open up or improve public access to waterways wherever possible and appropriate to do so, particularly where access is lacking or poor.***

Transport Background Paper:-

2.3 *Amongst the core principles (NPPF paragraph 17) the following requirements are placed on planning authorities:-*

- *To 'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are, or can be made sustainable.'*

2.4 *Alongside transport policies having an important role to play in facilitating sustainable development, the Framework also states¹ that they also contribute to wider sustainability and health objectives.*

2.5 *A requirement for appropriate infrastructure to support sustainable development is detailed in the NPPF which comments that 'Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development'².*

2.6 *The NPPF also states that all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Travel plans are described as being a key tool to exploit opportunities for the use of sustainable transport modes for the movement of goods or people.*

National Planning Practice Guidance (NPPG)

2.8 *NPPG states the importance for local authorities to undertake an assessment of the transport implications in developing or reviewing their local plan so that a robust transport evidence base may be developed to support the preparation and/or review of that plan.*

2.9 *The transport evidence base should identify the opportunities for encouraging a shift to more sustainable transport usage, where reasonable to do so; and highlight the infrastructure requirements for inclusion in infrastructure*

¹ NPPF paragraph 29

² NPPF paragraph 31.

spending plans linked to the Community Infrastructure Levy, Section 106 provisions and other funding sources.

3. **Local Transport Policy**

The Nottingham Plan to 2020 (Sustainable Community Strategy)

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3.1 *The Nottingham Plan sets the overall strategic direction and long term vision for the economic, social and environmental wellbeing of the City. This broad strategic level document includes the target of tackling congestion by achieving no more than a 10.5% increase in person journey times on the monitored transport network.*

3.2 *The Council's five overarching strategic objectives for transport are set out below:*

- *Deliver a world-class sustainable transport system which supports a thriving economy and enables growth;*
- *Create a low carbon transport system and a resilient transport network;*
- *Improve access to key services, employment, and training including creation of local employment and training opportunities;*
- *Improve the quality of citizens' lives and transform neighbourhoods;*
- *Support citizens to live safe, independent and active healthy lifestyles.*

Nottingham Local Transport Plan (LTP)

4.5 *The key transportation issues relevant to the Nottingham City area are set out below:*

- *Accessing communities and services by sustainable modes of transport;*
- *Minimising congestion and pollution;*
- *Making best use of existing transport infrastructure and assets;*
- *Supporting healthy lifestyles;*
- *Minimising and reducing carbon emissions.*

Walking & Cycling

4.12 *A key principle of the Council's Planning/Transport strategy is the ambition to link new developments to the existing walking and cycling networks, making improvements to those networks where necessary. Whilst all sites are expected to provide convenient and safe cycling and walking links, some sites have the potential to provide wider benefits with the creation of new links between communities or to strategic key cycle and walking routes. These individual requirements for walking and cycling measures are included within wider development principles for each proposed site allocation.*

4.13. *There is already an extensive network of cycle routes crossing the City area, including a section of the National Cycle Network (Route 6) which runs parallel to the proposed Chalfont Road allocation site.*

4.14. *A programmed package of infrastructure improvements which will help deliver a transformational change in the way citizens are able to travel around the City by bike is included in the D2N2 Strategic Economic Plan Infrastructure Programme for delivery 2015/16.*

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4.15. The Nottingham Cycle Ambition Package (NCCAP) will have a major impact on how people travel to work, a reduction in congestion, the health of residents, as well as attracting investment through an improved transport network and public realm. In brief the package of measures includes:

- *North-to-south and east-to-west cross city cycle corridors*
- *A network of cross city centre cycle routes*
- *Investment in off road routes through parks and green spaces*
- *Investment in our neighbourhood cycle facilities*

NCC Response:

Comments noted. Policy RE8 e) makes provision for improving linkages between the City Centre and adjoining neighbourhoods, and identifies the potential for improved/new cycle and pedestrian crossing over the River Trent. At this stage there is no firm proposal/funding in place for such a crossing and therefore it would be premature to go beyond the existing policy position. Options for river crossings are included in the draft Waterside SPD.

Omission Policy - Proposal for Trent crossing cycle bridge
Version: Publication LAPP

Consultee ID: 3705
Consultee Name: Jockey Club (Rapleys)
Representation number: 4931

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

4931

Given the Racecourse's importance to the City and region's economy and social and cultural infrastructure and the generic designations across the site, the omission of a site specific designation and associated policy framework is a concern as it does not afford the necessary protection of, and support for, the Racecourse's ongoing business in the lifetime of the Local Plan.

