

Paper Prepared by Nottingham City Council Representations in Plan Order

June 2018

Nottingham City

land and planning policies

Development Plan Document

Local Plan Part 2



This document contains copies of all the unique representations received on the Land and Planning Policies Documents identified by the Council for the Publication and Revised Publication consultation stages.

The representations have been ordered in plan order, by each policy/site/issue. Under each policy/site/issue, the representations are further ordered by stage of the plan (ie Publication then Revised Publication), then by Consultee ID and finally by unique representation number.

Information extracted from the “Document identifying outstanding reps” has also been presented along with an extract of the unique representation. See the example below;

Policy/Site/Issue

Version: Publication LAPP/Revised Publication LAPP

Consultee ID: XXX

Consultee Name: XXX

Representation number: XXX

SOUND/UNSOUND

Object/Support/Other? XXX

Resolved? XXX

Sound? XXX

Formally withdrawn? XXX

Council comments XXX

Consultation comment extract:

REP No	Copy of the unique representation
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Copy of the whole original consultation response can be found here:

[A hyperlink to the full consultation comment is also provided](#)

In order to identify outstanding objections, the Council has scrutinised representations made at both Publication and Revised Publication stages and assessed whether any related changes the Council made/proposed resolve the objection.

All representations have been read and a judgement has been made on whether the comment supports or objects to the plan. If the representation was deemed to neither support/object to the plan, then this has been recorded as other. For the Resolved judgement the Council has recorded “yes”/”no” (or “N/A” where the representation supports the LAPP). Where a representation is considered to be only partially resolved, it has been recorded as “no” (unresolved).

By way of further explanation, the “Council comments’ field has been included and populated with one of the four bullet points below. However additional comments also appear against some of the representations in order to assist the Inspector.

- **Amendments made to address respondent comments.**
- **Respondent comments assessed but no change made to the Plan.**
- **Amendments made which may partially or fully address respondents comments.**
- **Amendments made which fully meet respondents comments.**

Also included in the information is a field relating to soundness. Where a representation is considered to be an objection that has not been resolved, it has been recorded as unsound. A representation that has been resolved or supports the plan has been recorded as sound. Where a representation neither supports nor objects to the plan N/A appears in this column.

It should be noted that this information represents the Council's current view only and will not prejudice any representors. All representations will be given due consideration by the Inspector who may arrive at a different conclusion.

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Section 3a: Preamble to Climate Change Policies

Section 3a: Preamble to Climate Change Policies

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5369

SOUND

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

Consultation comment extract:

Policy CC1 Sustainable Design and Construction

5369

At paragraph 3.2, we **support** the addition of '*changing distribution of species*' in relation to defining the impacts of Climate Change.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy CC1: Sustainable Design and Construction

Policy CC1: Sustainable Design and Construction

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4146

SOUND

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

Consultation comment extract:

Policy CC1 Sustainable Design and Construction

4146 We support this policy

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy CC1: Sustainable Design and Construction

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4669

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made which fully meet respondents comments

Consultation comment extract:

Policy CC1 Sustainable Design and Construction

4669

but suggest a few minor amendments to the
supporting text:

Comment on paragraph 3.2: As well as altering habitats, climate change can affect the distribution of species. For instance, with warming, animals and plants that are suited to cooler climates will need to move northwards or to higher ground. This might result in new species colonising (e.g. moving in from the continent) and some species may become extinct. The impact of species should be mentioned in the supporting text.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy CC1: Sustainable Design and Construction

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4670

SOUND

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

Consultation comment extract:

4670

Comment on paragraph 3.11: We support the recognition of green (and brown) roofs and green walls as sustainable features and we

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy CC1: Sustainable Design and Construction

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4671

**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:

4671 wish to see their biodiversity potential also recognised in the supporting text.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy CC1: Sustainable Design and Construction

Version: Publication LAPP

Consultee ID: 2795

Consultee Name: Home Builders Federation (Green S)

Representation number: 4313

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:

4313

Policy CC1 in Bullet Point (3) proposes the higher optional water consumption standard of 110 litres per person per day. As set out in the NPPG (ID 56-015) the need for and viability of opting for a water consumption standard higher than that required by Building Regulations should be fully justified. From the Council's evidence set out in the Greater Nottingham & Ashfield Water Cycle Strategy 2010, which is now somewhat dated, and the viability summary contained within the Infrastructure Delivery Plan 2016 it is not possible to conclude if the Council has properly justified this policy requirement. It is suggested that the Water Study is subject to an up-date and detailed rather than summarised viability evidence is presented for examination.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3860>

Policy CC1: Sustainable Design and Construction

Version: Publication LAPP

Consultee ID: 2795

Consultee Name: Home Builders Federation (Green S)

Representation number: 4314

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:

4314

Policy CC1 in Bullet Point (4) refers to supporting energy generation and use over and above the National Housing Standards. This Bullet Point is confusing in particular the wording "National Housing Standards" the Council should clarify if it means Building Regulations. The Council should also clarify if the reference is for energy performance or the use of energy generated from renewable or low carbon sources. It is accepted that the Council can specify the proportion of energy generated from on-site renewables and / or low carbon energy sources but the Council cannot set a local standard for energy efficiency above the current 2013 Building Regulations standard. The Deregulation Act 2015 specifies that no additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings should be set in Plans other than the nationally described space standard, an optional requirement for water usage and optional requirements for adaptable / accessible dwellings. The Deregulations Act removed the power of authorities to require residential developments to exceed the energy performance requirements of Building Regulations therefore the Council should not be setting any additional local technical standards or requirements relating to the performance of new dwellings.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3860>

Policy CC1: Sustainable Design and Construction
Version: Publication LAPP

Late Rep

Consultee ID: 3545
Consultee Name: Local Nature Partnership (Carter R)
Representation number: 4911

SOUND

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

Consultation comment extract:

Original comments

4919

Policy EN7 Trees

Para 4

We are concerned that this statement does not clearly state that development that impacts on Ancient Woodland should only be permitted in “exceptional and rare circumstances” and should be avoided wherever possible in strategic local planning. This policy should be strengthened to improve the protection of ancient woodland.

Later comments

4919

We welcome the following changes that will be made to the LAPP and/or Policies Map as a result of the LNP's response:

- Amending the justification text of Policy EN7 to echo the NPPF with regard to the irreplaceability of Ancient Woodland and aged and veteran trees.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Policy CC1: Sustainable Design and Construction

Version: Publication LAPP

Late Rep

Consultee ID: 3545

Consultee Name: Local Nature Partnership (Carter R)

Representation number: 4912

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Respondee has confirmed they are content with approach.

Consultation comment extract:

4912 negative impact. Our concern with this policy is that the natural capital assets identified here are restricted to hydrocarbons (i.e. energy), water and the use of recycled materials. We view this policy scope is too

4912 narrow and the impact of development on assets such as air, soil, freshwater, ecological communities and species are excluded. This is particularly important for large scale developments.

Policy CC1 must be reviewed to consider the combined impact of developments on natural capital assets.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Policy CC1: Sustainable Design and Construction

Version: Publication LAPP

Consultee ID: 3726

Consultee Name: Aldi Stores (Ford R)

Representation number: 4196

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

4196 Whilst Planning Potential supports the Council's move towards a low carbon future, draft policy CC1 'Sustainable Design and Construction' part 1 (in our view), requires further attention. On this point, the policy as currently drafted requires non-domestic developments of 1,000sqm or above to achieve BREEAM assessments of

'excellent' status from 2016. From our experience and knowledge on BREEAM, this is not achievable for a number of commercial practices.

4196 In support of the above, the BREEAM criteria reviews **all** sustainability aspects of a development, and takes into account a number of factors beyond pure building energy performance including site location, access and amenity, ecological benefit, material use etc. In light of this, we would advise that a clause is added to the policy to ensure that development that cannot achieve 'excellent' status, but can deliver 'good' or 'very good' status are not prevented in coming forward. This could be in the form of a justification status.

Another option available to the Council is to require 'very good' status from 2016, with 'excellent' status a long term objective. This position is supported by the fact that a 'very good' score, broadly represents performance figures equivalent to the top 25% of UK new non-domestic buildings. The figure is considered more achievable, and will enable new buildings to score highly, whilst also not acting as a barrier to development.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3953>

Policy CC1: Sustainable Design and Construction

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5370

SOUND

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

Consultation comment extract:

5370

At paragraph 3.11 we **support** the amendment, which highlights the biodiversity benefits of green and brown roofs.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy CC1: Sustainable Design and Construction

Version: Revised Publication LAPP

Consultee ID: 3878

Consultee Name: Gladman Developments (Mr John Fleming)

Representation number: 5447

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:

5447

5.1.1 The above policy seeks to impose the optional technical standards for new homes as set out in the 2015 Written Ministerial Statement. The Council should ensure that it is able to demonstrate robust evidence on viability and whether this is actually achievable across the plan period and its consideration on viability of the Plan as a whole in terms of delivering the above policy and what effects it may have on other policies of the Plan and development viability.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5469>

Policy CC2: Decentralised Energy and Heat Networks

Policy CC2: Decentralised Energy and Heat Networks

Version: Publication LAPP

Late Rep

Consultee ID: 3545

Consultee Name: Local Nature Partnership (Carter R)

Representation number: 4913

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Respondee has confirmed they are content with approach.

Consultation comment extract:

4913

Policy CC2 Decentralised Energy and Heat Networks - para 2.

Strengthen paragraph two so that large development proposals “must” rather than “should” consider decentralised energy and heat networks. Without this there is a clear option not to consider such networks and, therefore, once in a lifetime opportunities to improve energy performance and reduce operational energy costs will be missed.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Policy CC3: Water

Policy CC3: Water
Version: Publication LAPP

Consultee ID: 3726
Consultee Name: Aldi Stores (Ford R)
Representation number: 4359

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:

4359

Draft Policy CC3 'Water' (point 5) encourages brownfield sites to deliver a minimum of 30% reduction in run off rates. In our view the rate adopted by Nottingham Council is not compliant with Table 5 of the NPPF technical guidance (table 5), which requires a 20% and 30% uplift. On this point, a 30% uplift would general only be applicable where a 70 year design life is required. In this circumstance, we therefore advise that policy CC3 is amended in line with the NPPF to read: 'brownfield sites to deliver a minimum of 20% reduction in run off rates'.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3953>

Policy CC3: Water
Version: Publication LAPP

Consultee ID: 431
Consultee Name: Notts Wildlife Trust (Driver B)
Representation number: 4672

SOUND

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

Consultation comment extract:

4672

We support this policy in principle. We welcome the references to Water Framework Directive objectives (part 2 of policy CC3).

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy CC3: Water
Version: Publication LAPP

Consultee ID: 431
Consultee Name: Notts Wildlife Trust (Driver B)
Representation number: 4673

SOUND

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

Consultation comment extract:

4673 We also support inclusion of Suds references (part 6 of this policy)

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy CC3: Water
Version: Publication LAPP

Consultee ID: 431
Consultee Name: Notts Wildlife Trust (Driver B)
Representation number: 4674

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:

4674

We also support inclusion of Suds references (part 6 of this policy) and wish to point out their potential biodiversity value (see Chapter 6 of the 2015 version of Ciria Suds Manual) and would expect to see reference to the existence of this guidance and the potential biodiversity value of suds in the supporting text. We welcome references to future management and securing of a mechanism for funding. This is something that we consider

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy CC3: Water
Version: Publication LAPP

Consultee ID: 431
Consultee Name: Notts Wildlife Trust (Driver B)
Representation number: 4675

SOUND

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

Consultation comment extract:

4675

supporting text. We welcome references to future management and securing of a mechanism for funding. This is something that we consider has previously been overlooked, with the consequences of such systems becoming unmanaged, leading to problems in the future.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy CC3: Water
Version: Publication LAPP

Consultee ID: 431
Consultee Name: Notts Wildlife Trust (B Driver)
Representation number: 5092

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:

5092 development. We would wish to see an adequate development buffer along the canal and also expect drainage is planned carefully so that water quality is protected during both construction and operation.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy CC3: Water
Version: Publication LAPP

Consultee ID: 1540
Consultee Name: Environment Agency (Pitts A)
Representation number: 5059

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:

5059

Flood Risk

The site is shown to lie in an area of flood risk from of the River Trent (flood zone 2). The flood risk sequential test will need to be undertaken in accordance with Policy 1 of the Aligned Core Strategy. A site specific flood risk assessment that focuses on flood risk reduction (on and off site) and makes provision for the sustainable management of surface water using SUDS techniques is required. The site is a beneficiary of the River Trent flood defences and future contributions to their long term maintenance will be a consideration.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3840>

Policy CC3: Water
Version: Publication LAPP

Late Rep

Consultee ID: 1685
Consultee Name: Severn Trent Water (Williams D)
Representation number: 5079

N/A

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

Consultation comment extract:

5079

There are no known sewer capacity issues which are expected to be affected by the redevelopment of this site and so provided surface water is managed sustainably we do not envisage and sewer capacity constraints.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3839>

Policy CC3: Water
Version: Publication LAPP

Late Rep

Consultee ID: 3545
Consultee Name: Local Nature Partnership (Carter R)
Representation number: 4896

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	N/A

Consultation comment extract:

[

4896(d) Freshwater: We welcome Policy CC3 and its focus on the impact of development on water consumption, quality and flood risk. However, it is unclear from the Plan the extent (area) and

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Policy CC3: Water
Version: Publication LAPP

Late Rep

Consultee ID: 3545
Consultee Name: Local Nature Partnership (Carter R)
Representation number: 4897

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Respondee has confirmed they are content with approach.

Consultation comment extract:

4897

consumption, quality and flood risk. However, it is unclear from the Plan the extent (area) and condition of both groundwater and surface water bodies, including rivers, for the area as a whole. This is a significant omission.

Can you confirm the extent, spatial distribution and quality of your freshwater, including groundwater, and the combined impact from all the proposed developments?

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Policy CC3: Water
Version: Publication LAPP

Late Rep

Consultee ID: 3545
Consultee Name: Local Nature Partnership (Carter R)
Representation number: 4914

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Respondee has confirmed they are content with approach.

Consultation comment extract:

4914

Policy CC3 – Water- para 4.

Strengthen this policy by changing “All developments *will be encouraged* to include Sustainable Drainage Systems where appropriate” to ‘All development *must* include Sustainable Drainage Systems where appropriate”

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Policy CC3: Water

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5371

SOUND

Object/Support/Other? Support

Resolved? N/A

Sound? Sound

Formally withdrawn? N/A

Council comments N/A

Consultation comment extract:

5371

Policy CC3: Water

At paragraph 3.24, we **support** the amendment to include reference to bioiversity benefits of Suds.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy CC3: Water

Version: Revised Publication LAPP

Late Rep

Consultee ID: 1540

Consultee Name: Environment Agency (Mr Rob Millbank)

Representation number: 5237

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	N/A

Consultation comment extract:

5237

We are now comfortable that, subject to the implementation of the agreed changes set out below, Policy CC3 'Water' will be consistent with national planning policy and 'sound' when read in conjunction with the Nottingham City Aligned Core Strategy. The policy will adequately address the flood risk issues associated with the proposed level of growth over the plan period. We are also strongly supportive of the policy requirements in terms of water quality and water resources, and we are pleased to see the Policy make specific reference to the requirements of the Water Framework Directive (WFD).

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5490>

Policy CC3: Water

Version: Revised Publication LAPP

Consultee ID: 3874

Consultee Name: Dunkirk & Lenton Labour Party (Mr Christopher Richardson)

Representation number: 5461

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:

5461

DO NOT SUPPORT BECAUSE THERE ARE
POLICY RESPONSES INADEQUATE TO
THE PROBLEMS IDENTIFIED.

(please continue on a separate sheet if necessary)

Q11 Please set out what change(s) you consider necessary to make the Plan legally compliant or sound, having regard to the reasons you identified in Q10. You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any Policy or text. Try and be as precise as possible.

Comment 1:

Increasing amounts of surface water are running off yards and gardens that have had land surfaces concreted or otherwise sealed. This has been exacerbated by landlords who own houses in multiple occupation seeking to reduce garden maintenance costs and/or provide car spaces for residents.

The Council should commit to taking a pro-active approach to ensuring that surface water is allowed to soak into the ground, during planning for new build homes and by approaches to owners of existing properties that have been had natural drainage removed.

Comment 2:

Blocked drains contribute to flooding (e.g. periodic flooding into ground floor maisonettes at Derby Road opposite Lenton Recreation ground by blocked drain near the bus stop).

The Council should commit to maintaining a register of public drains that become blocked regularly during heavy rain and should carry out regular removal of leaves etc.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5465>

Policy CC3: Water

Version: Revised Publication LAPP

Consultee ID: 3878

Consultee Name: Gladman Developments (Mr John Fleming)

Representation number: 5449

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

5449

optional technical standards. Further to this, Gladman do not approve of the exceptional circumstances test contained in policy CC3. The Framework only seeks to prevent development in areas of high national importance i.e. National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. Gladman consider that the exceptional circumstances test is unjustified and should be deleted.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5469>

Policy EE1: Providing a Range of Employment Sites

Policy EE1: Providing a Range of Employment Sites

Version: Publication LAPP

Consultee ID: 3223

Consultee Name: Thames Water Pension (Green C)

Representation number: 4162

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:

4162

Representations were previously made to this policy (identified as Policy DM4 within the Preferred Options draft). In short, it is considered that sites allocated elsewhere within the plan for alternative forms of development (not necessarily involving employment uses), should not be included within the Council's policy concerning the allocation of employment sites.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3873>

Policy EE1: Providing a Range of Employment Sites

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4300

SOUND

Object/Support/Other? Support

Resolved? N/A

Sound? Sound

Formally withdrawn? N/A

Council comments N/A

Consultation comment extract:

[

4300

This policy is supported particularly for the inclusion of part C which recognises a future need to provide employment sites in association with universities and higher education establishments, and to meet the needs of the technology sector. Certain employers will value being in close proximity to the University for improved collaborative planning and for

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy EE1: Providing a Range of Employment Sites

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4301

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:

4301 establishments, and to meet the needs of the technology sector. Certain employers will value being in close proximity to the University for improved collaborative planning and for research and development and training opportunities. This would also have a wider impact on the regenerative outcomes the City Council is seeking to achieve.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy EE2: Safeguarding Existing Business Parks / Industrial Estates

Policy EE2: Safeguarding Existing Business Parks / Industrial Estates

Version: Publication LAPP

Consultee ID: 2813

Consultee Name: Wilson Bowden (Aspbury)

Representation number: 4159

UNSOUND

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

4159

Policy EE2 seeks to 'restrict' identified major business parks and industrial estates for employment uses as defined within the glossary of the local plan which is effectively B1/B2/B8 uses and sui generis uses of a similar nature which are suitably located on employment sites.

We consider that this policy is:-

- Not positively prepared in that it is completely restrictive of other non B class employment generating uses that may be reasonably and economically located on these sites
- Not justified without some policy caveat or criteria which sets out circumstances in which other potential employment uses could be considered subject to compliance with other local plan policies.
- Not effective in that the restriction to Plan defined employment uses may stifle other forms of economic development outside of the B Classes as promoted and defined by The NPPF.
- Not consistent with national policy in that it defines employment uses in its narrowest form and the policy is not criteria led to enable a cost/ benefit consideration of alternative uses.

We understand the City Councils desire to 'protect' its key business and industrial locations from inappropriate development in order to maintain their integrity and function. However the policy as worded is almost an exact replication of the 2005 Local Plan Policy E3 and dictates an inflexible, long term protection that is inconsistent with guidance in The Framework at paragraphs 21 and 22. Non 'B' Class uses are a major contributor to employment within the city and conurbation and many could be accommodated, subject to appropriate policy drafting, on most of the stated business parks and industrial estates referenced by policy EE2 without compromising their essential economic function.

Wilson Bowden Development are owners of Nottingham Business Park, one of the locations 'protected' by 2005 Local Plan Policy E3 and its proposed successor EE2. This site has previously been restricted to Class B1 and has struggled in recent years to attract and maintain B1 occupiers. The relatively recent approval for residential development on part of this site was supported by Nottingham City Council, although the application had to be considered as a departure from the Development Plan. Any replacement policy should contain more flexibility to enable consideration of alternative economic uses within Classes C1/C2/D1/D2 and where appropriate Class A uses in a criteria based policy approach consistent with the NPPF.

(please continue on a separate sheet if necessary)

4159

Nottingham City Council need to consider whether it is appropriate to redefine or expand the definition of 'employment uses' as set out in the Draft Part 2 Local Plan glossary to be consistent with the NPPF or set out criteria within policy EE2 to enable flexible consideration of other economic uses subject to compliance with other, for example, retail, transport and amenity/ compatibility policies of the emerging local plan.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3864>

Policy EE2: Safeguarding Existing Business Parks / Industrial Estates

Version: Publication LAPP

Consultee ID: 3726

Consultee Name: Aldi Stores (Ford R)

Representation number: 4360

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:

4360

Draft Policy EE2 'Protecting Existing Business Parks/Industrial Estates' seeks to protect existing employment areas by restricted development to B Class uses, except for ancillary development, considered necessary to serve the proposal. Whilst Aldi Stores Limited support the general thrust of this policy, it is important to refer to the NPPF's definition of 'employment generating uses' (Annex 2). The NPPF identifies an array of uses, which generate employment and thus economic development, this includes retail development. The origin of this definition is from PPS4, and we therefore advise that the policy is amended to ensure economic development is delivered on these important sites, through uses considered policy compliant.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3953>

Policy EE3: Change of Use to Non-Employment Uses

Policy EE3: Change of Use to Non-Employment Uses

Version: Publication LAPP

Consultee ID: 311

Consultee Name: Historic England (Fletcher C)

Representation number: 4497

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:

4497

EE33 Permitting change of use to non-employment uses.

We continue to advise that this should be caveated to take into consideration the historic environment.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3831>

Policy EE3: Change of Use to Non-Employment Uses

Version: Publication LAPP

Consultee ID: 3689

Consultee Name: Calverton Parish Council (Maffam K)

Representation number: 4358

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:

4358

3.4 Policy EE4 is at odds with the NPPF. The application of the policy to the office market is made clear in para 3.30 "Where there is a potential large loss of lower grade offices to other2.12 uses on any site, the priority in the LAPP will be to achieve a balance of new development with either a mix on the site which includes the provision of new grade „A“ offices and/or to ensure grade „A“ offices sites are provided and protected elsewhere."

The amount of grade A office space provided in Nottingham will be determined by the market . Attempts to "force" the market will simply delay the redevelopment or conversion of obsolete office space for housing and other uses and lead to a continuation of the down beat appearance of many parts of the City Centre at the present time. This is a further example of a tendency in the Plan to translate aspirations into policy without a great deal of thought about market consequences

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3912>

Policy EE3: Change of Use to Non-Employment Uses
Version: Publication LAPP

Late Rep

Consultee ID: 3766
Consultee Name: Legal & General Property (Savills)
Representation number: 4220

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:

4220

I write on behalf of my client, Legal & General Property Partners (Industrial Fund) Limited and Legal & General Property Partners (Industrial) Nominees Limited, in relation to the recent consultation on the Local Plan Part 2. I apologise that my client missed the recent consultation, but I write to register an interest to participate in any future opportunities to engage.

My client owns the Robin Hood Industrial Estate site at Alfred Street South, which comprises a number of commercial and light industrial uses, and areas of hardstanding. The site is bound by Victoria Park to the west, residential properties to the north, and by other light industrial uses to the east and south.

The site is not the subject of any site specific allocations in the adopted planning policy framework, and it is acknowledged that the draft Local Plan Part 2 does also not seek to allocate the site for any specific use.

My client has a long term interest in the site, and is exploring its wider development potential. We therefore support emerging Policy EE3 where it would not prejudice the ability for under-used employment sites such as this to come forward for alternative uses (including residential).

We promote flexibility in the drafting of policies, and are keen to ensure that the Council has regard to paragraph 22 of the NPPF, which seeks to avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.

I trust that the above is of assistance in the preparation of the Local Plan Part 2. We would like to be kept up to date with progress and look forward to further opportunities to engage.

I would be grateful for confirmation of receipt of this letter, and request the right to be heard by the appointed examiner at the Examination in Public if my client chooses to participate further. Please feel free to contact Diana Thomson (020 3320 8250) of these offices if you have any queries or would like to discuss.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3981>

Policy EE3: Change of Use to Non-Employment Uses

Version: Revised Publication LAPP

Consultee ID: 133

Consultee Name: Heaton Planning Limited (Jenna Conway)

Representation number: 5116

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	N/A

Consultation comment extract:

5116

We support the Council's approach to safeguarding/protecting existing employment operations on established employment areas. We also support the Council in

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5479>

Policy EE4: Local Employment and Training Opportunities

Policy EE4: Local Employment and Training Opportunities

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4302

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	N/A

Consultation comment extract:

4302

The policy is supportive, making it easier to obtain a job in the Nottingham by increasing the number of training opportunities available, promoting labour agreements to secure employment during and after the city's regeneration programmes. As a key partner in the

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy EE4: Local Employment and Training Opportunities

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4303

SOUND

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

Consultation comment extract:

4303

employment during and after the city's regeneration programmes. As a key partner in the delivery of these outcomes by training highly skilled graduates and seeking their retention in Nottingham after their studies, NTU supports a policy that foresees an altogether more inclusive and accessible process of finding employment and training in the future.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy SH1: Major Retail and Leisure Developments within the City Centre's Primary Shopping Area

Policy SH1: Major Retail and Leisure Developments within the City Centre's Primary Shopping Area

Version: Publication LAPP

Consultee ID: 3160

Consultee Name: Intu Properties (NLP)

Representation number: 4218

UNSOUND

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

Consultation comment extract:

4218

Policy SH1 encourages a significant increase in the retail and leisure floorspace within the Primary Shopping Area. This approach is supported.

However, it is considered that the wording is still not clear in whether the Policy only relates to the development at intu Broadmarsh and intu Victoria Centre or whether it applies to all retail development within the Primary Shopping Area. Accordingly, for clarity the wording should be amended to make clear that the policy relates to all major development in the City Centre.

The wording suggests the policy is seeking to focus on the development of intu Broadmarsh and intu Victoria Centre. It is not clear whether other retail development within the City Centre can come forward at the same time or whether the 'consolidation and enhancement elsewhere' is expected to be delivered at a later date. The text should be amended so that the strategy is explicitly clear in terms of the Council's approach.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3869>

Policy SH1: Major Retail and Leisure Developments within the City Centre's Primary Shopping Area
Version: Publication LAPP

Consultee ID: 3726

Consultee Name: Aldi Stores (Ford R)

Representation number: 4361

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:

4361

Draft Policy SH1 'Major Retail and Leisure Developments within the City Centre's Primary Shopping Area' seeks to direct retail development to Nottingham City Centre's primary frontage. Whilst we agree with a town centre approach towards development, we also note that local planning authorities should also look to accommodate for local need, which expands beyond the City Centre.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3953>

Policy SH1: Major Retail and Leisure Developments within the City Centre's Primary Shopping Area
Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4209

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:

4209

No requirement for leisure uses

Our primary concern regarding Policy SH1 relates to the encouragement of significant leisure floorspace within the City Centre Primary Shopping Area. We have reviewed the Broxtowe, Gedling, Rushcliffe and Nottingham Retail Study (2015) which updates the findings of the previous comprehensive retail study undertaken in 2008 and 2013 by DTZ.

Having specifically reviewed the information concerning Nottingham City Centre, we note that the leisure offer 'remains strong' and above the national average, whilst the level of convenience and comparison retail floorspace is below the national average. This supports the Core Strategy which states that capacity will exist for around 35,500sqm of comparison floorspace by 2021, rising to around 47,000sqm by 2026.

Given that there is no direct reference to the requirement for leisure uses within the Primary Shopping Area, and that retail provision is below the national average, the Primary Shopping Area should focus on encouraging retail development over leisure uses as this is where retail development should be concentrated. The loss of suitable retail floorspace for leisure uses will not only saturate the leisure market in Nottingham City Centre but will also dilute the retail offer, encouraging a greater need.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

Policy SH1: Major Retail and Leisure Developments within the City
Centre's Primary Shopping Area
Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4413

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:

4413 Broadmarsh and Victoria Centres
We are also concerned that Policy SH1 places too much emphasis on the development of the Broadmarsh and Victoria Centres. Instead, the policy should encourage retail across the entire Primary Shopping Area to improve its overall viability, especially since the shopping centres have both received planning permission for redevelopment. The loss of 10,900sqm of A1 floorspace at the Broadmarsh Centre will significantly increase the need elsewhere within the City Centre.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

Policy SH1: Major Retail and Leisure Developments within the City
Centre's Primary Shopping Area
Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4415

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:

4415	<u>Conflicts with Policy SH2</u> The encouragement of a significant increase of leisure floorspace in Policy SH1 is inconsistent with parts 1 and 2 of Policy SH2, which seeks to preserve the predominant shopping character.
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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

Policy SH1: Major Retail and Leisure Developments within the City Centre's Primary Shopping Area
Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4416

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:

4416

~~c) Provide major improvements to connectivity and the quality of public realm within the City Centre including through the creation of new and enhanced pedestrian and cycle routes, and public spaces.~~

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

Policy SH1: Major Retail and Leisure Developments within the City
Centre's Primary Shopping Area
Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4417

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:

4417 Public realm improvements
This is not relevant to the development of in-centre uses and is covered by other policies within the Local Plan. This should be removed.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

Policy SH1: Major Retail and Leisure Developments within the City Centre's Primary Shopping Area

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4600

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:

4600

3. The Forum welcomes policy SH1 (c) whereby major retail and leisure developments within the city centre's primary shopping area will be requires to provide major improvements to connectivity and the quality of public realm including through the creation of new and enhanced pedestrian and cycle routes, and public spaces. The need for such connectivity should also be included in policy SH4, to edges of centres and out of

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

Policy SH2: Development within Primary Frontages

Policy SH2: Development within Primary Frontages

Version: Publication LAPP

Consultee ID: 3160

Consultee Name: Intu Properties (NLP)

Representation number: 4326

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

4326 The NPPF defines primary and secondary frontages as follows: *"primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses."*

The purpose of designating areas as Primary Shopping Frontage is to seek to retain retail uses within these core retail areas, not to encourage the introduction of new retail development. The designation of areas as Primary Shopping Frontage on the proposal map, includes areas that do not currently include any retail uses. While the Primary Shopping Area should incorporate secondary retail frontages and areas with a mix of town centre uses, the Primary Retail Frontages should include a high proportion of retail uses.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3869>

Policy SH2: Development within Primary Frontages

Version: Publication LAPP

Consultee ID: 3160

Consultee Name: Intu Properties (NLP)

Representation number: 4327

**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:

4327 In particular, Collin Street is identified as Primary Shopping Frontage, however there are no retail units on this frontage. Similarly, the area around the Clock Tower at intu Victoria Centre

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3869>

Policy SH2: Development within Primary Frontages

Version: Publication LAPP

Consultee ID: 3160

Consultee Name: Intu Properties (NLP)

Representation number: 4328

**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:

4328 retail units on this frontage. Similarly, the area around the Clock Tower at intu Victoria Centre on Mansfield Road is all now in A3 use and should not be designated as Primary Shopping Frontage. The policy should seek to control the nature of retail development and changes of

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3869>

Policy SH2: Development within Primary Frontages

Version: Publication LAPP

Consultee ID: 3160

Consultee Name: Intu Properties (NLP)

Representation number: 4329

**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:

4329

Whilst we note that north south routes within the City Centre are equally important to the east west routes, the internal route through intu Broadmarsh should not be identified as Primary Shopping Frontage. This is consistent with the approach adopted for intu Victoria Centre and other internal malls in the City Centre, which are not designated as Primary Shopping Frontages.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3869>

Policy SH2: Development within Primary Frontages

Version: Publication LAPP

Consultee ID: 3728

Consultee Name: Power Leisure Bookmakers (Deegan S)

Representation number: 4198

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:

4198 - which it considers is sound – namely that it is: positively prepared; justified; effective; and consistent with national policy. It is considered that the Plan is not justified, as it is not founded on a robust and credible evidence base, particularly in relation to betting shops.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3954>

Policy SH2: Development within Primary Frontages

Version: Publication LAPP

Consultee ID: 3728

Consultee Name: Power Leisure Bookmakers (Deegan S)

Representation number: 4392

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:

4392

The Council will also be aware that as a regulator they must comply with the Regulators' Code (April 2014), laid down in parliament in accordance with section 23 of the Legislative and Regulatory Reform Act 2006. The Code seeks to promote proportionate, consistent and targeted regulatory activity through the development of transparent and effective dialogue and understanding between regulators and those they regulate to reduce regulatory burdens on businesses.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3954>

Policy SH2: Development within Primary Frontages

Version: Publication LAPP

Consultee ID: 3728

Consultee Name: Power Leisure Bookmakers (Deegan S)

Representation number: 4393

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:

4393 Prior to turning to the specific objection comments, it is important to highlight that we agree that non-A1 proposals as outlined within Policy SH2, SH3 and SH7 should be adequately assessed so that they do not harm the retail function and character of a frontage and they maintain or enhance the vitality and viability of a Centre. Similarly we also agree that it is not appropriate to apply general threshold policies in designated frontages as these do not allow or encourage individual centres or frontages and their composition and function to be properly assessed.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3954>

Policy SH2: Development within Primary Frontages

Version: Publication LAPP

Consultee ID: 3728

Consultee Name: Power Leisure Bookmakers (Deegan S)

Representation number: 4396

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:

4396

However, we believe that the wording of consideration (a) of Policy SH2 and consideration (b) of Policy SH3 is unmeasurable and therefore it isn't **effective**. There is a real danger that adopting such an unmeasurable approach will effectively put a moratorium on such new uses in centres and potentially encourage new operators and uses out of centres.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3954>

Policy SH2: Development within Primary Frontages

Version: Publication LAPP

Consultee ID: 3728

Consultee Name: Power Leisure Bookmakers (Deegan S)

Representation number: 4398

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:

4398

It is important to note that betting shops and the majority of other non-A1 uses are typical town centre uses, and collectively they will no doubt amount to a high proportion of uses within centres already (prior to the adoption of these policies). There is also no doubt that many of these centres with varying quantities of non-A1 uses will be healthy. Clearly such an approach is inappropriate and would fly in the face of the town centre first policy as set out in the NPPF, which seeks to encourage town centre shops and services to locate within centres, rather than out of centre.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3954>

Policy SH2: Development within Primary Frontages

Version: Publication LAPP

Consultee ID: 3728

Consultee Name: Power Leisure Bookmakers (Deegan S)

Representation number: 4399

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

4399 We are also concerned that the content of Paragraph 3.103 (used to justify consideration (i) of Policy SH2; consideration (f) of Policy SH3 and consideration (d) of Policy SH7), which is repeated in Paragraphs 3.110 and 3.135 is unjustified and the Council have failed to present any evidence that suggests that "Pay Day Loan shops (and betting shops) tend to locate in areas which experience high levels of health and economic deprivation."

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3954>

Policy SH2: Development within Primary Frontages

Version: Publication LAPP

Consultee ID: 3728

Consultee Name: Power Leisure Bookmakers (Deegan S)

Representation number: 4402

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:

4402

We strongly suggest that the Council revisits this proposed approach as there is a clear overall conflict with paragraph 23 of the NPPF which states that policies should be positive and promote competitive town centres. Bullet point 4 of this paragraph states that LPAs should "promote competitive town centres that provide customer choice and a diverse retail offer and which reflect individuality of town centre." Policies SH2, SH3 and SH7 are likely to have a serious impact on particularly industries and health competition between different operators by preventing new operators from locating within a particular centre.

Again, regard needs to be had to the very real impact that the document is likely to have on a number of different industries and the clear conflict that would arise with the NPPF.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3954>

Policy SH2: Development within Primary Frontages

Version: Publication LAPP

Consultee ID: 3728

Consultee Name: Power Leisure Bookmakers (Deegan S)

Representation number: 4406

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:

4406

It should be emphasised that perceived issues relating to gambling is a matter already dealt with under the Licensing Act and a matter than cannot really be dealt with under the Planning System. It is important to note that gambling is one of the most heavily regulated activities in the country which has resulted in a socially responsible industry. Betting shops are governed by the three gambling objectives. Betting shop operators wishing to open a new betting shop must demonstrate that their operation will:

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3954>

Policy SH2: Development within Primary Frontages

Version: Publication LAPP

Consultee ID: 3728

Consultee Name: Power Leisure Bookmakers (Deegan S)

Representation number: 5046

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:

5046

It is important to note that betting shops and the majority of other non-A1 uses are typical town centre uses, and collectively they will no doubt amount to a high proportion of uses within centres already (prior to the adoption of these policies). There is also no doubt that many of these centres with varying quantities of non-A1 uses will be healthy. Clearly such an approach is inappropriate and would fly in the face of the town centre first policy as set out in the NPPF, which seeks to encourage town centre shops and services to locate within centres, rather than out of centre.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3954>

Policy SH2: Development within Primary Frontages

Version: Revised Publication LAPP

Consultee ID: 3728

Consultee Name: Power Leisure Bookmakers Ltd

Representation number: 5462

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:

5462,

Dear Sir/ Madam

REPRESENTATION ON NOTTINGHAM CITY COUNCIL'S LOCAL PLAN PART 2 DOCUMENT – PUBLICATION VERSION

We write on behalf of our client, Power Leisure Bookmakers Ltd, to make representations to the Land and Planning Policies DPD: Local Plan Part 2 Revised Publication Version consultation (hereafter referred to as the 'LAPP').

Section 19 of the Planning and Compulsory Purchase Act 2004 requires that development plan documents or any other local development document must have regard to national policy documents and guidance as in the NPPF. For reasons set out below, this draft document is plainly contrary to the NPPF.

Part 4 Regulation 8 of the 2012 Town and Country Planning (Local Planning) (England) regulations prescribes that that local plans must contain a reasoned justification of the policies. As set out in the NPPG (Paragraph 014. Reference ID: 12-014-20140306) "appropriate and proportionate evidence is essential for producing a sound Local Plan" and "evidence should be focused tightly on supporting and justifying the particular policies in the Local Plan". Paragraph 182 of the NPPF states that a local planning authority should submit a plan for examination which it considers is sound – namely that it is: positively prepared; justified; effective; and consistent with national policy. It is considered that the Plan is not justified, as it is not founded on a robust and credible evidence base, particularly in relation to betting shops.

The Council will also be aware that as a regulator they must comply with the Regulators' Code (April 2014), laid down in parliament in accordance with section 23 of the Legislative and Regulatory Reform Act 2006. The Code seeks to promote proportionate, consistent and targeted regulatory activity through the development of transparent and effective dialogue and understanding between regulators and those they regulate to reduce regulatory burdens on businesses.

Our representation letter focuses on Policies SH2, SH3, SH7 and Paragraphs 3.103, 3.110 and 3.135. We first look in turn at what each policy and paragraph states and we then we turn to our objection. The policies / paragraphs are considered in the order they appear within the LAPP document.

5462,

contd.

Objection Response

First and foremost, we have no issue with the fact that the Council will want to scrutinise new betting shop applications to ensure that they play a positive role within centres. We therefore agree with Policy SH2(a) that the existing proportion of retail A1 uses and the number, proximity and distribution of uses other than retail will be considered. We also concur that whether the development would result in or add to an over-domination of non-retail uses should be assessed.

However, we are alarmed that the supporting information that underpins policies SH2 and SH3 is not predicated on a robust evidence base. The content of Paragraph 3.103 (used to justify consideration (i) of Policy SH2; consideration (f) of Policy SH3 and consideration (d) of Policy SH7), which is repeated in Paragraphs 3.110 and 3.135 is unjustified and the Council have failed to present any evidence that suggests that "Pay Day Loan shops (and betting shops) tend to locate in areas which experience high levels of health and economic deprivation." On the contrary, the Council's own evidence base points to a number of district centres that are far from economically deprived and, rather, performing well despite the presence of betting shops.

Economic and Social Wellbeing

The LPA claims that the evidence presented 'amplifies the justification for the approach taken in the Local Plan'. However, the Council provides no evidence to prove that Pay Day Loan shops and betting shops tend to locate in areas which experience high levels of health and economic deprivation. This includes the 2015 Retail Study conducted by Carter Jonas and 2017 Retail Background Paper Addendum. There are also fleeting references to other studies, including a literature review conducted by Southwark Council and analysis published in December 2014 by Landman Economics that mapped the location of betting shops in deprived areas. To that end, we have considered this evidence base to try and increase our understanding behind the claims that are made.

The evidence the Council does present includes national indices of deprivation data and the Household Survey Results within the appendices of the 2015 Retail Study produced by Carter Jonas, which simply asked households where and how often visits were made to gambling premises (including bookmakers). None of the evidence provides any link between betting shops locating to areas with high levels of health and economic deprivation, nor does the evidence prove that betting shops "harm the economic and social wellbeing of local residents." We therefore consider it to be unjustified, ineffective and we do not believe it has been positively prepared.

Given the strong claim within the supporting information (paragraph 3.102) regarding the location of betting shops, it would be expected that the documents mentioned above would account for the research and evidence gathered to justify such a grave concern.

However, reviewing the 2015 Retail Study has only added to our apprehension as it, very usefully, provides an economic summary of Bulwell Town Centre and the City Council's three District Centres.

Furthermore, the Report by the Local Data Company (April 2014), Commissioned by Association of British Bookmakers confirms the location of betting shops according to an areas level of deprivation. The results show that:

- 17% of all betting shops are located in the 'most deprived' (4th quartile) areas;
- 27% of all betting shops are located in the 3rd quartile areas;
- 35% of all betting shops are located in the 2nd quartile areas; and
- 21% of all betting shops are located in the 'least deprived' (1st quartile) areas.

5462,

contd.

Arbitrary data versus Retail Study comprises soundness

Nationally, numerous studies have been commissioned linking health and the proximity of betting shops. However, in every case, the studies conclude that there is not enough empirical evidence to prove that betting shops exacerbate existing economic and social characteristics of an area or its population.

Reflecting on the Council's own evidence base, the 2015 Retail Study states that the Nottingham City Council area contains one town centre (Bulwell) on the north-western outskirts of the City, the district centres of Clifton, Hyson Green and Sherwood, and twelve local centres. The quotes below are lifted directly from the Study:

- *Bulwell is currently a vital and viable centre* (Betfred, William Hill and Ladbrokes)
- *Clifton is currently a healthy centre* (Betfred)
- *Hyson Green is a vibrant and vital centre* (Betfred and Ladbrokes)
- *Sherwood is a busy and healthy centre* (Coral, Ladbrokes and William Hill)

This raises questions as to whether the supporting text has been 'positively prepared'. No references have been made to the positive health of the centres and the presence of operating betting shops. Furthermore, whilst the Retail Study does not provide a summary on the economic status of the local centres, vacancy levels provide one of the key performance indicators (KPIs) for assessing the relative health of centres, and measuring how their attraction and performance may be changing over time. When the study was commissioned, the UK average vacancy rate was 11.5%. There are a number of low vacancy rates in Local Centres where there is one or more betting shop operating, including:

- Aspley Lane (8%)
- Bracebridge Drive (5%)
- Bramcote Lane (3%)
- Mansfield Road (5%)
- Strelley Road (0%).

These findings do not accord with paragraph 3.103, which states that 'research on the spatial distribution of Pay day Loan shops (and betting shops) shows that they tend to locate in areas which experience high levels of health and deprivation'. Not only is this pejorative, but unfounded and predicated on data that points to generic themes, which is not specific to Nottingham, unlike the Retail Study.

Grouping Betting Shops and Payday Loan Shops

There is no relationship between pay day loan shops and betting shops and we do not consider it appropriate to group betting shops and pay day loan shops together as they offer entirely different services to their respective customers. The 'strong body of evidence' that the Background Paper Addendum refers to is irrelevant and does not demonstrate that pay day loans and betting shops exacerbate deprivation. Simply put, betting shops offer a leisure activity, whilst money lenders offer a formal financial service – they should therefore not be linked together. The supporting evidence for Policies SH2 and SH3 is therefore immaterial and not **justified**.

Unjustified results skews evidence

The Council's Retail Background Paper Addendum alludes to the much-debated and subjective findings of Southwark Council's research ('Betting, borrowing and health – Health impacts of betting shops and payday loan shops in Southwark') in to controlling the location of betting shops and pay day loans. The Report claims that problem gambling is linked to poor health and problem gamblers experience the worst health outcomes and tend to live in deprived areas.

5462.

contd.

Nationally, on a much bigger scale, there has been numerous studies in to the link between health and the proximity of betting shops, however in all cases it is confirmed that there is not enough empirical evidence to prove that betting shops exacerbate existing economic and social characteristics of an area or of its population.

Regardless of Southwark's (unjustified) observation, it should be emphasised that perceived issues relating to gambling is a matter already dealt with under the Licensing Act and a matter than cannot really be dealt with under the Planning System. It is important to note that gambling is one of the most heavily regulated activities in the country which has resulted in a socially responsible industry. Betting shops are governed by the three gambling objectives. Betting shop operators wishing to open a new betting shop must demonstrate that their operation will:

1. Prevent gambling from being a source of crime and disorder, being associated with crime or disorder, or being used to support crime;
2. Ensure that gambling is conducted in a fair and open way; and
3. Protect children and other vulnerable people from being harmed or exploited by gambling.

As such, when applying for their gaming licence, betting shop operators must provide information and evidence demonstrating that they have appropriate training and management procedures/policies in place to show that they will comply with these objectives, including the protection of children and other vulnerable people, something that betting shop operators take very seriously. This of course includes being members of various schemes. For example, Paddy Power was a founding member of the Senet Group, an independent body set up to promote responsible gambling standards. They are also certified by Gamcare, as are the majority of the major betting shop operators.

Failure to demonstrate compliance with the objectives means that a licence will not be granted, and of course, if at any time a betting shop operator is found not to be complying with the objectives in the future, their licence can be reviewed and ultimately revoked. Where the licensing authority has any concerns about a new operation when considering a licence application, they are perfectly entitled to impose conditions on a licence to ensure that additional measures/policies/procedures are put in place.

Recognising the lack of relationship between betting shops and health

We have started to witness in recent months a number of Local Planning Authorities editing policies that had previously forged direct links between betting shops and health and well-being following consultation on draft versions. Only last month, Redbridge Council as part of their Main Modifications Consultation to the Redbridge Local Plan removed the need to demonstrate how betting shops will promote the health and wellbeing of borough residents.

CED058

Modification Number	Page	Para/ Policy/ Section	Detail of Modification	Source/ Reason of Modification
			<p>2. The Council will resist the proliferation and overconcentration of betting/gambling shops, and money lenders (A2) and Shisha Bars (sui generis) in the borough by:</p> <p>(a) Requiring them to be located within the borough's town centres (Metropolitan, District and Local) and in accordance with LP10;</p> <p>(b) Seeking them to demonstrate how they will promote the health and wellbeing of borough residents. Requiring each new sui generis unit to be separated from any existing sui generis unit or group of units by at least two non sui generis units;</p> <p>(c) Requiring that no more than one Betting/Gambling Shop or Payday Lender is located within a 50m radius of an existing Betting shop or payday lender unit; and</p> <p>(d) (c) Requiring they provide active frontages and have a positive visual impact on the street scene including meeting policy LP28 - Advertising and Shopfronts;</p> <p>The Council will resist the development of Shisha Bars (Sui Generis) in the borough by:</p>	

5462,

contd.

This has also been recognised in Haringey's Development Management DPD, which recently went through an Examination in Public. The Inspector did not accept that there was sufficient evidence to link betting shops with poor health and removed the claim from the text, as seen below.

DMM097	Paragraph 6.55	<p><i>Amend paragraph 6.55 to read:</i></p> <p>The Public Health Directorate has published a Health Evidence Base (2012) to inform preparation of Haringey's Local Plan. This highlights the <u>link between health outcomes and the proximity of betting shops. It concludes there is sufficient evidence to demonstrate that access to gambling venues, including betting shops, leads to increased gambling behaviour and that this, in turn, is associated with poor health outcomes</u> spatial distribution of licensed betting shops in Haringey. The baseline information has since been updated using the Council's licensing data (2016), which shows a notable concentration of betting shops in town centres, particularly in Wood Green and Tottenham, when compared to elsewhere in the Borough.</p>
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Conclusion

Taking this into consideration and in summary, we do not believe that the Council should include Paragraph 3.103 (used to justify consideration (i) of Policy SH2; consideration (f) of Policy SH3 and consideration (d) of Policy SH7), which is repeated in Paragraphs 3.110 and 3.135 as a means to policy formulation when this matter is dealt with under the Licensing Act.

It is considered therefore that reference to the how betting shops exacerbate existing economic and social characteristics of an area or of its population should be removed from the supporting text of policies SH2, SH3 and SH7 as it is not 'justified' or based on a credible evidence base.

The spurious conclusions that have been drawn have originates from evidence that has been gathered that is not relevant to Nottingham City Council's District Centres, which are performing well as per the 2015 Retail Study. We hope Nottingham City Council joins the ever growing list of Local Planning Authorities that have reevaluated the link between betting shops and health and well-being – principally because there isn't one.

We suggest that Nottingham City Council consider the points raised within this letter and take our clients comments into consideration in the preparation of the plan and request that you keep us informed on further progress and consultations.

Yours sincerely



Sam Deegan MRTPI

Senior Planner

Planning Potential

Harrogate

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5517>

Policy SH2: Development within Primary Frontages

Version: Revised Publication LAPP

Consultee ID: 3874

Consultee Name: Dunkirk & Lenton Labour Party (Mr Christopher Richardson)

Representation number: 5465

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:

5465	<p>Q11 Please set out what change(s) you consider necessary to make the Plan legally compliant or sound, having regard to the reasons you identified in Q10. You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any Policy or text. Try and be as precise as possible.</p> <p>Pay Day Loan Shops.</p> <p>The Council should commit to supporting the provision of services by credit unions and to other mutual solutions to the problems caused by pay day loan sharks (and by shops selling durable goods at excessive rates of interest to those least able to afford them).</p>
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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5465>

Policy SH3: Development within Secondary Frontages

Policy SH3: Development within Secondary Frontages

Version: Publication LAPP

Consultee ID: 3728

Consultee Name: Power Leisure Bookmakers (Deegan S)

Representation number: 4394

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:

4394

Prior to turning to the specific objection comments, it is important to highlight that we agree that non-A1 proposals as outlined within Policy SH2, SH3 and SH7 should be adequately assessed so that they do not harm the retail function and character of a frontage and they maintain or enhance the vitality and viability of a Centre. Similarly we also agree that it is not appropriate to apply general threshold policies in designated frontages as these do not allow or encourage individual centres or frontages and their composition and function to be properly assessed.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3954>

Policy SH3: Development within Secondary Frontages

Version: Publication LAPP

Consultee ID: 3728

Consultee Name: Power Leisure Bookmakers (Deegan S)

Representation number: 4397

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:

4397

However, we believe that the wording of consideration (a) of Policy SH2 and consideration (b) of Policy SH3 is unmeasurable and therefore it isn't **'effective'**. There is a real danger that adopting such an unmeasurable approach will effectively put a moratorium on such new uses in centres and potentially encourage new operators and uses out of centres.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3954>

Policy SH3: Development within Secondary Frontages

Version: Publication LAPP

Consultee ID: 3728

Consultee Name: Power Leisure Bookmakers (Deegan S)

Representation number: 4400

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

4400

We are also concerned that the content of Paragraph 3.103 (used to justify consideration (i) of Policy SH2; consideration (f) of Policy SH3 and consideration (d) of Policy SH7), which is repeated in Paragraphs 3.110 and 3.135 is unjustified and the Council have failed to present any evidence that suggests that "Pay Day Loan shops (and betting shops) tend to locate in areas which experience high levels of health and economic deprivation."

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3954>

Policy SH3: Development within Secondary Frontages

Version: Publication LAPP

Consultee ID: 3728

Consultee Name: Power Leisure Bookmakers (Deegan S)

Representation number: 4403

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:

4403

We strongly suggest that the Council revisits this proposed approach as there is a clear overall conflict with paragraph 23 of the NPPF which states that policies should be positive and promote competitive town centres. Bullet point 4 of this paragraph states that LPAs should "promote competitive town centres that provide customer choice and a diverse retail offer and which reflect individuality of town centre." Policies SH2, SH3 and SH7 are likely to have a serious impact on particularly industries and health competition between different operators by preventing new operators from locating within a particular centre.

Again, regard needs to be had to the very real impact that the document is likely to have on a number of different industries and the clear conflict that would arise with the NPPF.

Concentration and Clustering of a Single Use

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3954>

Policy SH3: Development within Secondary Frontages

Version: Publication LAPP

Consultee ID: 3728

Consultee Name: Power Leisure Bookmakers (Deegan S)

Representation number: 4407

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:

4407

It should be emphasised that perceived issues relating to gambling is a matter already dealt with under the Licensing Act and a matter than cannot really be dealt with under the Planning System. It is important to note that gambling is one of the most heavily regulated activities in the country which has resulted in a socially responsible industry. Betting shops are governed by the three gambling objectives. Betting shop operators wishing to open a new betting shop must demonstrate that their operation will:

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3954>

Policy SH3: Development within Secondary Frontages

Version: Publication LAPP

Consultee ID: 3728

Consultee Name: Power Leisure Bookmakers (Deegan S)

Representation number: 5042

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:

5042 policy. It is considered that the Plan is not justified, as it is not founded on a robust and credible evidence base, particularly in relation to betting shops.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3954>

Policy SH3: Development within Secondary Frontages

Version: Publication LAPP

Consultee ID: 3728

Consultee Name: Power Leisure Bookmakers (Deegan S)

Representation number: 5044

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:

5044

The Council will also be aware that as a regulator they must comply with the Regulators' Code (April 2014), laid down in parliament in accordance with section 23 of the Legislative and Regulatory Reform Act 2006. The Code seeks to promote proportionate, consistent and targeted regulatory activity through the development of transparent and effective dialogue and understanding between regulators and those they regulate to reduce regulatory burdens on businesses.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3954>

Policy SH3: Development within Secondary Frontages

Version: Revised Publication LAPP

Consultee ID: 3728

Consultee Name: Power Leisure Bookmakers Ltd

Representation number: 5470

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:

5470

Dear Sir/ Madam

REPRESENTATION ON NOTTINGHAM CITY COUNCIL'S LOCAL PLAN PART 2 DOCUMENT – PUBLICATION VERSION

We write on behalf of our client, Power Leisure Bookmakers Ltd, to make representations to the Land and Planning Policies DPD: Local Plan Part 2 Revised Publication Version consultation (hereafter referred to as the 'LAPP').

Section 19 of the Planning and Compulsory Purchase Act 2004 requires that development plan documents or any other local development document must have regard to national policy documents and guidance as in the NPPF. For reasons set out below, this draft document is plainly contrary to the NPPF.

Part 4 Regulation 8 of the 2012 Town and Country Planning (Local Planning) (England) regulations prescribes that that local plans must contain a reasoned justification of the policies. As set out in the NPPG (Paragraph 014. Reference ID: 12-014-20140306) "appropriate and proportionate evidence is essential for producing a sound Local Plan" and "evidence should be focused tightly on supporting and justifying the particular policies in the Local Plan". Paragraph 182 of the NPPF states that a local planning authority should submit a plan for examination which it considers is sound – namely that it is: positively prepared; justified; effective; and consistent with national policy. It is considered that the Plan is not justified, as it is not founded on a robust and credible evidence base, particularly in relation to betting shops.

The Council will also be aware that as a regulator they must comply with the Regulators' Code (April 2014), laid down in parliament in accordance with section 23 of the Legislative and Regulatory Reform Act 2006. The Code seeks to promote proportionate, consistent and targeted regulatory activity through the development of transparent and effective dialogue and understanding between regulators and those they regulate to reduce regulatory burdens on businesses.

Our representation letter focuses on Policies SH2, SH3, SH7 and Paragraphs 3.103, 3.110 and 3.135. We first look in turn at what each policy and paragraph states and we then turn to our objection. The policies / paragraphs are considered in the order they appear within the LAPP document.

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contd.

Objection Response

First and foremost, we have no issue with the fact that the Council will want to scrutinise new betting shop applications to ensure that they play a positive role within centres. We therefore agree with Policy SH2(a) that the existing proportion of retail A1 uses and the number, proximity and distribution of uses other than retail will be considered. We also concur that whether the development would result in or add to an over-domination of non-retail uses should be assessed.

However, we are alarmed that the supporting information that underpins policies SH2 and SH3 is not predicated on a robust evidence base. The content of Paragraph 3.103 (used to justify consideration (i) of Policy SH2; consideration (f) of Policy SH3 and consideration (d) of Policy SH7), which is repeated in Paragraphs 3.110 and 3.135 is unjustified and the Council have failed to present any evidence that suggests that "Pay Day Loan shops (and betting shops) tend to locate in areas which experience high levels of health and economic deprivation." On the contrary, the Council's own evidence base points to a number of district centres that are far from economically deprived and, rather, performing well *despite* the presence of betting shops.

Economic and Social Wellbeing

The LPA claims that the evidence presented 'amplifies the justification for the approach taken in the Local Plan'. However, the Council provides no evidence to prove that Pay Day Loan shops and betting shops tend to locate in areas which experience high levels of health and economic deprivation. This includes the 2015 Retail Study conducted by Carter Jonas and 2017 Retail Background Paper Addendum. There are also fleeting references to other studies, including a literature review conducted by Southwark Council and analysis published in December 2014 by Landman Economics that mapped the location of betting shops in deprived areas. To that end, we have considered this evidence base to try and increase our understanding behind the claims that are made.

The evidence the Council does present includes national indices of deprivation data and the Household Survey Results within the appendices of the 2015 Retail Study produced by Carter Jonas, which simply asked households where and how often visits were made to gambling premises (including bookmakers). None of the evidence provides any link between betting shops locating to areas with high levels of health and economic deprivation, nor does the evidence prove that betting shops "harm the economic and social wellbeing of local residents." We therefore consider it to be unjustified, ineffective and we do not believe it has been positively prepared.

Given the strong claim within the supporting information (paragraph 3.102) regarding the location of betting shops, it would be expected that the documents mentioned above would account for the research and evidence gathered to justify such a grave concern.

However, reviewing the 2015 Retail Study has only added to our apprehension as it, very usefully, provides an economic summary of Bulwell Town Centre and the City Council's three District Centres.

Furthermore, the Report by the Local Data Company (April 2014), Commissioned by Association of British Bookmakers confirms the location of betting shops according to an areas level of deprivation. The results show that:

- 17% of all betting shops are located in the 'most deprived' (4th quartile) areas;
- 27% of all betting shops are located in the 3rd quartile areas;
- 35% of all betting shops are located in the 2nd quartile areas; and
- 21% of all betting shops are located in the 'least deprived' (1st quartile) areas.

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contd.

Arbitrary data versus Retail Study comprises soundness

Nationally, numerous studies have been commissioned linking health and the proximity of betting shops. However, in every case, the studies conclude that there is not enough empirical evidence to prove that betting shops exacerbate existing economic and social characteristics of an area or its population.

Reflecting on the Council's own evidence base, the 2015 Retail Study states that the Nottingham City Council area contains one town centre (Bulwell) on the north-western outskirts of the City, the district centres of Clifton, Hyson Green and Sherwood, and twelve local centres. The quotes below are lifted directly from the Study:

- *Bulwell is currently a vital and viable centre* (Betfred, William Hill and Ladbrokes)
- *Clifton is currently a healthy centre* (Betfred)
- *Hyson Green is a vibrant and vital centre* (Betfred and Ladbrokes)
- *Sherwood is a busy and healthy centre* (Coral, Ladbrokes and William Hill)

This raises questions as to whether the supporting text has been 'positively prepared'. No references have been made to the positive health of the centres and the presence of operating betting shops. Furthermore, whilst the Retail Study does not provide a summary on the economic status of the local centres, vacancy levels provide one of the key performance indicators (KPIs) for assessing the relative health of centres, and measuring how their attraction and performance may be changing over time. When the study was commissioned, the UK average vacancy rate was 11.5%. There are a number of low vacancy rates in Local Centres where there is one or more betting shop operating, including:

- Aspley Lane (8%)
- Bracebridge Drive (5%)
- Bramcote Lane (3%)
- Mansfield Road (5%)
- Strelley Road (0%).

These findings do not accord with paragraph 3.103, which states that 'research on the spatial distribution of Pay day Loan shops (and betting shops) shows that they tend to locate in areas which experience high levels of health and deprivation'. Not only is this pejorative, but unfounded and predicated on data that points to generic themes, which is not specific to Nottingham, unlike the Retail Study.

Grouping Betting Shops and Payday Loan Shops

There is no relationship between pay day loan shops and betting shops and we do not consider it appropriate to group betting shops and pay day loan shops together as they offer entirely different services to their respective customers. The 'strong body of evidence' that the Background Paper Addendum refers to is irrelevant and does not demonstrate that pay day loans and betting shops exacerbate deprivation. Simply put, betting shops offer a leisure activity, whilst money lenders offer a formal financial service – they should therefore not be linked together. The supporting evidence for Policies SH2 and SH3 is therefore immaterial and not **'justified'**.

Unjustified results skews evidence

The Council's Retail Background Paper Addendum alludes to the much-debated and subjective findings of Southwark Council's research ('Betting, borrowing and health – Health impacts of betting shops and payday loan shops in Southwark') in to controlling the location of betting shops and pay day loans. The Report claims that problem gambling is linked to poor health and problem gamblers experience the worst health outcomes and tend to live in deprived areas.

5470

contd.

Nationally, on a much bigger scale, there has been numerous studies in to the link between health and the proximity of betting shops, however in all cases it is confirmed that there is not enough empirical evidence to prove that betting shops exacerbate existing economic and social characteristics of an area or of its population.

Regardless of Southwark's (unjustified) observation, it should be emphasised that perceived issues relating to gambling is a matter already dealt with under the Licensing Act and a matter than cannot really be dealt with under the Planning System. It is important to note that gambling is one of the most heavily regulated activities in the country which has resulted in a socially responsible industry. Betting shops are governed by the three gambling objectives. Betting shop operators wishing to open a new betting shop must demonstrate that their operation will:

1. Prevent gambling from being a source of crime and disorder, being associated with crime or disorder, or being used to support crime;
2. Ensure that gambling is conducted in a fair and open way; and
3. Protect children and other vulnerable people from being harmed or exploited by gambling.

As such, when applying for their gaming licence, betting shop operators must provide information and evidence demonstrating that they have appropriate training and management procedures/policies in place to show that they will comply with these objectives, including the protection of children and other vulnerable people, something that betting shop operators take very seriously. This of course includes being members of various schemes. For example, Paddy Power was a founding member of the Senet Group, an independent body set up to promote responsible gambling standards. They are also certified by Gamcare, as are the majority of the major betting shop operators.

Failure to demonstrate compliance with the objectives means that a licence will not be granted, and of course, if at any time a betting shop operator is found not to be complying with the objectives in the future, their licence can be reviewed and ultimately revoked. Where the licensing authority has any concerns about a new operation when considering a licence application, they are perfectly entitled to impose conditions on a licence to ensure that additional measures/policies/procedures are put in place.

Recognising the lack of relationship between betting shops and health

We have started to witness in recent months a number of Local Planning Authorities editing policies that had previously forged direct links between betting shops and health and well-being following consultation on draft versions. Only last month, Redbridge Council as part of their Main Modifications Consultation to the Redbridge Local Plan removed the need to demonstrate how betting shops will promote the health and wellbeing of borough residents.

CED058

Modification Number	Page	Para/ Policy/ Section	Detail of Modification	Source/ Reason of Modification
			<p><u>2. The Council will resist the proliferation and overconcentration of betting/gambling shops, and money lenders (A&P and Shisha Bars (sui generis) in the borough by:</u></p> <p><u>(a) Requiring them to be located within the borough's town centres (Metropolitan, District and Local) and in accordance with LP10;</u></p> <p><u>(b) Requiring them to demonstrate how they will promote the health and wellbeing of borough residents; Requiring each new sui generis unit to be separated from any existing sui generis unit or group of units by at least two non sui generis units;</u></p> <p><u>(c) Requiring that no more than one Betting/Gambling Shop or Payday Lender is located within a 50m radius of an existing Betting shop or payday lender unit; and</u></p> <p><u>(d) (c) Requiring they provide active frontages and have a positive visual impact on the street scene, including meeting policy LP20 – Advertising and Signage;</u></p> <p><u>The Council will resist the development of Shisha Bars (Sui Generis) in the borough by:</u></p>	

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contd.

This has also been recognised in Haringey's Development Management DPD, which recently went through an Examination in Public. The Inspector did not accept that there was sufficient evidence to link betting shops with poor health and removed the claim from the text, as seen below.

DMM097	Paragraph 6.55	<p><i>Amend paragraph 6.55 to read:</i></p> <p>The Public Health Directorate has published a Health Evidence Base (2012) to inform preparation of Haringey's Local Plan. This highlights the <u>link between health outcomes and the proximity of betting shops. It concludes there is sufficient evidence to demonstrate that access to gambling venues, including betting shops, leads to increased gambling behaviour and that this, in turn, is associated with poor health outcomes spatial distribution of licensed betting shops in Haringey. The baseline information has since been updated using the Council's licensing data (2016), which shows a notable concentration of betting shops in town centres, particularly in Wood Green and Tottenham, when compared to elsewhere in the Borough.</u></p>
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Conclusion

Taking this into consideration and in summary, we do not believe that the Council should include Paragraph 3.103 (used to justify consideration (i) of Policy SH2; consideration (f) of Policy SH3 and consideration (d) of Policy SH7), which is repeated in Paragraphs 3.110 and 3.135 as a means to policy formulation when this matter is dealt with under the Licensing Act.

It is considered therefore that reference to the how betting shops exacerbate existing economic and social characteristics of an area or of its population should be removed from the supporting text of policies SH2, SH3 and SH7 as it is not 'justified' or based on a credible evidence base.

The spurious conclusions that have been drawn have originates from evidence that has been gathered that is not relevant to Nottingham City Council's District Centres, which are performing well as per the 2015 Retail Study. We hope Nottingham City Council joins the ever growing list of Local Planning Authorities that have reevaluated the link between betting shops and health and well-being – principally because there isn't one.

We suggest that Nottingham City Council consider the points raised within this letter and take our clients comments into consideration in the preparation of the plan and request that you keep us informed on further progress and consultations.

Yours sincerely



Sam Deegan MRTPI

Senior Planner

Planning Potential

Harrogate

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5517>

Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations

Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations

Version: Publication LAPP

Consultee ID: 3160

Consultee Name: Intu Properties (NLP)

Representation number: 4557

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:

4557 We support the incorporation within the policy wording for the development of main town centre uses in edge of centre and out of centre locations to be subject to a sequential test and impact assessment. The reduced impact threshold of 1,000sqm (GEA) is appropriate based on local circumstances in Nottingham and to protect planning investment in designated centres. The maximum threshold of 280sqm for small scale retail provision to meet local needs is appropriate. The policy approach is therefore appropriate to preserve the vitality and viability of the town centres and the Primary Shopping Area.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3869>

Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations

Version: Publication LAPP

Consultee ID: 3219

Consultee Name: Notts County Council (Wilson N)

Representation number: 4849

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:

4849

Policy SH4 (Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations) – should include the following consideration: - j) whether the proposed development would have significant landscape and visual impacts.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3870>

Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations

Version: Publication LAPP

Consultee ID: 3223

Consultee Name: Thames Water Pension (Green C)

Representation number: 4366

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:

4366

Representations were previously made to the Council's emerging retail policies. In particular, we raised concerns that the approach to the sequential test and the assessment of applications for main town centre uses was overly complex and inconsistent with the provisions of the National Planning Policy Framework.

The amended policies have now been simplified and this is welcomed. Nevertheless, the terms

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3873>

Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations

Version: Publication LAPP

Consultee ID: 3223

Consultee Name: Thames Water Pension (Green C)

Representation number: 4367

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

4367

The amended policies have now been simplified and this is welcomed. Nevertheless, the terms of Policy SH4 'Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations', remains unnecessarily complex and onerous.

The terms of the sequential test and its application are clearly set out in the National Planning policy Framework.¹ It is considered that the requirements expressed in the Council's Policy SH4 go well beyond the provisions of the Framework, and that many of the criteria are unnecessary.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3873>

Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations

Version: Publication LAPP

Consultee ID: 3223

Consultee Name: Thames Water Pension (Green C)

Representation number: 4368

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

4368

In the case of SH4(1)(a), we have previously commented that there is no justification for the reference to small scale retail. The Framework makes no distinction in terms of the size of retail development proposed in relation to the sequential test.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3873>

Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations

Version: Publication LAPP

Consultee ID: 3223

Consultee Name: Thames Water Pension (Green C)

Representation number: 4369

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:

4369 In terms of SH4(1)(d), the proposed assessment of the 'balance and mix of existing uses' finds no support in the Framework and is vague in its requirements. Similarly, SH4(1)(e) asking whether development will help reinforce the positive attributes and individual identity of the

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3873>

Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations

Version: Publication LAPP

Consultee ID: 3223

Consultee Name: Thames Water Pension (Green C)

Representation number: 4370

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:

4370

no support in the Framework and is vague in its requirements. Similarly, SH4(1)(e) asking whether development will 'help reinforce the positive attributes and individual identity of the immediate area' is unclear. The application of these requirements in practice is likely to be extremely subjective. Moreover, they are irrelevant to the sequential test.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3873>

Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations

Version: Publication LAPP

Consultee ID: 3223

Consultee Name: Thames Water Pension (Green C)

Representation number: 4371

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:

4371

Insofar as SH4(1)(f), (g), (h) and (i) these matters would appear to be covered by policies elsewhere within the Core Strategy and Land and Planning Policies document, and are superfluous. The factors included within them are again unclear insofar as they are related to the sequential test, and are **unjustified**.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3873>

Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations

Version: Publication LAPP

Consultee ID: 3223

Consultee Name: Thames Water Pension (Green C)

Representation number: 4372

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

4372 In addition, Policy SH4 should make it clear that where sites are allocated for mixed use, including main town centre uses, they will not be subject to the sequential or impact test.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3873>

Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations

Version: Publication LAPP

Consultee ID: 3726

Consultee Name: Aldi Stores (Ford R)

Representation number: 4362

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

4362

Draft Policy SH4 'Development of Main Town Centre Uses in Edge of Centre' requires an impact assessment for retail (Class A1) applications of 1,000sqm (gross) or greater occupying 'edge' or 'out-of-centre' locations. Whilst Planning Potential supports the Council's approach in adopting a local threshold; in our view, the Local Authority has failed to recognise that different retailers have very different business models, which define the parameters of a retail impact assessment. This includes a specific catchment areas.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3953>

Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations

Version: Publication LAPP

Consultee ID: 3726

Consultee Name: Aldi Stores (Ford R)

Representation number: 4363

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:

4363

Finally, we note that the Council within the supplementary text to draft Policy SH4 seek to determine whether a proposal is 'edge of centre' depending on local circumstances, such as size; its role in the retail hierarchy; topography; physical barriers; and the local road network (paragraph 3.119). From our understanding of the definition of 'edge of centre' within the NPPF, the council's definition is not in conformity. The NPPF definition as follows:

'Edge of Centre: For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances (Annex 2: NPPF)'

In light of the above, it is our view that paragraph 3.119 should be amended to be in line with the NPPF's definition. Factors such as size and role within hierarchy should not be determining factors.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3953>

Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4304

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:

4304

The policy appropriately acknowledges the role of edge of centre uses adjacent to the City Centre Primary Shopping Area and their potential for significant retail investment and other main town centre uses including offices, leisure, culture and tourism facilities. While it is

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4305

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:

4305

main town centre uses including offices, leisure, culture and tourism facilities. While it is acknowledged that proposals must not be detrimental towards the economy of the City Centre, there are a range of key employers that lie on the edge of the Primary Shopping Area, such as NTU, that would create a degree of localised demand for certain land uses and which can help to make the quarters of the city more sustainable. Another dynamic of the

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4956

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:

4956

which can help to make the quarters of the city more sustainable. Another dynamic of the location around the University is its strong links with the entertainment and food and drink industries; the presence of the Theatre Royal, Royal Concert Hall, the Cornerhouse and adjacent venues are likely to remain key destinations in this part of Nottingham where a demand exists for complementary land uses in a short walking distance and near to key public transport corridors. It is also considered that the presence and attractiveness of

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4957

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:

4957

public transport corridors. It is also considered that the presence and attractiveness of residential development in these areas, for instance in parts of the Royal Quarter, would be influenced in part by how vibrant the community is in its service and amenity offer.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations

Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4419

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

4419

We object to the justification of this policy. Our concerns relate to paragraph 3.118. It states: *'Whilst most of this area falls within the NPPF definition of 'edge of centre', early discussion with the City Council will establish the need for and appropriateness of undertaking sequential tests for proposals within the City Centre boundary'.*

This presents the opportunity for a developer to negotiate with the Council as to whether a sequential test is required. This is not consistent with NPPF paragraph 24 and should be found unsound if this is not removed.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations

Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4420

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:

4420

There is also no conclusive evidence to support the 'scope for substantial investment in leisure facilities' given that the Retail Study (2015) identifies the leisure offer to remain strong within Nottingham City Centre and above the national average.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4601

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:

4601

creation of new and enhanced pedestrian and cycle routes, and public spaces. The need for such connectivity should also be included in policy SH4, in edge of centre, and out of centre locations.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations

Version: Revised Publication LAPP

Consultee ID: 2166

Consultee Name: Sainsbury's Supermarkets Ltd

Representation number: 5427

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:

5427

Whilst the principle of the policy accords with the NPPF, paragraph 3 of Policy SH4 also requires that proposals for out of centre and edge of centre main town centre uses are considered against a number of criteria. This includes whether the proposal is for small scale retail provision to meet an identified local need (criteria 3a).

Paragraph 3.117 adds that the justification for the policy is to provide small scale convenience shopping facilities (i.e. up to 280sqm net) in areas of deficiency which meet the day to day requirements of local residents.

However, larger scale convenience stores over 280sqm net floorspace also have an important role in meeting both the main and top up shopping needs of local residents.

Moreover, there is no longer a requirement to demonstrate 'need' for out of centre retail development. The only two test which should be applied for planning applications for main town centre uses which are not in an existing town centre are the sequential and impact test, as set out in paragraph 24-26 of the NPPF and the PPG (Paragraph 001 Reference ID: 2b-001-20140306).

It is the intention of the NPPF to positively plan for, and encourage appropriate and sustainable new economic development. The NPPF is clear that there is a presumption in favour of sustainable development and the role of planning is not to unnecessarily restrict, burden or delay appropriate development.

5427
cont

However, as currently worded Policy SH4 is overly restrictive in requiring applications for new convenience retail to demonstrate a 'need' for such proposals which does not reflect national planning policy. As such the requirement to demonstrate 'need' is unjustified and should be removed from the draft policy to make the policy sound and comply with the policy tests set out in paragraph 24-26 of the NPPF.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5493>

Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations

Version: Revised Publication LAPP

Consultee ID: 2166

Consultee Name: Sainsbury's Supermarkets Ltd

Representation number: 5428

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:

5428 Furthermore, criteria 3a of Policy SH4 should be amended to support larger scale convenience retail provision to serve local shopping needs subject to satisfying the sequential and impact test.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5493>

Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations

Version: Revised Publication LAPP

Consultee ID: 3881

Consultee Name: Lidl UK GmbH

Representation number: 5343

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:

5343

Draft Policy SH4 relates to main town centre uses and states that planning applications for such uses will be subject to the sequential and impact tests as set out in the NPPF.

Whilst the principle of the policy accords with the NPPF, the policy requires impact assessments for new retail development over 1,000sqm gross which is significantly below the NPPF threshold. It also requires that proposals for out of centre and edge of centre retail and main town centre uses are considered against a number of criteria.

The justification for the proposed impact threshold is that 1,000sqm is reasonable and practicable for all edge of and out of centre locations, and that proposals above this quantum are unlikely to be a purely local facility and will tend to draw trade from outside of the local catchment.

The PPG (Paragraph 016 Reference ID: 2b-2016-20140306) states that in setting a locally appropriate threshold it will be important to consider the scale of proposals relative to town centres, the existing vitality and viability of town centres, the cumulative effects of recent developments, whether local town centres are vulnerable, and the likely effects of development on any town centre strategy and impact on any other planned investment.

However, there is no evidence that retail proposals over 1,000sqm gross would result in a significant adverse impact on existing shopping centres, in particular given the majority of the district and local centres are identified as being healthy and viable in the Greater Nottingham Retail Study (2015). As such there is no reason or justification to set a lower impact threshold than 2,500sqm gross. The

low threshold also does not take account of differences between retailer's business model's and does not directly relate to the impact of a new store, specifically in regard to discount retailers.

5343

The NPPF highlights at paragraph 21 that investment in business should not be over-burdened by the requirements of planning policy. It adds that planning policies should recognise and seek to address potential barriers to investment. However, as currently worded the policy is therefore overly restrictive for developers, and will discourage and prevent discount retailers such as Lidl from opening new stores within Nottingham and will remove the opportunity to bring discount retailers to the wider authority area.

We therefore request that the council amend the policy in favour of the approach used in the NPPF, and do not set a local threshold, thereby defaulting to the national threshold of 2,500sqm (gross) when applying the impact test.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5472>

Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations

Version: Revised Publication LAPP

Consultee ID: 3881

Consultee Name: Lidl UK GmbH

Representation number: 5344

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:

5344

Paragraph 3 of Policy SH4 also requires that proposals for out of centre and edge of centre main town centre uses are considered against a number of criteria. This includes whether the proposal is for small scale retail provision to meet an identified local need (criteria 3a).

Paragraph 3.117 adds that the justification for the policy is to provide small scale convenience shopping facilities (i.e. up to 280sqm net) in areas of deficiency which meet the day to day requirements of local residents.

However, larger scale convenience stores over 280sqm net floorspace also have an important role in meeting both the main and top up shopping needs of local residents.

Moreover, there is no longer a requirement to demonstrate 'need' for out of centre retail development. The only two tests which should be applied for planning applications for main town centre uses which are not in an existing town centre are the sequential and impact test, as set out in paragraphs 24-26 of the NPPF and paragraph 001 of the PPG (Paragraph 001 Reference ID: 2b-001-20140306).

It is the intention of the NPPF to positively plan for, and encourage appropriate and sustainable new economic development. The NPPF is clear that there is a presumption in favour of sustainable development and the role of planning is not to unnecessarily restrict, burden or delay appropriate development.

However, as currently worded Policy SH4 is overly restrictive in requiring applications for new convenience retail to demonstrate a 'need' for such proposals which does not reflect national planning policy. As such the requirement to demonstrate 'need' is unjustified and should be removed from the draft policy to make the policy sound and comply with the policy tests set out in paragraph 24-26 of the NPPF.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5472>

Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations

Version: Revised Publication LAPP

Consultee ID: 3881

Consultee Name: Lidl UK GmbH

Representation number: 5345

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:

5345

Furthermore, criteria 3a of Policy SH4 should be amended to support larger scale convenience retail provision to serve local shopping needs subject to satisfying the sequential and impact test.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5472>

**Policy SH6: Food and Drink Uses and High Occupancy Licensed
Premises / Entertainment Venues within the City Centre**

Policy SH6: Food and Drink Uses and High Occupancy Licensed Premises / Entertainment Venues within the City Centre
Version: Publication LAPP

Consultee ID: 2353

Consultee Name: Moon J

Representation number: 4075

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:

4075

I feel that older people 40-75 are put off in enjoying our city centre at night as there are too many venues/housing catering to students due in bad behavior/ drunkenness etc etc. Although i am 63 i still go out but i am a rarity, compared to say Liverpool which has a wonderfull older diversity in the city. The students tend to stick to an area I have noticed a real decline over 20 years, and this is proved when students are away, a deserted city at night.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3844>

Policy SH6: Food and Drink Uses and High Occupancy Licensed Premises / Entertainment Venues within the City Centre
Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4421

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:

- 4421** Cumulative Impact
- Our client is concerned with the potential cumulative impact of A3, A4, A5 and high occupancy licensed premises in the City Centre. The delivery of too much leisure will dilute the predominant retail character and further reduce the opportunities to deliver the retail floorspace that the Core Strategy and Nottingham Retail Study (2015) identify.
- Whilst we acknowledge that the Council will consider these uses in relation to the area in which they are located, we strongly recommend that the Council identifies specific parameters that the applicant must consider (eg restriction on [use] within xx m from another [use] unit/facility and/or xx number of A3/A4 units per xx number of A1 units).
- 4421** The Council should define their own parameters which will help to mitigate the cumulative impact of such uses and make the policy more effective and justified. The policy itself should be reworded as follows:
- 'Within the City Centre as defined on the Policies Map, planning permission will be granted for development involving food and drink uses (Use Class A3, A4 and A5 and / or high occupancy (500 people / 500sqm or greater) licensed premises / entertainment venues (A4 and Sui Generis uses) where it does not harm the character, function, vitality and viability of the area in which it is located. Proposals will be assessed against the following criteria:*
- a) whether The proposal supports any local development strategy for the area, including*
- 4421** *that set out in any area specific development plan policy and/or adopted SPD;*
- b) whether the proposal would result in harmful impacts when considered in combination with the existing and proposed distribution of food, drink and entertainment uses, taking into account ~~any~~ supporting evidence of harm caused by such uses;*
- c) whether the proposal would conflict with the defined cumulative impact parameters for A3, A4, A5 and Sui Generis uses; and*
- d) whether the proposal would result in an unacceptable impact on the amenities of nearby residential occupiers including those on routes to/from the proposal, and any prejudicial effect on future residential development proposals.*

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

Policy SH6: Food and Drink Uses and High Occupancy Licensed Premises / Entertainment Venues within the City Centre
Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4422

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:

4422

A5 and large occupancy uses (eg nightclubs) are particularly problematic and have the ability to impact on the vitality of the Cornerhouse as well as the strategic priorities of Policy RE5 - Royal Quarter.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

Policy SH6: Food and Drink Uses and High Occupancy Licensed Premises / Entertainment Venues within the City Centre
Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4423

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:

4423

A3 and A4 uses

We support this policy to an extent as it helps to control A3 and A4 uses. However, it conflicts with other proposed policies (including SH1, RE5 and PA61), which we object to on the basis that they support significant leisure uses.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

Policy SH7: Centres of Neighbourhood Importance (CONIs)

Policy SH7: Centres of Neighbourhood Importance (CONIs)

Version: Publication LAPP

Consultee ID: 3727

Consultee Name: Marstons (Peacock and Smith)

Representation number: 4197

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:

DRAFT POLICY SH7: CENTRES OF NEIGHBOURHOOD IMPORTANCE SUPPORT

The site is located within a 'Centre of Neighbourhood Importance' as identified on the draft policies map. The adopted Aligned Core Strategies Local Plan Part 1 provides a definition of a Centre of Neighbourhood Importance stating that:

4197

'These typically consist of a parade of shops which serve a local community and may include a small supermarket'.