We request that the Racecourse is properly recognised in the local plan with a site specific designation in order to ensure that the policy supports the Racecourse business and its investment in improvements and enhancement of the facilities. On this point, the NPPF states at paragraph 154, that Local Plans should set out opportunities for development and clear policies on what will or will not be permitted and where, and only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan. As such, it is considered entirely appropriate to include a 'Nottingham Racecourse Area' policy to

include the extent of the area in which JCR have an active interest (reflected on attached plan) and the suggested wording is as follows:

Nottingham Racecourse Area Policy

"Within the Nottingham Racecourse area as defined on the proposals map, development proposals for leisure, recreation, education and business opportunities together with equine associated activities and retail and food and drink uses to serve visitors to the racecourse and associated activities and functions will be permitted provided that:

- The proposed development or use is principally related to the business of the racecourse and associated activities; retail and food and drink uses are located within the existing built racecourse development; and equine related development and other facilities in relation to outdoor recreation and events allowed within the defined Racecourse area.***
- The proposed development is an appropriate scale with regard to the existing built form, and would not have any significant adverse effect on the character and appearance of the Open Space Network or Green Belt."***

Without such a policy in place, any improvements or enhancement of the Racecourse's businesses would be considered to be a main town centre use (as is classified as a leisure use) and the application of town centre policies (particularly SH1-SH4) in relation to such proposals would be entirely inappropriate as racecourses are not town centre use, and the needs of the Racecourse cannot be met in town centres. More importantly, the Racecourse is a significant established leisure and visitor attraction in Nottingham and the East Midlands, it warrants policy recognition in the Local Plan, and a positive and clear policy framework for the Racecourse's businesses in order to ensure the effectiveness of Policy 13 of the Aligned Core Strategy Part 1 Local Plan.

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As the plan currently stands, any development of this valuable (in terms of economic tourism and local support) leisure facility is currently without policy support, which is inappropriate and fails to meet the tests of soundness.

We therefore object to the Local Plan as drafted, and consider that suggested policy wording and allocation of Nottingham Racecourse area as a specifically defined area on the proposals map are necessary for the soundness of the Plan.

Summary

We will be grateful for your consideration of the contents of this letter, which sets out the significance of Nottingham Racecourse in the City and the region and the JCR's commitment to Nottingham Racecourse and its future. We are concerned that the Local Plan, as drafted, does not provide an appropriate policy framework for the Racecourse, notwithstanding significant contribution to the regional economy and importance to the region as social, cultural and tourism infrastructure. We therefore request that our representations are fully considered as part of the current consultation and that appropriate amendments are made before the next stage of the local plan consultation,

NCC Response:

It is considered that there are sufficient policies within the Local Plan, including Policy 13 of the Nottingham Aligned Core Strategy to deal with the assessment of any development proposals at the Racecourse. A specific policy is not considered necessary.

Omission Policy - Proposal for Trent crossing cycle bridge

Version: Publication LAPP

Consultee ID: 3724

Consultee Name: The Bridge Steering Group (McClintock H)

Representation number: 4194

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Respondee comments assessed but no change made to the Plan.

Consultation comment extract:

Introduction

The idea of a foot-cycle bridge across the Trent east of Trent Bridge and Lady Bay Bridge originated in the proposals by Nottingham City Council in 1998 for such a bridge between Colwick Park and Holme Pierrepont. Even though these proposals were refused planning permission by Rushcliffe Borough Council, after objections from the Nottingham Sailing Club, and then dropped, interest in the idea of such a bridge somewhere east of the two road bridges has remained widespread.

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Proposals for a foot-cycle bridge further west, connecting the south end of Trent Lane to The Hook on the Lady Bay (West Bridgford) side, formed part of the EDAW Master Plan for the comprehensive regeneration of the Waterside area in 2005, commissioned by the City Council. Their internal study, they carried out some detailed and still highly relevant work on bridge at this new location, only slightly to the west of the site we now propose.

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Although, with the onset of the recession and the abandonment of the wider regeneration plans, the proposal was not pursued, strong interest has remained, and a schematic drawing of a bridge at this point was included in the City Council's submission in 2015 the MIPIM conference in Cannes.