Annex 2 of the National Planning Policy Guidance provides details on the uses to be included within centres and states that:

*'Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, **restaurants**, drive-through restaurants, **bars and pubs**, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)'.*

We are instructed by our client, Marston's Inns and Taverns to submit a planning application for a public house/ restaurant at land adjacent to Top Valley Way and Ridgeway, Nottingham. The proposed development seeks the construction of a new public house with ancillary manager's accommodation. A pre-application meeting was held on 8 March with Rachel Gaskell at Nottingham City Council in relation to the site. A planning application is due to be submitted shortly.

4197

The site is a discrete development plot within the wider centre. The previous use of this site was as a public house (the Royal Hunt). However, this pub was of a different operational model to that proposed (beer led as opposed to this food led proposal). The previous public house was not commercially viable and was demolished. The current proposal is for a modern food led public house which has a larger land take to facilitate the extra covers required and a suitable level of car parking.

The proposed development is a main town centre use. The allocation would fully align with the proposed development, and indeed complete the district centre in land use terms. The allocation would mirror the previous Adopted Local Plan. **The proposed allocation as a Centre of Neighbourhood Importance is fully supported.**

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3941>

Policy SH7: Centres of Neighbourhood Importance (CONIs)

Version: Publication LAPP

Consultee ID: 3728

Consultee Name: Power Leisure Bookmakers (Deegan S)

Representation number: 4395

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:

4395

Prior to turning to the specific objection comments, it is important to highlight that we agree that non-A1 proposals as outlined within Policy SH2, SH3 and SH7 should be adequately assessed so that they do not harm the retail function and character of a frontage and they maintain or enhance the vitality and viability of a Centre. Similarly we also agree that it is not appropriate to apply general threshold policies in designated frontages as these do not allow or encourage individual centres or frontages and their composition and function to be properly assessed.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3954>

Policy SH7: Centres of Neighbourhood Importance (CONIs)

Version: Publication LAPP

Consultee ID: 3728

Consultee Name: Power Leisure Bookmakers (Deegan S)

Representation number: 4401

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made to address respondee comments.

Consultation comment extract:

4401

We are also concerned that the content of Paragraph 3.103 (used to justify consideration (i) of Policy SH2; consideration (f) of Policy SH3 and consideration (d) of Policy SH7), which is repeated in Paragraphs 3.110 and 3.135 is unjustified and the Council have failed to present any evidence that suggests that "Pay Day Loan shops (and betting shops) tend to locate in areas which experience high levels of health and economic deprivation."

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3954>

Policy SH7: Centres of Neighbourhood Importance (CONIs)

Version: Publication LAPP

Consultee ID: 3728

Consultee Name: Power Leisure Bookmakers (Deegan S)

Representation number: 4404

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:

4404

We strongly suggest that the Council revisits this proposed approach as there is a clear overall conflict with paragraph 23 of the NPPF which states that policies should be positive and promote competitive town centres. Bullet point 4 of this paragraph states that LPAs should "promote competitive town centres that provide customer choice and a diverse retail offer and which reflect individuality of town centre." Policies SH2, SH3 and SH7 are likely to have a serious impact on particularly industries and health competition between different operators by preventing new operators from locating within a particular centre.

Again, regard needs to be had to the very real impact that the document is likely to have on a number of different industries and the clear conflict that would arise with the NPPF.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3954>

Policy SH7: Centres of Neighbourhood Importance (CONIs)

Version: Publication LAPP

Consultee ID: 3728

Consultee Name: Power Leisure Bookmakers (Deegan S)

Representation number: 4408

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:

4408

It should be emphasised that perceived issues relating to gambling is a matter already dealt with under the Licensing Act and a matter than cannot really be dealt with under the Planning System. It is important to note that gambling is one of the most heavily regulated activities in the country which has resulted in a socially responsible industry. Betting shops are governed by the three gambling objectives. Betting shop operators wishing to open a new betting shop must demonstrate that their operation will:

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3954>

Policy SH7: Centres of Neighbourhood Importance (CONIs)

Version: Publication LAPP

Consultee ID: 3728

Consultee Name: Power Leisure Bookmakers (Deegan S)

Representation number: 5043

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:

5043

policy. It is considered that the Plan is not justified, as it is not founded on a robust and credible evidence base, particularly in relation to betting shops.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3954>

Policy SH7: Centres of Neighbourhood Importance (CONIs)

Version: Publication LAPP

Consultee ID: 3728

Consultee Name: Power Leisure Bookmakers (Deegan S)

Representation number: 5045

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:

5045

The Council will also be aware that as a regulator they must comply with the Regulators' Code (April 2014), laid down in parliament in accordance with section 23 of the Legislative and Regulatory Reform Act 2006. The Code seeks to promote proportionate, consistent and targeted regulatory activity through the development of transparent and effective dialogue and understanding between regulators and those they regulate to reduce regulatory burdens on businesses.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3954>

Policy SH7: Centres of Neighbourhood Importance (CONIs)

Version: Publication LAPP

Consultee ID: 3728

Consultee Name: Power Leisure Bookmakers (Deegan S)

Representation number: 5047

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:

5047

It is important to note that betting shops and the majority of other non-A1 uses are typical town centre uses, and collectively they will no doubt amount to a high proportion of uses within centres already (prior to the adoption of these policies). There is also no doubt that many of these centres with varying quantities of non-A1 uses will be healthy. Clearly such an approach is inappropriate and would fly in the face of the town centre first policy as set out in the NPPF, which seeks to encourage town centre shops and services to locate within centres, rather than out of centre.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3954>

Policy SH7: Centres of Neighbourhood Importance (CONIs)

Version: Publication LAPP

Consultee ID: 3741

Consultee Name: Tesco Stores (DPP UK)

Representation number: 4210

SOUND

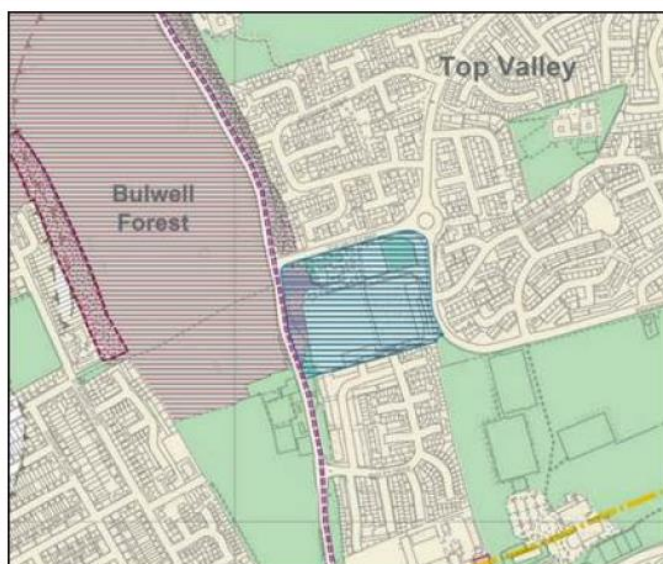
Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	N/A

Consultation comment extract:

4210

- Draft Policy SH7 – Centres of Neighbourhood Importance

We broadly support the wording of draft policy SH7 and continued identification of the centre as a “Centre of Neighbourhood Importance”, including the extents as shown in the extract below.



[Extract from proposed amended Proposals Map]

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3956>

Policy SH7: Centres of Neighbourhood Importance (CONIs)

Version: Revised Publication LAPP

Consultee ID: 3728

Consultee Name: Power Leisure Bookmakers Ltd

Representation number: 5471

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:

Dear Sir/ Madam

REPRESENTATION ON NOTTINGHAM CITY COUNCIL'S LOCAL PLAN PART 2 DOCUMENT – PUBLICATION VERSION

We write on behalf of our client, Power Leisure Bookmakers Ltd, to make representations to the Land and Planning Policies DPD: Local Plan Part 2 Revised Publication Version consultation (hereafter referred to as the 'LAPP').

Section 19 of the Planning and Compulsory Purchase Act 2004 requires that development plan documents or any other local development document must have regard to national policy documents and guidance as in the NPPF. For reasons set out below, this draft document is plainly contrary to the NPPF.

Part 4 Regulation 8 of the 2012 Town and Country Planning (Local Planning) (England) regulations prescribes that that local plans must contain a reasoned justification of the policies. As set out in the NPPG (Paragraph 014. Reference ID: 12-014-20140306) "appropriate and proportionate evidence is essential for producing a sound Local Plan" and "evidence should be focused tightly on supporting and justifying the particular policies in the Local Plan". Paragraph 182 of the NPPF states that a local planning authority should submit a plan for examination which it considers is sound – namely that it is: positively prepared; justified; effective; and consistent with national policy. It is considered that the Plan is not justified, as it is not founded on a robust and credible evidence base, particularly in relation to betting shops.

The Council will also be aware that as a regulator they must comply with the Regulators' Code (April 2014), laid down in parliament in accordance with section 23 of the Legislative and Regulatory Reform Act 2006. The Code seeks to promote proportionate, consistent and targeted regulatory activity through the development of transparent and effective dialogue and understanding between regulators and those they regulate to reduce regulatory burdens on businesses.

Our representation letter focuses on Policies SH2, SH3, SH7 and Paragraphs 3.103, 3.110 and 3.135. We first look in turn at what each policy and paragraph states and we then we turn to our objection. The policies / paragraphs are considered in the order they appear within the LAPP document.

Objection Response

First and foremost, we have no issue with the fact that the Council will want to scrutinise new betting shop applications to ensure that they play a positive role within centres. We therefore agree with Policy SH2(a) that the existing proportion of retail A1 uses and the number, proximity and distribution of uses other than retail will be considered. We also concur that whether the development would result in or add to an over-domination of non-retail uses should be assessed.

However, we are alarmed that the supporting information that underpins policies SH2 and SH3 is not predicated on a robust evidence base. The content of Paragraph 3.103 (used to justify consideration (i) of Policy SH2; consideration (f) of Policy SH3 and consideration (d) of Policy SH7), which is repeated in Paragraphs 3.110 and 3.135 is unjustified and the Council have failed to present any evidence that suggests that "Pay Day Loan shops (and betting shops) tend to locate in areas which experience high levels of health and economic deprivation." On the contrary, the Council's own evidence base points to a number of district centres that are far from economically deprived and, rather, performing well *despite* the presence of betting shops.

Economic and Social Wellbeing

The LPA claims that the evidence presented 'amplifies the justification for the approach taken in the Local Plan'. However, the Council provides no evidence to prove that Pay Day Loan shops and betting shops tend to locate in areas which experience high levels of health and economic deprivation. This includes the 2015 Retail Study conducted by Carter Jonas and 2017 Retail Background Paper Addendum. There are also fleeting references to other studies, including a literature review conducted by Southwark Council and analysis published in December 2014 by Landman Economics that mapped the location of betting shops in deprived areas. To that end, we have considered this evidence base to try and increase our understanding behind the claims that are made.

The evidence the Council does present includes national indices of deprivation data and the Household Survey Results within the appendices of the 2015 Retail Study produced by Carter Jonas, which simply asked households where and how often visits were made to gambling premises (including bookmakers). None of the evidence provides any link between betting shops locating to areas with high levels of health and economic deprivation, nor does the evidence prove that betting shops "harm the economic and social wellbeing of local residents." We therefore consider it to be unjustified, ineffective and we do not believe it has been positively prepared.

Given the strong claim within the supporting information (paragraph 3.102) regarding the location of betting shops, it would be expected that the documents mentioned above would account for the research and evidence gathered to justify such a grave concern.

However, reviewing the 2015 Retail Study has only added to our apprehension as it, very usefully, provides an economic summary of Bulwell Town Centre and the City Council's three District Centres.

Furthermore, the Report by the Local Data Company (April 2014), Commissioned by Association of British Bookmakers confirms the location of betting shops according to an areas level of deprivation. The results show that:

- 17% of all betting shops are located in the 'most deprived' (4th quartile) areas;
- 27% of all betting shops are located in the 3rd quartile areas;
- 35% of all betting shops are located in the 2nd quartile areas; and
- 21% of all betting shops are located in the 'least deprived' (1st quartile) areas.

Arbitrary data versus Retail Study comprises soundness

Nationally, numerous studies have been commissioned linking health and the proximity of betting shops. However, in every case, the studies conclude that there is not enough empirical evidence to prove that betting shops exacerbate existing economic and social characteristics of an area or its population.

Reflecting on the Council's own evidence base, the 2015 Retail Study states that the Nottingham City Council area contains one town centre (Bulwell) on the north-western outskirts of the City, the district centres of Clifton, Hyson Green and Sherwood, and twelve local centres. The quotes below are lifted directly from the Study:

- *Bulwell is currently a vital and viable centre* (Betfred, William Hill and Ladbrokes)
- *Clifton is currently a healthy centre* (Betfred)
- *Hyson Green is a vibrant and vital centre* (Betfred and Ladbrokes)
- *Sherwood is a busy and healthy centre* (Coral, Ladbrokes and William Hill)

This raises questions as to whether the supporting text has been 'positively prepared'. No references have been made to the positive health of the centres and the presence of operating betting shops. Furthermore, whilst the Retail Study does not provide a summary on the economic status of the local centres, vacancy levels provide one of the key performance indicators (KPIs) for assessing the relative health of centres, and measuring how their attraction and performance may be changing over time. When the study was commissioned, the UK average vacancy rate was 11.5%. There are a number of low vacancy rates in Local Centres where there is one or more betting shop operating, including:

- Aspley Lane (8%)
- Bracebridge Drive (5%)
- Bramcote Lane (3%)
- Mansfield Road (5%)
- Strelley Road (0%).

These findings do not accord with paragraph 3.103, which states that 'research on the spatial distribution of Pay day Loan shops (and betting shops) shows that they tend to locate in areas which experience high levels of health and deprivation'. Not only is this pejorative, but unfounded and predicated on data that points to generic themes, which is not specific to Nottingham, unlike the Retail Study.

Grouping Betting Shops and Payday Loan Shops

There is no relationship between pay day loan shops and betting shops and we do not consider it appropriate to group betting shops and pay day loan shops together as they offer entirely different services to their respective customers. The 'strong body of evidence' that the Background Paper Addendum refers to is irrelevant and does not demonstrate that pay day loans and betting shops exacerbate deprivation. Simply put, betting shops offer a leisure activity, whilst money lenders offer a formal financial service – they should therefore not be linked together. The supporting evidence for Policies SH2 and SH3 is therefore immaterial and not 'justified'.

Unjustified results skews evidence

The Council's Retail Background Paper Addendum alludes to the much-debated and subjective findings of Southwark Council's research ('Betting, borrowing and health – Health impacts of betting shops and payday loan shops in Southwark') in to controlling the location of betting shops and pay day loans. The Report claims that problem gambling is linked to poor health and problem gamblers experience the worst health outcomes and tend to live in deprived areas.

Nationally, on a much bigger scale, there has been numerous studies in to the link between health and the proximity of betting shops, however in all cases it is confirmed that there is not enough empirical evidence to prove that betting shops exacerbate existing economic and social characteristics of an area or of its population.

Regardless of Southwark's (unjustified) observation, it should be emphasised that perceived issues relating to gambling is a matter already dealt with under the Licensing Act and a matter than cannot really be dealt with under the Planning System. It is important to note that gambling is one of the most heavily regulated activities in the country which has resulted in a socially responsible industry. Betting shops are governed by the three gambling objectives. Betting shop operators wishing to open a new betting shop must demonstrate that their operation will:

1. Prevent gambling from being a source of crime and disorder, being associated with crime or disorder, or being used to support crime;
2. Ensure that gambling is conducted in a fair and open way; and
3. Protect children and other vulnerable people from being harmed or exploited by gambling.

As such, when applying for their gaming licence, betting shop operators must provide information and evidence demonstrating that they have appropriate training and management procedures/policies in place to show that they will comply with these objectives, including the protection of children and other vulnerable people, something that betting shop operators take very seriously. This of course includes being members of various schemes. For example, Paddy Power was a founding member of the Senet Group, an independent body set up to promote responsible gambling standards. They are also certified by Gamcare, as are the majority of the major betting shop operators.

Failure to demonstrate compliance with the objectives means that a licence will not be granted, and of course, if at any time a betting shop operator is found not to be complying with the objectives in the future, their licence can be reviewed and ultimately revoked. Where the licensing authority has any concerns about a new operation when considering a licence application, they are perfectly entitled to impose conditions on a licence to ensure that additional measures/policies/procedures are put in place.

Recognising the lack of relationship between betting shops and health

We have started to witness in recent months a number of Local Planning Authorities editing policies that had previously forged direct links between betting shops and health and well-being following consultation on draft versions. Only last month, Redbridge Council as part of their Main Modifications Consultation to the Redbridge Local Plan removed the need to demonstrate how betting shops will promote the health and wellbeing of borough residents.

CED058

Modification Number	Page	Para/ Policy/ Section	Detail of Modification	Source/ Reason of Modification
			<p><u>2. The Council will resist the proliferation and overconcentration of betting/gambling shops, and money lenders (A2) and Shisha Bars (Sui Generis) in the borough by:</u></p> <p><u>(a) Requiring them to be located within the borough's town centres (Metropolitan, District and Local) and in accordance with LP10;</u></p> <p><u>(b) Seeking them to demonstrate how they will promote the health and wellbeing of borough residents; Requiring each new sui generis unit to be separated from any existing sui generis unit or group of units by at least two non sui generis units;</u></p> <p><u>(c) Requiring that no more than one Betting/Gambling Shop or Payday Lender is located within a 50m radius of an existing Betting shop or payday lender unit; and</u></p> <p><u>(d) (1) Requiring they provide active frontages and have a positive visual impact on the street scene, including meeting policy LP28 – Advertising and Shopfronts;</u></p> <p><u>The Council will resist the development of Shisha Bars (Sui Generis) in the borough by:</u></p>	

5471

This has also been recognised in Haringey's Development Management DPD, which recently went through an Examination in Public. The Inspector did not accept that there was sufficient evidence to link betting shops with poor health and removed the claim from the text, as seen below.

DMM097	Paragraph 6.55	<p><i>Amend paragraph 6.55 to read:</i></p> <p>The Public Health Directorate has published a Health Evidence Base (2012) to inform preparation of Haringey's Local Plan. This highlights the <u>link between health outcomes and the proximity of betting shops. It concludes there is sufficient evidence to demonstrate that access to gambling venues, including betting shops, leads to increased gambling behaviour and that this, in turn, is associated with poor health outcomes spatial distribution of licensed betting shops in Haringey. The baseline information has since been updated using the Council's licensing data (2016), which shows a notable concentration of betting shops in town centres, particularly in Wood Green and Tottenham, when compared to elsewhere in the Borough.</u></p>
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Conclusion

Taking this into consideration and in summary, we do not believe that the Council should include Paragraph 3.103 (used to justify consideration (i) of Policy SH2; consideration (f) of Policy SH3 and consideration (d) of Policy SH7), which is repeated in Paragraphs 3.110 and 3.135 as a means to policy formulation when this matter is dealt with under the Licensing Act.

It is considered therefore that reference to the how betting shops exacerbate existing economic and social characteristics of an area or of its population should be removed from the supporting text of policies SH2, SH3 and SH7 as it is not 'justified' or based on a credible evidence base.

The spurious conclusions that have been drawn have originates from evidence that has been gathered that is not relevant to Nottingham City Council's District Centres, which are performing well as per the 2015 Retail Study. We hope Nottingham City Council joins the ever growing list of Local Planning Authorities that have reevaluated the link between betting shops and health and well-being – principally because there isn't one.

We suggest that Nottingham City Council consider the points raised within this letter and take our clients comments into consideration in the preparation of the plan and request that you keep us informed on further progress and consultations.

Yours sincerely



Sam Deegan MRTPI

Senior Planner

Planning Potential

Harrogate

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5517>

Policy SH8: Markets

Policy SH8: Markets
Version: Publication LAPP

Consultee ID: 311
Consultee Name: Historic England (Fletcher C)
Representation number: 4498

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:

4498

SH8 Markets

We continue to advise that a suitable caveat to the wording is added to take into account the desirability of preserving or enhancing the historic Sneinton Market, which is a conservation area at risk.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3831>

Policy SH8: Markets

Version: Publication LAPP

Consultee ID: 3160
Consultee Name: Intu Properties (NLP)
Representation number: 4330

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

4330 **Policy SH8: Markets**

We note that the policy supports the establishment of new markets or the relocation, remodeling and/or enhancement of existing markets. However we consider that the policy should encourage market development within existing centres. The policy wording should require new or extended markets on the edge of or outside existing centres to be subject to the sequential test and impact test in line with Policy SH4. This approach would ensure that planned investment within the Primary Shopping Area and the viability and vitality of the City Centre is not undermined.

(please continue on a separate sheet if necessary)

Q10 Please set out what change(s) you consider necessary to make the Plan legally compliant or sound, having regard to the reasons you identified in **Q9**. You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any Policy or text. Try and be as precise as possible.

4330 The policy wording should be amended as follows:

*"Planning permission will be granted for the establishment of new markets or the relocation, remodeling and/or enhancement of existing markets **within existing centres** where they would create or maintain an attractive and competitive retail offer beneficial to local shopping provision that reinforces the individual character of existing Centres and would support their overall vitality and viability. Proposals will be assessed against the following criteria:"*

Part 2 of the policy wording should state:

*"Development that involves qualitative enhancements to existing out of centre or edge of centre markets will be supported where it accords with any up to date and adopted development strategy for the area within which it is located, **addresses the requirement for a sequential and impact test**, and/or it can be demonstrated that it will contribute towards wider regeneration benefits."*

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3869>

Policy RE1: Facilitating Regeneration

Policy RE1: Facilitating Regeneration

Version: Publication LAPP

Consultee ID: 225

Consultee Name: PEDALS (McClintock H)

Representation number: 4471

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:

4471

Including good cycling provision as part of wider development and regeneration schemes

Full opportunity must be taken to include good cycling provision as part of wider development and regeneration schemes.

Ensuring that advantage is taken of these wider developments is a very important way of extending investment in cycling and extending the network. This must include careful consideration of the potential for including new or improved links as part of major development and redevelopment projects (such as the Broad Marsh Centre redevelopment, the Island Site Regeneration, and the extension of the riverside paths along the north bank of the Trent between Meadow Lane Lock and Colwick Park, etc).

Many of these such as the riverside path system could also be very important to achieving the proposed major D2N2 cycle tourism network.

Exploiting opportunities to promote cycling (and improving the general right of way network) can be greatly assisted by taking advantage of new general development and redevelopment opportunities, particularly on the site listed in the schedule below, which includes notes on specific schemes where such opportunities could be used to create new or enhanced routes.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

Policy RE1: Facilitating Regeneration

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4676

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:

4676

Any regeneration needs to be sustainable and we are of the view that this policy/ supporting text should refer to the LAPPs environment policies, particularly in relation to green infrastructure and biodiversity.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy RE1: Facilitating Regeneration

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4677

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	See 5372; objection withdrawn in consultation

Consultation comment extract:

4677

With reference to policy RE1 and paragraph 3.141 (that brownfield sites are often the most sustainable and least environmentally sensitive sites), there appears to be a presumption for prioritising brownfield sites over greenfield land for development. In terms of biodiversity, it is not the case that greenfield land is normally of higher biodiversity value. Brownfields sites, also termed 'Open mosaic habitats on previously developed land' can be classed as a UK Priority Habitat (Section 41 habitat under the NERC Act and as referenced in the NPPF) and can support a range of protected species, rare plants and important invertebrate communities.

Any loss of brownfield land of biodiversity value to development should be fully mitigated (or compensated) as per the NPPF requirements. Brownfield sites also provide opportunities for creating/ enhancing Green Infrastructure and strong GI networks, especially to link existing green spaces and to create new green spaces where they are lacking. Such GI should be secured through regeneration projects. We would expect to see the above recognised in the policy wording and supporting text.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy RE1: Facilitating Regeneration

Version: Publication LAPP

Consultee ID: 3689

Consultee Name: Calverton Parish Council (Maffam K)

Representation number: 4347

SOUND

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

Consultation comment extract:

4347

We welcome Policy RE1 particularly the increased commitment by the City Council to use Compulsory Purchase Powers to unlock barriers to delivery. We note that housing is mentioned for

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3912>

Policy RE1: Facilitating Regeneration

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4958

SOUND

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

Consultation comment extract:

4958

We consider the policy's links with Site PA61 in the Royal Quarter to be complementary to one another, to take forward regenerative links desired by the City. With land in short supply

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy RE1: Facilitating Regeneration

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4959

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:

4959	one another, to take forward regenerative links desired by the City. With land in short supply in the centre and on its immediate periphery, maximising the potential of sites is essential, not only for viability reasons, but to create long term, positive social, economic and environmental impacts as a true representation of sustainable urban development. In turn
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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy RE1: Facilitating Regeneration

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4960

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:

4960 environmental impacts as a true representation of sustainable urban development. In turn this aids the vitality of the immediate area, and the city centre too, as people are encouraged to spend their time and money between both localities during their time in Nottingham.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy RE1: Facilitating Regeneration

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4961

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:

4961

Regeneration provides added competition between markets and locations in the city, adding choice for future occupiers. This would support an NPPF led principle to plan proactively to meet the development needs of business and support an economy fit for the 21st century, where barriers to investment and access to other complementary land uses are improved. A

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy RE1: Facilitating Regeneration

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4962

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:

4962

meet the development needs of business and support an economy fit for the 21st century, where barriers to investment and access to other complementary land uses are improved. A clear regeneration message is the overarching umbrella for achieving this coherently; this could perhaps be improved further by way of linking the policy more closely with the Council and NTU's City Campus Development Accord and its place leadership approach towards the regeneration of place and space.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy RE1: Facilitating Regeneration

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5372

SOUND

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

Consultation comment extract:

5372

Policy RE1: Facilitating Regeneration

We **support** the amendment to paragraph 3.147, to include references to protection of biodiversity and brownfield regeneration:

"It is also recognised that brownfield land can have significant biodiversity value and the potential to create/enhance Green Infrastructure networks. Where relevant these issues have been drawn out in the Development Principles. Any loss of brownfield land with biodiversity value through development will be subject to Policy EN6".

On this basis, we **withdraw** our objection to the wording of this policy.

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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy RE1: Facilitating Regeneration

Version: Revised Publication LAPP

Consultee ID: 3875

Consultee Name: Future Generation

Representation number: 5323

SOUND

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

Consultation comment extract:

5323

Draft Local Plan Policy RE1 'Facilitating Regeneration'

Draft Policy RE1 'Facilitating Regeneration' supports proposals for development which:

- "b) Maximise the potential of the site and are of an appropriate scale, density, design and use commensurate to with the regeneration ambitions for that area; and**
- c) Assist in enabling the appropriate wider regeneration of brownfield sites."**

We strongly support this draft policy and the consideration of the development of brownfield sites of an appropriate scale, density, design and use to support regeneration aspirations. This is in line with the NPPF, supporting development in sustainable locations and making the best use of land and resources. Future Generation's site at Traffic Street and Waterway West Street is the

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5466>

Policy RE2: Canal Quarter

Policy RE2: Canal Quarter

Version: Publication LAPP

Consultee ID: 3223

Consultee Name: Thames Water Pension (Green C)

Representation number: 4374

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:

4374

Representations were made in relation to Policy DM22 in the Preferred Options draft. It was noted that Thames Water Pension Scheme owned land within the allocation, as shown on the plan below:

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3873>

Policy RE2: Canal Quarter

Version: Publication LAPP

Consultee ID: 3223

Consultee Name: Thames Water Pension (Green C)

Representation number: 4375

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:

4375

We previously commented that the policy's requirement for the provision of offices and other employment floorspace was unviable, and unnecessarily restrictive. The policy is **unjustified**.

While the Council continues to attach weight on the site's location near the interchange hub as the basis for focusing on businesses uses, it remains the case that there is insufficient demand to sustain any employment uses on the site.

As we have previously noted, our client's representatives have examined the demand for a range of uses, but failed to identify commercial interest for employment purposes. This remains so. The site has now been allocated for regeneration since 2003, and redevelopment has failed to come forwards, even in times of economic buoyancy. The redeveloped station opened in Spring 2014 and has therefore been in operation for over two years, yet it has not had any

18

4375

marked impact on the demand for development on the site.

There is a plentiful supply of regeneration sites and allocations providing for a substantial level of office floorspace. Although the Canal Quarter may be close to the railway, it is detached from the City Centre - the railway line and canal present a physical and physiological barrier (the policy itself in RE2(i) recognises this). There are very few employment uses in this location, and little office accommodation to the south of the railway line. The location is not attractive to potential office uses when compared to other premises and locations readily available elsewhere.

Thus having regard to the advice in the Framework concerning the unnecessary long-term retention of employment sites where there is no reasonable prospect of it being used for that purposes, it is critical that a more flexible policy framework is provided if regeneration is to be realised.

4375

We consider that the provisions of Policy RE2 remain unnecessarily restrictive. It is **unjustified and unsound**. In particular, criteria (a) should be deleted from the policy. Overall, the policy is unnecessarily complex and its application needs to be considered alongside the site-specific

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3873>

Policy RE2: Canal Quarter

Version: Publication LAPP

Consultee ID: 3223

Consultee Name: Thames Water Pension (Green C)

Representation number: 4376

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:

4376

Our previous representations referred to the advice in the Framework that policies must pay careful attention to viability and costs in plan making: plans should be deliverable. In addition, the Framework confirms that land allocations should promote development and the flexible use of land. In this context, Policy RE2 should be less prescriptive.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3873>

Policy RE2: Canal Quarter
Version: Publication LAPP

Consultee ID: 3689

Consultee Name: Calverton Parish Council (Maffam K)

Representation number: 4348

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:

4347	We welcome Policy RE2 particularly the increased commitment by the City Council to use Compulsory Purchase Powers to unlock barriers to delivery.
4348	We note that housing is mentioned for all the City Centre related regeneration areas (Policies RE2 – RE5) but we do not see any estimate of what the residential capacity of those areas might be. We see no justification for not carrying out this exercise.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3912>

Policy RE2: Canal Quarter

Version: Publication LAPP

Consultee ID: 3722

Consultee Name: ABB Limited (Hiden G)

Representation number: 4386

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:

4386

The development plan currently comprises the Nottingham City Aligned Core Strategy (Local Plan Part 1) (2014) and the saved elements of the Local Plan (2005).

When the Local Plan was adopted, our Client's site was included within the 'Southside Regeneration Zone' and covered by Policy MU2. Whilst Policy MU2 has been superseded by Aligned Core Strategy Policy 7, the Local Plan Proposals Map continues to define the Regeneration Zone and, as a consequence, the land in respect of which Policy 7 applies.

Policy 7: 'Regeneration' states that the Regeneration Zone will be developed as a mixed use business district, with a predominance of offices, supported by residential, hotels and complementary retail and leisure activity.

ABB is entirely supportive of Policy 7 and is satisfied that its land is capable of making a positive contribution to the economic, social and environmental objectives that it sets out to achieve.

The LAPP Position

Within the emerging LAPP, the Southside Regeneration area is proposed to be redefined as the 'Canal Quarter' under Draft Policy RE2. The aim of Policy RE2 is consistent with Aligned Core Strategy Policy 7 insofar as it seeks to encourage mixed-use schemes of redevelopment incorporating high quality offices, employment floorspace, residential uses and student accommodation. However, the boundary of what was the Regeneration Zone is proposed to be redefined and pulled tighter in towards the City Centre. As a consequence, and if the LAPP is adopted as currently drafted, our Client's site would fall outside of the Regeneration Zone (the Canal Quarter). Moreover, the Council is

4386

not proposing to make any other Policy provision in respect of the site (or adjacent land) and so appears to have taken the inexplicable decision not to promote regeneration in this part of the City. As indicated above, this is a change in approach that is unacceptable and unsound.

Soundness

Having studied the Core Strategy, the Local Plan, LAPP and its evidence base, we have concluded that the LAPP is unsound for two reasons – it is not 'justified' and it is not 'consistent with national policy'.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3937>

Policy RE2: Canal Quarter

Version: Publication LAPP

Consultee ID: 3722

Consultee Name: ABB Limited (Hiden G)

Representation number: 4387

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 NPPF states that development plans should "be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence".

4387 The LAPP does not contain the most appropriate strategy when considered against the reasonable alternatives. Indeed, it would appear that the City Council has given no thought to alternative ways of dealing with the Canal Quarter designation. Certainly, there is no publically available assessment of an option which retains the Regeneration Zone boundary.

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.

4387 In order for the LAPP to be considered 'sound' either:

- the Canal Quarter boundary should be redefined and our Client's site included within the designation; or

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3937>

Policy RE2: Canal Quarter

Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4424

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:

Do not support

4424 Our client is concerned with the proposed strategic aims of the Canal Quarter. The Core Strategy states that there is a need for around 47,000sqm of comparison floorspace by 2026. Given that the leisure offer '*remains strong*' and above the national average, but comparison and convenience floorspace remains below (Nottingham Retail Study 2015), the Council should be encouraging an increase in retail floorspace over and above leisure uses to accommodate the required need.

On this basis, there is no requirement for a significant increase in leisure uses as proposed in part G, especially when coupled with other quarters in the city that also propose leisure uses.

It is also within proximity to the recently approved Broadmarsh Centre which has received consent for a significant uplift in leisure floorspace and a reduction in A1 floorspace by 10,900sqm.

An increase in leisure uses over retail floorspace will dilute the retail offer in the City Centre further.

(please continue on a separate sheet if necessary)

Q10 Please set out what change(s) you consider necessary to make the Plan legally compliant or sound, having regard to the reasons you identified in **Q9**. You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any Policy or text. Try and be as precise as possible.

4424 References to leisure should be removed from the policy to ensure that it is justified by the evidence base.

G) '*Contributing towards the creation of an expanding, lively and vibrant independent shopping and leisure area to the south of the Broadmarsh Centre, building on investment in the Nottingham Station transport interchange and supporting the enhancement of established businesses*'.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

Policy RE2: Canal Quarter
Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4602

SOUND

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

Consultation comment extract:

4602
4603
4604
4605

4. Within the regeneration section, the inclusion in policies RE2i, RE3g, RE4h and RE5i, that planning permission will be granted for development that is consistent with and does not undermine improving linkages (pedestrian, bus and cycle) is supported.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

Policy RE2: Canal Quarter

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4606

SOUND

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

Consultation comment extract:

4606

5. Within the Canal Quarter, improving such linkages between the core of the City Centre and adjoining neighbourhoods including the Meadows, Trent Bridge and the Waterside area, the creation of a new east-west pedestrian link between Middle Hill and the Castle and further enhancement to canal side routes, are all seen as important. Policy RE2j, exploiting opportunities to create or enhance public spaces, is welcome.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

Policy RE2: Canal Quarter

Version: Revised Publication LAPP

Consultee ID: 3875
Consultee Name: Future Generation
Representation number: 5320

SOUND

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

Consultation comment extract:

5320

4. To facilitate regeneration through the development of brownfield sites and specifically support the regeneration objectives of the Canal Quarter and diversify the identified uses through the development of student accommodation;

**5317
&
5320**

and resources. Future Generation's site at Traffic Street and Waterway West Street is the development of a brownfield site which will facilitate regeneration of a wider area within the city centre.

Future Generation's site is located within the draft Policy Area 'Canal Quarter' and aspires to assist in its regeneration through their proposed development at the former plumb centre. We therefore



**5317
&
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cont**

strongly support Policy RE2 'Canal Quarter' and the promotion of student accommodation in regenerating the area.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5466>

Policy RE3: Creative Quarter

Policy RE3: Creative Quarter

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4963

SOUND

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

Consultation comment extract:

	Policy RE3 – Creative Quarter
4963	We support the encouragement of policy to provide specialist training and education facilities that are complementary to the creative industries sector. Such training support is absolutely vital if the knowledge economy is going to thrive and deliver the regeneration opportunities in the quarter. However, we consider that the policy could go further. In line

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy RE3: Creative Quarter

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4964

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:

4964

opportunities in the quarter. However, we consider that the policy could go further. In line with national planning policy, in endorsing the redevelopment and regeneration of lower quality previously developed site to provide for flagship higher education facilities which have the potential to act as physical and educational gateways to the Creative Quarter.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy RE3: Creative Quarter

Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4425

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:

4425

Our client is concerned with the proposed strategic aims of the Creative Quarter. The Core Strategy states that there is a need for around 47,000sqm of comparison floorspace by 2026. Given that the leisure offer *'remains strong'* and above the national average, but comparison and convenience floorspace remains below (Nottingham Retail Study 2015), the Council should be encouraging an increase in retail floorspace over and above leisure uses to accommodate the required need.

On this basis, there is no justification for ancillary leisure uses as proposed in part D and should be removed from the policy. This will ensure that there is no oversaturation of the leisure market and the retail offer is not further diluted within the City Centre.

(please continue on a separate sheet if necessary)

Q10 Please set out what change(s) you consider necessary to make the Plan legally compliant or sound, having regard to the reasons you identified in **Q9**. You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any Policy or text. Try and be as precise as possible.

4425

References to leisure should be removed from the policy to ensure that it is justified by the evidence base.

D) *'providing specialist services including training, education and ancillary retail and leisure facilities that are complementary to the creative industries sector'*.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

Policy RE3: Creative Quarter

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4603

SOUND

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

Consultation comment extract:

4602
4603
4604
4605

4. Within the regeneration section, the inclusion in policies RE2i, RE3g, RE4h and RE5i, that planning permission will be granted for development that is consistent with and does not undermine improving linkages (pedestrian, bus and cycle) is supported.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

Policy RE3: Creative Quarter

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4607

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:

4607

6. Within the Creative Quarter, improving linkages between the core of the City Centre and adjoining neighbourhoods including Sneinton and St. Ann's is supported, as set out in 3.164. Opportunities to link southwards to the Canal and Waterside quarters, with connections to canal side and riverside routes and the Sneinton Greenway, should also be included.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

Policy RE4: Castle Quarter

Policy RE4: Castle Quarter

Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4426

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:

Do not support	
4426	<p>Our client is concerned with the proposed strategic aims of the Castle Quarter. The Core Strategy states that there is a need for around 47,000sqm of comparison floorspace by 2026. Given that the leisure offer 'remains strong' and above the national average, but comparison and convenience floorspace remains below (Nottingham Retail Study 2015), the Council should be encouraging an increase in retail floorspace over and above leisure uses to accommodate the required need.</p> <p>On this basis, there is no requirement for a significant increase in leisure uses as proposed in parts C and E, especially when coupled with other quarters in the city that also propose leisure uses. This has the potential to oversaturate Nottingham City Centre's leisure market and further dilute the retail offer.</p> <p>(please continue on a separate sheet if necessary)</p>
Q10 Please set out what change(s) you consider necessary to make the Plan legally compliant or sound, having regard to the reasons you identified in Q9 . You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any Policy or text. Try and be as precise as possible.	
4426	<p>References to leisure should be removed from the policy to ensure that it is justified by the evidence base.</p> <p>C) 'Providing new and improved leisure and cultural facilities that enhance its role as a tourist and visitor attraction of regional and national significance consistent with maintaining and enhancing the special historic interest of the area;</p> <p>E) 'enhancing the existing restaurant and leisure offer, particularly focusing on inclusive daytime provision across a range of user groups that complements the tourism, commercial office, cultural and leisure sectors'.</p>

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

Policy RE4: Castle Quarter
Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4604

SOUND

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

Consultation comment extract:

4602
4603
4604
4605

4. Within the regeneration section, the inclusion in policies RE2i, RE3g, RE4h and RE5i, that planning permission will be granted for development that is consistent with and does not undermine improving linkages (pedestrian, bus and cycle) is supported.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

Policy RE4: Castle Quarter

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4608

SOUND

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

Consultation comment extract:

4608

7. Within the Castle Quarter improving the pedestrian and cycle connectivity of the area to the City Centre retail core and Lace Market is important. The aspirations and concerns expressed in paragraphs 3.169 and 3.170 about Maid Marian Way that cuts abruptly across the City's historic east-west streets and the further scope for improvement to

4608

repair those linkages, which should where possible be delivered as part of new development, is supported.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

Policy RE5: Royal Quarter

Policy RE5: Royal Quarter

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4965

SOUND

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

Consultation comment extract:

4965

We support the breakdown of land uses and the strategic aims that the City Council considers to be essential to successfully bringing forward the proposed Royal Quarter. The

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy RE5: Royal Quarter

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4966

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:

4965 considers to be essential to successfully bringing forward the proposed Royal Quarter. The
4966 balance of uses would allow the area to bring additional levels of footfall into the Royal
Quarter, its commitment to uses associated with the University, support the city's housing
delivery, and encourage new inward investment from businesses, leisure and cultural
promoters. We agree with the Council's statement that the proposed balance of uses in the

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy RE5: Royal Quarter

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4967

SOUND

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

Consultation comment extract:

4967

promoters. We agree with the Council's statement that the proposed balance of uses in the Royal Quarter would diversify the area's offer and support an element of ancillary use to maintain viable levels of footfall in this area. This can be successfully achieved to complement the heritage assets, and with the substantial improvements to the environment and amenity for pedestrians in this area.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy RE5: Royal Quarter

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4968

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:

4968

Within the context of the emerging plan, Nottingham City Council and Nottingham Trent University have been working collaboratively to develop a Regeneration Partnership, appended by a Development Accord for the City Campuses (City Campus and Confetti). These documents seek to establish and develop a partnership approach to place

4968

management across the dual control of the city estate. With the draft agreement shortly to be signed by both organisations, we consider that paragraph 3.176 should make direct reference to the Development Accord, to ensure that its positive place management message is widely disseminated and understood.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy RE5: Royal Quarter

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4969

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:

4969

We consider that the provision of additional employment land in the Royal Quarter would help assist the Council in meeting its objectives for economic development associated with the universities and higher education establishments and their expansion (Policy EE1 part C). Such inward investment not only allows these establishments to continue to expand and broaden their profile within a highly competitive environment, it supports the local economy by offering a range of new full and part time job and training opportunities for local residents, students, as desired by EE1 part D. Training opportunities could have an added

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy RE5: Royal Quarter

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4970

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:

4970

residents, students, as desired by EE1 part D. Training opportunities could have an added remit for external users, with the proposed allocation of conferencing facilities in the Royal Quarter would increase the scope for the University to host training and corporate functions, exhibition space and other events.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy RE5: Royal Quarter

Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4427

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>Proposed uses</u></p> <p>Our client is concerned with the proposed strategic aims of the Royal Quarter. The Core Strategy states that there is a need for around 47,000sqm of comparison floorspace by 2026. Given that the leisure offer <i>'remains strong'</i> and above the national average, but comparison and convenience floorspace remains below (Nottingham Retail Study 2015), the Council should be encouraging an increase in retail floorspace over and above leisure uses to accommodate the required need.</p> <p>On this basis, there is no requirement for a significant increase in leisure uses as proposed in parts A and C, especially when coupled with other quarters in the city that also propose leisure uses. This has the potential to oversaturate Nottingham City Centre's leisure market and further dilute the retail offer.</p> <p>Instead, the Royal Quarter should focus on meeting the objectives of Policy LS2, which seeks to safeguard a large area of land in the quarter for educational uses; strengthen the provision of retail floorspace as required by the Core Strategy and Retail Study (2015) and create new employment floorspace to meet the requirement of 300,000sqm noted in the Employment Land Forecasting Study (2015). The revised policy should also be reordered to focus on these key uses (see Q9).</p>
4427	References to leisure should be removed from the policy to ensure that it is justified by the evidence base.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

Policy RE5: Royal Quarter

Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4428

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:

Public spaces and transport network

4428 Out client also objects to the proposed public space on South Sherwood Street/Burton Street as it will significantly impact on the operations of the Comerhouse. Traffic is already an issue on South Sherwood Street as a result of the one way system and pedestrianising the area is likely to worsen the situation and affect the viability of the City Centre.

We also note that there is no robust evidence to support its location and how traffic issues will be mitigated. If the Council are minded to undertake this work, it should be supported by evidence or be subject to further consultation through an SPD.

4428 *Within the Royal Quarter, 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:*

- a) providing new and improved education and conference facilities and uses associated with the University;
- b) supporting and developing the independent retail sector;
- c) delivering high grade office accommodation in appropriate locations;
- d) providing new and improved leisure and cultural facilities that enhance the City's role as tourist and visitor attraction of regional and national significance;
- e) adding to the existing high quality restaurant and leisure offer, particularly focusing on inclusive daytime provision across a range of user groups that complements the tourism, commercial office and cultural sectors;
- f) delivering high quality housing, including high quality purpose built student accommodation, where this is compatible with nearby uses;
- g) exploiting opportunities to create or enhance public spaces, particularly around Nottingham Trent University campus;
- h) preserving and enhancing the significance of heritage assets; and
- i) improving the pedestrian and cycle connectivity of the area to the City Centre and surrounding areas where it does not impact on the existing road network or viability of the City Centre.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

Policy RE5: Royal Quarter
Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4605

SOUND

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

Consultation comment extract:

4602
4603
4604
4605

4. Within the regeneration section, the inclusion in policies RE2i, RE3g, RE4h and RE5i, that planning permission will be granted for development that is consistent with and does not undermine improving linkages (pedestrian, bus and cycle) is supported.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

Policy RE5: Royal Quarter
Version: Revised Publication LAPP

Consultee ID: 3731
Consultee Name: Nottingham Trent University (Mr Tim Mee)
Representation number: 5204

SOUND

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

Consultation comment extract:

5204

As such the inclusion of the proposed change is fully supported by NTU and accords with the positive approach to planning advocated within National Planning Policy.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5518>

Policy RE6: The Boots Site

Policy RE6: The Boots Site

Version: Publication LAPP

Consultee ID: 3219

Consultee Name: Notts County Council (Wilson N)

Representation number: 4850

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

4850	<u>Policy RE6</u> (Regeneration of Boots site) – h) qualitative improvements to on site open space provision – add “and links to existing open space/green infrastructure”
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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3870>

Policy RE6: The Boots Site
Version: Revised Publication LAPP

Consultee ID: 188
Consultee Name: Mr J Potter
Representation number: 5182

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:

5182	Proposed policy or plan seems to omit on empty buildings and 'property guardians', and re naturalistic cemetery.
5183	RE6: , and LS2:b) Clifton Campus, need to respect their Green Belt fringe proximity. Comment, proposals: DE2:1.e) , DE1:j) , IN2:2.b&c , noted...

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5481>

Policy RE7: Stanton Tip

Policy RE7: Stanton Tip

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4678

SOUND

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

Consultation comment extract:

4678 Whilst we welcome the proposed retention and enhancement of the Local Wildlife Site part of Stanton Tip, having regenerated over many years, we

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy RE7: Stanton Tip
Version: Publication LAPP

Consultee ID: 431
Consultee Name: Notts Wildlife Trust (Driver B)
Representation number: 4679

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:

4679 Wildlife Site part of Stanton Tip, having regenerated over many years, we consider most of the site to be of high wildlife value and we would wish to see significant part of it retained as wildlife habitat/ open space /green infrastructure etc. The site as a whole is also likely to fit the criteria as 'Habitat of Principle Importance' under the NERC Act and will be classed as 'Open mosaic habitats on previously developed land' (see comments above) and any losses will need to mitigated, or as a last resort, compensated.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy RE7: Stanton Tip
Version: Publication LAPP

Consultee ID: 3219
Consultee Name: Notts County Council (Wilson N)
Representation number: 4851

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

4851	<u>Policy RE7</u> (Regeneration of Stanton Tip) – i) creation of new green space within the development – add “and links to existing open space/green infrastructure”
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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3870>

Policy RE7: Stanton Tip
Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4610

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:

4610

9. Whilst we support RE7a, f, g, and i, with regard to Stanton Tip, any development should recognise that the site has a number of well-worn desire lines indicating that the public have exercised a right of way across the site. These routes should be protected or improved wherever possible. At the very least, this should be inserted in 3.183.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

Policy RE7: Stanton Tip
Version: Revised Publication LAPP

Consultee ID: 431
Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)
Representation number: 5373

SOUND

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

Consultation comment extract:

5373

Policy RE7: Stanton Tip

Whilst we welcome scope for retention of existing habitats, including the LWS and the additional reference to providing links to existing open space, alongside comments about creation new ones, we are concerned what, if

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy RE7: Stanton Tip
Version: Revised Publication LAPP

Consultee ID: 3865
Consultee Name: Bulwell and Bulwell Forest Area Committee 1
Representation number: 5334

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:

5334

Members of the Committee expressed concern that the 'Stanton Tip' site has become accepted by the local community as an accessible open space which nature has reclaimed since the pit closed 44 years ago. However, there are no rights of access and the site has now been sold for housing development which will commence once the slag heap has been cleared (development is predicted to take approximately 5 years). Community representatives commented that a development of a further 600 properties will further impact on the congestion issues in the area.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5461>

Policy RE8: Waterside

Policy RE8: Waterside

Version: Publication LAPP

Consultee ID: 225

Consultee Name: PEDALS (McClintock H)

Representation number: 4457

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

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.

4143

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.

4456

4457

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.

- 4143 Further access improvements could also connect to other important leisure attractions such as the
4456 Grantham Canal (towpath) south of the Trent and the new Gedling Country Park on the north side of
4457 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.

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 Pierrepont. 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.

4143 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.

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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pp6-10**

Relationship to the Broxtowe Borough, Gedling Borough and Nottingham City Aligned Core Strategy (the Core Strategy)

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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4457

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:

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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 DfN2) 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.

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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

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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.

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.*

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)

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.

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

Policy RE8: Waterside
Version: Publication LAPP

Consultee ID: 3653
Consultee Name: Veolia (Cook J)
Representation number: 4920

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:

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.

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:

- *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.

- Policy RE8 – Waterside be amended to ensure that the existing waste transfer station is referenced as an established use on the site and afforded sufficient protection as a strategic waste management facility. The background text within the Plan should reference the relevant safeguarding policy of the Waste Core Strategy;

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3882>

Policy RE8: Waterside

Version: Publication LAPP

Consultee ID: 3724

Consultee Name: The Bridge Steering Group (McClintock H)

Representation number: 4581

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:

Please note, the original representation is on numerous pages.

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.

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,

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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.

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.

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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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.*

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 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)

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.

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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.

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*

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3938>

Policy RE8: Waterside

Version: Publication LAPP

Consultee ID: 3737

Consultee Name: Notts County Council (Osborne-James S)

Representation number: 4207

**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:

Policy RE8: Waterside

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3951>

Policy RE8: Waterside
Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4429

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:

4429

Policies RE6, RE7 and RE8 are proposed for strategic regeneration sites outside the city centre.

Our client is concerned with the proposed leisure uses set out under part C of Policy RE8. This policy is not restrictive enough and fails to take into account the requirement for sequential and impact assessment for in-centre uses proposed outside the centre.

On this basis, the policy does not accord with national policy (NPPF paragraphs 23 and 24) and should be reworded to reflect this requirement.

4429

The policy should make reference to the relevant national tests to ensure its soundness with national policy.

'Within the Waterside area, as shown on the accompanying Policies Map, planning permission will be granted for development that satisfies the relevant sequential and impact tests and is consistent with and does not undermine the delivery of the following strategic aims...

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

Policy RE8: Waterside
Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4611

SOUND

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

Consultation comment extract:

4611

10. In the Waterside quarter Policy RE8 e and f is supported. These include (e) improving linkages 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), 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 over the River Trent; and (f) exploiting opportunities to create or enhance public spaces and green infrastructure provision, especially related to the River Trent and canal. The Forum welcomes the addition of the potential for improved/new cycle and pedestrian crossings over the River Trent to this policy.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

Policy RE8: Waterside

Version: Revised Publication LAPP

Consultee ID: 225

Consultee Name: Pedals (Mr Hugh McClintock)

Representation number: 5214

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:

- 5214 We wish to see Policy RE8 of the Plan amended to make 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. As well as
- 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
- 5215 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5482>

Policy RE8: Waterside

Version: Revised Publication LAPP

Consultee ID: 225

Consultee Name: Pedals (Mr Hugh McClintock)

Representation number: 5216

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:

5216

Policy RE8 refers to improving linkages to include the following:

- e) A continuous footpath and cycleway along the North bank of the River Trent and the potential for improved/new cycle and pedestrian crossings over the River Trent.*
- f) Exploiting opportunities to create or enhance public spaces and green infrastructure provision, especially relating to the River Trent and canal.*

The prospect of a foot/cycle bridge is supported by over 20 Local Interest Groups. A Bridge Steering group has been established to further the ambition for a bridge, which coincidentally was included at the end of Trent Lane in the EDAW Waterside Master Plan commissioned by Nottingham City Council. A Feasibility Study has recently been carried out by Sustrans to make the case for the proposed bridge.

In order for the highly desired bridge to become a reality, it is essential that a small area of Public Realm Space is set aside in order to accommodate the landing on the North side to include disabled access. After much consideration, the steering group came to the conclusion that a circular ramp 9 metres wide would provide the most attractive and practical solution. The most likely locations for the bridge landing are either at the end of Trent Lane, as per the published EDAW Master Plan, or, on the West side of the entrance to the Trent Basin, where it could be incorporated with the essential bridge over the entrance to the ex British Waterways Basin.

A foot/cycle bridge in the emerging Riverside Regeneration Area would greatly enhance the prospect of living there, opening up opportunities for considerable commuting and leisure activities. In short, it is an essential part of a comprehensive Waterside Policy. There is full awareness of the current constraints re funding, but that should not preclude the prospects of planning for delivery of the proposed bridge in the future, especially taking into account Sustran's connections and expertise in the delivery of similar projects.

5216

We fully endorse the detailed comments submitted to you on 29 September 2017 by John Rhodes on behalf of the Bridge Steering Group.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5482>

Policy RE8: Waterside

Version: Revised Publication LAPP

Consultee ID: 2488

Consultee Name: Mrs Mary Hayes

Representation number: 5188

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:

5188 1. More bus links are needed to the creative quarter.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5514>

Policy RE8: Waterside

Version: Revised Publication LAPP

Consultee ID: 2488

Consultee Name: Mrs Mary Hayes

Representation number: 5189

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:

5189

2. Waterside: there is a very important BlueArt Deco building on the North bank of the Trent which in future will be considered as a heritage resource. Please ensure that it isn't knocked down to create the north side walkway/ bikeway.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5514>

Policy RE8: Waterside

Version: Revised Publication LAPP

Consultee ID: 3653

Consultee Name: Veolia ES Nottinghamshire Ltd (Mr James Cook)

Representation number: 5228

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5512>

Policy RE8: Waterside

Version: Revised Publication LAPP

Consultee ID: 3653

Consultee Name: Veolia ES Nottinghamshire Ltd (Mr James Cook)

Representation number: 5229

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:

5229

To be considered 'sound' Veolia request the following changes to the wording of Policy RE8 (Waterside) and associated background text:

- Explicitly require proposed developments contribute towards the potential relocation of existing businesses which the City Council deem non-compatible with the regeneration of the Riverside. Veolia have no plans to relocate its existing operational facility. If the

4

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cont

City Council deems this activity to be incompatible to the regeneration of the Riverside area then Policy RE8 must require proposed developments contribute towards any relocation onto a comparable, alternative site;

5229

and Daleside Road, delivered as part of mixed use schemes. *Developments will be expected to contribute towards the relocation of any uses deemed by the City Council to be incompatible to the regeneration aims of the Waterside.* Prior to the operations. Therefore, in order to deliver the planned comprehensive and sustainable

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5229

regeneration of the area it may be necessary for development proposals to make provision for *by contributing towards* the timely relocation of existing facilities. Such

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5512>

Policy RE8: Waterside

Version: Revised Publication LAPP

Consultee ID: 3653

Consultee Name: Veolia ES Nottinghamshire Ltd (Mr James Cook)

Representation number: 5230

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:

5230 • The wording of Policy RE8 (Waterside) should go further and explicitly reference a minimum stand-off/ buffer to afford the transfer station sufficient safeguarding for the life of the Plan or until relocation occurs. This should be backed by suitable evidence reflecting the scope of consented activities at the facility. The stand-off is mentioned in paragraph 3.189b of the Background Text but is not required as a mitigation measure;

5229 **Council to be incompatible to the regeneration aims of the Waterside.** Prior to the relocation, of **such** uses incompatible with the regeneration aims of the Waterside, **any** residential development **proposals** or other sensitive uses shall include **adequate** mitigation (including an adequate stand-off/ buffer), where this is required, to avoid adverse impacts on new occupiers and existing **consented uses and** businesses;

5230 regeneration of the area it may be necessary for development proposals to make provision for **by contributing towards** the timely relocation of existing facilities. Such development proposals should be sensitively phased with regard to operational needs **of the existing strategic waste management facility,** and relocation undertaken in a manner which minimises disruption to both the proposed development and existing **operational** facilities. Prior to relocation of these facilities, residential proposals (or other appropriate uses as set out in the Development Principles) may **will** need to make provision for interim **substantial** stand offs, buffers to active operations, **or and** the incorporation of other forms of mitigation such as screening or landscaping strips. Careful layout design will also be required to protect both the amenity of new occupiers and existing business operations **which will continue to serve the wider strategic need of Nottinghamshire and the City of Nottingham.**

5335

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5512>

Policy RE8: Waterside

Version: Revised Publication LAPP

Consultee ID: 3653

Consultee Name: Veolia ES Nottinghamshire Ltd (Mr James Cook)

Representation number: 5335

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:

- 5335
- Further reference to the Freeth Street Transfer Station as a strategic waste management facility forming an essential element of sustainable waste management infrastructure for Nottinghamshire;
- 5335
- particular, the presence of existing waste management facilities *(including a strategically significant facility for the long-term management of some of the County's waste)*, and Policy WCS10 of the Nottinghamshire and Nottingham Waste Core Strategy
- 5335
- regeneration of the area it may be necessary for development proposals to make provision for *by contributing towards* the timely relocation of existing facilities. Such development proposals should be sensitively phased with regard to operational needs *of the existing strategic waste management facility*, and relocation undertaken in a manner which minimises disruption to both the proposed development and existing *operational* facilities. Prior to relocation of these facilities, residential proposals (or other appropriate uses as set out in the Development Principles) may *will* need to make provision for interim *substantial* stand offs, buffers to active operations, *or* *and* the incorporation of other forms of mitigation such as screening or landscaping strips. Careful layout design will also be required to protect both the amenity of new occupiers and existing business operations *which will continue to serve the wider strategic need of Nottinghamshire and the City of Nottingham.*
- 5335
- Further reference to the Freeth Street Transfer Station as a strategic waste management facility forming an essential element of sustainable waste management infrastructure for Nottinghamshire;
- 5335
- 3.189a The Nottingham Core Strategy identifies the Waterside as a priority for regeneration. However, there are a number of existing businesses in the Waterside which may not be compatible with the long term regeneration aspirations for the area, in particular, the presence of existing waste management facilities *(including a strategically significant facility for the long-term management of some of the County's waste)*, and Policy WCS10 of the Nottinghamshire and Nottingham Waste Core Strategy seeks to safeguard the operation of waste management facilities.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5512>

Policy RE8: Waterside

Version: Revised Publication LAPP

Consultee ID: 3737

Consultee Name: Nottinghamshire County Council (Ms Nina Wilson)

Representation number: 5143

SOUND

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

Consultation comment extract:

5143

Nottinghamshire County Council would like to acknowledge and support the changes that the City Council have made to Policy RE8 and the inclusion of additional justification text at

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5520>

Policy RE8: Waterside

Version: Revised Publication LAPP

Consultee ID: 3737

Consultee Name: Nottinghamshire County Council (Ms Nina Wilson)

Representation number: 5144

SOUND

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

Consultation comment extract:

5144 City Council have made to Policy RE8 and the inclusion of additional justification text at paragraphs 3.189a and 3.189b recognising the need for sensitive phasing and design of development in relation to existing waste management facilities within Waterside and for development proposals to make provision for the timely relocation of such facilities.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5520>

Policy RE8: Waterside

Version: Revised Publication LAPP

Consultee ID: 3737

Consultee Name: Nottinghamshire County Council (Ms Nina Wilson)

Representation number: 5145

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:

5145

Support.

The County Council would like to acknowledge additions to policy DE1 in respect of point b) regarding odour and dust amenity impacts.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5520>

Policy RE8: Waterside

Version: Revised Publication LAPP

Consultee ID: 3835

Consultee Name: The Bridge Steering Group (Mr John Rhodes)

Representation number: 5460

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:

5460 Policy RE8 refers to improving linkages to include the following:
e) A continuous footpath and cycleway along the North bank of the River Trent and the potential for improved/new cycle and pedestrian crossings over the River Trent.
f) Exploiting opportunities to create or enhance public spaces and green infrastructure provision, especially relating to the River Trent and canal.

The prospect of a foot/cycle bridge is supported by over 20 Local Interest Groups. A Bridge Steering group has been established to further the ambition for a bridge, which coincidentally was included at the end of Trent Lane in the EDAW Waterside Master Plan commissioned by Nottingham City Council. A Feasibility Study has recently been carried out by Sustrans to make the case for the proposed bridge.

In order for the highly desired bridge to become a reality, it is essential that a small area of Public Realm Space is set aside in order to accommodate the landing on the North side to include disabled access. After much consideration, the steering group came to the conclusion that a circular ramp 9 metres wide would provide the most attractive and practical solution. The most likely locations for the bridge landing are either at the end of Trent Lane, as per the published EDAW Master Plan, or, on the West side of the entrance to the Trent Basin, where it could be incorporated with the essential bridge over the entrance to the ex British Waterways Basin.

A foot/cycle bridge in the emerging Riverside Regeneration Area would greatly enhance the prospect of living there, opening up opportunities for considerable commuting and leisure activities. In short, it is an essential part of a comprehensive Waterside Policy. There is full awareness of the current constraints re funding, but that should not preclude the prospects of planning for delivery of the proposed bridge in the future, especially taking into account Sustran's connections and expertise in the delivery of similar projects.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5455>

Section 4 preamble

Section 4 preamble

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4151

SOUND

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

Consultation comment extract:

Section 4: Development Management Policies – Places for People

4151 As a general comment, the NAG supports the policies set out in this section of the Plan. We welcome the sentiments expressed in this section which, having acknowledged the current imbalance in the housing stock, state the importance of providing a suitable mix and balance of good quality homes in order to avoid exacerbating the present situation (**Para 4.7**).

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

Section 4 preamble

Version: Publication LAPP

Consultee ID: 3664

Consultee Name: Smith L

Representation number: 4924

SOUND

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

Consultation comment extract:

4924	Regarding if it is positively prepared, I accept that the need for housing has been objectively assessed
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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3887>

Policy HO1: Housing Mix

Policy HO1: Housing Mix

Version: Publication LAPP

Consultee ID: 917

Consultee Name: Cllr Peach A

Representation number: 4221

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:

4221

I fully support Policy HO1. Much of the family housing in Radford and Park Ward has been lost because it has been bought by landlords and turned into Houses in Multiple Occupation which has led to a severe imbalance in the community. Policy HO1 aims to increase provision of family housing and a variety of housing, including housing such as bungalows for the elderly and mobility-impaired people. I applaud the fact that the policy takes into account amenity, layout, potential to incorporate outdoor amenity space, outlook, design and access to community facilities.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3833>

Policy HO1: Housing Mix
Version: Publication LAPP

Consultee ID: 1172

Consultee Name: Notts Disabled People's Movement (Mossman J)

Representation number: 4518

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:

4518

Para. 4.7 states:

"To ensure that new housing development does not exacerbate the current unbalanced housing stock it is necessary to provide a suitable mix and balance of housing across the City including family, affordable, specialist and student housing, so that there is a range of good quality homes in appropriate locations with good connections to jobs, services and leisure opportunities. In appropriate locations this may include custom or self-build housing. Alongside this, the City Council and its partners are investing in the refurbishment and improvement of housing stock."

The wording of the above sentence implies that the categories of housing mix of affordable, specialist and student housing are mutually exclusive. They are all interlinked, for example there will be a need for affordable housing whether it is family, 'specialist' or for students. This needs to be made clear in the document.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3834>

Policy HO1: Housing Mix
Version: Publication LAPP

Consultee ID: 1172

Consultee Name: Notts Disabled People's Movement (Mossman J)

Representation number: 4519

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:

4519

We urge the City Council to apply inclusion principles to all types of housing development and housing mix, regardless of the type of housing (e.g. large family houses, student accommodation, 'specialist' housing) to incorporate 100% homes built to Category 2 National Housing standard and 10% built to Category 3 standard.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3834>

Policy HO1: Housing Mix
Version: Publication LAPP

Consultee ID: 1172

Consultee Name: Notts Disabled People's Movement (Mossman J)

Representation number: 4520

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:

4520 Para. 4.14 states:
"Factors that will be taken into account in terms of assessing the capability and suitability of a site to accommodate family housing will include: amenity, layout, potential to incorporate outdoor amenity space, outlook, design and access to community facilities. It is recognised however that there may be instances where properties or sites are not capable or suitable for accommodating family housing. Examples of this include some smaller brownfield sites, (e.g. former petrol filling

4520 stations) where abnormal decontamination or site assembly costs may prevent a high level of family housing provision. Equally, in particularly accessible locations, such as defined town centres or transport hubs, where higher densities may be appropriate."
- It is concerning that contamination as an issue is only mentioned as an issue in relation to family housing. This is something that is relevant to all types of housing and other developments.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3834>

Policy HO1: Housing Mix

Version: Publication LAPP

Consultee ID: 1172

Consultee Name: Notts Disabled People's Movement (Mossman J)

Representation number: 4521

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:

4521	<p>Policy HO1: Housing Mix</p> <p>We are very concerned about the overall tone of the policy with regard to housing that is 'suitable' for disabled and older people. Whilst the policy emphasises the need for a mix and balance, the breakdown of housing types (family, student, affordable, specialist/adaptable) does not support this approach. Dividing housing into these categories does not support an inclusive approach to housing provision and if anything, could lead to segregation and exclusion. Affordability and accessibility are an integral, essential element of housing for families, students, older and disabled people. We believe the Housing Policy should be reassessed and amended to promote inclusion and to reconsider the breakdown of housing types.</p> <p>All family housing needs to incorporate affordability, accessibility, and adaptability. This is not specifically addressed in HO1 and with reference to many other types of housing. We are concerned that HO1 puts so much emphasis on family housing in non city centre areas. There are many older and disabled people who would also need to live outside of the city centre.</p> <p>Para. 4.15 states:</p> <p>"In addition to this, there may be instances where alternative provision on the site could meet other aims of the City Council, such as provision for older and mobility impaired people including bungalows ..."</p> <p>- The implication is that housing for older and disabled people is not family housing. Some older and disabled people will be living in families.</p>
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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3834>

Policy HO1: Housing Mix
Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4755

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:

4755

Policy HO1: Housing Mix
We strongly support the aims of this policy and the justification outlined in Paras 4.8 to 4.20 . In particular we note the acknowledgement of the place of self or custom built homes (Point 4, Paras 4.17 to 4.20) to the provision of family homes, and the important role that bungalows have to play. It is regrettable that, in the light of the apparent trend to either demolish or

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

Policy HO1: Housing Mix
Version: Publication LAPP

Consultee ID: 1402
Consultee Name: Nottingham Action Group (Fletcher M)
Representation number: 4757

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:

4757

have to play. It is regrettable that, in the light of the apparent trend to either demolish or convert existing bungalows into two and more storey homes, there does not appear to be any provision in the policy for their retention.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

Policy HO1: Housing Mix
Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4769

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:

4769

We add an observation about purpose build which we believe needs to be addressed. Policy HO6 acknowledges that groups other than students are in need of suitable accommodation and that HMOs have an important role to play in addressing this (**Para 4.55**). The NAG believes that, in addition to providing homes for students, there is a place in the general scheme of things for purpose built accommodation for these other groups as well, and we would welcome such a diversification of the purpose built market.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

Policy HO1: Housing Mix
Version: Publication LAPP

Consultee ID: 2353

Consultee Name: Moon J

Representation number: 4949

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:

4075

I feel that older people 40-75 are put off in enjoying our city centre at night as there are too many venues/housing catering to students due in bad behavior/ drunkenness etc etc. Although i am 63 i still go out but i am a rarity, compared to say Liverpool which has a wonderfull older diversity in the city.

4949

The students tend to stick to an area I have noticed a real decline over 20 years, and this is proved when students are away, a deserted city at night.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3844>

Policy HO1: Housing Mix

Version: Publication LAPP

Consultee ID: 2795

Consultee Name: Home Builders Federation (Green S)

Representation number: 4315

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

4315 **Policy HO1 – Housing Mix** in Bullet Point (4) refers to consideration of serviced plots for self-builders / custom builders on sites of more than 10 units. The HBF

Home Builders Federation
80 Needlers End Lane, Balsall Common, Warwickshire, CV7 7AB
07817 865534 info@hbf.co.uk www.hbf.co.uk

page 2

4315 supports self-builders and / or custom builders in principle for its potential additional contribution to overall housing supply where this is based on a positive policy approach by the Council to increase the total amount of new housing development and to meet an identified and quantified self-build / custom build housing need. However the Council's proposed approach risks becoming a restrictive policy requirement for the inclusion of such housing on sites of more than 10 units. This approach provides no additionality to land supply but merely changes production from one to another type of builder. It is suggested that further consideration is also given to the practicalities of implementing this policy such as the health & safety implications, working hours, length of build programmes, etc. The Council should refer to the East Devon Inspector's Final Report which expresses reservations about the implementation difficulties associated with this sort of policy. Therefore it is recommended that any policy to encourage self-builders and / or custom builders is based on evidence of demand for such housing and includes the policy wording "subject to viability considerations and specific site circumstances".

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3860>

Policy HO1: Housing Mix
Version: Publication LAPP

Consultee ID: 3689

Consultee Name: Calverton Parish Council (Maffam K)

Representation number: 4349

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:

4349

Policy HO1 - attempting to influence the type of houses constructed will not assist in the bringing forward of brownfield sites. Such a policy, if it is to be included at all, should have been included in an Aligned Core Strategy, where a wider view should have been taken. The SHMAA is the right place to address issues of this kind.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3912>

Policy HO1: Housing Mix

Version: Publication LAPP

Consultee ID: 3719

Consultee Name: Walker D

Representation number: 4097

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:

If there is a policy you feel has been omitted from the Plan, please select the last option "Policy not including in the Plan"

4097

Policy HO1: Housing Mix (1)



100%

4097

We note that the Council has stated a desire to retain graduates after they have finished University. In our experience, very often these graduates want to move in to small scale accommodation and typically 1 and 2 bedroom flats or small terraced houses. As the Local Plan is currently drawn, it is hard to identify sites that could provide accommodation for graduates or indeed for that matter other professional tenants that seek accommodation of this size outside the centre of the City. The Plan seems to indicate that the only "suitable" location for flats is in the City Centre. There appears to be limited opportunity to build apartments in the suburbs. Graduates will therefore face the choice as to whether to choose to live in the City Centre or outside the City boundary in the surrounding suburbs in places like Beeston or West Bridgford. There are no similar restrictions in these areas meaning that developers currently and will continue to develop sites to satisfy this demand. For some people, living in the centre of the City is not attractive or strategic option and this means that they are forced to find accommodation outside the City Council's administrative area.

4097
cont

If you look demand for rental accommodation around the QMC, University, Lenton Lane employment area etc., there is relatively little 1 and 2 bedroom accommodation available. There is a great deal of demand for accommodation of this size. The headlines of the debates around this area always seem to refer to the students living in this area. However, there is plenty of demand from professionals but usually for small scale accommodation.

In terms of our own business, we let twice as many properties to professionals in this area than we do to students. We act, for example, in the letting of The Friary development, off Lenton Lane. There are 45 properties within The Friary development that are let unfurnished to professional tenants. The development lets very well typically to people who work close by at employers such as the Games Workshop, QMC or on the Science Park. The Flats at The Gregory on Leengate are another example of small scale accommodation that are occupied by professional tenants.

In spite of the assumptions that many people make about the people that choose to live in areas like Lenton and Dunkirk, there is demand from employed people who work in the immediate area. The policies within the Draft Local Plan that place a presumption on the development of 3 beds or more is inflexible and does not allow for the provision of small scale accommodation for an important section of the market. If the city is serious about retaining graduates after they have finished training or University, there needs to be policies that promote the provision of further suitable accommodation within the City boundary. The Local Plan should allow for the development of flats on suitable sites throughout the suburban areas. At the moment too many graduates who could potentially be attracted to live in areas like Dunkirk and Lenton are not able to find accommodation. The provision of more accommodation be that in the subdivision of existing larger houses or in the building of new developments will help to attract more non students in to this area.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3936>

Policy HO1: Housing Mix
Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 4200

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:

4200

To inhibit the housing supply needs of a significant proportion of the city's population fundamentally fails the social role of sustainable development as set out in the NPPF. Further, it fails to address the core planning principle of meeting the housing needs of the City. As such the plan is unsound, will not meet objectively assessed needs, is not positively prepared, is not justified, will not be effective, and is not consistent with national policy.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Policy HO1: Housing Mix
Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5008

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:

5007
5008

EMPO recognise the need for the plan to be responsive to demographic needs, enhancing social mobility in the city centre and reducing levels of deprivation, but have huge concerns that the implementation of policy HO6, and its links to Policy HO1, is likely to be unsustainable and perverse in its outcomes. While the NPPF supports 'mixed' and 'balanced' communities, it equally emphasises the need to 'identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand'

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Policy HO1: Housing Mix
Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5012

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:

5012
5013

the Part 2 plan, has little or no understanding of local market factors. In the context of the NPPF requirement to ensure that the **full objectively assessed needs** for market and affordable housing are met, the Plan and specifically Policies HO1 and HO6 are unjustified and unsupported by any objective evidence or market understanding.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Policy HO1: Housing Mix
Version: Publication LAPP

Consultee ID: 3730
Consultee Name: EMPO (Planning & Design Group)
Representation number: 5015

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:

5015

Policy HO1 seeks to ensure that new residential development includes multiple bedrooms and ignores the fact that many PRS scheme are viable and marketable only as single bed apartments. This market in particular suits young professionals

¹ <https://www.gov.uk/government/publications/2010-to-2015-government-policy-rented-housing-sector/2010-to-2015-government-policy-rented-housing-sector>

5015

attracted to the city or who want to remain in the city from which they graduated. By suppressing the supply of single bed accommodation in areas of city that have large employers requiring a flexible and mobile labour market e.g. major hospitals, there is a significant risk of failing to address need. In turn this will constrain supply and increase rents resulting in graduates vacating the city and locating in a more competitive housing market.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Policy HO1: Housing Mix
Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5016

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:

5016
5017

Rental Sector at present, Policy HO1 and HO6 place Nottingham at huge risk of missing out on substantial investment and housing supply, which will quite simply divert to other cities with a more positive approach to housing delivery. In the mid to long term this can do nothing but harm local growth prospects.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Policy HO1: Housing Mix
Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5018

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:

5018 sustainable, inclusive and mixed use communities if they lead to a wholesale 'zoning
5019 out' of a demographic group from the majority of the city's neighbourhoods where
5041 students, graduates and emergent communities need and actually want to live. The
policy and its methodology applied in Appendix 6 of the Plan would do just that.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Policy HO1: Housing Mix
Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5024

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:

5024 current wording of Policies HO1 and HO6 along with the Appendix 6 methodology
5025 seek to apply a blunt, process driven, nominal approach, in an effort to appear
5026 technically robust and empirically objective. This is the very opposite of what good

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Policy HO1: Housing Mix
Version: Revised Publication LAPP

Consultee ID: 3874

Consultee Name: Dunkirk & Lenton Labour Party (Mr Christopher Richardson)

Representation number: 5464

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:

5464

DO NOT SUPPORT BECAUSE
POLICY RESPONSES INADEQUATE
TO IDENTIFIED PROBLEMS,

(please continue on a separate sheet if necessary)

Q11 Please set out what change(s) you consider necessary to make the Plan legally compliant or sound, having regard to the reasons you identified in Q10. You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any Policy or text. Try and be as precise as possible.

The Council identifies the need for a wider mix of housing types.

Besides having a commitment to a wider mix of physical types (housing for singles and students, families, large families, travellers etc) the Council should commit to wider types of home ownership. There is a welcome reference to self-build housing, but this should be extended to co-ownership and co-operative housing. Co-operative housing has many advantages: imparts a genuine sense of ownership, responsibility and pride in the accommodation; leads to better internal and external maintenance; provides good accommodation at below prevailing market rents to residents; avoids the trap of right-to-buy which has drastically reduced the availability of social housing.

The Council should commit to work with the Confederation of Co-operative Housing and the Nottingham Student Housing Co-operative in expanding the co-operative housing sector locally.

There is a continuing shortage of house for large families.

The Council should commit to acquiring houses with four or more bedrooms from the stock of HMOs. HMOs of this size have proved popular with landlords but as other types of student accommodation increase, and as student numbers may stabilise or fall, there are opportunities for HMOs to be returned to a family occupation. Nottingham City Homes should take a lead in acquiring some of these properties.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5465>

Policy HO1: Housing Mix
Version: Revised Publication LAPP

Late Rep

Consultee ID: 3876

Consultee Name: Lenton Drives and Neighbours Residents Association (Kate Loewenthal)

Representation number: 5349

SOUND

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

Consultation comment extract:

5349 The LDNRA broadly approve of the policy wording as given.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5467>

Policy HO1: Housing Mix
Version: Revised Publication LAPP

Late Rep

Consultee ID: 3876

Consultee Name: Lenton Drives and Neighbours Residents Association (Kate Loewenthal)

Representation number: 5350

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:

5350

However, we would like to see a stipulation that sites capable of providing 30 dwelling houses or more that are located in areas with **less** than 10% C4/Student houses, will be **required** to include suitable student housing, either as purpose built accommodation or as C4 properties at the target rate of 10%. This fits with the Housing Nottingham Plan 2013 aspiration that in order to maintain and promote balanced communities, Nottingham want to encourage more PBSA.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5467>

Policy HO1: Housing Mix
Version: Revised Publication LAPP

Late Rep

Consultee ID: 3876

Consultee Name: Lenton Drives and Neighbours Residents Association (Kate Loewenthal)

Representation number: 5351

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:

5351

An alternative to including a percentage of student/c4 housing on site could be provided to developers by way of a requirement to purchase (open market) and convert current C4 properties in oversubscribed areas and return them to C3 use by way of an approved scheme (with consultation of council and local resident representatives). This is in line with the Core Strategy aim to assist in enabling existing HMO's to be occupied by other households, thus reducing the concentration of student households.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5467>

Policy HO1: Housing Mix
Version: Revised Publication LAPP

Late Rep

Consultee ID: 3876

Consultee Name: Lenton Drives and Neighbours Residents Association (Kate Loewenthal)

Representation number: 5352

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:

5352

We would also like to see a policy restricting the provision of 2-bedroom flats in areas with a greater than 10% concentration of C4 properties. It is our experience that a significant proportion of 2 bedroom flats constructed in the Lenton and Dunkirk area have become predominately student occupied. Irrespective of the potential occupiers we find that 2 bed properties are more likely attract residents who have only a short-term interest in the area in which they live. 2 Bed housing does not contribute to building a sustainable community in the Lenton Areas and does not contribute towards the provision of Family Housing.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5467>

Policy HO1: Housing Mix
Version: Revised Publication LAPP

Consultee ID: 3878
Consultee Name: Gladman Developments (Mr John Fleming)
Representation number: 5450

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:

5450 5.3.1 It is noted that policy HO1 seeks provision for serviced plots for custom builders on sites of 10 or more dwellings subject to viability and site specific circumstances. Gladman recommend that any policy requirement in relation to self-build housing has an element of flexibility built in to allow for negotiation over self-build plots on the basis of viability to ensure that site delivery is not delayed or prevented from coming forward. Any specific requirement to include self-build plots should be tested through the Council's viability assessment of the Local Plan policies to ensure that the cumulative impacts of all proposed local standards and policy requirements do not put the implementation of the Plan as a whole at risk (paragraph 174 of the Framework).

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5469>

Policy HO1: Housing Mix
Version: Revised Publication LAPP

Consultee ID: 3878

Consultee Name: Gladman Developments (Mr John Fleming)

Representation number: 5451

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:

5451 housing. Therefore Gladman recommend that any policy specific requirement needs to include a mechanism whereby if the self-build plots are not taken up within a given time period then these revert back to market housing to be provided as part of the wider scheme. This would provide flexibility and help to ensure that the required housing is delivered.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5469>

Policy HO2: Protecting Dwellinghouses (Use Class C3) suitable for Family Occupation

Policy HO2: Protecting Dwellinghouses (Use Class C3) suitable for Family Occupation

Version: Publication LAPP

Consultee ID: 917

Consultee Name: Cllr Peach A

Representation number: 4271

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:

4271

I fully support Policy HO2 and particularly the presumption against the loss of C3 dwellinghouses. I welcome the fact that there needs to be a robust justification where it is felt that a dwellinghouse is no longer suitable, and in such circumstances, the policy aims at the provision of replacement C3 family housing.

Much of the family housing in Radford and Park Ward has been lost because it has been bought by landlords and turned into Houses in Multiple Occupation which has led to a severe imbalance in the community.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3833>

Policy HO2: Protecting Dwellinghouses (Use Class C3) suitable for Family Occupation

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4758

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:

4758 **Policy HO2: Protecting Dwellinghouses (Use Class C3) Suitable for Family Occupation**

The NAG welcomes the inclusion of this policy and supports the justification for it (**Paras 4.21 to 4.25**). We note the presumption against the loss of Use Class C3 dwelling houses for family occupation whether through sub-division, conversion to Use Class C4 (house in multiple occupation), other non-residential use, or demolition and re-development. We welcome the requirement stated in **Para 4.24** that applicants must provide robust justification that a property is no longer suitable for family occupation. Furthermore, we support the presumption that, if the property is indeed no longer suitable for family occupation because of a range of

4758 cont matters (e.g. provision of private outdoor amenity space, car parking, outlook, adaptability of internal layout), an appropriate form of replacement will be a new C3 dwelling house suitable for family occupation. We mention that the NAG wholly supports the Article 4

4758 **Significant Concentration of Houses in Multiple Occupation/Student Households**

The NAG has already indicated its support for Policies **HO2**, **HO5** and **HO6**

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

Policy HO2: Protecting Dwellinghouses (Use Class C3) suitable for Family Occupation

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4759

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:

cont	suitable for family occupation.
4759	We mention that the NAG wholly supports the Article 4 Direction which, since March 2012, has allowed Nottingham City Council to manage the number and distribution of HMOs across the City through the planning process, thus, as stated in Para 4.25 , avoiding the creation of further concentrations of, or worsening of existing concentrations of HMOs, and also providing protection to the current housing stock available for family occupation.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

Policy HO2: Protecting Dwellinghouses (Use Class C3) suitable for Family Occupation

Version: Publication LAPP

Consultee ID: 3517

Consultee Name: Nottingham Park Estate Ltd (Grace N)

Representation number: 4164

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:

4164 The principal purpose of these representations are to **SUPPORT** proposed Housing Policies which seek to protect family housing and to ensure that family homes are not converted to Houses in Multiple Occupation. Furthermore we make comments on Local Plan Policy which relates to

Nottingham Park Estate are fully supportive of family homes in The Park and prepared to object to applications that seek to reduce the number of Family Homes in The Park.