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Timely and viable infrastructure

Section 3: Development Management Policies Sustainable Growth

P70-71: Regeneration. RE8:

Within the Waterside area, as shown on the accompanying Policies Map, planning permission will be granted for development that is consistent with and does not undermine the delivery of the following strategic aims:

c) expansion of sport and leisure uses building on the strengths of established large facilities and river based activities in the area;

e) improving linkages (pedestrian, bus and cycle) between the area and the core of the City Centre and adjoining neighbourhoods (such as the Meadows, Trent Bridge, Colwick Park, the Canal Quarter, Sneinton and St. Ann's), the creation of enhanced east-west transport routes incorporating an improved Cattle Market Road link, and further improvements to canal side routes to provide a continuous footpath and cycleway along the north bank of the River Trent and the potential for improved/ new cycle and pedestrian crossings across the Trent.

Justification:

Para 3.187:

The Waterside area lies to the south east of the City Centre, and comprises the full extent of the Waterside Regeneration Zone (as referred to in the Core Strategy). *The area is characterised by underused sites and buildings, many of which turn their back on the River Trent and the Nottingham and Beeston Canal. Although relatively close to the City Centre, the area is not well connected with few direct or attractive routes.*

Para 3.188:

....The provision of a continuous footpath and cycleway along the north bank of the Trent between Trent Bridge and Colwick Park is a key aspiration of the Council, potential may also exist for improved or new pedestrian and cycle connections across the River Trent.

Section 4: Development Management: Places for People

Managing Travel Demand:

Page 125:

Para 4.192 Proposals for residential development will be expected to cater for the anticipated levels of residential and visitor demand through an integrated approach maximising sustainable transport choice, creating attractive local pedestrian and cycling connections, and

appropriate levels of car and cycle parking. Where appropriate the City Council may also request a car park management strategy.

Justification

Page 127:

Para 4.201: *Nottingham is at the forefront of promoting sustainable travel and innovative approaches to managing the transport network.* The Council continues to secure major investment (e.g. from the Government and D2N2) for innovative transport schemes which are important for the economy, the environment and accessibility. The schemes listed in Policy TR2 are part of a comprehensive package of transport measures which support delivery of wider Local Plan and Local Transport Plan objectives and the delivery of individual site allocations.

P128: Policy TR3: Cycling

The proposed cycle routes shown on the Policies Map and the continuity of existing cycle routes will be safeguarded, unless satisfactory provision is made for an alternative alignment

P129: Justification:

Para 4.210. *Increasing cycle use is an important element of delivering the sustainable transport hierarchy set out within Policy 14 of the Core Strategy and supports the move to more healthy lifestyles.* The expansion of the cycle network and parking facilities has already resulted in an increase in cycle use and the *Council intends to deliver further extensions to the cycle network and safety measures.* The City Council's proposals for expanding the cycle network are set out in the Cycle Action Plan for Nottingham (Towards Creating a More Cycle Friendly City 2012-2015, October 2012).

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Para 4.2.11. The Council has also secured significant funding to deliver the Nottingham Cycling Ambition Package. This is a package of infrastructure improvements which will help deliver a transformational change in the way citizens are able to travel around the City by bike. These improvements will have a major impact in areas such as how people travel to work, a reduction in congestion, the health of residents, as well as attracting investment through an improved transport network and public realm.

Para 4.212 The package of measures includes north-to-south and east-to-west cross-City cycle corridors, a network of cross-city cycle routes, investment in off road routes through parks and green spaces and investment in neighbourhood cycle facilities.

4.213 Many of the site allocations also provide opportunities for new or enhanced cycle routes which are important in delivering a comprehensive, convenient and safe cycle network.

4.214 The routes/alignments of the schemes have therefore been safeguarded or included in the site allocations development principles to avoid prejudice to their future implementation. Development must make provision for these cycle routes or an appropriate alternative.

Section 5: Development Management Policies: Our Environment

Page 132: Green Infrastructure, Parks and Open Spaces:

para 5.2: *The City's Open Space Network is important in helping to promote healthy lifestyles and improve wellbeing by encouraging walking and cycling and encouraging people to go outdoors and be more active.* It makes a major contribution to the visual character and image of Nottingham, provides for a diversity of recreation needs, and is important for its landscape and nature conservation interest. Establishing a linked network of open spaces and range of space types allows this resource to be considered as a whole and facilitates a more strategic approach. Sites and the links between them can then be considered not only for their individual open space function but also for their value to the Open Space Network and the contribution they make to the quality of life.