We recently objected to a retrospective application for a Change of Use from C3 to C4 at 4b Lenton Avenue (Ref: 15/03024/PFUL3).

4164 If more family homes in The Park are lost the unique appeal and ambience of the area could be severely affected or even worse lost.

The Park in Nottingham is a unique place to live within the principal urban area of Nottingham. It has a special character and this Policy is fully SUPPORTED as we consider that without it could result in an 'unbalanced' residential area.

Prior to March 2010 and the introduction of the Article 4 Direction requiring permission to change from a family home (Class C3) to an HMO numerous family homes & properties in The Park were converted and the resulting impact is that The Park does not have the number of family homes that it once had.

The Park not only wishes to protect the family homes within The Park but actively supports the conversion of properties back to 'family homes'.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3874>

Policy HO2: Protecting Dwellinghouses (Use Class C3) suitable for Family Occupation

Version: Revised Publication LAPP

Consultee ID: 3874

Consultee Name: Dunkirk & Lenton Labour Party (Mr Christopher Richardson)

Representation number: 5467

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:

5467

DO NOT SUPPORT BECAUSE
POLICY RESPONSES INADEQUATE
TO PROBLEMS IDENTIFIED

(please continue on a separate sheet if necessary)

Q11 Please set out what change(s) you consider necessary to make the Plan legally compliant or sound, having regard to the reasons you identified in Q10. You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any Policy or text. Try and be as precise as possible.

There is a reference to planning controls.

The Council should commit to strict control of HMOs and against the practice of landlords ignoring the requirements stipulated by Article 4 Directions in conservation areas.

The Council should commit to a pro-active approach to landlords converting family houses to HMOs, periodically reminding landlords, estate agents, and local builders that a change to HMO use requires planning consent; owners converting properties to HMOs without planning consent and/or contravening Article 4 Directions should be prosecuted.

The Council should commit to the use of restrictive covenants to restrict right-to-buy opportunities in new council housing developments when appropriate.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5465>

Policy HO2: Protecting Dwellinghouses (Use Class C3) suitable for Family Occupation

Version: Revised Publication LAPP

Late Rep

Consultee ID: 3876

Consultee Name: Lenton Drives and Neighbours Residents Association (Kate Loewenthal)

Representation number: 5353

SOUND

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

Consultation comment extract:

5353 The LDNRA welcome the desire to protect use class C3 properties within areas of concentration greater than 10% but object to such protection being extended to areas that do not have an existing

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5467>

Policy HO2: Protecting Dwellinghouses (Use Class C3) suitable for Family Occupation

Version: Revised Publication LAPP

Late Rep

Consultee ID: 3876

Consultee Name: Lenton Drives and Neighbours Residents Association (Kate Loewenthal)

Representation number: 5354

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:

greater than 10% but object to such protection being extended to areas that do not have an existing oversubscription of C4 properties.

The Lenton area, parts of Dunkirk, Arbouretum and Radford have suffered significant harm as a result of the continued expansion of the Universities and it is essential that policies are included in the Plan to redress this damage. In areas of Nottingham with good transport links to the university and student accommodation rates less than 10%, such as parts of Wollaton, Bilborough, Broxtowe, Mapperley, Sherwood, The Meadows and Bridge Ward, a proportion of student housing could be supported without prejudicing the social welfare of the host area. Given the total number of students now living in the City (12%) it is difficult to see how the imbalance in resident/student ratio within oversubscribed areas can be addressed without distributing the accommodation more evenly throughout the city and suburbs.

Whilst we concur with the sentiment that family housing is urgently required in the Nottingham City Area, we would suggest that the needs for family housing would be better met by conversion of the existing eminently suitable housing stock located in Lenton, Dunkirk and the Arboretum which has been taken over for C4 usage. Policies that meet this objective will better serve the overall Aims of Nottingham City as a whole.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5467>

Policy HO3: Affordable Housing

Policy HO3: Affordable Housing

Version: Publication LAPP

Consultee ID: 1172

Consultee Name: Notts Disabled People's Movement (Mossman J)

Representation number: 4522

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:

4522

Policy HO3: Affordable Housing

This policy states:

"1. Planning permission for new residential developments including conversions, above a threshold of 15 dwellings, or 0.5 hectares (irrespective of dwelling numbers), will be granted subject to a target of 20% of new dwellings being developed for affordable housing, where appropriate."

We welcome the building of affordable homes; as is clear from the statistical information in the LAPP, EIA, there is a major need for affordable housing in Nottingham. Affordable housing should be available in all housing development schemes whatever the size/number of dwellings and a higher proportion of dwellings in each scheme need to be affordable - 20% is too low to meet identified need. We therefore propose that HO3 is amended to reflect this.

C

opy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3834>

Policy HO3: Affordable Housing

Version: Publication LAPP

Consultee ID: 2795

Consultee Name: Home Builders Federation (Green S)

Representation number: 4316

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:

4316

It is acknowledged that as a consequence of the Housing & Planning Bill and other recent Government consultations **Policy HO3 - Affordable Housing** may change before the Local Plan Part 2 is submitted for examination. If so at that time the HBF may wish to submit further comments on any changes proposed by the Council.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3860>

Policy HO4: Specialist and Adaptable Housing

Version: Publication LAPP

Consultee ID: 1172

Consultee Name: Notts Disabled People's Movement (Mossman J)

Representation number: 4523

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:

Policy HO4: Specialist and Adaptable Housing

This policy states:

4523

"1. Planning permission for new residential development above a threshold of 10 or more dwellings will be granted subject to a target of at least 10% of new dwellings being developed as 'Accessible and Adaptable' dwellings."

It is very clear from the statistical information in the LAPP, LAPP EIA and Housing Nottingham Plan that there is an urgent need for accessible and adaptable housing in Nottingham. Many people become disabled as they get older and society is aging. Also, many younger disabled people are living longer, and with significant impairments.

Continued below

"A recent Disabled People's Housing Needs Study* estimated an increasing number of people with physical disabilities in the city who need homes and facilities to meet their needs. By 2015 it is estimated that 1055 to 1197 households in the city with a disabled member will be in unsuitable accommodation with unmet needs and will require measures to be able to remain in their home or move to a suitable property."

*Disabled Housing Needs Study – An Assessment of the Housing Needs of People with Physical Disabilities. Nottinghamshire and Derbyshire Strategic Housing Local Authorities, Overarching Report, September 2012

Consequently, we believe that the target of 10% of dwellings built to Category 2 standard will not meet the needs of people in Nottingham who are currently disabled and older and will also not meet future needs.

4523 In order to provide for current identified need and to plan inclusively for future need, we believe that all new residential development schemes (where viable), whatever their size, should be built to Category 2 standard, with 10% being built to Category 3 standard. Leicester City Council has taken the decision to include 100% of new housing being built to Category 2 standard; why not Nottingham?

This principle is covered in the Justification section of this policy, although we believe that the percentages do not meet the City Council's commitment to its Duty of Care.

Para. 4.35 states: "The NPPF states that in order to create inclusive and mixed communities, local planning authorities should plan for a mix of housing based on the needs of different groups in the community. "

and

Para. 4.36 "Where possible, new residential accommodation should be adaptable to changes in individual circumstances. This can support independent living, personal wellbeing and ensure that new homes are fit to support a range of future needs. The City Council will require that a proportion of homes within new residential schemes meet the Category 2: Accessible and Adaptable standard of the Government's National Housing Standards."

We recognise that for some developments environmental conditions may make the provision of some accessible or adaptable housing difficult.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3834>

Policy HO4: Specialist and Adaptable Housing

Version: Publication LAPP

Consultee ID: 2795

Consultee Name: Home Builders Federation (Green S)

Representation number: 4317

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:

4317

Policy HO4 in Bullet Point (1) proposes that 10% of all houses are built to the higher optional standard of M4(2) adaptable / accessible homes of the Building Regulations on all sites of 10 or more units. As set out in the NPPG (ID 56-007 and ID 56-003) this policy requirement should be justified based on need and viability tested. Again from the available summary data on viability assessment it is not possible to conclude if the impact of this policy requirement has been properly tested.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3860>

Policy HO4: Specialist and Adaptable Housing
Version: Revised Publication LAPP

Consultee ID: 3878

Consultee Name: Gladman Developments (Mr John Fleming)

Representation number: 5452

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:

5452 5.4.1 The above policy seeks to deliver at least 10% of new dwellings above a threshold of 10 or more dwellings to be developed as 'Accessible and Adaptable' dwellings. Gladman reiterate the concerns previously raised in relation to the optional technical standards.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5469>

Policy HO5: Locations for Purpose Built Student Accommodation

Policy HO5: Locations for Purpose Built Student Accommodation

Version: Publication LAPP

Consultee ID: 917

Consultee Name: Clr Peach A

Representation number: 4272

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:

4272

~~... is not legally compliant/sound). Try and be as precise as possible.~~

I support Policy HO5. Much of the family housing in Radford and Park Ward has been lost because it has been bought by landlords and turned into Houses in Multiple Occupation which has led to a severe imbalance in the community and has artificially inflated the value of housing across large parts of Radford and Park Ward to the extent that house prices are beyond the reach of families. The provision of purpose built student accommodation reduces some of the demand by landlords to buy up family housing in the ward.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3833>

Policy HO5: Locations for Purpose Built Student Accommodation

Version: Publication LAPP

Consultee ID: 1172

Consultee Name: Notts Disabled People's Movement (Mossman J)

Representation number: 4524

**UNSOUND BUT
RESOLVED**

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

Consultation comment extract:

	<p>Policy HO5: Locations for Purpose Built Student Accommodation</p> <p>This section of the policy makes no reference to the need for student accommodation to be built to Category 1 (visitability) standard and there are no percentages requiring Category 2 (accessible and adaptable) or Category 3 (wheelchair accessible) dwellings. There are a growing number of students who need accessible or adaptable accommodation and in the interests of inclusion, should also be able to visit student friends or colleagues who are living in purpose built student accommodation.</p>
4524	<p>Gill Street (South) was part of student accommodation built for Nottingham Trent University a couple of years ago. This five storey block only has lift access between the basement and podium/ground floors. This denies many disabled students from living in or visiting parts of the block above this level. In comparison, the recently rebuilt Byron House has lift access to all levels.</p> <p>From the perspective of inclusion and independent living, it is very important that the Policy specifies that the majority of new build or refurbished student accommodation should be built to Category 2 accessible/adaptable standards.</p>
4524	<p>It is also essential to include parking provision in any new student accommodation, particularly for Blue Badge holders and other disabled students/visitors with mobility issues who need to use cars.</p>

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3834>

Policy HO5: Locations for Purpose Built Student Accommodation

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4760

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:

4760

Policy HO5: Locations for Purpose Built Student Accommodation

Overall, the NAG supports this policy. In particular it strongly supports the location of purpose built student accommodation on the campuses of Nottingham's two universities (**Policy Point (b)**), though it has to be said that there does not appear to be an appetite for such developments on either University Park or the Jubilee Campus. However, we continue to have

Appendix 6: Methodology for Determining Areas with a 'Significant Concentration of Houses in Multiple Occupation/Student Households'

4758

4760

4

The NAG has already indicated its support for Policies HO2, HO5 and HO6 and for the

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

Policy HO5: Locations for Purpose Built Student Accommodation

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4761

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:

4761

...though it has to be said that there does not appear to be an appetite for such developments on either University Park or the Jubilee Campus. However, we continue to have reservations about the generality of **Policy Point (d)** which could appear to be encouraging redevelopment of retail and other commercial sites in neighbourhoods where HMOs (C4 and sui generis) and existing purpose build have been the causal factors behind imbalance and loss of sustainability. We also comment that the statement at the beginning of **Para 4.47** is

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

Policy HO5: Locations for Purpose Built Student Accommodation

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4762

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:

4762

loss of sustainability. We also comment that the statement at the beginning of **Para 4.47** is unhelpful and reinforces what has become the accepted perception (at least accepted by academic institutions, student bodies, landlords and investors) that students have a 'right' to live in private rented housing close to the universities, even when, in other circumstances, this housing would have provided the type of family home (three plus bedrooms, gardens, parking) which the City so desperately needs. (Also see Planning Inspectorate decisions on Appeals APP/Q3060/A/11/2143994) and APP/Q3060/A11/2165198 for examples which appear to reinforce this perception.)

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

Policy HO5: Locations for Purpose Built Student Accommodation

Version: Publication LAPP

Consultee ID: 3520

Consultee Name: NTU (Mee T)

Representation number: 4055

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

**4055,
4058**

This representation relates to specifically to Policy HO5: Locations for Purpose Built Student Accommodation and follows up from a letter sent to Matthew Gregory (Planning Policy Manager) dated 12 November 2015 which is attached to this submission and forms the basis for the representations. At present it is submitted that the policy fails the 'justified' test of soundness as set out in paragraph 182 of the NPPF in that Policy H05 is not the most appropriate strategy when considered against reasonable alternatives. The policy as drafted provides too wider scope for the principle of purpose built student accommodation and instead it is recommended that a policy which requires greater alliance with the Universities and other Higher Education Authorities would be more appropriate. A more detailed defined policy will increase the likelihood of high quality student accommodation which would in turn be a more effective tool in persuading students to leave traditional family housing areas.

4055,
4058

The objective should be to create a policy that permits development in response to need, creates higher quality accommodation provision and contributes to the wider objectives of student housing and particularly the attempts to reverse the trend of students occupying traditional family housing areas. To aid this process Nottingham Trent University would be prepared to discuss a protocol whereby they will actively encourage prospective students into purpose built accommodation and with a particular aim of significantly increasing the proportion of second and third year students who choose this type of accommodation. Critical to this objective is evolving student accommodation to meet the requirements of students sufficient to persuade them that the benefits of such housing outweigh the traditional migration to HMOs. By encouraging developers to work with Universities within the policy and providing greater control over matters such as space standards, the quality of purpose built development should increase and become more attractive to students. The Council has been successful in preventing further growth of HMO student accommodation. However, it is submitted that the type of policy intervention proposed within these representations is required if the Council is to make any significant progress in reversing the trend of students accommodation habits and returning high concentration areas back to family housing. This could provide a mechanism to assist the Council in achieving one of its key strategic planning aims of aiding the reduction in demand for student accommodation in residential areas and 're-balancing' communities. A second significant gain of the proposed policy suggestions are the social and security benefits of University approved schemes. In principle NTU could impose a good practice checklist for which developers would have to adhere, in terms of space standards, facilities and management, which should result in higher levels of confidence of well managed schemes and reduction in problems (perceived or otherwise) associated with high student concentration (ie: noise, anti-social behaviour etc). NTU could ensure that such standards are maintained so that post development an element of control remains. It is recommended that Policy HO5 be amended to the following wording: Purpose built student accommodation of an appropriate scale and design will be encouraged in the following locations: a) University campuses; b) Allocated sites where student accommodation use accords with site specific Development Principles; Purpose built student accommodation development will also be acceptable in the following locations, subject to developers demonstrating that there is a need for additional student accommodation or that they have entered into a formal agreement with a University or another provider of Higher Education for the supply of bedspaces created by the development; c) The City Centre (as shown in the accompanying Policies Map Revisions Document), subject to accordance with site and area specific policies, including relevant 'Quarter Policies' and excluding the area of predominantly family housing that lies to the north of the Royal Quarter; d) Above shopping and commercial frontages within defined Town, District and Local Centres, and within other shopping and commercial frontages on main transport routes where this assists in the regeneration of underused sites and premises and is consistent with relevant defined Centre policies; e) Sites where student accommodation accords with an approved SPD. The text below could either be within the policy itself or supporting text. The evidence of 'need' for additional student accommodation should include, but not be limited to, capacity assessment of existing stock (both University and privately-owned stock) including any waiting lists for existing places, an appraisal of schemes in the planning pipeline (under construction, with planning permission and current applications), consultation with Higher Education providers and reference to the Council's latest Annual Monitoring Report which contains information on student numbers and completed bed spaces.

4055 &
4058

This letter effectively confirms our client's position with regards to suggested alterations to wording of Policies HO5 and HO6 which relate to the provision of purpose built student accommodation. I should also advise that comments have been submitted through your on-line web based consultation form.

4888 &

4055,
4058,
4888,
4889

The suggested policy wording is attached and we consider will provide greater control and rationale to purpose built student accommodation without compromising the strategic objective of protecting family housing in areas of high concentration and with the aim of assisting in returning existing HMO's to family stock.

The suggested revisions to the policy are based upon your wording of Policies HO5 and HO6 but with additions similar to those contained within Manchester City Council's Core Strategy (Policy H12). You will gather that the general thrust of our suggested policy alterations are to add control (in response to need) to the number of purpose built accommodations developments but also to raise the standard of quality of such schemes. This could be achieved by the policies encouraging engagement with the Universities as an alternative to passing a needs test and by incorporating some minimum standards for student accommodation.

The principal objective is to create a policy that permits development in response to need and creates higher quality accommodation provision. To aid this process NTU are prepared to discuss a protocol whereby they will actively encourage prospective students into purpose built accommodation and with a particular aim of significantly increasing the proportion of second and third year students who choose this type of accommodation. Critical to this objective is evolving

4055,
4058,
4888,
4889

accommodation to meet the requirements of students, sufficient to persuade them that the benefits of such housing outweigh the traditional migration to HMOs. By encouraging developers to work with Universities within the policy and providing greater control over matters such as space standards, the quality of purpose built development should increase and become more attractive to students.

The Council has been successful in preventing further growth of HMO student accommodation. However, it is submitted that the type of policy intervention proposed is required if the Council is to make any significant progress in reversing the trend of students accommodation habits and returning high concentration areas back to family housing. This could provide a mechanism to assist the Council in achieving one of its key strategic planning aims of aiding the reduction in demand for student accommodation in residential areas and 're-balancing' communities.

A second significant gain of the proposed policy suggestions are the social and security benefits of University approved schemes. In principle NTU could impose a good practice checklist for which developers would have to adhere, in terms of space standards, facilities and management, which should result in higher levels of confidence of well managed schemes and reduction in problems (perceived or otherwise) associated with high student concentration (ie: noise, anti-social behaviour etc). NTU could ensure that such standards are maintained so that post development an element of control remains.

Having regard for these factors we suggest that the policy as currently proposed does not represent the most appropriate strategy for this particular issue and submit that our suggested wording should be incorporated into the proposed policy to ensure that the Plan passes the 'justified' test of soundness as set out in paragraph 182 of the NPPF.

4055

Purpose built student accommodation development will also be acceptable in the following locations, subject to developers demonstrating that there is a need for additional student accommodation or that they have entered into a formal agreement with a University or another provider of Higher Education for the supply of bedspaces created by the development;

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3877>

Policy HO5: Locations for Purpose Built Student Accommodation

Version: Publication LAPP

Consultee ID: 3520

Consultee Name: NTU (Mee T)

Representation number: 4058

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments

Consultation comment extract:

**4055,
4058**

This representation relates to specifically to Policy HO5: Locations for Purpose Built Student Accommodation and follows up from a letter sent to Matthew Gregory (Planning Policy Manager) dated 12 November 2015 which is attached to this submission and forms the basis for the representations. At present it is submitted that the policy fails the 'justified' test of soundness as set out in paragraph 182 of the NPPF in that Policy H05 is not the most appropriate strategy when considered against reasonable alternatives. The policy as drafted provides too wider scope for the principle of purpose built student accommodation and instead it is recommended that a policy which requires greater alliance with the Universities and other Higher Education Authorities would be more appropriate. A more detailed defined policy will increase the likelihood of high quality student accommodation which would in turn be a more effective tool in persuading students to leave traditional family housing areas.

4055,
4058

The objective should be to create a policy that permits development in response to need, creates higher quality accommodation provision and contributes to the wider objectives of student housing and particularly the attempts to reverse the trend of students occupying traditional family housing areas. To aid this process Nottingham Trent University would be prepared to discuss a protocol whereby they will actively encourage prospective students into purpose built accommodation and with a particular aim of significantly increasing the proportion of second and third year students who choose this type of accommodation. Critical to this objective is evolving student accommodation to meet the requirements of students sufficient to persuade them that the benefits of such housing outweigh the traditional migration to HMOs. By encouraging developers to work with Universities within the policy and providing greater control over matters such as space standards, the quality of purpose built development should increase and become more attractive to students. The Council has been successful in preventing further growth of HMO student accommodation. However, it is submitted that the type of policy intervention proposed within these representations is required if the Council is to make any significant progress in reversing the trend of students accommodation habits and returning high concentration areas back to family housing. This could provide a mechanism to assist the Council in achieving one of its key strategic planning aims of aiding the reduction in demand for student accommodation in residential areas and 're-balancing' communities. A second significant gain of the proposed policy suggestions are the social and security benefits of University approved schemes. In principle NTU could impose a good practice checklist for which developers would have to adhere, in terms of space standards, facilities and management, which should result in higher levels of confidence of well managed schemes and reduction in problems (perceived or otherwise) associated with high student concentration (ie: noise, anti-social behaviour etc). NTU could ensure that such standards are maintained so that post development an element of control remains. It is recommended that Policy HO5 be amended to the following wording: Purpose built student accommodation of an appropriate scale and design will be encouraged in the following locations: a) University campuses; b) Allocated sites where student accommodation use accords with site specific Development Principles; Purpose built student accommodation development will also be acceptable in the following locations, subject to developers demonstrating that there is a need for additional student accommodation or that they have entered into a formal agreement with a University or another provider of Higher Education for the supply of bedspaces created by the development; c) The City Centre (as shown in the accompanying Policies Map Revisions Document), subject to accordance with site and area specific policies, including relevant 'Quarter Policies' and excluding the area of predominantly family housing that lies to the north of the Royal Quarter; d) Above shopping and commercial frontages within defined Town, District and Local Centres, and within other shopping and commercial frontages on main transport routes where this assists in the regeneration of underused sites and premises and is consistent with relevant defined Centre policies; e) Sites where student accommodation accords with an approved SPD. The text below could either be within the policy itself or supporting text. The evidence of 'need' for additional student accommodation should include, but not be limited to, capacity assessment of existing stock (both University and privately-owned stock) including any waiting lists for existing places, an appraisal of schemes in the planning pipeline (under construction, with planning permission and current applications), consultation with Higher Education providers and reference to the Council's latest Annual Monitoring Report which contains information on student numbers and completed bed spaces.

4058

This letter effectively confirms our client's position with regards to suggested alterations to wording of Policies HO5 and HO6 which relate to the provision of purpose built student accommodation. I should also advise that comments have been submitted through your on-line web based consultation form.

4888 &

The suggested policy wording is attached and we consider will provide greater control and rationale to purpose built student accommodation without compromising the strategic objective of protecting family housing in areas of high concentration and with the aim of assisting in returning existing HMO's to family stock.

4055,
4058,
4888,
4889

The suggested revisions to the policy are based upon your wording of Policies HO5 and HO6 but with additions similar to those contained within Manchester City Council's Core Strategy (Policy H12). You will gather that the general thrust of our suggested policy alterations are to add control (in response to need) to the number of purpose built accommodations developments but also to raise the standard of quality of such schemes. This could be achieved by the policies encouraging engagement with the Universities as an alternative to passing a needs test and by incorporating some minimum standards for student accommodation.

The principal objective is to create a policy that permits development in response to need and creates higher quality accommodation provision. To aid this process NTU are prepared to discuss a protocol whereby they will actively encourage prospective students into purpose built accommodation and with a particular aim of significantly increasing the proportion of second and third year students who choose this type of accommodation. Critical to this objective is evolving

accommodation to meet the requirements of students, sufficient to persuade them that the benefits of such housing outweigh the traditional migration to HMOs. By encouraging developers to work with Universities within the policy and providing greater control over matters such as space standards, the quality of purpose built development should increase and become more attractive to students.

4055,
4058,
4888,
4889

The Council has been successful in preventing further growth of HMO student accommodation. However, it is submitted that the type of policy intervention proposed is required if the Council is to make any significant progress in reversing the trend of students accommodation habits and returning high concentration areas back to family housing. This could provide a mechanism to assist the Council in achieving one of its key strategic planning aims of aiding the reduction in demand for student accommodation in residential areas and 're-balancing' communities.

A second significant gain of the proposed policy suggestions are the social and security benefits of University approved schemes. In principle NTU could impose a good practice checklist for which developers would have to adhere, in terms of space standards, facilities and management, which should result in higher levels of confidence of well managed schemes and reduction in problems (perceived or otherwise) associated with high student concentration (ie: noise, anti-social behaviour etc). NTU could ensure that such standards are maintained so that post development an element of control remains.

Having regard for these factors we suggest that the policy as currently proposed does not represent the most appropriate strategy for this particular issue and submit that our suggested wording should be incorporated into the proposed policy to ensure that the Plan passes the 'justified' test of soundness as set out in paragraph 182 of the NPPF.

The text below could either be within the policy itself or supporting text.

4058

The evidence of 'need' for additional student accommodation should include, but not be limited to, capacity assessment of existing stock (both University and privately-owned stock) including any waiting lists for existing places, an appraisal of schemes in the planning pipeline (under construction, with planning permission and current applications), consultation with Higher Education providers and reference to the Council's latest Annual Monitoring Report which contains information on student numbers and completed bed spaces.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3877>

Policy HO5: Locations for Purpose Built Student Accommodation

Version: Publication LAPP

Consultee ID: 3523

Consultee Name: Univ. Of Nottingham (Clarke S)

Representation number: 4229

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:

4229, 4230 and 4231 We are also in agreement with the general tone and direction of Policy H05 and H06 and Appendix 6 in respect to HMOs and Student accommodation. We note with interest that a concern has been raised in regard to the provision of accommodation

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3876>

Policy HO5: Locations for Purpose Built Student Accommodation

Version: Publication LAPP

Consultee ID: 3523

Consultee Name: Univ. Of Nottingham (Clarke S)

Representation number: 4232

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:

4230 and
4231 and Appendix 6 in respect to HMOs and Student accommodation. We note with
4232 interest that a concern has been raised in regard to overprovision of accommodation
and very much welcome the council advising developers to liaise with the
universities as to the provision and type of accommodation needed. We support
these policies

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3876>

Policy HO5: Locations for Purpose Built Student Accommodation

Version: Revised Publication LAPP

Consultee ID: 3145

Consultee Name: Arboretum, Dunkirk and Lenton, Radford and Park Area Committee
(Mr Noel McMenamin)

Representation number: 5126

SOUND

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

Consultation comment extract:

**5126
&
5127**

Support was given for revised policy wording on Student Accommodation particularly on the requirement for developers to justify the need for future accommodation in Policy HO6.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5502>

Policy HO5: Locations for Purpose Built Student Accommodation

Version: Revised Publication LAPP

Consultee ID: 3520

Consultee Name: Nottingham Trent University (Mr Tim Mee)

Representation number: 5130

SOUND

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

Consultation comment extract:

**5130
&
5131**

We support the changes referenced PC085 and PC088 to Policy HO5. The changes incorporate our suggestions made at the Publication Version stage consultation and provides a more 'justified' policy for governing student accommodation for the reasons set out in our previous response.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5509>

Policy HO5: Locations for Purpose Built Student Accommodation

Version: Revised Publication LAPP

Consultee ID: 3520

Consultee Name: Nottingham Trent University (Mr Tim Mee)

Representation number: 5131

SOUND

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

Consultation comment extract:

**5130
&
5131**

We support the changes referenced PC085 and PC088 to Policy HO5. The changes incorporate our suggestions made at the Publication Version stage consultation and provides a more 'justified' policy for governing student accommodation for the reasons set out in our previous response.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5509>

Policy HO5: Locations for Purpose Built Student Accommodation

Version: Revised Publication LAPP

Consultee ID: 3872
Consultee Name: Bricross Developments Ltd
Representation number: 5296

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:

**5296
&
5297**

We are however concerned that the draft student housing policies in the emerging Local Plan Part 2 (i.e. Policy HO5 relating to locations for purpose built student accommodation and HO6 relating to HMOs and student accommodation) are unduly restrictive. The inclusion of the need test or agreement of the University for any new student bed spaces within these policies represents a significant and unnecessary burden and impediment on the provision of purpose built student housing in the city.

On this basis, the following representations object to the currently worded student housing policies, and seek the removal of the need test and agreement of the University in Policy HO5 and HO6.

**5296
cont**

Moreover, whilst it is noted that the purpose of the policy is in response to concerns over demographic imbalances and problems associated with high concentrations of student occupation within Nottingham, as drafted the wording of the policy is however unduly restrictive.

Purpose built student accommodation has a positive impact upon housing supply, helping to free up family housing currently occupied by students, and consequently there is no strategic policy basis to restrict such accommodation.

The National Planning Policy Framework at paragraph 49 seeks to 'significantly boost the supply of housing'. Furthermore, the Planning Practice Guidance (PPG) advocates that Local Planning Authorities should plan for sufficient student accommodation whether it consists of communal halls of residence or self-contained dwellings. Encouraging more dedicated student accommodation will help to take pressure off the private rented sector and increases the overall housing stock. The PPG also recommends that plan makers are encouraged to consider options which would support both the needs of the student population as well as local residents before imposing caps or restrictions on students living

outside of university-provided accommodation¹.

The restrictive nature of Policy H05 and unnecessary burden to demonstrate need or an agreement with the University for the bed spaces is therefore not in accordance with national policy which seeks to boost the supply of housing. Purpose built student accommodation should be encouraged within the city as a means of taking pressure off the overall housing stock.

The requirement to demonstrate need for student accommodation is also unsupported by evidence. The council's 2017 Annual Monitoring Report (AMR) notes that in the last eight years there has been a significant rise in the number of students in Nottingham which has resulted in approximately 10,350 additional students. Whilst it also notes that there has been an increase in supply of purpose built student accommodation to help meet this need, there are still over 16,000 students who require accommodation from private flats or housing in the city, highlighting that there is no evidence to restrict more purpose-built student accommodation.

Such a conclusion was reached by the Inspector in the Examination for the Leeds Core Strategy in 2014, who recommended that the draft student housing policy was amended to remove the requirement for developers to demonstrate a need for student accommodation or be in receipt of a formal agreement with a university for the bed spaces given this was not supported by evidence and was not justified.

In summary, the current wording of Policy H05 is unwarranted, overly restrictive and represents a significant and unnecessary burden for developers promoting student accommodation, contrary to the NPPF growth agenda. The requirement to demonstrate need or the agreement of the University for the additional bed spaces should therefore be removed from the policy.

In summary, the wording of Policy HO5 and H06 requiring the demonstration of need or an agreement with the University for the additional bed spaces is unduly restrictive. The Core Strategy supports the encouragement of purpose built student accommodation in appropriate areas to help turn back the tide of 'studentification' within parts of Nottingham. The AMR identifies that there is still a significant requirement for student housing. The proposed policy requirement to demonstrate need is therefore, unsound and represents an onerous requirement for developers to overcome, and as such is unjustified.

It should be for the market to determine the demand for purpose built student accommodation and the developer in bringing forward sites in appropriate locations. The proposed test of need or agreement of the University should therefore be deleted from both policies.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5463>

Policy HO5: Locations for Purpose Built Student Accommodation

Version: Revised Publication LAPP

Consultee ID: 3872
Consultee Name: Bricross Developments Ltd
Representation number: 5298

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:

Representations to Draft Policy HO5

5298

Whilst we understand that Policy HO5 seeks to locate student accommodation in accessible locations such as the city centre, it is requested that the policy is amended to also encourage student accommodation in accessible and sustainable locations that are well served by public transport and connected to the city centre. Such locations are also considered to be appropriate and suitable for student accommodation.

**5298
cont**

purpose-built student accommodation coming forward on otherwise suitable and appropriate sites, and it is requested that the percentage is increased to 20%.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5463>

Policy HO5: Locations for Purpose Built Student Accommodation
Version: Revised Publication LAPP

Consultee ID: 3874

Consultee Name: Dunkirk & Lenton Labour Party (Mr Christopher Richardson)

Representation number: 5466

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:

5466

DO NOT SUPPORT! -

INADEQUATE RESPONSES TO

PROBLEMS IDENTIFIED.

(please continue on a separate sheet if necessary)

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5465>

Policy HO5: Locations for Purpose Built Student Accommodation

Version: Revised Publication LAPP

Consultee ID: 3875
Consultee Name: Future Generation
Representation number: 5316

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

5316

We therefore strongly support the clear theme of support for PBSA in the draft Local Plan 'Proposed Submission'. Specifically the Council's statement at paragraph 4.48 of the draft Local Plan which outlines the principle support towards the provision of high quality PBSA which further notes that PBSA provides an alternative to the general housing stock and contributes to helping create sustainable communities.

5316

We support the areas identified by the draft policy for student accommodation in terms of their sustainability and proximity to both Universities and facilities. However, the draft policy goes further to state that this is "subject to developers demonstrating there is a need for additional student accommodation or that they have entered into a formal agreement with a University or another provider of Higher Education for the supply of bed spaces created by the development". We note that this addition to the policy text has been introduced at this late stage of consultation on the draft Local Plan.

Whilst we support this policy for its encouragement of PBSA within sustainable locations, we

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5466>

Policy HO5: Locations for Purpose Built Student Accommodation
Version: Revised Publication LAPP

Consultee ID: 3875
Consultee Name: Future Generation
Representation number: 5318

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:

5318 2. To encourage the Council to amend draft policy HO5 'Purpose Built Student Accommodation' to be more flexible with regards for the requirement to identify the need for PBSA;

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5466>

Policy HO5: Locations for Purpose Built Student Accommodation
Version: Revised Publication LAPP

Late Rep

Consultee ID: 3876

Consultee Name: Lenton Drives and Neighbours Residents Association (Kate Loewenthal)

Representation number: 5355

SOUND

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

Consultation comment extract:

5355 Broadly speaking, the LDNRA agree with the intent of the Policy b

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5467>

Policy HO5: Locations for Purpose Built Student Accommodation
Version: Revised Publication LAPP

Late Rep

Consultee ID: 3876

Consultee Name: Lenton Drives and Neighbours Residents Association (Kate Loewenthal)

Representation number: 5356

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:

5355	Broadly speaking, the LDNRA agree with the intent of the Policy
5356	but we are concerned that the policy is too restrictive in terms of location. There are sites within Wollaton, Bilborough, Broxtowe, Mapperley, Sherwood, The Meadows and Bridge where sustainable student accommodation could be located without exceeding a 10% threshold in student numbers and without compromising the social cohesion of the host area. These areas provide good transport links to various campuses. Only in areas where existing concentrations exceed the 10% threshold should additional student accommodation in the form of PBSA or C4 properties be refused.
	The policy should be amended to clarify that in areas with existing student accommodation numbers above the threshold 10% threshold PBSA will not be permitted.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5467>

Policy HO5: Locations for Purpose Built Student Accommodation

Version: Revised Publication LAPP

Late Rep

Consultee ID: 3876

Consultee Name: Lenton Drives and Neighbours Residents Association (Kate Loewenthal)

Representation number: 5357

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:

5357

We would also like to amend the policy to allow potential developers to create the need by converting existing C4 properties back to C3 usage. We would suggest an amendment as follows: -

"subject to developers demonstrating that there is a need for additional student accommodation or that they have entered into a formal agreement with a University or another provider of Higher Education for the supply of bedspaces created by the development:"

or:-

subject to developer's contributing to a scheme to buy back existing C4 properties from the HMO marketplace in oversubscribed areas and return them to c3 use at rate of 0.8 community bed spaces per provided student bed space thereby creating demand for the proposed development.

In all cases this provides developers with an opportunity to create needed student bed spaces whilst redressing the balance of oversubscription of housing numbers. (There is also potential that this could be used in areas outside a,b,c and d) where it does not conflict with other policies.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5467>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

Version: Publication LAPP

Consultee ID: 917

Consultee Name: Cllr Peach A

Representation number: 4273

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:

4273

I fully support Policy HO6. While a large proportion of residents in Radford and Park Ward are students, there is also a need to cater for other transient residents in the ward. However, any provision of Houses in Multiple Occupation needs to be strictly controlled and I welcome the need for developers to provide evidence of need for HMO schemes and what segment of the community they are aimed at.

I particularly support the concentration threshold limit of 10% (paragraph 4.60). There are large concentrations of HMOs within Radford and Park, particularly (but not exclusively) in the Lenton area of the ward. This has led to the loss of family housing in the ward with other detrimental pressures on the ward such as over-inflated house prices, lack of parking spaces and unbalanced communities. The 10% threshold will mean more balanced and sustainable communities.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3833>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4763

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:

4763

Policy HO6: Houses in Multiple Occupation (HMOs) & Purpose Built Student Accommodation

The NAG strongly supports **Policy HO6** in its entirety and the comments made in **Para 4.54 to Para 4.64** of the justification.

4763

The NAG has already indicated its support for **Policies HO6** and for the

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4764

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:

4764

Houses in Multiple Occupation: We note **Para 4.55** and the recognition given to the fact that students are by no means the only socio-economic/demographic group which uses HMOs. Therefore, by extrapolation, the problems associated with this type of accommodation, and especially with concentrations of HMOs, as outlined in **Para 4.57** and **Para 4.58**, (and the measures needed to tackle them, e.g. the 2012 Article 4 Direction) should not be seen to be purely 'anti-student' in nature, but rather an acknowledgement of the impact that short term tenancies, a highly mobile/transient population and low levels of management can and do have on local communities.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation
Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4765

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:

4765

In connection with HMOs, we especially note that, subject to the exceptions stated, permission will not be given for extensions/alterations to existing HMOs that facilitate an increase in the number of bed spaces (**Point 1(b) of Policy HO6**). In view of the restrictions placed by the Article 4 Direction on change of use from C3 to C4, on the ground evidence points to the fact that developers/landlords are prepared to alter and/or extend existing HMOs, even if this means that the property becomes a large (sui generis) HMO accommodating more than 6 occupants. Although on the surface this increase by, say, one or two bed spaces may seem to have no significant impact, the cumulative impact of several such developments will indeed have a significant impact on many factors, none more so than on the balance (or imbalance) of surrounding neighbourhoods.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation
Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4766

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:

4766

It is for this reason that we strongly recommend that Nottingham City Council explores means by which for HMOs, particularly in neighbourhoods where there are significant concentrations of HMOs (see **Para 4.60** for the definition of 'significant concentration' and **Appendix 6** for

4766

methodology for its determination), permitted development status is removed for extensions and alterations which facilitate additional bed spaces.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4767

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:

4767

Purpose Built Student Accommodation (PBSA): The NAG has always supported the provision of purpose built student accommodation (new-build or conversion) as (a) a means of addressing the need that students have for somewhere to live; (b) as a means of curtailing the demand by students for HMOs; (c) as a significant part of the toolkit needed to facilitate the return of HMOs into family (C3) use, and thus (d) restoration of balance and sustainability to neighbourhoods where this has been undermined. However, if the aims outlined in (b), (c) and (d) are to be achieved it is vital that PBSA provides all students with an attractive alternative to HMOs. For this to be the case, the design of the PBSA is crucial, probably more so than other factors including location and cost. Therefore the NAG especially draws attention to, and supports, the comments in **Para 4.64**, particularly (i) the need for developers not only to provide evidence for the need for the scheme, but also the segment of the student population the development will cater for; and (ii) the support the Council is likely to give to schemes which replicate the preference of returning students to live in HMOs.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4768

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:

4768

Other points we wish to make in connection with PBSA, and which are addressed in **Points 2(a) to (h)** of Policy HO6, are that (i) PBSA can have as much of an impact on maintenance of sustainable, inclusive and mixed communities as do student-occupied HMOs and therefore its location must not exacerbate balance and sustainability issues arising from other existing local student housing; (ii) that the design of PBSA should be flexible enough to make the accommodation capable of being altered to address potential future changes in the student housing market, and meet future general housing need. We draw attention to the 'Graystacks' development of seven student houses on Castle Boulevard as a local example of this.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation
Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4770

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:

Significant Concentration: Para 4.60 states that a 'significant concentration' of HMOs and/or student purpose build is 10%, and Para 4.61 considers that this threshold is needed in order to support the City's objective of creating/protecting sustainable, inclusive and mixed communities.

There has been much theorising about and analysis of what constitutes a 'balanced' community, and at what point (the so-called 'tipping point') does a community become unbalanced. This is not the appropriate forum in which to delve into a detailed discussion of this topic. However, the key problem which has been identified in Nottingham (as well as elsewhere) is that of demographic imbalance.

4770

Concentrations of HMOs, with their demographic profiles which are overwhelmingly biased towards young and transient tenants living at high occupancy levels and in an unstructured 'household', create demographic imbalance and destabilise the locality, with a consequent decline of the neighbourhood and the community as a whole into unsustainability.

For the purpose of this justification for the introduction of a 10% threshold, the critical factor is the high occupancy levels of HMO 'households', substantially higher than the occupancy of similar 'family' (C3) households. It is our experience that HMOs maximise occupancy by converting garages and space that families use for communal activities into additional bed spaces. So, as a rule of thumb, a three bedroom HMO has between four and six occupants, a four bedroom HMO between six and eight occupants. Given this, it is not surprising that if HMOs form 10% of households, their occupants form at least 20% of the total local

population, the point at which it has been acknowledged that imbalance begins to be noticeable, and the effects cited in Para 4.58 come to the fore.