Para 5.3 *The NPPF emphasises the importance of having access to high quality open spaces, opportunities for sport and recreation and the important contribution to the health and wellbeing of communities this can bring.....*

P139: Policy EN5: Development Adjacent to Waterways:

Development which is adjacent to, or contains, waterways, will be expected to:

- a) *Maintain, enhance or create suitable and safe connections to, along and adjacent to waterway(s) for walking, cycling and maintenance*
- f) *take opportunities to enhance the recreation and leisure use of waterway(s)*

P140: Justification:

Para 5.33

The waterways also have an important recreational and health function. There are recognised physical and mental health benefits for people that can live, work or exercise near water. *Their banks provide corridors for walking and cycling routes and certain waterways can provide significant leisure and recreational opportunities to open up or improve public access to waterways wherever possible and appropriate to do so, particularly where access is lacking or poor.*

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Transport Background Paper:-

2.3 *Amongst the core principles (NPPF paragraph 17) the following requirements are placed on planning authorities:-*

- *To 'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are, or can be made sustainable.'*

2.4 *Alongside transport policies having an important role to play in facilitating sustainable development, the Framework also states¹ that they also contribute to wider sustainability and health objectives.*

2.5 *A requirement for appropriate infrastructure to support sustainable development is detailed in the NPPF which comments that 'Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development'².*

2.6 *The NPPF also states that all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Travel plans are described as being a key tool to exploit opportunities for the use of sustainable transport modes for the movement of goods or people.*

National Planning Practice Guidance (NPPG)

2.8 *NPPG states the importance for local authorities to undertake an assessment of the transport implications in developing or reviewing their local plan so that*

¹ NPPF paragraph 29

² NPPF paragraph 31.

a robust transport evidence base may be developed to support the preparation and/or review of that plan.

2.9 The transport evidence base should identify the opportunities for encouraging a shift to more sustainable transport usage, where reasonable to do so; and highlight the infrastructure requirements for inclusion in infrastructure spending plans linked to the Community Infrastructure Levy, Section 106 provisions and other funding sources.

3. Local Transport Policy

The Nottingham Plan to 2020 (Sustainable Community Strategy)

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3.1 The Nottingham Plan sets the overall strategic direction and long term vision for the economic, social and environmental wellbeing of the City. This broad strategic level document includes the target of tackling congestion by achieving no more than a 10.5% increase in person journey times on the monitored transport network.

3.2 The Council's five overarching strategic objectives for transport are set out below:

- Deliver a world-class sustainable transport system which supports a thriving economy and enables growth;
- Create a low carbon transport system and a resilient transport network;
- Improve access to key services, employment, and training including creation of local employment and training opportunities;
- Improve the quality of citizens' lives and transform neighbourhoods;
- Support citizens to live safe, independent and active healthy lifestyles.

Nottingham Local Transport Plan (LTP)

4.5 The key transportation issues relevant to the Nottingham City area are set out below:

- Accessing communities and services by sustainable modes of transport;
- Minimising congestion and pollution;
- Making best use of existing transport infrastructure and assets;
- Supporting healthy lifestyles;
- Minimising and reducing carbon emissions.

Walking & Cycling

4.12 A key principle of the Council's Planning/Transport strategy is the ambition to link new developments to the existing walking and cycling networks, making improvements to those networks where necessary. Whilst all sites are expected to provide convenient and safe cycling and walking links, some sites have the potential to provide wider benefits with the creation of new links between communities or to strategic key cycle and walking routes. These individual requirements for walking and cycling measures are included within wider development principles for each proposed site allocation.

4.13. There is already an extensive network of cycle routes crossing the City area, including a section of the National Cycle Network (Route 6) which runs parallel to the proposed Chalfont Road allocation site.

4.14. A programmed package of infrastructure improvements which will help deliver a transformational change in the way citizens are able to travel around the City by bike is included in the D2N2 Strategic Economic Plan Infrastructure Programme for delivery 2015/16.

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4.15. The Nottingham Cycle Ambition Package (NCCAP) will have a major impact on how people travel to work, a reduction in congestion, the health of residents, as well as attracting investment through an improved transport network and public realm. In brief the package of measures includes:

- *North-to-south and east-to-west cross city cycle corridors*
- *A network of cross city centre cycle routes*
- *Investment in off road routes through parks and green spaces*
- *Investment in our neighbourhood cycle facilities*

NCC Response:

Comments noted. Policy RE8 e) makes provision for improving linkages between the City Centre and adjoining neighbourhoods, and identifies the potential for improved/new cycle and pedestrian crossing over the River Trent. At this stage there is no firm proposal/funding in place for such a crossing and therefore it would be premature to go beyond the existing policy position. Options for river crossings are included in the draft Waterside SPD.