4770

It is against this background that the NAG unreservedly supports the concept of a 'significant concentration' above which the number of HMOs will have a detrimental impact on a neighbourhood and thus the City's stated objectives regarding community sustainability, etc., and very much welcome the designation of a threshold concentration/level of 10% of households in a specified area.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

Version: Publication LAPP

Consultee ID: 3517

Consultee Name: Nottingham Park Estate Ltd (Grace N)

Representation number: 4997

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:

4997

Again the Nottingham Park Estate is fully supportive of this Policy.

The Park Estate has long been an established 'family area' with a good mix of accommodation.

However, The Park is set in an area that is attractive to students (circa midpoint between City Centre & Campus) and if more homes were to be occupied in The Park by students within HMO's this would place further stress on The Park's special character.

As the Council identify in the supporting text concentrations of non-family housing can have a distorting effect on neighbourhoods if many of the residents do not have a long term stake in their community.

The Park Estate very much supports community events (such as the Annual Open Garden Event) which are most strongly supported by those residents with a long term association with The Park.

4997

Accordingly the Park Estate is fully supportive of a Policy which seeks to ensure that concentrations of HMO's does not result and that student accommodation is best provided on purpose built sites outside of The Park area.

Anti –social behaviour (noise), poor maintenance of property, increased crime and significant pressure on on-street parking are very real issues that have to be dealt with by the Park Estate on a daily basis.

Such issues have a negative impact upon families seeking to move to the Park Estate and we support that the Council use a percentage of 10% or more to determine that an area has a 'significant concentration'.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3874>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

Version: Publication LAPP

Consultee ID: 3520

Consultee Name: NTU (Mee T)

Representation number: 4888

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:

HO6 which relate
that comments

4888

4888

This submission specifically relates to Policy HO6 - Houses in Multiple Occupation (HMOs) and Built Student Accommodation. These representations are linked to those made in relation to Policy HO5 and comments made under that submission apply to this policy. It is submitted that this policy and therefore the Plan is not effective as it does not represent the most appropriate strategy. The opportunity exists to make alterations to the proposed policy wording which results in a policy that delivers purpose built student accommodation in the most appropriate locations, seeks better alliance between developers and Universities and other Higher Education providers and provides higher quality development.

4888

The reasons for the proposed policy wording change align with that suggested for Policy HO5 and therefore are not repeated. It is suggested that in addition to criteria 2a-h, two further criteria are added. It is proposed that these should be: Whether the proposal in respect of purpose built accommodation satisfies minimum space standards and provides adequate communal space/facilities, and student drop off/collection arrangements as set out within an approved SPD. Whether the proposal in respect of purpose built accommodation meets the needs test set out in Policy HO5 or whether there is a formal agreement with a University or another provider of Higher Education for the supply of bed spaces created by the development.

4888

The suggested policy wording is attached and we consider will provide greater control and rationale to purpose built student accommodation without compromising the strategic objective of protecting family housing in areas of high concentration and with the aim of assisting in returning existing HMO's to family stock.

The suggested revisions to the policy are based upon your wording of Policies HO5 and HO6 but with additions similar to those contained within Manchester City Council's Core Strategy (Policy H12). You will gather that the general thrust of our suggested policy alterations are to add control (in response to need) to the number of purpose built accommodations developments but also to raise the standard of quality of such schemes. This could be achieved by the policies encouraging engagement with the Universities as an alternative to passing a needs test and by incorporating some minimum standards for student accommodation.

The principal objective is to create a policy that permits development in response to need and creates higher quality accommodation provision. To aid this process NTU are prepared to discuss a protocol whereby they will actively encourage prospective students into purpose built accommodation and with a particular aim of significantly increasing the proportion of second and third year students who choose this type of accommodation. Critical to this objective is evolving

accommodation to meet the requirements of students, sufficient to persuade them that the benefits of such housing outweigh the traditional migration to HMOs. By encouraging developers to work with Universities within the policy and providing greater control over matters such as space standards, the quality of purpose built development should increase and become more attractive to students.

4888

The Council has been successful in preventing further growth of HMO student accommodation. However, it is submitted that the type of policy intervention proposed is required if the Council is to make any significant progress in reversing the trend of students accommodation habits and returning high concentration areas back to family housing. This could provide a mechanism to assist the Council in achieving one of its key strategic planning aims of aiding the reduction in demand for student accommodation in residential areas and 're-balancing' communities.

A second significant gain of the proposed policy suggestions are the social and security benefits of University approved schemes. In principle NTU could impose a good practice checklist for which developers would have to adhere, in terms of space standards, facilities and management, which should result in higher levels of confidence of well managed schemes and reduction in problems (perceived or otherwise) associated with high student concentration (ie: noise, anti-social behaviour etc). NTU could ensure that such standards are maintained so that post development an element of control remains.

Having regard for these factors we suggest that the policy as currently proposed does not represent the most appropriate strategy for this particular issue and submit that our suggested wording should be incorporated into the proposed policy to ensure that the Plan passes the 'justified' test of soundness as set out in paragraph 182 of the NPPF.

4888

- f) ***Whether the proposal in respect of purpose built accommodation satisfies minimum space standards and provides adequate communal space/facilities, and student drop off/collection arrangements (Optional wording :as set out within an approved SPD.)***

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3877>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

Version: Publication LAPP

Consultee ID: 3520

Consultee Name: NTU (Mee T)

Representation number: 4889

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:

HO6 which relate
that comments

4888 &
4889

The suggested policy wording is attached and we consider will provide greater control and rationale to purpose built student accommodation without compromising the strategic objective of protecting family housing in areas of high concentration and with the aim of assisting in returning existing HMO's to family stock.

4889

The suggested revisions to the policy are based upon your wording of Policies HO5 and HO6 but with additions similar to those contained within Manchester City Council's Core Strategy (Policy H12). You will gather that the general thrust of our suggested policy alterations are to add control (in response to need) to the number of purpose built accommodations developments but also to raise the standard of quality of such schemes. This could be achieved by the policies encouraging engagement with the Universities as an alternative to passing a needs test and by incorporating some minimum standards for student accommodation.

The principal objective is to create a policy that permits development in response to need and creates higher quality accommodation provision. To aid this process NTU are prepared to discuss a protocol whereby they will actively encourage prospective students into purpose built accommodation and with a particular aim of significantly increasing the proportion of second and third year students who choose this type of accommodation. Critical to this objective is evolving

accommodation to meet the requirements of students, sufficient to persuade them that the benefits of such housing outweigh the traditional migration to HMOs. By encouraging developers to work with Universities within the policy and providing greater control over matters such as space standards, the quality of purpose built development should increase and become more attractive to students.

4889

The Council has been successful in preventing further growth of HMO student accommodation. However, it is submitted that the type of policy intervention proposed is required if the Council is to make any significant progress in reversing the trend of students accommodation habits and returning high concentration areas back to family housing. This could provide a mechanism to assist the Council in achieving one of its key strategic planning aims of aiding the reduction in demand for student accommodation in residential areas and 're-balancing' communities.

A second significant gain of the proposed policy suggestions are the social and security benefits of University approved schemes. In principle NTU could impose a good practice checklist for which developers would have to adhere, in terms of space standards, facilities and management, which should result in higher levels of confidence of well managed schemes and reduction in problems (perceived or otherwise) associated with high student concentration (ie: noise, anti-social behaviour etc). NTU could ensure that such standards are maintained so that post development an element of control remains.

Having regard for these factors we suggest that the policy as currently proposed does not represent the most appropriate strategy for this particular issue and submit that our suggested wording should be incorporated into the proposed policy to ensure that the Plan passes the 'justified' test of soundness as set out in paragraph 182 of the NPPF.

4889

- i) ***Whether the proposal in respect of purpose built accommodation meets the needs test set out in Policy HO5 or whether there is a formal agreement with a University or another provider of Higher Education for the supply of bed spaces created by the development.***

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3877>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

Version: Publication LAPP

Consultee ID: 3523

Consultee Name: Univ. Of Nottingham (Clarke S)

Representation number: 4230

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:

4230

We are also in agreement with the general tone and direction of Policy H05 and H06 and Appendix 6 in respect to HMOs and Student accommodation

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3876>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation
Version: Publication LAPP

Consultee ID: 3719

Consultee Name: Walker D

Representation number: 4936

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:

4936

We also note that the Plan proposes to reduce the percentage deemed as the acceptable proportion of HMO properties within an area from the current 25% stated in the supplementary planning guidance to just 10%. Have any applications actually been granted since the Article 4 Direction was put in to place? Given the low number of applications and approvals, is there any point in adjusting this figure from one inflexible percentage to another?

Adopting an inflexible percentage has to be questioned if there is no evidence to suggest that the City's policies that are designed to "rebalance" communities like Lenton and Dunkirk are actually working. At the moment, there is no evidence to suggest that existing HMOs in Dunkirk for example are returning to family use. This is in spite of a significant increase in the provision of purpose built student accommodation bed spaces. There is now a significant value difference between houses with C3 and C4 planning use in these areas; if an owner has a property with C4 use, they would lose significant capital value if the use changes to C3. The fact that C4 use can't be regained in areas like Dunkirk is therefore preventing houses returning to C3 use. Properties with the benefit of C4 planning use are being frozen in that use class. The evidence suggests that the Article 4 Direction is preventing the rebalancing of the community. We would recommend that the Council continues to monitor the success of the Policy in order to ensure that it achieves the stated purpose.

4936

It is also interesting that sales of houses with C3 planning use (typically houses sold by families living in this area) are not passing on to other families. Evidence from local estate agents suggests buyers are typically investors or parents of students who will let to two and three persons respectively as is permitted under the terms of the C3 use (if a house is owner occupied then a student living there can rent to two lodgers under the C3 use).

If the City is serious about attracting families back in to areas like Lenton and Dunkirk, they should monitor how effective their planning policies are and make adjustments to achieve its stated aims. It is hard to see how fixing an inflexible percentage has any effect in practice on anything other than reducing the occupancy of larger houses to 2 or 3 occupiers, thereby circumventing the planning rules. Allowing the subdivision of these properties in to flats would at least mean that the demand from the non student population that want to live in this area could be satisfied.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3936>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation
Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5007

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:

Policy HO6 - Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

5007

EMPO recognise the need for the plan to be responsive to demographic needs, enhancing social mobility in the city centre and reducing levels of deprivation, but have huge concerns that the implementation of policy HO6, and its links to Policy HO1, is likely to be unsustainable and perverse in its outcomes. While the NPPF supports 'mixed' and 'balanced' communities, it equally emphasises the need to 'identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand'

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation
Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5010

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:

5010

A policy which would have the effect of splitting, separating and keeping apart emergent communities has the potential to be divisive, destabilising and will have a negative impact on the city. It smacks of a social engineering experiment to protect the interests of an established minority rather than supporting the economically fragile and offering help to the socially immobile as part of a flexible labour market.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation
Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5011

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:

5011

there will be a significant increased demand going forward for private rental accommodation. Policy HO6 will effectively prevent the need and demand for market rent housing from being effectively addressed in the City.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation
Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5013

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:

5013

In the context of the NPPF requirement to ensure that the **full objectively assessed needs** for market and affordable housing are met, the Plan and specifically Policies HO1 and HO6 are unjustified and unsupported by any objective evidence or market understanding.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation
Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5014

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:

5014

In diametric opposition to national policy, Policy HO6 seeks to restrict the supply of private rental housing, which will have the effect of increasing rents, further excluding the vulnerable and lower waged from this recognised important source of supply. The emerging policy will directly exacerbate the housing crisis in Nottingham and will place vulnerable people at risk of homelessness.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation
Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5017

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:

5017

Policy HO1 and HO6 place Nottingham at huge risk of missing out on substantial investment and housing supply, which will quite simply divert to other cities with a more positive approach to housing delivery. In the mid to long term this can do nothing but harm local growth prospects.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation
Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5019

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:

5019

they lead to a wholesale 'zoning out' of a demographic group from the majority of the city's neighbourhoods where students, graduates and emergent communities need and actually want to live. The policy and its methodology applied in Appendix 6 of the Plan would do just that.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation
Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5021

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:

5021

As noted above, the private rented sector accounts for 16.5% of all households nationally and 21% in the City, and is growing fast. While these will not all be in multiple occupancy houses, a vast proportion within the City will be. A 10% cap does not square with the reality of the housing market or objectively assessed need. Policy HO6 fails to address the fact that private rent is the growing choice of tenure for many, many people.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation
Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5025

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:

5025

Policies HO1 and HO6 along with the Appendix 6 methodology seek to apply a blunt, process driven, nominal approach, in an effort to appear technically robust and empirically objective.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation
Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5028

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:

5028

Quite correctly, and supported by EMPO, the City Council has focussed on addressing poor quality private rental housing and ensuring HMO tenants have a good standard of accommodation and tenure security. This remains where the Council's emphasis should be as good quality landlords and housing results in good tenants and a good environment. This is very different from seeking to constrain supply. Constraining supply within the city will effectively remove any competition from the rental market, and will act as a disincentive to landlords to delivering high quality accommodation or improve the quality of existing stock. It will leave tenants with no choice and risks increasing the supply of unregulated and unlicensed HMOs.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation
Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5029

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:

5029

The policy would be more robust and in accordance with the NPPF (Paragraphs 14 and 50) if it were to apply an exceptions based criteria, based upon an objective assessment of both harm and impact and whether that 'significantly and demonstrably' outweighs the benefits. Currently, it is also not comparable to the principles of the presumption in favour of sustainable development for plan making, in the level of flexibility to adapt to change.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5030

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:

5030

The policy also fundamentally ignores the clear diversity of the student and graduate population itself; students arrive in Nottingham from various backgrounds and cultures; this is a proud, multicultural city and in the long term it is feared that the policy would damage the attractiveness of the city as a place to live, work and enjoy if these limits are enforced. This may have an onward effect upon the regeneration of the city and its economic performance against other major cities.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation
Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5031

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:

5031

The Policy assumes a default position that multiple occupancy and private rental housing is a negative, rather than being reflective of the city's success in meeting housing needs and attracting labour and talent.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation
Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5032

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:

5032

For many years the 'balanced communities' SPD have struggled to get to grips with issues arising from studentification, and the emerging policy approach is quite simply an attempt to turn ineffective guidance into S38(6) compliant policy, incorporating Appendix 6. EMPO are concerned that a tool that has proven to be ineffective in addressing the real issues is now to be enshrined as policy. While tackling these issue is not easy, it requires a multi-agency approach. Planning legislation is simply not the right tool for the job and is not a 'silver bullet'. Using the wrong tool for the job might seem politically expedient, but will only result in frustration and failure.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation
Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5033

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:

5033

The existing 'balanced communities' approach has been employed to prevent further HMOs in areas such as Lenton, which clearly have a high proportion of houses in student occupancy. We would note this is primarily an accident of geography and it is common sense that students will want to live close to the University. No matter how much purpose built student accommodation is built in the city centre (strictly contrary to Policy HO6), second and third year students will always have a desire to live more independently with a group of friends in a shared house.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation
Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5034

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:

5034

In Lenton, the current policy (from which the proposed policy emerges) has had perverse and deleterious effects on the local housing market. Local Estate Agents have reported that in an area where 'family' housing values are low, the inability of homeowners to sell to a private landlord has drastically suppressed house prices leaving homeowners trapped in low equity property and unable to afford higher priced housing in other parts of the city region. Accepting that in very heavily studented streets, there can be environmental issues arising from different lifestyles, this leaves the minority homeowners stuck to suffer from the perceived nuisance. The policy has left numerous homeowners unable to move and unable to sell. Again, in many cases these homeowners are elderly and living alone. Their inability to move or sell not only has a detrimental impact on their wellbeing, but also fails to release the housing for 'family' occupation. Where C3 properties have been sold, they are not being bought by families moving in to the area. Instead they are being sold to investors at a reduced price who will look to let to two people only in order to avoid a change to C4, or in many occasions by parents of student who are putting their son/daughter's name on the title and are then able to let to two people. Effectively the HMO market continues but with under occupation – again this is a reflection that planning is simply not the tool for the job. There is presently no evidence that families are moving back in to Lenton / Dunkirk. Quite simply, the policy has been an abject failure in reducing student concentrations in areas like Lenton and encouraging 'families' back into the area – its application across the wider city is not supported by any evidence of success.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

Version: Revised Publication LAPP

Late Rep

Consultee ID: 1402

Consultee Name: Nottingham Action Group on HMOs (Mrs M Fletcher)

Representation number: 5207

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:

5702

Whilst reservations remain about the methodology used to determine the concentration of HMOs in an area, we confirm our support for those of the Council's policies relevant to the NAG as stated in the revised publication.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5489>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

Version: Revised Publication LAPP

Consultee ID: 3145

Consultee Name: Arboretum, Dunkirk and Lenton, Radford and Park Area Committee (Mr Noel McMenamin)

Representation number: 5127

SOUND

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

Consultation comment extract:

5127

Support was given for revised policy wording on Student Accommodation particularly on the requirement for developers to justify the need for future accommodation in Policy HO6.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5502>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

Version: Revised Publication LAPP

Consultee ID: 3520

Consultee Name: Nottingham Trent University (Mr Tim Mee)

Representation number: 5132

SOUND

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

Consultation comment extract:

5132

We support the changes referenced PC089 to Policy HO6. The changes incorporate our suggestions made at the Publication Version stage consultation and provides a more 'justified' policy for governing student accommodation for the reasons set out in our previous response.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5509>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

Version: Revised Publication LAPP

Consultee ID: 3872

Consultee Name: Bricross Developments Ltd

Representation number: 5297

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:

5297

We are however concerned that the draft student housing policies in the emerging Local Plan Part 2 (i.e. Policy HO5 relating to locations for purpose built student accommodation and HO6 relating to HMOs and student accommodation) are unduly restrictive. The inclusion of the need test or agreement of the University for any new student bed spaces within these policies represents a significant and unnecessary burden and impediment on the provision of purpose built student housing in the city.

On this basis, the following representations object to the currently worded student housing policies, and seek the removal of the need test and agreement of the University in Policy HO5 and HO6.

5297

Draft Policy HO6

The requirement to demonstrate need for additional student accommodation in Draft Policy H06 is also considered to be unduly restrictive and an unnecessary barrier.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5463>

Policy H06: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

Version: Revised Publication LAPP

Consultee ID: 3872

Consultee Name: Bricross Developments Ltd

Representation number: 5299

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:

5299

In addition, Policy H06 requires developers to demonstrate that applications for new student accommodation will not amount to a 'Significant Concentration' of student households in an area.

Paragraph 4.60 adds that a percentage of 10% or more will determine that an area has a 'Significant Concentration'. It is however difficult to understand how such a low percentage would constitute a significant concentration within an area. There is no justification within the Local Plan for such a low percentage. Moreover, not all HMOs are for students and therefore, it is likely that the percentage of student HMOs is less than 10% within some areas.

Such a low threshold will therefore potentially impact on the delivery of new

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5463>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

Version: Revised Publication LAPP

Consultee ID: 3875

Consultee Name: Future Generation

Representation number: 5319

SOUND

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

Consultation comment extract:

5319

3. To support and promote draft policy HO6 with regards to the provision of PBSA and the need for this to support inclusive communities and reduce the significant concentrations of HMOS;

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5466>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

Version: Revised Publication LAPP

Consultee ID: 3875

Consultee Name: Future Generation

Representation number: 5322

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:

5319

Draft Local Plan Policy HO6- HMOs and Purpose Built Student Accommodation

Draft Policy HO6 'HMOs and Purpose built student accommodation' states that HMO developments and PBSA will only be allowed if they address local objectives and contribute towards creating or maintaining sustainable, inclusive and mixed communities. The policy sets out criteria for both HMOs and PBSA to meet, these are generally supported by Future Generation with regards to the re-use of brownfield sites and supporting wider regeneration benefits.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5466>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

Version: Revised Publication LAPP

Late Rep

Consultee ID: 3876

Consultee Name: Lenton Drives and Neighbours Residents Association (Kate Loewenthal)

Representation number: 5358

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:

5358

The LDNRA are concerned with the wording of policy HO6 and would request that consideration is given to the following elements.

Section 1 c

**5358
cont**

1 C) – Why say ‘exclusive use of students’ – please remove the exclusive element. The inclusion of the word exclusive could provide developers with an opportunity to create non-exclusive student development that includes a token “3-bed apartment”

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5467>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

Version: Revised Publication LAPP

Late Rep

Consultee ID: 3876

Consultee Name: Lenton Drives and Neighbours Residents Association (Kate Loewenthal)

Representation number: 5359

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:

5359

Section 2

Instead of

In assessing the development's impact on local objectives to create or maintain sustainable, inclusive and mixed-use communities, regard will be given to the following criteria:

We would prefer

*In assessing the development's impact on local objectives to create, maintain or **re-establish** sustainable, inclusive and mixed-use communities, regard will be given to the following criteria:*

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5467>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

Version: Revised Publication LAPP

Late Rep

Consultee ID: 3876

Consultee Name: Lenton Drives and Neighbours Residents Association (Kate Loewenthal)

Representation number: 5360

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:

5360

In our view the primary point of assessment should be simple and should consist of the following statement.

In areas where student accommodation numbers exceed 10%, planning will not normally be given for PBSA or C4 Dwelling houses. This should form the **principal clause** of policy HO6 and *only* when this criterion is established, should consideration be given to sub-clauses b-j.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5467>

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

Version: Revised Publication LAPP

Late Rep

Consultee ID: 3876

Consultee Name: Lenton Drives and Neighbours Residents Association (Kate Loewenthal)

Representation number: 5361

UNSOUND

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

Consultation comment extract:

5361

We are particularly concerned by the inclusion of subsection b and c – the intent of these sections is ambiguous and could be interpreted in two completely different ways. It is our view that evidence of existing HMO's in the vicinity of a proposal site could be used to **support** the conversion of a c4 property or the creation of PBSA.

Both of these sections *could* be interpreted as legitimising creep associated with studentified neighbourhoods. We are of the view that all neighbourhoods in Lenton and Dunkirk could continue to provide acceptable accommodation for families regardless of the percentage of Student HMO's already present. We find that the more concentrated the area of student housing the more likely it is that anti-social and high-risk behaviour will occur both within and adjacent to these areas. This adjacent impact has, over years, led to long term residents on neighbouring streets becoming disenfranchised with their areas and electing to move out hence the rate of studentification has increased.

Furthermore, we know of local residents suffering extreme distress and harm within areas of the highest concentration of HMO's. Whilst these areas provide the greatest challenges in respect of rebalancing the community they also offer the greatest potential improvements in terms of the local and wider area. Protecting and rebalancing areas that already have significant concentrations of HMO's, even at percentages of 80%+, must be a priority of the plan.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5467>

Section 4b: Gypsies and Travellers and Travelling Showpeople

Section 4b: Gypsies and Travellers and Travelling Showpeople

Version: Publication LAPP

Consultee ID: 259

Consultee Name: Broxtowe Borough Council (Saunders S)

Representation number: 4309

SOUND

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

Consultation comment extract:

4309

There is an identified need for two new pitches for gypsies and travellers. (This is the same level of need as for Broxtowe.) It is not proposed to identify a specific site for this purpose; instead, reliance will be placed on the criteria in policy 9 of the ACS.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3828>

Section 4b: Gypsies and Travellers and Travelling Showpeople

Version: Revised Publication LAPP

Consultee ID: 53

Consultee Name: National Federation of Gypsy Liaison Groups (Mr Roger Yarwood)

Representation number: 5302

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Resolved in proposed Main Modifications

Consultation comment extract:

5302

We consider the plan to be unsound, it is not justified and it will not be effective in meeting the needs of Gypsies and Travellers.

We strongly oppose the deletion of former paragraphs 4.67 and 4.68, which we regard as setting out a sensible approach to site provision. The replacement paragraphs do not adequately address the need for Traveller pitch provision. Former paragraphs 4.67 and 4.68 should be re-instated after new paragraph 4.64d.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5478>

Policy DE1: Building Design and Use

Policy DE1: Building Design and Use

Version: Publication LAPP

Consultee ID: 917

Consultee Name: Cllr Peach A

Representation number: 4274

SOUND

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

Consultation comment extract:

4274

I fully support Policies DE1 and DE2. It is essential that developments are of good quality, are fit for purpose, are sustainable, are safe and take into account local amenities and local residents.

Copy of the

whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3833>

Policy DE1: Building Design and Use

Version: Publication LAPP

Consultee ID: 1172

Consultee Name: Notts Disabled People's Movement (Mossman J)

Representation number: 4525

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:

Policy DE1 Building Design and Use

In the justification, para. 4.79 states:

"New residential accommodation should be adaptable to changes in individual circumstances and the City Council will negotiate a proportion of such developments to be constructed to meet the Category 2: Accessible and Adaptable' standard of the Government's Housing Optional Technical Standards (subject to viability and feasibility)."

Whilst we welcome the reference to a percentage of Category 2 dwellings, we are very concerned that there is no reference to a proportion of new build dwellings to Category 3 specification. Inclusion of these will ensure the option of wheelchair users having full access to independent living and accessible housing and save money in relation to further adaptations and pressure on the Disabled Facilities Grant.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3834>

Policy DE1: Building Design and Use

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4771

SOUND

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

Consultation comment extract:

4771 Therefore, we wholly support Policies **DE1**

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

Policy DE1: Building Design and Use

Version: Publication LAPP

Consultee ID: 2795

Consultee Name: Home Builders Federation (Green S)

Representation number: 4318

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:

4318

Policy DE1 introduces the nationally described space standard. If the Council wishes to adopt this standard it should be justified by meeting the criteria set out in the NPPG (ID 56-020) including need, viability and impact on affordability. The Council should provide further supporting evidence to justify this policy.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3860>

Policy DE1: Building Design and Use

Version: Publication LAPP

Consultee ID: 3219

Consultee Name: Notts County Council (Wilson N)

Representation number: 4848

**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:

4848

The Nottinghamshire and Nottingham Waste Core Strategy encourages best practice in the management of waste management for all development in accordance with national policy set out in the National Planning Policy for Waste (paragraph 8) which sets out waste considerations for local planning authorities when planning applications for determining non-waste development. As set out in Policy WCS2 of the Waste Core Strategy, development should be 'designed, constructed and implemented to minimise the creation of waste, maximise the use of recycled materials and assist the collection, separation, sorting, recycling and recovery of waste arising from the development.' It is noted that Policy 1 of the adopted Nottingham Aligned Core Strategy makes reference to the minimisation of waste, however, further consideration in the detailed development management policies in this Part 2 document may also be beneficial.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3870>

Policy DE1: Building Design and Use

Version: Publication LAPP

Consultee ID: 3219

Consultee Name: Notts County Council (Wilson N)

Representation number: 4852

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:

4852

Policy DE1 (Building Design and Use) - paragraph 4.75 (justification for the policy) states that the development of some edge of urban sites could impact on the wider landscape and that where this is the case, the design and layout should have regard to the Greater Nottingham Landscape Character Assessment. This needs to be more specific – see below comments on Policy DE2.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3870>

Policy DE1: Building Design and Use

Version: Publication LAPP

Consultee ID: 3219

Consultee Name: Notts County Council (Wilson N)

Representation number: 4853

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:

4853

Policy DE2 (Context and Place Making) – paragraph 4.84 states that this policy seeks to implement Core Strategy: Policy 10 (Design and Enhancing Local Identity). Policy 10 of the Core Strategy (Part 1) refers to the Greater Nottingham Landscape Assessment and in paragraph 3.16.8 states that the criteria to assess the impact of development proposals on the landscape will be included in Part 2 Local Plans. This is not the case however.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3870>

Policy DE1: Building Design and Use

Version: Publication LAPP

Consultee ID: 3697

Consultee Name: Davis B

Representation number: 4183

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:

4183

Further to your request for ideas from the public to help your improvements, please, please could you take into account members of the public who are visually impaired. Could you ensure that the street furniture - lampposts, seats, garbage bins, and anything me might walk into on the pavements - be painted in a contrasting colour instead of grey like the pavement.

I would be very grateful if you would consider our situation when you are making more streets pedestrianised.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3915>

Policy DE1: Building Design and Use

Version: Revised Publication LAPP

Consultee ID: 3737

Consultee Name: Nottinghamshire County Council (Ms Nina Wilson)

Representation number: 5146

SOUND

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

Consultation comment extract:

5146

Support.

The County Council would like to acknowledge additions to policy DE1 in respect of the inclusion of point j) regarding the minimising of the creation of waste arising from development.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5520>

Policy DE2: Context and Place Making

Policy DE2: Context and Place Making

Version: Publication LAPP

Consultee ID: 917

Consultee Name: Cllr Peach A

Representation number: 4275

SOUND

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

Consultation comment extract:

4274

I fully support Policies DE1 and DE2. It is essential that developments are of good quality, are fit for purpose, are sustainable, are safe and take into account local amenities and local residents.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3833>

Policy DE2: Context and Place Making

Version: Publication LAPP

Consultee ID: 1172

Consultee Name: Notts Disabled People's Movement (Mossman J)

Representation number: 4526

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:

Policy DE2 Context and Place Making

"Development proposals will be expected to:

d) ensure streets are direct, integrated and safe, allowing for pedestrian and cyclist priority;
e) ensure that the hierarchy of existing and proposed streets are legible and designed to enable easy navigation;"

4526

We welcome the approach set out in d) and e) above and supporting paragraphs 4.85 and 4.88, but it is important that guidance linked to these principles should highlight accessibility and safety issues for disabled, older and other vulnerable people. For example, the need for cycle paths to be clearly separated from footpaths, the dangers of shared space where it may not be clear for some disabled people and some drivers, who should have right of way, where there are vehicles turning or driving etc.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3834>

Policy DE2: Context and Place Making

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4772

SOUND

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

Consultation comment extract:

4772 Therefore, we wholly support ~~Policies~~ **DE2**

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

Policy DE2: Context and Place Making

Version: Publication LAPP

Consultee ID: 3219

Consultee Name: Notts County Council (Wilson N)

Representation number: 4854

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:

4854

- "provide new green space, enhance existing and provide links to adjacent green space/GI corridors".

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3870>

Policy DE2: Context and Place Making

Version: Publication LAPP

Consultee ID: 3219

Consultee Name: Notts County Council (Wilson N)

Representation number: 4855

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:

4855

- "ensure that where new development is on the urban edge, proposals should take account of the recommended actions for the relevant policy zone within the Greater Nottingham Landscape Character Assessment (2009)"

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3870>

Policy DE2: Context and Place Making

Version: Publication LAPP

Consultee ID: 3219

Consultee Name: Notts County Council (Wilson N)

Representation number: 4856

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:

4856

- “provide a landscape and visual impact assessment, of an appropriate level to the proposed development, which will inform mitigation required to reduce those impacts”.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3870>

Policy DE2: Context and Place Making

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4613

SOUND

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

Consultation comment extract:

4613

12. DE2 on Context and Place making is generally welcomed, including ensuring streets are direct, integrated and safe, allowing for pedestrian and cyclist priority. We agree giving priority to pedestrians and cyclists will assist in creating an environment that is both attractive and safe for its intended users, and also helps to promote sustainable forms of development (4.88) and that the layout of development should enhance community safety (4.89)

13. The addition of paragraph 4.90, which clarifies that a separate legal process governs changes to the public rights of way network than that which relates to planning applications and the development management process, is supported.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

Policy DE2: Context and Place Making

Version: Revised Publication LAPP

Consultee ID: 3861

Consultee Name: Nottingham Trams Ltd (Mr Chris Williams)

Representation number: 5367

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:

5367

PC098: Policy DE2 para 1 (I)

This amend to the policy refers to developments not having “detrimental impact on traffic congestion, amenity of local occupiers, the efficient operation of the highway network or road safety”.

We consider for the policy to be sound and effective it should also refer to developments not having a detrimental effect on the safe and efficient use or operation of the NET system (where applicable).

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5457>

**Policy DE3: Design Principles for Development within the City Centre
Primary Shopping Area (now incorporated into expanded DE2)**

Policy DE3: Design Principles for Development within the City Centre
Primary Shopping Area (now incorporated into expanded DE2)
Version: Publication LAPP

Consultee ID: 1172

Consultee Name: Notts Disabled People's Movement (Mossman J)

Representation number: 4527

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:

Policy DE3 Principles for Development within the City Centre Primary Shopping Area

This policy states:

"1. Within the City Centre Primary Shopping Area, development will be considered against the following criteria to ensure that its design helps to reinforce positive local characteristics within the Shopping Area and support its core retail function:

4527 d) whether the proposal contributes towards the creation of an attractive, safe and inclusive pedestrian environment and wider public realm, that provides good accessibility, especially for people with disabilities, reinstating or introducing new pedestrian linkages where appropriate."

Whilst d) is a positive starting point for design and development, again as in DE2 and other parts of the LAPP, guidelines linked with the policy need to emphasise that there are access issues linked with large scale pedestrianisation. For example, the Market Square is an example of a large public space which is difficult to navigate by people with a visual impairment.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3834>

Policy DE3: Design Principles for Development within the City Centre
Primary Shopping Area (now incorporated into expanded DE2)
Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4430

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:

4430

There is no requirement for this policy as it is too restrictive and is covered by other policies within Local Plan Part 2 (eg HE1, RE1-RE8 and SH1). The policy cannot be considered justifiable and should be removed.

The Council should consider preparing a separate design SPD which would provide clear guidelines as to how development should be designed within the City Centre and Primary Shopping Area.

4430

The policy should be removed to ensure there is no overlap with other policies and that the plan is effective.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

Policy DE3: Design Principles for Development within the City Centre
Primary Shopping Area (now incorporated into expanded DE2)
Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4614

SOUND

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

Consultation comment extract:

4614

14. In DE3, the Forum welcomes the inclusion of (d) amongst the criteria against which applications within the City Centre Primary Shopping Area will be considered i.e. whether the proposal contributes towards the creation of an attractive, safe and inclusive pedestrian environment and wider public realm, that provides good accessibility, especially for people with disabilities, reinstating or introducing new pedestrian linkages where appropriate.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

Policy DE4: Creation and Improvement of Public Open Spaces in the City Centre

Policy DE4: Creation and Improvement of Public Open Spaces in the City Centre

Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4431

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	res

Consultation comment extract:

4431

Our client is concerned that the proposed public square at South Sherwood Street/Burton Street will severely restrict the flow of traffic around this part of the city. Bus stops that have recently been installed around the service yard entrance of the Cornerhouse have already had a significant impact on deliveries. Restricting deliveries to a specified time period to complement the proposed public space will be detrimental to the viability of the Cornerhouse as they require 24/7/365 access.

Placing a public square in the location may also encourage the removal of the taxi rank and for people to congregate following closing hours. At the moment, this serves the Cornerhouse and theatre, helping to quickly and safely disperse people from the area.

4431

The policy should be reworded as follows to ensure soundness:

'Planning permission will ~~not~~ be granted for development in the City Centre which enhances and would does not prejudice the existing public open spaces/realm. ~~implementation of proposals to create new public open spaces/realm and enhance existing ones and the links between them at the indicative~~

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

Policy DE4: Creation and Improvement of Public Open Spaces in the City Centre

Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4432

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:

4432

Whilst we recognise that the NPPF encourages the creation of public spaces (paragraph 69), it is unclear how the Council has decided on the location of the proposed public spaces set out in paragraph 4.100. There is no evidence to support the chosen locations, or how they will impact on traffic and servicing. As a result, the Council has ignored the vital contribution that servicing has on economic activity within the Primary Shopping Area.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

Policy DE4: Creation and Improvement of Public Open Spaces in the City Centre

Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4433

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:

4433 The policy conflicts with the promotion of competitive town centre environments (NPPF paragraph 23), does not demonstrate through robust evidence that the public spaces will improve the overall quality of the area (NPPF paragraph 58) and is not justified with proportionate evidence (NPPF paragraph 182).

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

Policy DE4: Creation and Improvement of Public Open Spaces in the City Centre

Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4434

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:

- | | |
|------|---|
| 4434 | Should the Council wish to create and improve public spaces in the City Centre, they should be proposed and consulted on through a separate SPD to provide greater detail. |
| 4434 | <i>Indicative locations for new public spaces (as shown on the Policies Map) will be subject to consultation through the preparation of a Supplementary Planning Document.'</i> |

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

Policy DE4: Creation and Improvement of Public Open Spaces in the City Centre

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4615

SOUND

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

Consultation comment extract:

4615

15. Similarly, the complementary sentiment in DE4, that planning permission will not be granted for development in the City Centre which would prejudice the implementation of proposals to create new public open spaces/realm and enhance existing ones and the links between them is supported.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

Policy DE6: Advertisements

Policy DE6: Advertisements

Version: Publication LAPP

Consultee ID: 1172

Consultee Name: Notts Disabled People's Movement (Mossman J)

Representation number: 4528

**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:

Policy DE6 Advertisements

Para. 4.109 states:

4528 "Freestanding advertisement boards may be acceptable provided that they constitute part of the overall scheme. Freestanding advertisements will not normally be granted consent because their low height and temporary nature are likely to cause clutter and are a danger to pedestrians, particularly to disabled people."

4528 - This paragraph seems to contradict itself. We suggest that it would make more sense if the second sentence came first.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3834>

Policy DE6: Advertisements

Version: Publication LAPP

Consultee ID: 3001

Consultee Name: British Sign & Graphics Assc.(Thomas C)

Representation number: 4115

**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:

4115

These representations are submitted on behalf of the British Sign and Graphics Association in response to Policy DE6 and supporting text of the above draft Local Plan DPD.

The BSGA represents 65% of the sales of signage throughout the UK and monitors development plans throughout the country to ensure the emerging Local Plan Policies do not inappropriately apply more onerous considerations on advertisements than already apply within the NPPF, Planning Practice Guidance (PPG) and the Town and Country Planning (Control of Advertisements)(England) Regulations 2007 (as amended).

We commented on the Preferred Options version of this draft document in October 2013 and are disappointed that our comments have hardly been heeded, even where the draft DPD is incorrect in law. We note that you have added the word "position" to policy DE6(a) as we suggested; but you have not made the corresponding alterations to the supporting text which becomes redundant. We have no option but to repeat our comments in the hope that you, or the Inspector, will now heed them. We consider that draft Policy DE6 (formerly DM36) and the supporting text only partly reflects the requirements of the legislation and national planning policy advice. Some parts of the draft are incorrect and others, we consider, are unsound, exceeding by far the criteria permitted under the legislation, contrary to national planning policy and practice advice.

We consider that subparagraphs 1(a) to (f) in Policy DE6 accurately and comprehensively reflect the matters over which the law permits control. We would suggest that "position" be added to subparagraph (a) for the reasons we give below.

Subparagraph (2) in Policy DE6 needs to be subdivided to be accurate. Immediate action may be taken against **unlawful** advertisements. If the advertisement is displayed without consent under the Regulations, it is unlawful and the local authority may seek its removal, regardless of any impact on amenity or public safety.

Action against advertisements which are displayed deemed consent is a different matter. Such advertisements are entirely lawful displays and the local authority may only act against them if they are causing a substantial injury to the amenity of the locality or a danger to members of the public. This reflects the requirements of the legislation (see Regulation 8). Subparagraph (2) of Policy DE6 should be redrafted accordingly.

4115

We consider that paragraphs 4.108 - 4.110 in the supporting text are wrong in law, contrary to national planning policy guidance and superfluous. The Control of Advertisements Regulations (as made clear in paragraph 67 of the NPPF and the NPPG "Advertisements") may be exercised only in the interest of amenity and public safety. The law does not permit any presumptions that certain forms of advertisements (in this case, signs on top of buildings; fascia signs above first floor windows or fully illuminated; "A" boards; or poster display boards) are likely to be unacceptable. Further, many free-standing signs, including "A" boards, may be lawfully displayed with deemed consent under the provisions of Class 6 in Schedule 3 to the Regulations where they are sited on private land (eg shop, garage, office forecourts etc). In this last respect, we would however agree that "A" boards should not be placed on the public highway for the safety of pedestrians - but this is properly covered in subparagraph (1)(f) of Policy DE6. These three paragraphs are also unnecessary, since the proper and only acceptable criteria for control are already identified in subparagraph (1) of Policy DE6 (if amended by the addition of "position", as we suggest). There is no justification or need for advice on particular sign types (illuminated fascia signs, "A" boards, poster hoardings) or on their position (high level, "straddling"). If the particular sign proposed is assessed using the criteria in subparagraph (1) of the Policy, then it will be found acceptable or not without need for any reference to whether it is of a type "not normally acceptable". It is for this reason that we have suggested the addition of "position" to the criteria in subparagraph (1)). This list of criteria will cover (by the addition of "position") whether high level or "straddling" signs are acceptable; and (by all the other criteria within this subparagraph) whether any other aspect of any proposed sign may be unacceptable. We therefore consider that paragraphs 4.108 - 4.110 are wholly unnecessary following the comprehensive and simple policy DE6 if amended as we suggest. They should be deleted.

Copy of the whole original consultation response can be found here:
<http://documents.nottinghamcity.gov.uk/download/3866>

Policy DE6: Advertisements
Version: Revised Publication LAPP

Consultee ID: 3001

Consultee Name: British Sign and Graphics Association (Mr Chris Thomas)

Representation number: 5340

**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:

5340

Your revamped Revised Publication draft continues to be incorrect and incompetent. We explained clearly in our letter of 8 February how the law relates to the control of advertisements and the difference between lawful and unlawful displays. Your attempted re-draft of Policy DE6(2) remains incorrect in law and misleading. Either get it right or delete it entirely.

Copy of

the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5501>

Policy DE6: Advertisements

Version: Revised Publication LAPP

Consultee ID: 3001

Consultee Name: British Sign and Graphics Association (Mr Chris Thomas)

Representation number: 5341

**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:

5341

In paragraph 4.109, you have simply moved the words around. It does not make any sense still. Free-standing advertisements are not necessarily "low" or "temporary". What about free-standing 6-sheet advertising panels or totem signs at supermarkets, petrol filling stations etc? These are neither "low" nor "temporary"; but they are free-standing. And what does "part of the overall scheme" mean? Part of what "scheme". This paragraph is drive! and needs to be totally re-thought and re-drafted.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5501>

Policy HE1: Proposals Affecting Designated and Non-Designated Heritage Assets

Policy HE1: Proposals Affecting Designated and Non-Designated Heritage Assets

Version: Publication LAPP

Consultee ID: 188

Consultee Name: Potter J

Representation number: 4265

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:

4265

Numerous policy proposals: the ENs & EN5, HE1, IN2, M11 & MI2 [un-protecting], these would be variously-unsound interpreted to the-council's own ends.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3827>

Policy HE1: Proposals Affecting Designated and Non-Designated Heritage Assets

Version: Publication LAPP

Consultee ID: 311

Consultee Name: Historic England (Fletcher C)

Representation number: 4492

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

4492

Since the previous consultation the Nottingham Heritage Strategy has been adopted, and we are keen to see that the positive messages about and objectives for the city's historic environment in that document are reflected in the plan.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3831>

Policy HE1: Proposals Affecting Designated and Non-Designated Heritage Assets

Version: Publication LAPP

Consultee ID: 311

Consultee Name: Historic England (Fletcher C)

Representation number: 4496

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

4496

The publication of the *Nottingham Heritage Strategy* in advance of the plan has also enabled the plan to be informed by it. A key plank of the strategy is that the identification, locally, of Heritage at Risk has identified opportunities to capitalise on under used or underappreciated heritage assets to deliver economic regeneration. This chimes well with the NPPG.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3831>

Policy HE1: Proposals Affecting Designated and Non-Designated Heritage Assets

Version: Publication LAPP

Consultee ID: 311

Consultee Name: Historic England (Fletcher C)

Representation number: 4499

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:

HE1: Proposals Affecting Designated and Non-designated Heritage Assets

4499

This policy was previously two policies that have been rolled together, which we welcome. The use of the phrase “character and appearance” is more specific to conservation areas however, and as the policy is intended to address heritage assets in the round the more universal term “significance” would be more appropriate, as would “better reveal” rather than “enhance” (NPPF 137).

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3831>

Policy HE1: Proposals Affecting Designated and Non-Designated Heritage Assets

Version: Publication LAPP

Consultee ID: 3517

Consultee Name: Nottingham Park Estate Ltd (Grace N)

Representation number: 5002

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:

5002

In principle the Park Estate are supportive of the Policy.

Copy

of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3874>

Policy HE1: Proposals Affecting Designated and Non-Designated Heritage Assets

Version: Publication LAPP

Consultee ID: 3517

Consultee Name: Nottingham Park Estate Ltd (Grace N)

Representation number: 5003

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:

5003

We are aware that the Council has relatively recently produced a Heritage Strategy for the City although The Park Estate were disappointed that it (the Park Estate) was not specifically highlighted as a historically special place. The Park Estate provides the City with a 'special place to live' so close to the very centre of the City. It gives the City a social & economic edge in comparison to many UK cities and this document could highlight this within its supporting text.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3874>

Policy HE1: Proposals Affecting Designated and Non-Designated Heritage Assets

Version: Publication LAPP

Consultee ID: 3517

Consultee Name: Nottingham Park Estate Ltd (Grace N)

Representation number: 5004

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

5004

The Park Estate consider that the Park Conservation Plan is an essential document when considering planning applications in The Park although it appears to be mistakenly 'overlooked' at times by Nottingham City Council. This has resulted in a number of undesirable developments being approved in the past.

The Nottingham Park Conservation Trust funded and worked with Nottingham City Council to create The Park Conservation Plan and it was adopted as Supplementary Planning Guidance in 2007.

The Plan importantly identifies those properties within The Park that are pre-1918 'original estate houses' (OEH's).

The Park Estate use this document in their consideration of Planning Applications and we would consider it helpful if Part 2 of the Local Plan Document made reference to it.

We highlight on Page 43, Section 2.5 – Guidance for Preserving and Enhancing the Character & Appearance of The Park Conservation Area states,

- a) *Primary Guidance – The further loss of original estate houses and outbuildings, original garden areas, original boundary walls, tree lined streets and open spaces which have created the special interest which warranted designation of The Park as a conservation area will be resisted.*

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3874>

Policy HE1: Proposals Affecting Designated and Non-Designated Heritage Assets

Version: Publication LAPP

Consultee ID: 3517

Consultee Name: Nottingham Park Estate Ltd (Grace N)

Representation number: 5005

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:

5005

On the basis that the Part 2 Development Plan Document is adopted this year (2016) we consider that it is now necessary for the Council to review the 2007 Park Conservation Plan.

Nationally, Planning Policy has changed and Heritage Guidance & Advice updated.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3874>

Policy HE1: Proposals Affecting Designated and Non-Designated Heritage Assets

Version: Publication LAPP

Consultee ID: 3517

Consultee Name: Nottingham Park Estate Ltd (Grace N)

Representation number: 5006

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:

5006

In conclusion we support the Policy above and wish to see planning applications made with more detailed character & building analysis than is often currently submitted.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3874>

Policy HE1: Proposals Affecting Designated and Non-Designated Heritage Assets

Version: Publication LAPP

Late Rep

Consultee ID: 3545

Consultee Name: Local Nature Partnership (Carter R)

Representation number: 4901

N/A

Object/Support/Other? Other

Resolved? N/A

Sound? N/A

Formally withdrawn? Yes

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

Consultation comment extract:

4901 (f) Sub-soils: We acknowledge Policies HE1 and EN6 stating that Archaeological Constraints Areas and Local Geological Sites will be protected.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Policy HE1: Proposals Affecting Designated and Non-Designated Heritage Assets

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4616

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:

4616

17. We welcome recognition of open spaces as heritage assets, as set out in paragraphs 4.128 and 4.129.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

Policy HE2: Caves

Policy HE2: Caves
Version: Publication LAPP

Consultee ID: 311
Consultee Name: Historic England (Fletcher C)
Representation number: 4493

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:

4493

We therefore note with pleasure the evolution of the policy on caves, which brings much needed protection to this unique aspect of Nottingham's heritage. This should allow a greater understanding of the resource with the requirement for assessment, and also ensure the conservation of this precious resource.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3831>

Policy HE2: Caves
Version: Publication LAPP

Consultee ID: 311
Consultee Name: Historic England (Fletcher C)
Representation number: 4500

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:

4500

HE2: Caves

This commendable policy now provides very robust, tailored protection to this unique group of heritage assets, and should result in further improvements to our understanding of them. The presence of this policy in the plan contributes immensely to the objective of creating a positive strategy for the historic environment particular to Nottingham, and is warmly welcomed.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3831>

Policy HE2: Caves
Version: Publication LAPP

Consultee ID: 3661
Consultee Name: NCC Historic Env't Record (Lomax S)
Representation number: 4053

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

4053

I do consider it to be legally compliant/sound but there is a change of terminology required.
The terminology needs to be changed. I created the Urban Archaeological Database and since 2012 Nottingham City Council has had a Historic Environment Record. The UAD is specific to Nottingham city centre. The HER covers the whole city. Therefore all references to the UAD should be replaced with HER in the policy and the justification. In paragraph 4.145 of the justification the expert advice was from the City Archaeologist and the Historic Environment Record Officer (myself) based upon data from the HER.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3886>

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues
Outside the City Centre
Version: Publication LAPP

Consultee ID: 3744
Consultee Name: KFC (SSA Planning)
Representation number: 4213

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:

4213

We consider that no regard has been given to national policy and advice in preparing Policy LS1 because no National Planning Policy Framework (NPPF) policies deal with dietary issues. This means that the draft LAPP does not comply with sub-section 19 (2) (a) of The Planning and Compulsory Purchase Act 2004 (PCPA04).

Specifically, taking into account proximity of hot food takeaways to schools has no basis in national policy and national practice guidance (and the evidence base) simply refers to a briefing paper containing case studies on the issue. Indeed, restricting accessibility to services and facilities is directly contrary to national policy.

We consider that no regard has been given to national policy and advice in preparing Policy LS1 because the draft LAPP would furthermore be rendered unsound in terms of the criteria set out at NPPF paragraph 182. This also means that the draft LAPP does not comply with sub-section 19 (2) (a) of PCPA04.

4213

We consider that no regard has been had to national policy and advice in preparing Policy LS1 because none of the NPPF policies include dietary issues.

The NPPF recognises the role planning takes in better enabling people to live healthier lifestyles. However, it seeks to do this by creating, not restricting choice, by increasing access to recreation and health services, and by ensuring developments are within walkable distances of local facilities and public transport to other facilities.

The NPPG simply refers to a briefing paper containing studies on the issue.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3959>

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues
Outside the City Centre
Version: Publication LAPP

Consultee ID: 3744
Consultee Name: KFC (SSA Planning)
Representation number: 4443

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:

4443

We do not consider a reasoned justification for the draft policy has been substantially provided in accordance with regulation 8 (2) of The Town and Country Planning (Local Planning) (England) Regulations 2012. The Policy Evidence Base document does not refer to any studies that demonstrate a causal link between proximity and obesity.

POSITIVELY PREPARED

4443

The draft policy is not based on any objectively assessed development requirement. It effectively assesses the requirement for hot food takeaways within 400 metres of the boundary of a school or further education establishment as zero, but does so without evidence of either a link between the incidence of obesity and the proximity of hot food takeaways to such places or any particular distance at which that link is demonstrated. Consequently, the development requirement has not been objectively assessed.

4443

There is no evidence for a causal link between the incidence of obesity and proximity of hot food takeaways to schools or further education establishments and only limited evidence of any correlation at all, so it is unclear how refusing planning permission for hot food takeaways within 400 metres of such locations could ever be justified.

The inclusion of primary schools is particularly problematic, as it is clear that children at primary schools are not usually permitted to leave the premises at lunchtime and, given their age, are unlikely to travel to or from school unaccompanied. Outside school time, children's diets are quite properly the responsibility their parents or guardians.

Consequently, it is far from clear how refusing planning permission for hot food take- aways within 400 metres of primary schools could ever be justified. This was the view taken by a Planning Inspector in an appeal (APP/P4415/A/11/2159082) against refusal of a restaurant and hot food takeaway in January 2012.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3959>

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues
Outside the City Centre
Version: Publication LAPP

Consultee ID: 3744
Consultee Name: KFC (SSA Planning)
Representation number: 4444

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:

4444

In fact, the distance chosen could have the effect of banning hot food takeaways from a majority of the City. No assessment has been made of the number of hot food takeaways that might be refused as a result of this or what the social, economic or environmental impacts of that might be, so it is not possible to balance these impacts.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3959>

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues
Outside the City Centre
Version: Publication LAPP

Consultee ID: 3744
Consultee Name: KFC (SSA Planning)
Representation number: 4445

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:

4445

The policy is negative in its assumptions, using the concept of 'unhealthy food', which is at best unhelpful in isolation from an understanding of the person eating the food, their health and lifestyle, and at worst is simply subjective. Furthermore, it assumes all hot food takeaways offer little choice and serve the same type and standard of food.

We are further of the view that food of high energy density or poor nutritional value is sold from and at a range of premises within a variety of other classes, including many in Class A1, such as coffee or sandwich shops, bakeries or, simply, supermarkets, and that focussing on Class A5 uses is both unhelpful and unfair.

4445

Some hot food takeaways, together with restaurants, pubs and shops are clearly a source of cheap, energy dense and nutrient poor foods, however, not all hot food takeaways, restaurants, pubs and shops are, and the planning system is ineffective in distinguishing between those that are and those that are not.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3959>

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues
Outside the City Centre
Version: Publication LAPP

Consultee ID: 3744
Consultee Name: KFC (SSA Planning)
Representation number: 4446

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:

4446 Furthermore, criterion (e) provides a clear indication to the decision taker neither as to what level of cumulative impact might be considered unacceptable nor how to assess it.

The Evidence Base contains no evidence of any threshold number of hot food takeaways at which the harm that the draft policy seeks to mitigate occurs or is noticeably greater. Indeed, there is no evidence of a causal spatial link between clusters of hot food and the incidence of obesity or overweight at all.

4446 It is better to rely on objective evidence in a retail study to set maximum proportions of hot food takeaways. Whilst these are primarily directed at protecting the retail health of designated centres, there is scope to widen their application to support the retail health of retail provision outside centres, such as standalone or parade units.

As it is usually impractical to apply a maximum frontage proportion outside centres, the 400-metre walk distance might be applied, within which the proportion (rather than number) of units, be they in- or out-of-centre, used as hot food takeaways would not be permitted to exceed the same threshold as set for centres.

In adopting such an approach, it would be preferable to consider optimal proportions of all retail uses that could contribute to healthy centres or to a healthy offer generally, whether in- or out-of-centre, instead of focussing on particular uses considered to be a problem, apparently for wider social reasons unrelated to retail planning.

On a practical point, there is a significant difficulty in using distance radii in that it takes no account of real barriers, physical or perceptual, so that premises on the other side of a line feature such as a canal or busy road could be affected despite in reality being more than a 400m walk away. It is far better to use real walk isochrones.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3959>

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues
Outside the City Centre
Version: Publication LAPP

Consultee ID: 3744
Consultee Name: KFC (SSA Planning)
Representation number: 4447

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:

4447

The area that would be affected by the policy covers a large part of the City, so it is hard to see how the effectiveness of its extent could be monitored. Would poor or negative achievement against objectives result in reduction or expansion of the zones? What other corrective action might be taken short of its withdrawal?

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3959>

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues
Outside the City Centre
Version: Publication LAPP

Consultee ID: 3744
Consultee Name: KFC (SSA Planning)
Representation number: 4448

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:

4448

Diet is clearly a key determinant both of general health and obesity levels. Exercise is the other key determinant and must be considered for a complete picture. Focussing on improving access to open space, sport and recreation facilities would be a far more effective strategy for reducing childhood obesity.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3959>

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues
Outside the City Centre
Version: Publication LAPP

Consultee ID: 3744
Consultee Name: KFC (SSA Planning)
Representation number: 4449

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:

4449

The amendment sought, and the only change to the Nottingham City Land and Planning Policies DPD Publication Draft that would render it sound, is deletion of criteria (e), (f) and (g) in Policy LS1. Similar objectives might be achieved with retail policy based on a wider application of proportional limits as set out above.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3959>

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre

Version: Revised Publication LAPP

Consultee ID: 3744

Consultee Name: Kentucky Fried Chicken (Great Britain) Limited

Representation number: 5303

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:

5303

Whilst we welcome the proposed change to exclude schools other than secondary schools insofar as it will reduce the harm that the policy will have on jobs, services and accessibility, it is insufficient to overcome our objection to the policy approach as a whole, which remains flawed for the reasons set out in our original objection (which we maintain).

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5522>

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre

Version: Revised Publication LAPP

Consultee ID: 3744

Consultee Name: Kentucky Fried Chicken (Great Britain) Limited

Representation number: 5304

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:

5304

There is no basis in national policy for banning hot food takeaways based on their proximity to schools. National policy identifies hot food takeaways as a main town centre use that should be located in town centres or in the next most accessible location based on need. Creating zones in which they may not be located inevitably works against this approach.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5522>

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre

Version: Revised Publication LAPP

Consultee ID: 3744

Consultee Name: Kentucky Fried Chicken (Great Britain) Limited

Representation number: 5305

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:

5305

The policy as amended still implies that food sold from hot food takeaways must by default have a specially negative impact on health and wellbeing, without any further assessment of the number, location or impact of other uses such as bakeries, coffee or sandwich shops, or indeed the extent of any negative impacts of the policy.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5522>

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre

Version: Revised Publication LAPP

Consultee ID: 3744

Consultee Name: Kentucky Fried Chicken (Great Britain) Limited

Representation number: 5306

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:

5306

Research since the previous draft (Pearce, Matthew et al; (2017) 'Weight gain in mid-childhood and its relationship with the fast food environment' J. Public Health 1-8) identified by the City Council did not relate specifically to Class A5 and studied proximity to dwellings, not schools. As dwellings are far more widespread, this approximates to concentration.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5522>

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre

Version: Revised Publication LAPP

Consultee ID: 3744

Consultee Name: Kentucky Fried Chicken (Great Britain) Limited

Representation number: 5307

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:

5307	A further problem with the policy as amended is that it still does not offer clarity as to how mixed uses containing elements of use within Class A5 will be treated. As an example, it is
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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5522>

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre

Version: Revised Publication LAPP

Consultee ID: 3744

Consultee Name: Kentucky Fried Chicken (Great Britain) Limited

Representation number: 5308

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:

5308

Because there is no evidence that the proximity of hot food takeaways to schools makes any difference to health outcomes, it is hard to see how an applicant might prove that their proposal would be any different. The example cited would simply prevent anyone, be they a school child or not, from accessing that specific hot food takeaway around school times.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5522>

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre

Version: Revised Publication LAPP

Consultee ID: 3744

Consultee Name: Kentucky Fried Chicken (Great Britain) Limited

Representation number: 5309

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:

5309

It would not prevent them from visiting a coffee shop, bakery, café, convenience store or more distant hot food takeaway (e.g. near a bus stop at the other end of their journey). It would not improve nutritional content at that or existing hot food takeaways and could not take account of whether the school itself has or will have healthy eating or locked gates policies.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5522>

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre

Version: Revised Publication LAPP

Consultee ID: 3744

Consultee Name: Kentucky Fried Chicken (Great Britain) Limited

Representation number: 5310

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:

5310

It would very likely cause some potential customers to use less sustainable means of transport to travel to the next nearest hot food takeaway and the custom of those whose use of the hot food takeaway might be harmless as part of a balanced diet and lifestyle to be lost to the local economy, with consequences for jobs and the viability of local parades.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5522>

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre

Version: Revised Publication LAPP

Consultee ID: 3744

Consultee Name: Kentucky Fried Chicken (Great Britain) Limited

Representation number: 5311

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:

5311

The amendment sought, and the only change to the Nottingham City Land and Planning Policies DPD Revised Publication Draft that would render it sound, is deletion of criteria (e), (f) and (g) in Policy LS1 and consequential deletion of paragraph 4.158. Similar objectives might be achieved with retail policy based on a wider application of proportional limits.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5522>

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre

Version: Revised Publication LAPP

Consultee ID: 3862

Consultee Name: McDonald's Restaurants Ltd

Representation number: 5158

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:

5158

For this plan to become more compliant and sound it will require section LS1 paragraph G to be removed. By doing this it will mean that Nottingham City is adhering to national planning policy in that it will be encouraging economic growth within the city and not restricting what can and cannot be developed.

Response to LS1

1. Introduction

1.1 We have considered the above policy and its supporting text with regard to the principles set out within the Framework. Local Plans should "plan" positively for development; be justified; effective; and consistent with the Framework.

1.2 We consider that limiting the proximity of local secondary schools to hot food takeaways would be unsound. By way of overview, the Framework provides no justification at all for using the development control system to seek to influence people's dietary choices.

1.3 There is no adequate evidence to justify the underlying assumption, that locating any A5 use within certain distances of secondary age schools causes adverse health consequences, which would in turn have negative land use planning consequences.

2. Such an approach is not positive, justified, effective or consistent with the Framework.

2.1 The suggested restrictions, take an ambiguous view of A5 uses in relation to the proximity to local secondary age schools. It would apply an over-generic approach to restrict development with little sound planning reasoning or planning justification. This is contrary to Para 14 of the Framework which advises authorities to positively seek opportunities to meet development needs of their area.

2.2 Thus it is inconsistent with Para 19 and 21 of the Framework. Para 19 states:

Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

2.3 Para 21 states:

Investment in business should not be over-burdened by the combined requirements of planning policy expectations.

2.4 There is a lack of evidence to demonstrate the link between fast food, school proximity and obesity. We confirm this at **Appendix A**.

2.5 A systematic review of the existing evidence base by Oxford University (December 2013), funded by the NHS and the British Heart Foundation 'did not find strong evidence at this time to justify policies related to regulating the food environments around schools.' It instead highlighted the need to 'develop a higher quality evidence base'.¹

2.6 This lack of evidence has been confirmed in a number of planning decisions. For example, in South Ribble the Planning Inspectorate raised concerns about a similar 400m school proximity restriction on fast food, stating 'the evidence base does not adequately justify the

¹ J Williams, P Scarborough, A Matthews, G Cowburn, C Foster, N Roberts and M Rayner, Nuffield Department of Population Health, University of Oxford, page 13, 11th December 2013. *A systematic review of the influence of the retail food environment around schools on obesity-related outcomes.*

need for such a policy', and due to the lack of information, it is impossible to 'assess their likely impact on the town, district or local centres'.²

- 2.7 The evidence provided at **Appendix B** confirms that 70% of purchases by students in the school fringe are purchased in non A5 shops.³
- 2.8 No consideration has been given to other A class uses and their contribution or impact on daily diet or wellbeing. The suggest approach is therefore not holistic and will not achieve the principle aim.
- 2.9 There is lack of evidence to demonstrate that purchases in fast food outlets are any more or less healthy than purchases in other A Class premises. Evidence confirming this is set out in **Appendix C**.
- 2.10 Research by Peter Dolton states that *"At least 50% of the days in a year kids don't go to school if we count weekends and holidays and absence. They are only there for 6 hours and all but 1 are lessons. So only around 2-3% of the time can [children] get fast food at school."*⁴ This clarifies that a blanket restriction on opening hours is unjustified.
- 2.11 Similarly, research by Brighton & Hove concluded that *'the greatest influence over whether students choose to access unhealthy food is the policy of the individual schools regarding allowing students to leave school premises during the day'*.⁵
- 2.12 Only limited purchases of food are made at A5 uses on journeys to and from school. Further details are set out in **Appendix D**.
- 2.13 Given the limited access that children have to fast food during the school day, a generic restriction is disproportionate; is not justified; and would not be effective.
- 2.14 Such an approach would have a disproportionate effect on land use planning and the economy when taking into account the limited purchases made by school children who may only have the potential to visit A5 establishments at the end of the school day, and only during term time.
- 2.15 The Framework cannot be interpreted to provide generic restrictions on a particular use class. Moreover, the evidence does not support such restrictions. The need for evidence is emphasised in para 158 of the Framework which states that each local plan should be based on adequate, up-to-date and relevant evidence. Compliance with the soundness test is still required.

² Letter to South Ribble Borough Council, 29th April 2013, from Susan Heywood, Senior Housing & Planning Inspector, The Planning Inspectorate

³ The School Fringe: *What Pupils Buy and Eat From Shops Surrounding Secondary Schools*, July 2008, Sarah Sinclair and Professor J T Winkler, Nutrition Policy Unit of London Metropolitan University

⁴ Peter Dolton, Royal Holloway College, University of London & Centre for Economic Performance, London School of Economics, *Childhood Obesity in the UK: Is Fast Food a Factor?*
http://www.made.org.uk/images/uploads/2_Prof_P_Dolton_presentation.ppt

⁵ Brighton & Hove City Council & NHS Sussex, *Hot-food takeaways near schools; An impact study on takeaways near secondary schools in Brighton and Hove*, page 30, September 2011

- 2.16 The proposal does not accord with the "golden thread" running through the Framework which seeks to build a strong competitive economy. Such a policy could potentially stifle economic development and is not consistent with the Framework.
3. **Soundness - summary**
- 3.1 We consider that restricting the concentration and proximity of hot food takeaways to local secondary age schools would be unsound and fails to meet the four tests of the Framework. It is not a positively approach to planning; justified; effective; or consistent with national planning policy. Such a policy should therefore not be taken forward to the next stage of the plan making process.
- 3.2 Many restaurant operators have made major steps to expand the range of healthy options and work with the communities within which they are / will be part of.
4. **McDonald's has made major steps in recent years to expand the range of healthy offerings**
- 4.1 As a responsible business, McDonald's recognises it has a role to play to support its staff, customers, and the communities in which it operates to live healthier lifestyles. For this reason, McDonald's has invested significantly to evolve its menu over the last 10 years – both to extend the range of choice, and to reformulate our products. For example, McDonald's has:
- Added porridge, salads, grilled chicken wraps, carrot sticks, fruit bags, orange juice, mineral water, and organic milk to its menu
 - Completely removed hydrogenated trans-fats from its menu
 - Reduced salt in our Chicken McNuggets by 36%, and our fries by a quarter since 2003
 - Reduced fat in its milkshakes by 34% per serving since 2010
 - Reduced fat in its deli rolls by 42% since 2011
- 4.2 McDonald's has also led the way displaying nutritional information to help its customers make informed choices. Since 2011, McDonald's has provided calorie information on every one of its 1,200+ menu boards in restaurants across the UK.
- 4.3 This is in addition to the nutritional information that is already available on its website, on its tray liners, on its packaging, and via McDonald's mobile phone app. In 2012 alone, McDonald's received 2.2 million visits to its nutrition web page.
- 4.4 Furthermore, McDonald's is committed to responsible advertising, and advertise to children only food items that are not classified by the Government's nutrient scoring criteria as High in Fat, Salt or Sugar "non-HFSS". All of McDonald's advertising to children features at least one portion of fruit or vegetables, and a no added sugar beverage such as milk.
- 4.5 As a significant customer of British farming, McDonald's buys quality ingredients from 17,500 UK and Irish farmers. It now spends more than £390 million every year on British and Irish produce, compared to £269 million in 2009.
- 4.6 All of McDonald's burgers are made with 100% British and Irish beef. We use whole cuts of forequarter and flank, with nothing added or taken away in the process.
- 4.7 In addition, McDonald's only uses 100% British RSPCA Freedom Food Pork across its entire menu. As a result, all pork suppliers are required to meet strict animal welfare standards.

- 4.8 McDonald's was also one of the first retailers to switch to using free range eggs – which it did back in 1998. Free range eggs are now used in its entire menu – including its sauces, muffins and the coating on chicken nuggets. Every year McDonald's use over 100 million free range eggs, sourced from more than 200 UK producers, and for its work in this area they have been awarded 'Food Business of the Year' by the British Free Range Egg Producers Association.
- 4.9 The strength of McDonald's supply chain – which was clear of any horsemeat – has also been confirmed by Professor Chris Elliott, who said in light of the horsemeat scandal: *"McDonald's invited us to look at farms and abattoirs – it was a very simple supply chain. The other thing I was very impressed about was the length of contract McDonald's had with its suppliers."*⁶
5. **McDonald's also contributes to the community**
- 5.1 As the Community Partner of the Football Association, McDonald's has helped to train and recruit more than 25,000 coaches. These coaches in turn have provided more than 2 million hours of free quality coaching, to one million young players.
- 5.2 Over 1,000 McDonald's restaurants across the UK are 'twinned' with a local team to provide free kit, equipment, advice and expertise.
- 5.3 Each of McDonald's restaurants also conduct a minimum of three litter patrols on a daily basis, and conduct larger Love Where You Live 'clean up' events. McDonald's is also the primary sponsor of the Mayor of London's Capital Clean Up campaign, to tackle litter across London.
- 5.4 Last year, McDonald's restaurants in Greater London organised over 50 community clean-up events, with over 1,400 volunteers taking part.
6. **McDonald's is a major employer of young people**
- 6.1 McDonald's is a major employer of young people under the age of 25, and for many it provides a first step on the career ladder. McDonald's offers all staff the opportunity to gain qualifications which include Adult Certificates in English and Maths, a Level 2 Apprenticeship, and a Foundation Degree in Managing Business Operations.
- 6.2 McDonald's invest £43 million annually in staff training and development.
7. **There is a lack of evidence to demonstrate whether fast food is located by schools, or whether schools are located by town centres**
- 7.1 When McDonald's looks at the economic viability of a new site, it does not factor in predicted sales from school children or proximity to schools.

⁶ Evidence at Environment, Food & Rural Affairs Select Committee Inquiry, January 2014

- 7.2 Research by Christoph Buck has identified a similar approach with other retailers. His research suggests that *food retailers are mainly located near major roads and in inner cities.*⁷
- 7.3 Indeed, *food retailers are not clustered around schools for up to 1.5 km*⁸ Correlations between schools and fast food density are therefore due to the proximity of both to town centres, where there is a broad mix of retail on offer.
- 7.4 With a policy restricting location in place, all A5 development would likely be directed away from major, district and local centres – contrary to the sequential test.
8. Conclusion
- 8.1 It has been highlighted above that there is no appropriate reason to restrict A5 uses from local secondary age schools or their concentration.
- 8.2 It is unsound to introduce such a widespread land use policy to protect the amenity of such uses, which could be dealt with on a case by case basis via conditions. Further to this, the supporting text itself outlines that there is no direct link between the location of hot food takeaways and such land uses, therefore such an approach is unjustifiable.
- 8.3 The proposed approach is in direct conflict with the Framework. The policy attempts to introduce a widespread land use restriction on a specific use class without providing a single map to outline the specific limitations it would have. Without a map it is impossible to indicate the extent of the policy's implications on the borough.

Appendix A – There is a lack of evidence to demonstrate the link between fast food, school proximity, and obesity.

1. This has been confirmed by Public Health England and the Local Government Association (November 2013). Their paper, *Healthy People, Healthy Places* states there is 'an

⁷ Buck et al. International Journal of Behavioural Nutrition & Physical Activity, Page 7, 2013 - <http://www.ijbnpa.org/content/pdf/1479-5868-10-65.pdf>

⁸ Christoph Buck et al. Clustering of unhealthy food around German schools and its influence on dietary behaviour in school children: a pilot study, page 6, 2013

unavoidable lack of evidence that can demonstrate a causal link' between fast food, school proximity and obesity.⁹

2. The same paper states there are only 'theoretical arguments for the value of restricting the growth in fast food outlets'.
3. Oxford University's Department of Population Health conducted 'A systematic review of the influence of the retail food environment around schools on obesity-related outcomes' (December 2013).¹⁰ This was funded by NHS Berkshire and the British Heart Foundation, and is a comprehensive analysis of the existing evidence base.
4. The research 'did not find strong evidence at this time to justify policies related to regulating the food environments around schools'. It instead highlighted the need to develop a 'higher quality evidence base' which for instance:
 - Uses a consistent way to classify a food outlet, in order to compare results from different studies
 - Looks at the age range of children, and their interaction with the environment. Age can influence travel time, distance travelled, the availability of pocket change, and other factors
 - Understands the need to assess a child's mode of travel to and from school in decisions about appropriate buffer distances
 - Recognises that food environments vary between countries – most associations between food environment and obesity came from North America
5. The review did find some limited evidence for an effect of the school environment on body weight, but it added 'these results should be interpreted cautiously'. Of 72 associations, only 19 showed a statistically significant positive relationship between body weight and exposure to food outlets. The review also identified associations with convenience stores as well as fast food outlets.

⁹ Public Health England & LGA, *Healthy people, healthy places briefing: Obesity and the environment: regulating the growth of fast food outlets*, page 5, November 2013

¹⁰ J Williams, P Scarborough, A Matthews, G Cowburn, C Foster, N Roberts and M Rayner, Nuffield Department of Population Health, University of Oxford, page 13, 11th December 2013. *A systematic review of the influence of the retail food environment around schools on obesity-related outcomes*.

6. A number of studies have reached similar conclusions. These include, but are not limited to:
 - David Harris – ‘no correlation between students’ being overweight risk and the presence of stores with unhealthful food choices near their schools.’¹¹
 - Philip Howard – Research ‘failed to find a consistent association between school overweight rates and nearby fast food restaurants’.¹² If anything, this research found ‘Convenience stores demonstrated stronger correlations with school overweight rates’.
 - An and Sturm – ‘no evidence to support the hypotheses that... less exposure to fast-food restaurants or convenience stores within walking distance improve diet quality or reduce BMI among Californian youth.’¹³
 - Fleischhacker – This systematic review of fast food access studies concluded 53% did not find any significant associations between the fast food environment and obesity. ‘In children, only one of five studies found an association between BMI and the fast food environment.’¹⁴
7. This lack of evidence has also been confirmed in a number of planning decisions.
 - For example, in South Ribble the Planning Inspectorate raised concerns about a similar 400m school proximity restriction on fast food, stating ‘the evidence base does not adequately justify the need for such a policy’, and due to the lack of information, it is impossible to ‘assess their likely impact on the town, district or local centres’.¹⁵
 - Further, in Newham the Planning Inspectorate called for ‘deletion of an exclusion zone for A5 use class within 400m of secondary schools’ as ‘the policy is not supported by the evidence at present’.¹⁶

¹¹ David Harris et al. Location of Food Stores Near Schools Does Not Predict the Weight Status of Maine High School Students, page 276, 2011 - http://ac.els-cdn.com/S1499404610004574/1-s2.0-S1499404610004574-main.pdf?_tid=720c269e-c3d7-11e3-874e-00000a2b0f01&acdnat=1397481765_c271ecb04c8e2d5970dbc420d656f128

¹² Philip Howard et al. Proximity of food retailers to schools and rates of ninth grade students: an ecological study in California, page 6, 2011

¹³ Ruopeng An, & Roland Sturm, School and Residential Neighborhood Food Environment and Dietary Intake among California Children and Adolescents, page 5, February 2012 - <http://www.ncbi.nlm.nih.gov/pmc/articles/PMC3298889/pdf/nihms358700.pdf>

¹⁴ S Fleischhacker et al. A systematic review of fast food access studies, page 8, 17th December 2009

¹⁵ Letter to South Ribble Borough Council, 29th April 2013, from Susan Heywood, Senior Housing & Planning Inspector, The Planning Inspectorate

¹⁶ Report to London Borough of Newham Council, 13th January 2012, Geoff Salter BA MRTPI, The Planning Inspectorate

Appendix B – Food in the school fringe tends to be purchased in non-A5 properties.

1. Research by Professor Jack Winkler (London Metropolitan University) into the 'school fringe' – found just 3/10 purchases by students in a 400m school fringe were made in A5 properties.¹⁷
2. 70% of purchases in the school fringe were made in non-fast food outlets, and the same research concluded *'the most popular shop near Urban was the supermarket, with more visits than all takeaways put together'*.
3. Professor Winkler's findings are not an isolated case. A report by Public Health England and the LGA states that fast food school proximity restrictions do *'not address sweets and other high-calorie food that children can buy in shops near schools'*.¹⁸
4. Research by Brighton and Hove found that *'Newsagents were the most popular premises [in the school fringe], with more pupils visiting newsagents than any A5 premises'*.¹⁹
5. Likewise, research for the Food Standards Agency on purchasing habits in Scotland found that *'Supermarkets were the place that children reported they most frequently bought food or drinks from at lunchtime'*.²⁰
6. Indeed, there are several more researchers who have found no evidence to support the hypothesis that less exposure to fast food, or better access to supermarkets are related to higher diet quality or lower BMI in children.^{21 22 23}

¹⁷ The School Fringe: What Pupils Buy and Eat From Shops Surrounding Secondary Schools, July 2008, Sarah Sinclair and Professor J T Winkler, Nutrition Policy Unit of London Metropolitan University

¹⁸ Public Health England & LGA, *Healthy people, healthy places briefing: Obesity and the environment: regulating the growth of fast food outlets*, page 5, November 2013

¹⁹ Brighton & Hove City Council & NHS Sussex, *Hot-food takeaways near schools; An impact study on takeaways near secondary schools in Brighton and Hove*, page 28, September 2011

²⁰ Jennie Macdiarmid et al. Food Standards Agency. Survey of Diet Among Children in Scotland (2010) - http://www.esds.ac.uk/doc/7200/mrdoc/pdf/7200_final_report_part_2.pdf

²¹ Forsyth, A., et al., *Do adolescents who live or go to school near fast-food restaurants eat more frequently from fast-food restaurants?* Health and Place., 2012. 18(6): p. 1261-9.

²² An, R. and R. Sturm, *School and residential neighborhood food environment and diet among California youth*. American Journal of Preventative Medicine, 2012. 42(2): p. 129-35.

²³ Timperio, A.F., et al., *Children's takeaway and fast-food intakes: associations with the neighbourhood food environment*. Public Health Nutrition., 2009. 12(10): p. 1960-4.

5158
cont

Appendix C – There is a lack of evidence to demonstrate that purchases in fast food outlets are any more or less healthy than purchases in other A class premises.

1. A key finding of Brighton & Hove's research was that *'newsagents and supermarkets [are] equally as influential on the unhealthy choices of pupils.'*²⁴
2. Hot food take-aways are identified as a particular concern, but there is a lack of evidence to inform why A5 units have been identified as a concern over other units, namely A1 and A3 units.
3. Research by the Children's Food Trust for instance found that *'Once outside school... students faced an environment designed to encourage less healthy food purchasing, mostly from corner shops and supermarkets near to school, outlets which successfully promoted less healthy foods to this population.'*²⁵
4. The report added *'this study observed no visits to takeaway outlets'* – although it did qualify this saying a *'larger, more representative study'* was required to determine whether proposals to restrict A5 outlets are effective in promoting healthier eating habits in teenagers.
5. Similarly, research elsewhere found *'traditional fast food outlets offered a greater variety of healthier breakfast entrees, healthier lunch/dinner entrees, and healthier lunch/dinner side dishes'* than convenience stores, grocery stores, and supermarkets.²⁶
6. We therefore assert that sole inclusion of A5 premises is irrational, will not be effective, and is therefore not justified.

²⁴ Brighton & Hove City Council & NHS Sussex, *Hot-food takeaways near schools; An impact study on takeaways near secondary schools in Brighton and Hove*, page 28, September 2011

²⁵ Children's Food Trust, Page 9, November 2011 - http://www.childrensfoodtrust.org.uk/assets/research-reports/journey_to_school_final_findings.pdf

²⁶ Jennifer S Creel et al. Availability of healthier options in traditional and non-traditional rural fast-food outlets, page 4, 28 November 2008 - <http://www.ncbi.nlm.nih.gov/pmc/articles/PMC2614433/pdf/1471-2458-8-395.pdf>

Copy of the whole original consultation response can be found here:
<http://documents.nottinghamcity.gov.uk/download/5458>

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre

Version: Revised Publication LAPP

Consultee ID: 3883

Consultee Name: Nottingham City Clinical COmissioning Group (Dr Hugh Porter)

Representation number: 5325

SOUND

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

Consultation comment extract:

5325

We know that between 2011 and 2016 children in Year 6 (10 to 11 year old) in Nottingham had the highest prevalence of obesity in the East Midlands¹ (Figure 2) and that this is likely to have an influence on the length and quality of their lives. Obesity can cause serious health and well-being issues such as diabetes and we want to support our families to make the changes that they need to reduce the risk of their children becoming obese and to help those who have become obese to reduce their risks.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5474>

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre

Version: Revised Publication LAPP

Consultee ID: 3883

Consultee Name: Nottingham City Clinical COMmissioning Group (Dr Hugh Porter)

Representation number: 5326

SOUND

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

Consultation comment extract:

Our Nottingham Health and Wellbeing Strategy was approved together with 4 Action Plans at the Health and Wellbeing Board meeting on 28th September 2016 see Appendix 2 and <http://www.nottinghamcity.gov.uk/health-and-social-care/adult-social-care/looking-after-yourself-and-keeping-healthy/health-and-wellbeing-board/>

One of these action plans, the Healthy Lifestyles plan, aims to support people to have: - *“a healthy and nutritious diet, be physically active to a level which benefits their health, and be able to maintain a healthy weight.”* In this respect, one of the metrics in the Healthy Lifestyles plan is to: *“Reduce the percentage of children aged 10-11 yrs. with excess weight to the top 4 Core Cities average (PHOF 2.06ii)”* It contains a specific action related to hot food takeaways: *“Action to control the density of unhealthy food outlets including fast food takeaways.”*

Another of the four Action Plans: - the Environment Action Plan - has the Priority Outcome:

“Nottingham’s Environment will be sustainable; supporting and enabling its citizens to have good health and wellbeing including good air quality, parks and open spaces, active travel, housing and the built environment”.

This Environment Action plan seeks to develop the built environment in Nottingham in ways that will support citizens to lead healthy lifestyles and minimise the risk of negative impact upon their wellbeing. A specific part of this is for us to control the impact of planning decisions upon health and wellbeing and we are keen to realise the health benefits of limiting the number of hot food takeaways near secondary schools, as this will help families to reduce access to high calorie food intake that can contribute to overweight and obesity.

This is an important part of our overall Health and Wellbeing Strategy and the National Planning Policy Framework requires the Local Plan to support strong, vibrant and healthy communities as an integral part of sustainable development.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5474>

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre

Version: Revised Publication LAPP

Consultee ID: 3883

Consultee Name: Nottingham City Clinical COmissioning Group (Dr Hugh Porter)

Representation number: 5327

SOUND

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

Consultation comment extract:

5327

We are therefore supportive of the Planning Policy LS1 section (g) on page 129 of the Plan. <http://www.nottinghamcity.gov.uk/revisedpublication> and congratulate the Local Authority in taking this step as part of our wider strategic efforts to improve the health and wellbeing of the population and particularly in areas of deprivation.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5474>

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre

Version: Revised Publication LAPP

Consultee ID: 3885

Consultee Name: Health & Wellbeing Strategy Environment Board (Alison
Challenger)

Representation number: 5328

SOUND

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

Consultation comment extract:

5328 Through our Health and Wellbeing Board Strategic work, we know that between 2011 and 2016 children in Year 6 (10 to 11 year old) in Nottingham had the highest prevalence of obesity in the East Midlands (Figure 2) and that this is likely to have an influence on the length and quality of their lives.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5476>

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre

Version: Revised Publication LAPP

Consultee ID: 3885

Consultee Name: Health & Wellbeing Strategy Environment Board (Alison
Challenger)

Representation number: 5329

SOUND

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

Consultation comment extract:

5329 As you may be aware, obesity can cause serious health and well-being issues and the Health and Wellbeing Board aims to support families in Nottingham to make changes to reduce the risk of their children becoming obese and to help those who have become obese, to reduce their risks.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5476>

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre

Version: Revised Publication LAPP

Consultee ID: 3885

Consultee Name: Health & Wellbeing Strategy Environment Board (Alison
Challenger)

Representation number: 5330

SOUND

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

Consultation comment extract:

5330 Our Nottingham Health and Wellbeing Strategy was approved together with four Action Plans at the Health and Wellbeing Board meeting on 28th September 2016 see [this link](#) and Appendix 2.

The Healthy Lifestyles plan, aims to support people to have: -

"a healthy and nutritious diet, be physically active to a level which benefits their health, and be able to maintain a healthy weight."

In this respect, one of the metrics in the Healthy Lifestyles plan is to:

"Reduce the percentage of children aged 10-11 yrs. with excess weight to the top 4 Core Cities average (PHOF 2.06ii)"

It contains a specific action related to hot food takeaways:

"Action to control the density of unhealthy food outlets including fast food takeaways."

The Environment Action Plan - has the Priority Outcome:

"Nottingham's Environment will be sustainable; supporting and enabling its citizens to have good health and wellbeing including good air quality, parks and open spaces, active travel, housing and the built environment".

It seeks to develop the built environment in Nottingham in ways that will support citizens to lead healthy lifestyles and minimise the risk of negative impact upon their wellbeing. A specific part is to control the impact of planning decisions upon health and wellbeing and, as a Board, we are keen to realise the health benefits of limiting the number of hot food takeaways near secondary schools, as this will help families to reduce access to high calorie food intake that can contribute to overweight and obesity.

This is an important part of our overall Health and Wellbeing Strategy and the National Planning Policy Framework requires the Local Plan to support strong, vibrant and healthy communities as an integral part of sustainable development.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5476>

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre

Version: Revised Publication LAPP

Consultee ID: 3885

Consultee Name: Health & Wellbeing Strategy Environment Board (Alison
Challenger)

Representation number: 5331

SOUND

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

Consultation comment extract:

5331

We are therefore supportive of the Planning Policy LS1 section (g) on page 129 of the Plan at <http://www.nottinghamcity.gov.uk/revisedpublication> in taking this step as part of our wider strategic efforts to improve the health and wellbeing of the population and particularly in areas of deprivation.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5476>

Policy LS2: Supporting the Growth of Further and Higher Education Facilities

Policy LS2: Supporting the Growth of Further and Higher Education Facilities

Version: Publication LAPP

Consultee ID: 3523

Consultee Name: Univ. Of Nottingham (Clarke S)

Representation number: 4227

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:

4227

We particularly acknowledge and recognise the continued support for the development of the Jubilee Campus through Policy LS2 (Safeguarding Land for Further and Higher Education Facilities) and the associated policies map which outlines the extent of the proposed safeguarding, which we accept.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3876>

Policy LS2: Supporting the Growth of Further and Higher Education Facilities

Version: Publication LAPP

Consultee ID: 3523

Consultee Name: Univ. Of Nottingham (Clarke S)

Representation number: 4228

SOUND

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

Consultation comment extract:

4228

support the Safeguarding of University Park policy.

Similarly we

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3876>

Policy LS2: Supporting the Growth of Further and Higher Education Facilities

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4971

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:

4971

Direct references in this policy are welcome towards supporting the growth of higher education, research and development and communication technology facilities and relevant ancillary facilities.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy LS2: Supporting the Growth of Further and Higher Education Facilities

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4972

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:

4972 In recognition of the significant new facility at the Confetti Campus and its regenerative and educational potential to support the development and growth of the Creative Quarter, bullet (b) should also make direct reference to the Confetti site.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy LS2: Supporting the Growth of Further and Higher Education Facilities

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4973

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:

4973

The Confetti Campus is currently centred on a block formed by Lower Parliament Street, Huntingdon Street, Beck Street and Convent Street. It is currently a partly connected block of individual buildings and uses all within the ownership of NTU. The block has clear opportunity for consolidation and greater visual and operational unity through partial redevelopment works that will bring the elements together and will form a more logical and identifiable entity. There is potential for a new feature building on the corner of Convent Street and Lower Parliament that will provide greater focus and help to draw together the form of the campus. New development may seek to reflect the quirky, creative nature of the Campus, while respecting the spatial and architectural context. It is intended that the Confetti Campus should emerge as a consolidated and vibrant hub of an invigorated Creative Quarter – innovative, high-tech, creative, buzzing.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy LS2: Supporting the Growth of Further and Higher Education Facilities

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4974

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:

4974 With the University being a key partner in delivering the requirements of this policy,

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy LS2: Supporting the Growth of Further and Higher Education Facilities

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4975

SOUND

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

Consultation comment extract:

4975 It is also welcome that the policy is standalone in its emphasis within the plan. This recognises the value of the University in bringing forward the development of cross campus facilities beyond the successful developments and regeneration projects already achieved by the University during the course of the existing Local Plan period.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy LS2: Supporting the Growth of Further and Higher Education Facilities

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4976

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:

4976	We consider that the policy could usefully go further than simply 'safeguarding' land that is already in the ownership of educational institutions, and should be called 'Supporting the Growth of Further and Higher Education Facilities'
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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy LS2: Supporting the Growth of Further and Higher Education Facilities

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4977

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:

4977 The plan must recognise that in a post-industrial Nottingham, low skills

4977

are the key threat to the local economy and the city's educational institutions, in partnership with the City Council must take the lead in improving educational expectations. In order to do so, the growth and development of further and higher educational institutions need active support and encouragement to grow and develop.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy LS2: Supporting the Growth of Further and Higher Education Facilities

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4978

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:

4978	The policy should support opportunities to raise the profile and status of existing facilities to develop world leading establishments.
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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy LS2: Supporting the Growth of Further and Higher Education Facilities

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4979

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:

4979

NTU's Clifton, City and Confetti Campus sites are instrumental in the University's Business Plan and ambitions to meet anticipated increases in demand from student enrolment, learning and teaching capacity, research and development, conferencing and hospitality facilities.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy LS2: Supporting the Growth of Further and Higher Education Facilities

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4980

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:

4980

The policy would give support to the University in meeting these ambitions in the future, taking leadership in evolving the knowledge economy, improving the training and skills locally and engendering a workforce that is appropriately trained for the employment offer (both existing and for future growth) across Nottingham.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy LS2: Supporting the Growth of Further and Higher Education Facilities

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4981

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:

4981

With students contributing on average 10% of our cities' economies, further growth of higher education institutions has a proven basis for the economic outputs of the areas in which they are sited;

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy LS2: Supporting the Growth of Further and Higher Education Facilities

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4982

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:

4982

the desire for students to remain in the city after they have graduated and/or to pursue additional degree programmes remains a key driver for the University and key stakeholders in the city alike, with the student experience in Nottingham (learning, teaching, living, socialising and job prospects) being testament to the decision being made to stay.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy LS2: Supporting the Growth of Further and Higher Education Facilities

Version: Revised Publication LAPP

Consultee ID: 188

Consultee Name: Mr J Potter

Representation number: 5183

UNSOUND

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

5183

Proposed policy or plan seems to omit on empty buildings and 'property guardians', and re naturalistic cemetery.
RE6: , and LS2:b) Clifton Campus, need to respect their Green Belt fringe proximity.
Comment, proposals: DE2:1.e) , DE1:j) , IN2:2.b&c , noted...

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5481>

Policy LS2: Supporting the Growth of Further and Higher Education Facilities

Version: Revised Publication LAPP

Consultee ID: 3731

Consultee Name: Nottingham Trent University (Mr Tim Mee)

Representation number: 5205

SOUND

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

Consultation comment extract:

5205

As such the inclusion of the proposed change is fully supported by NTU and accords with the positive approach to planning advocated within National Planning Policy.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5518>

Policy LS2: Supporting the Growth of Further and Higher Education Facilities

Version: Revised Publication LAPP

Late Rep

Consultee ID: 3876

Consultee Name: Lenton Drives and Neighbours Residents Association (Kate Loewenthal)

Representation number: 5362

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:

5362

The Lenton Drives and Neighbours Residents Association (LDNRA) acknowledge the significant benefits our two universities bring to the City. However, there is now ample evidence to suggest that the negative social and environmental impacts of the universities' expansions in the last 20 years, far outweigh any benefit to the communities in which the universities are located. The LDNRA do not, therefore, agree with the wording or justification in regard to this policy in respect of a and b.

We believe a benefit to the overall Local Plan would be to make a direct link between planning permission for further development of either university, and methods to alleviate the negative impacts caused in past years from the largely uncontrolled loss of family housing in neighbouring communities to C4 student HMOs.

Further expansion of either of the two universities and a concomitant increase in student numbers without an accommodation requirement will exacerbate the already extreme social imbalance in key areas of the City. As the City is concerned about this, it is incumbent upon it to develop policies that complement the NPPF and actively contribute not only to sustainable development but returning balance to residential neighbourhoods. The development of the Universities and the rapid expansion of student numbers have over-ridden the needs of families and neighbourhoods. The current expansion of purpose built student accommodation has not, as intended, significantly reduced the over-concentration of students in Lenton or Arboretum.

The LDNRA does welcome the contribution that both Universities make to the City but would wish to highlight that the Universities did not foresee or act to minimise the impacts on family housing and social cohesion resulting from thousands of students choosing to live off-campus.

We believe that future, well managed development of the university could bring benefits to the community.

Any policy related to the development of either University must include conditions that the development must be demonstrated not to prejudice the aims of policies HO1-H06.

We would suggest that the policy could be reworded/ appended as follows: -

5362
cont

Permission will only be granted where it does not conflict with policies H01-H06 and that any proposed expansion will not increase the strain, but reduce the strain on existing housing stock by: -

- a) Increasing the demand for HMO's within the oversubscribed areas as defined in policy H0?
- b) Increasing the likelihood of existing HMO's being expanded under permitted development rights to accommodate greater numbers
- c) Dilute the impact of planned or consented Purpose-Built Student Accommodation in reducing the demand in the oversubscribed areas.

In practice, the Universities should demonstrate that proposed development will not serve to attract or encourage increasing numbers of students to study at either university without sufficient accommodation being built to accommodate them.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5467>

Policy LS2: Supporting the Growth of Further and Higher Education Facilities

Version: Revised Publication LAPP

Late Rep

Consultee ID: 3876

Consultee Name: Lenton Drives and Neighbours Residents Association (Kate Loewenthal)

Representation number: 5363

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:

5363

Moreover, we would suggest that any development of the University given consent, should include suitable 106 clauses requiring the University to submit audited numbers on a yearly basis showing that numbers using the facilities have not increased on the 5-year preceding average.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5467>

Policy LS2: Supporting the Growth of Further and Higher Education Facilities

Version: Revised Publication LAPP

Late Rep

Consultee ID: 3876

Consultee Name: Lenton Drives and Neighbours Residents Association (Kate Loewenthal)

Representation number: 5364

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:

Should the Universities not be able to commit to expansion without prejudice to the aims of HO1 – HO6 and in circumstances where the proposed development would serve to increase the demand for student accommodation we would suggest that development could be accommodated by the university proceeding one of the following ways:

- a) The University must provide accommodation for the increased numbers in purpose built student accommodation at a rate of 1.2 places for every potential additional student (20% betterment required). Such accommodation must not prejudice the aims of HO1-HO6 and must be sited in an area where current student occupation is less than 10%.

Or

- b) The university must commit to a scheme whereby existing HMO's within the oversubscribed areas are purchased by the university and brought back into C3 occupation. Such a scheme, including location of properties, to be agreed between the University, City Council and Community Representatives. Such a scheme should be implemented at the rate of 0.8 community bed spaces per additional student.

LDNRA's reasoning behind a lower number of community bed spaces per additional student in option b is the hope that the Universities would be more willing to adopt this scheme, thus working towards rebalancing the community by replenishing the family housing stock. Provision of additional required accommodation could continue to be provided by private developers of PBSA's, thus a continued economic benefit to the local workforce. In this scenario, the University gets to carry out their development, the balance in nearby communities is improved, students are provided with accommodation and the local economy still benefits. There is no doubt that this is a win win situation for all involved.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5467>

Policy LS4: Public Houses outside the City Centre and/or designated as an Asset of Community Value

Policy LS4: Public Houses outside the City Centre and/or designated as an Asset of Community Value

Version: Publication LAPP

Consultee ID: 1754

Consultee Name: Cllr Alex Ball

Representation number: 4152

**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 respondents comments.

Consultation comment extract:

4152

At 4.170 the text requires "clear evidence" of the facility being no longer viable. It would be great if we could be as explicit as possible here: would we ask for evidence that the pub has been marketed as a going concern to local pub operators (thinking Castle Rock, Blue Monkey, Everards etc). I think it would also be interesting to require evidence of the financial accounts showing that the pub has become uneconomic.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3841>

Policy LS4: Public Houses outside the City Centre and/or designated as an Asset of Community Value

Version: Publication LAPP

Consultee ID: 3738

Consultee Name: CAMRA (Westby S)

Representation number: 4208

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:

4208

1. Introduction

The Nottingham Branch of CAMRA has adopted the model planning policy below, which has been developed by the Planning Advisory Group as an example of good practice.

This policy is considered to be consistent with the National Planning Policy Framework, is compliant with the "Four Tests of Soundness" and should act as a guideline for good policy creation.

The policy has been kept short for clarity and may be applied to community facilities.

2. Model Policy

Any proposal which would result in the loss of a community facility will not be permitted unless:

- an alternative community facility which meets similar local needs to at least the same extent is already available; and
- it can be shown that the proposal does not constitute the loss of a service of particular value to the local community nor detrimentally affect the character and vitality of the area; and
- in the case of commercial community facilities, it has been demonstrated that it is no longer economically viable and cannot be made so.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3952>

Policy LS4: Public Houses outside the City Centre and/or designated as an Asset of Community Value

Version: Publication LAPP

Consultee ID: 3738

Consultee Name: CAMRA (Westby S)

Representation number: 4410

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:

3. Reasoned Justifications

4410

Regarding alternative community facilities, the Council will require evidence not only that an alternative facility or facilities can be found within easy walking distance but that there is at least one such facility which offers services and an environment comparable to that of the facility subject to the proposal.

Regarding local needs, the Council will require evidence that there has been public consultation to ascertain the value of the facility to the local community. If the facility is registered as an Asset of Community Value then the Council will regard this as a material consideration in the determination of any planning application affecting the facility.

Development proposals involving a community facility should not have a detrimental effect on the design, character, significance and setting of buildings or areas of acknowledged heritage value.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3952>

Policy LS4: Public Houses outside the City Centre and/or designated as an Asset of Community Value
Version: Publication LAPP

Consultee ID: 3738
Consultee Name: CAMRA (Westby S)
Representation number: 4412

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:

4412

On viability, the Council will require evidence demonstrating that:

- the existing or recent business is not financially viable, as evidenced by trading accounts for the last three years in which the business was operating as a full-time business;

4412

- a range of measures were tried during this time to increase trade and diversify use;
- the potential for the property to extend the range of facilities offered at the site has been fully explored;
- for public houses, the CAMRA Public House Viability Test, or a similar objective evaluation method, has been employed to assess the viability of the business and the outcomes show that the public house is no longer economically viable.

Also on viability, the Council will require evidence that all reasonable measures have been taken to market the facility to other potential operators. The facility must have been marketed for at least 24 months either as the current type of facility or as an alternative community facility, at a price agreed with the Council following an independent professional valuation (paid for by the developer). In turn there must have been no interest in purchasing either the freehold or leasehold as a community facility. The business must have been offered for sale locally, and in the region, in appropriate publications and through relevant specialised agents.

This policy applies equally to community facilities which are currently open or have been closed within the past five years.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3952>

Policy LS4: Public Houses outside the City Centre and/or designated as an Asset of Community Value

Version: Revised Publication LAPP

Consultee ID: 3738

Consultee Name: Campaign for Real Ale (CAMRA) Nottingham Branch (Mr Nick Molyneux)

Representation number: 5170

SOUND

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

Consultation comment extract:

5170

I am writing to you regarding Nottingham City Council's **Part 2 Local Plan** and in particular **Policy LS4: Public Houses outside the City Centre and/or designated as an Asset of Community Value**.

The Nottingham Branch of CAMRA has reviewed the policy and its associated justification and would observe that, in general, the policy is well constructed. It addresses many of the aspects of pub loss and pub protection which have been of concern to CAMRA, both locally and nationwide.

In this the Nottingham Branch of CAMRA congratulates the City Council and hopes that **Policy LS4** will become a leading bench-mark against which similar policies elsewhere may be assessed.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5521>

Policy LS4: Public Houses outside the City Centre and/or designated as an Asset of Community Value

Version: Revised Publication LAPP

Consultee ID: 3738

Consultee Name: Campaign for Real Ale (CAMRA) Nottingham Branch (Mr Nick Molyneux)

Representation number: 5171

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, however a number of elements which could be further improved upon to ensure that the spirit of the policy is even more effective in meeting its aims.

(i) Public Houses inside the City Centre?

Policy LS4 refers only to public houses outside the City Centre as shown on the policies map.

The policy appears to recognise the increasing gravitational pull of the City Centre for drinking establishments in general and the continuing pub impoverishment of a number of the city's outer wards. This trend increasingly denies the city's outermost residents the opportunity to enjoy a diverse range of local public houses.

This appreciation of pub impoverishment in the outer wards is welcome.

However, the Nottingham Branch of CAMRA believes that there may be public houses within the City Centre which also meet the justification identified in 4.168 to 4.172.

Limiting **Policy LS4** to the area outside the City Centre may result in worthy City Centre pubs of historic or cultural importance to Nottingham being lost to pub goers now and in the future.

The Nottingham Branch of CAMRA urges Nottingham City Council to extend **Policy LS4** to also cover public houses in the City Centre.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5521>

Policy LS4: Public Houses outside the City Centre and/or designated as an Asset of Community Value

Version: Revised Publication LAPP

Consultee ID: 3738

Consultee Name: Campaign for Real Ale (CAMRA) Nottingham Branch (Mr Nick Molyneux)

Representation number: 5172

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:

5172

(ii) Heritage Assets?

Policy LS4 might make stronger reference to public houses located in Conservation Areas, Historic England Listed Buildings, the Campaign for Real Ale's Regional and National Heritage Lists for historic public house interiors and public houses on a Local Heritage List for the City.

In this way, greater protection could be extended to many of the traditional historic public houses remaining in the City Centre which are currently excluded from **Policy LS4**.

The Nottingham Branch of CAMRA understands that although the City Council does not currently have a Local Heritage List, Nottingham Civic Society is working to produce one for the Council. Although this may be aspirational at present reference in to such a local list in **Policy LS4** would signal welcome intent.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5521>

Policy LS4: Public Houses outside the City Centre and/or designated as an Asset of Community Value

Version: Revised Publication LAPP

Consultee ID: 3738

Consultee Name: Campaign for Real Ale (CAMRA) Nottingham Branch (Mr Nick Molyneux)

Representation number: 5173

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:

5173

(iii) Diverse range of Public Houses servicing a diverse community

Policy LS4 might make it much clearer that the range of public houses referred to in 4.171 and the provision of a diverse range of services could also to extend to a diverse range of pub types and community preferences within a single area of the City.

Much of the recent pub loss, even in the City Centre, has been of pubs many might consider to be the lower end of the market. These very traditional pubs often offer little which is anyway remarkable but which none-the-less are important to those who use them and who might find little appeal in other nearby pubs.

Public houses often appeal to very different sections of the community and **Policy LS4** could make greater reference to that.

To use a footballing analogy, one wouldn't dream of telling Notts County fans that the closure of Meadow Lane was acceptable because the same amenity value could be had from watching Nottingham Forest play.

Yet that very approach is often deemed acceptable when considering the closure of a public house.

I hope that these suggestions are helpful and that you are able to incorporate them into **Policy LS4**.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5521>

Policy LS5: Community Facilities

Policy LS5: Community Facilities

Version: Publication LAPP

Consultee ID: 1359

Consultee Name: The Theatres Trust (Freeman R)

Representation number: 4068

SOUND

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

Consultation comment extract:

4068

The Theatres Trust is pleased proposed Policy LS5 in publication version of the Local Plan Part 2 now recognises, protects and supports community and cultural facilities. LP2 now reflects guidance in para 70 of the NPPF which states that to deliver the social, recreational and cultural facilities and services that the community needs, planning policies and decisions should guard against unnecessary loss of valued facilities. Also to ensure that established facilities and services are retained and able to develop for the benefit of the community. Paragraph 156 also states local planning authorities should set out the strategic priorities in the Local Plan to deliver 'the provision of health, security, community and cultural infrastructure and other local facilities'.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3835>

Policy LS5: Community Facilities

Version: Publication LAPP

Consultee ID: 3738

Consultee Name: CAMRA (Westby S)

Representation number: 4409

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:

4409

1. Introduction

The Nottingham Branch of CAMRA has adopted the model planning policy below, which has been developed by the Planning Advisory Group as an example of good practice.

This policy is considered to be consistent with the National Planning Policy Framework, is compliant with the "Four Tests of Soundness" and should act as a guideline for good policy creation.

The policy has been kept short for clarity and may be applied to community facilities.

2. Model Policy

Any proposal which would result in the loss of a community facility will not be permitted unless:

- an alternative community facility which meets similar local needs to at least the same extent is already available; and
- it can be shown that the proposal does not constitute the loss of a service of particular value to the local community nor detrimentally affect the character and vitality of the area; and
- in the case of commercial community facilities, it has been demonstrated that it is no longer economically viable and cannot be made so.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3952>

Policy LS5: Community Facilities

Version: Publication LAPP

Consultee ID: 3738

Consultee Name: CAMRA (Westby S)

Representation number: 4411

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:

4411

3. Reasoned Justifications

Regarding alternative community facilities, the Council will require evidence not only that an alternative facility or facilities can be found within easy walking distance but that there is at least one such facility which offers services and an environment comparable to that of the facility subject to the proposal.

Regarding local needs, the Council will require evidence that there has been public consultation to ascertain the value of the facility to the local community. If the facility is registered as an Asset of Community Value then the Council will regard this as a material consideration in the determination of any planning application affecting the facility.

Development proposals involving a community facility should not have a detrimental effect on the design, character, significance and setting of buildings or areas of acknowledged heritage value.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3952>

Policy LS5: Community Facilities

Version: Publication LAPP

Consultee ID: 3738

Consultee Name: CAMRA (Westby S)

Representation number: 4414

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:

4414

On viability, the Council will require evidence demonstrating that:

- the existing or recent business is not financially viable, as evidenced by trading accounts for the last three years in which the business was operating as a full-time business;

4414

- a range of measures were tried during this time to increase trade and diversify use;
- the potential for the property to extend the range of facilities offered at the site has been fully explored;
- for public houses, the CAMRA Public House Viability Test, or a similar objective evaluation method, has been employed to assess the viability of the business and the outcomes show that the public house is no longer economically viable.

Also on viability, the Council will require evidence that all reasonable measures have been taken to market the facility to other potential operators. The facility must have been marketed for at least 24 months either as the current type of facility or as an alternative community facility, at a price agreed with the Council following an independent professional valuation (paid for by the developer). In turn there must have been no interest in purchasing either the freehold or leasehold as a community facility. The business must have been offered for sale locally, and in the region, in appropriate publications and through relevant specialised agents.

This policy applies equally to community facilities which are currently open or have been closed within the past five years.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3952>

Policy TR1: Parking and Travel Planning

Policy TR1: Parking and Travel Planning

Version: Publication LAPP

Consultee ID: 1172

Consultee Name: Notts Disabled People's Movement (Mossman J)

Representation number: 4529

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments specifically requested were not made. This was because it was considered that appropriate reference to the issues raised had been made elsewhere in the plan.

Consultation comment extract:

Policy TR1: Parking and Travel Planning

This policy states:

"1. Proposals will be expected to include a sufficient package of measures to ensure that journeys by private car are minimised and journeys by sustainable modes are supported in line with the transport hierarchy within Policy 14 of the Core Strategy. Where necessary, planning obligations will be sought to support appropriate sustainable transport measures including walking, cycling, public transport and Smarter Choices packages."

This policy does not seem to address issues of inclusion for disabled people who cannot use public transport and are Blue Badge holders and this needs addressing in the final document.

Para. 4.193 states "Proposals for new development will be expected to minimise the provision of car parking by design, for example, by providing shared use parking, and/or car-pooling as part a Travel Plan."

- This point should stipulate that shared parking and car pooling is not accessible for some disabled people, particularly wheelchair users. Some disabled people need the option of parking next to their dwellings. We therefore propose that it is amended to reflect this need.

Para. 4.194 states "... Limitation of the use of such car parks to serve only short and medium term visits is therefore considered necessary to achieve this balance."

- This paragraph does not cover the access needs of disabled people who are Blue Badge holders or need to use taxis to travel to any destination. We therefore propose that it should be amended to cover these issues.

Para. 4.196 states "Travel Plans are an effective tool in promoting sustainable transport modes and help reduce the need for car travel and associated parking. Transport Assessments and Travel Plans or Transport Statements will be requested for development depending on its anticipated scale and impact on the transport network in line with the Department for Transport's best practice guidance or subsequent national or locally derived standards. Where appropriate planning conditions and S106 agreements will be used to secure and implement Travel Plans."

- We propose that guidelines for developers who are producing Travel Plans should include advice on accessibility and inclusion for disabled people who need to use taxis or have a Blue Badge.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3834>

Policy TR1: Parking and Travel Planning

Version: Publication LAPP

Consultee ID: 3530

Consultee Name: Highways England (Chambers S)

Representation number: 4549

SOUND

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

Consultation comment extract:

4549

Highways England welcomes Policy TR1: Parking and Travel Planning, which states that "proposals will be expected to include a sufficient package of measures to ensure that journeys by private car are minimised and journeys by sustainable modes are supported in line with the transport hierarchy within Policy 14 of the Core Strategy".

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3875>

Policy TR1: Parking and Travel Planning

Version: Publication LAPP

Consultee ID: 3530

Consultee Name: Highways England (Chambers S)

Representation number: 4550

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Requested amendments made to plan.

Consultation comment extract:

4549 Highways England welcomes Policy TR1: Parking and Travel Planning, which states that "proposals will be expected to include a sufficient package of measures to ensure that journeys by private car are minimised and journeys by sustainable modes are supported in line with the transport hierarchy within Policy 14 of the Core Strategy".

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3875>

Policy TR1: Parking and Travel Planning
Version: Publication LAPP

Consultee ID: 3743
Consultee Name: Notts Local Access Forum (Knowles M)
Representation number: 4617

SOUND

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

Consultation comment extract:

4617

18. On parking and travel planning, the Forum supports the recognition of sustainable transport in TR1 (1) and paragraphs 4.187 and 4.192, including seeking planning obligations to support appropriate sustainable transport measures including walking and cycling, where necessary.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

Policy TR1: Parking and Travel Planning

Version: Revised Publication LAPP

Consultee ID: 3530

Consultee Name: Highways England (Ms Susan Chambers)

Representation number: 5159

SOUND

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

Consultation comment extract:

5159

We previously commented that Policy TR1: Parking and Travel Planning includes reference to Travel Plans or Transport Statements being submitted to support planning applications and that this statement should also refer to Transport Assessments being carried out as necessary. We note that this amendment has been made and this is welcomed.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5510>

Policy TR1: Parking and Travel Planning

Version: Revised Publication LAPP

Consultee ID: 3737

Consultee Name: Nottinghamshire County Council (Ms Nina Wilson)

Representation number: 5147

SOUND

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

Consultation comment extract:

5147 Support the policy intent

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5520>

Policy TR1: Parking and Travel Planning

Version: Revised Publication LAPP

Consultee ID: 3737

Consultee Name: Nottinghamshire County Council (Ms Nina Wilson)

Representation number: 5148

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Policy amended to address issues raised

Consultation comment extract:

5148	Support the policy intent but seek further modification to Parking and Travel Planning Point 5 d) to refer to possible adverse impacts in the neighbouring County areas.
5148 cont	<p>Modifications sought:</p> <p>Criteria d to read</p> <p><i>d) whether traffic generated by the proposed development would be prejudicial to conditions of highway safety or detrimental to the character and appearance of Conservation Areas or other sensitive areas of the City or neighbouring County, particularly for the reasons set out in Policy DE1.</i></p>

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5520>

Policy TR1: Parking and Travel Planning

Version: Revised Publication LAPP

Consultee ID: 3818

Consultee Name: Network Rail

Representation number: 5210

SOUND

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

Consultation comment extract:

5210

We are pleased to see that Policy TR1 supports development where the need to travel is minimised and highlights the need for applications to be supported by appropriate transport statements or assessments.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5530>

Policy TR2: The Transport Network

Policy TR2: The Transport Network

Version: Publication LAPP

Consultee ID: 225

Consultee Name: PEDALS (McClintock H)

Representation number: 4456

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:

Section A: Proposed foot-cycle bridge between Trent Lane and The Hook (Lady Bay)

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.

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, 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

4456

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.

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.

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).

The proposed bridge will also benefit people living in the new housing areas south of West Bridgford (Melton Road, Edwalton), with the plans for the development of 3000 new homes and 4 hectares of new employment development), according to the Rushcliffe Local Plan Core Strategy, January 2016, particularly if the current links can be extended and upgraded.

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 Pierrepont. 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.

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.

Both Trent Bridge and Lady Bay Bridge also suffer from very high levels of poor air pollution, mostly generated by motor traffic. This affects the main approaches as well as the bridges themselves and needs urgent action by a range of measures, especially since Nottingham was recently criticised by Defra as being one of the 5 worst cities in England for air pollution, most of which derives from traffic. Addressing this serious public health issue is another very strong reason to encourage cycling and walking, and not just rely on cleaner fuels and cleaner engines in buses and other motor vehicles.

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:-***

Main document:

Section 2: Background pp6-10

Relationship to the Broxtowe Borough, Gedling Borough and Nottingham City Aligned Core Strategy (the Core Strategy)

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

Core Strategy Policy 15: Transport Infrastructure Priorities including LAPP Policies TR2: The Transport Network and TR3: Cycling

Protecting and improving natural assets, including Core Strategy Policy 16: Green Infrastructure, Parks and Open Space, especially LAPP Policy EN5: Development Adjacent to Waterways

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 DfN2) 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.

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.

4456

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.*

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)

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.

4456

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*

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

Policy TR2: The Transport Network

Version: Publication LAPP

Consultee ID: 3724

Consultee Name: The Bridge Steering Group (McClintock H)

Representation number: 4580

SOUND

Object/Support/Other?	Support
Resolved?	No
Sound?	Sound
Formally withdrawn?	N/A
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.

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.

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 4.211 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.

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.

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).

The proposed bridge will also benefit people living in the new housing areas south of West Bridgford (Melton Road, Edwalton), with the plans for the development of 3000 new homes and 4 hectares of new employment development), according to the Rushcliffe Local Plan Core Strategy, January 2016, particularly if the current links can be extended and upgraded.

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 Pierrepont. 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.

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.

Both Trent Bridge and Lady Bay Bridge also suffer from very high levels of poor air pollution, mostly generated by motor traffic. This affects the main approaches as well as the bridges themselves and needs urgent action by a range of measures, especially since Nottingham was recently criticised by Defra as being one of the 5 worst cities in England for air pollution, most of which derives from traffic. Addressing this serious public health issue is another very strong reason to encourage cycling and walking, and not just rely on cleaner fuels and cleaner engines in buses and other motor vehicles.

Appendix: 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:-***

Main document:

Section 2: Background pp6-10

Relationship to the Broxtowe Borough, Gedling Borough and Nottingham City Aligned Core Strategy (the Core Strategy)

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 Core Strategy Policy 15: Transport Infrastructure Priorities including LAPP Policies TR2: The Transport Network and TR3: Cycling

Protecting and improving natural assets, including Core Strategy Policy 16: Green Infrastructure, Parks and Open Space, especially LAPP Policy EN5: Development Adjacent to Waterways

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.

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.....*

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- 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.***

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)

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.

4580

4580

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.

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*

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3938>

Policy TR2: The Transport Network

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4984

SOUND

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

Consultation comment extract:

NTU continue to support the delivery of PA57 for an identified 285 dwellings as part of the City's housing requirements along with the safeguarding works TR2.18.

4984

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

Policy TR2: The Transport Network

Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4435

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:

4435 We are concerned about the proposed amendments to the Transport Network, particularly the City Centre Proposed Pedestrian Environment Improvements Connections. The proposals for pedestrian improvements along South Sherwood Street and Burton Street will cause significant issues for the servicing of the Cornerhouse. Our client requires 24/7/365 access to the service yard of the Cornerhouse and restricting these times to a specific time period will have a significant impact on the viability of their operations.

4435 Local Plan (Part 2) Appendix 2 states that the proposed works will involve the remodeling of key junctions within the area, rationalising bus services and carrying out further pedestrian environment improvements to the public realm including road closures and traffic restrictions. Appendix 2 makes reference to the City Centre Time and Place Plan for further detail, but there is no information within this document detailing why the areas have been earmarked or when the improvement works are expected to take place.

4435 On this basis, the policy is unsound because it is not justified by proportionate evidence. It also does not identify and protect routes that are critical in developing infrastructure to widen transport choice (NPPF paragraph 41) and does not consider the location of existing premises

4435 to accommodate the efficient delivery of goods and supplies (NPPF paragraph 35).

4435 The policy should be reliant on robust evidence and should be clearly identified within the justification as to where this can be found.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

Policy TR2: The Transport Network

Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4436

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:

4436

They are also concerned about the removal of the taxi ranks as they serve both the Comerhouse and Theatre. Their location in a relatively busy area in the evening helps to disperse people quickly. If the road is pedestrianized and the taxi rank is relocated, this will create problems for customers.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

Policy TR2: The Transport Network

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4618

SOUND

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

Consultation comment extract:

4618

19. Amongst the Transport Network schemes in TR2, the Forum supports in principle the City Centre Proposed Pedestrian Environment Improvements/Enhanced Pedestrian Connections.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

Policy TR2: The Transport Network

Version: Revised Publication LAPP

Consultee ID: 977

Consultee Name: Wollaton Vale Residents Association (Dr A J Swannell)

Representation number: 5333

N/A

Object/Support/Other? Other

Resolved? Yes

Sound? N/A

Formally withdrawn? No

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

Consultation comment extract:

5333

Transport Network Schemes: -The Interactive online map displays no new proposals for rail, tram and highways concerning our area of interest. We are disappointed that there is still no planned highway improvement for the A52 Derby Road from Priory Island to QMC island and, likewise, that no Cycle Route is planned in conjunction with such improvement. Considering the huge volume of traffic that daily uses this road and the shocking accident record, we believe this to be a major omission from the document concerning Nottingham South.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5487>

Policy TR2: The Transport Network

Version: Revised Publication LAPP

Consultee ID: 3530

Consultee Name: Highways England (Ms Susan Chambers)

Representation number: 5160

SOUND

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

Consultation comment extract:

5160

Furthermore we acknowledge Policy TR2: The Transport Network states that "*Planning permission will not be granted for developments which would prejudice the efficient and safe operation of the existing highway network or future improvements to the transport network identified through the Local Transport Plan process.*" We welcome the additional reference to safeguarding the existing highway network in this policy.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5510>

Policy TR3: Cycling

Policy TR3: Cycling
Version: Publication LAPP

Consultee ID: 225
Consultee Name: PEDALS (McClintock H)
Representation number: 4458

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:

We would like to see these routes included on the Proposals Maps since they are also routes of particular importance:-

4458

- Sustrans National Cycle Network Route 15 in the Wilford-Clifton area. Signing of this route through Nottingham is poor and opportunities to improve this were missed in the recent cycle route changes associated with a) the NET route to Clifton, in the Wilford area and b) the A453 (M1 to Clifton) widening scheme.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

Policy TR3: Cycling
Version: Publication LAPP

Consultee ID: 225
Consultee Name: PEDALS (McClintock H)
Representation number: 4459

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:

We would like to see these routes included on the Proposals Maps since they are also routes of particular importance:-

4459

- The cycle paths on Clifton Boulevard south of the Dunkirk Flyover roundabout

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

Policy TR3: Cycling
Version: Publication LAPP

Consultee ID: 225
Consultee Name: PEDALS (McClintock H)
Representation number: 4460

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:

We would like to see these routes included on the Proposals Maps since they are also routes of particular importance:-

4460

- A further extension of the proposed north bank riverside path extension between Meadow Lane Lock and Colwick Park further east across Colwick Park to the City / Gedling boundary by the new foot-cycle bridge erected in 2014 by the stepping stones at the east end of Colwick Park.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

Policy TR3: Cycling
Version: Publication LAPP

Consultee ID: 225
Consultee Name: PEDALS (McClintock H)
Representation number: 4461

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:

We would like to see these routes included on the Proposals Maps since they are also routes of particular importance:-

4461

- Direct links across the Island site, connecting to the proposed Eastern Cycle Corridor, and including a reopened route between London Road and Manvers Street via the Great Northern Close and Low Level Station, etc.

-

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

Policy TR3: Cycling
Version: Publication LAPP

Consultee ID: 225
Consultee Name: PEDALS (McClintock H)
Representation number: 4462

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:

We would like to see these routes included on the Proposals Maps since they are also routes of particular importance:-

4462

- On the City Centre inset map (TR2: Proposed enhanced pedestrian crossings) a direct route for cyclists as well as pedestrians connecting Castle Road (and Castle Boulevard) with the revamped Collin Street, and other parts of the City Centre and improved routes to the east and south.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

Policy TR3: Cycling
Version: Publication LAPP

Consultee ID: 225
Consultee Name: PEDALS (McClintock H)
Representation number: 4463

SOUND

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

Consultation comment extract:

4463

Cycle Ambition Grant proposals, particularly the 4 proposed cycling corridor routes

We much welcome the various new proposals being constructed or proposed under the DfT-funded Cycle Ambition Grant Project, particularly the 4 proposed cycling corridor routes, provided that

- a) they have good quality connections to, from and across the City Centre
- b) care is taken with the detailed construction since such detailed aspects are of particular importance in the provision of quality infrastructure for cyclists. This is particularly important at junctions where arrangements must be safe and feel safe. Safety, including the perception of safety by different kinds of cyclists, should not just be assessed in terms of recorded accidents which can give a misleading picture of where cyclists feel most intimidated.

]

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

Policy TR3: Cycling
Version: Publication LAPP

Consultee ID: 225
Consultee Name: PEDALS (McClintock H)
Representation number: 4464

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:

4464

Eastern Corridor:

A series of links to other existing and proposed routes in the Island Site including reopening the direct link via Great Northern Close and the Low Level Station area between London Road and Manvers Street and improved links to and from the canal towpath in the vicinity of the NHS Urgent Care Centre and Premier Inn / Jury's Inn etc.. These would improve cycle access between Nottingham Station and the wider canal towpath etc. to the west and south, and, to the east, to and from Sneinton, the Sneinton Greenway, and the proposed foot-cycle bridge northern landing at the south end of Trent Lane via Daleside Road and the rest of the proposed Eastern Corridor.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

Policy TR3: Cycling
Version: Publication LAPP

Consultee ID: 225
Consultee Name: PEDALS (McClintock H)
Representation number: 4465

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:

4465

Northern Corridor:

We would like to see consideration given to the provision of a peak time northbound bus and cycle lane on Mansfield Road between Forest Road junction and Hucknall Road Grosvenor Pub to create continuity between the city centre and Sherwood, etc.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

Policy TR3: Cycling
Version: Publication LAPP

Consultee ID: 225
Consultee Name: PEDALS (McClintock H)
Representation number: 4466

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:

4466

The importance of consistent high design standards for cycle infrastructure:

It is essential that all of the proposed routes are constructed to, or upgraded to, high-standards, with an emphasis on segregated off-road paths as far as space permits, and priority to cyclists at crossings, especially those where cycle paths cross minor roads.

High quality provision must be consistent with the themes of the national Space for Cycling campaign launched in 2014, with particular reference to the first 4 of these themes, i.e.:-

- Protected space on main roads and at junctions
- Removal of through motor traffic on residential streets.
- Lower speed limits (well- enforced)
- Cycle-friendly town centres and district centres (including Sherwood)

There is a need for a programme for existing substandard provision to be improved, consistent with the new Nottingham Cycling Design Standards and best practice from other parts of the UK and elsewhere. Higher standards must include the design of provision for disabled cyclists and also the probable growing number of e-bike users.

Related to the principle of achieving high standards of infrastructure is the need for clear policies on the reallocation of road space to facilitate the creation of on-road cycle routes. These are also vital, not just those related to the new cycling corridor proposals. It is very important that these are not clogged with parked cars including cars parked on pavement aggravating safety by obstructing visibility at junctions in particular.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

Policy TR3: Cycling
Version: Publication LAPP

Consultee ID: 225
Consultee Name: PEDALS (McClintock H)
Representation number: 4472

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:

4472

More cycle routes along potential future tram lines

These must be planned very carefully to maximise the opportunities, complement other routes, and avoid the safety problems for cyclists on some of the more constrained stretches of the existing 3 NET routes.

We consider there to be particular potential to develop these as an integral part of the proposed new NET routes to Kimberley and Gedling (Country Park and nearby new housing developments). Again this will require close coordination between the City Council, County Council and neighbouring District Councils.

A tramside route to and from Kimberley must connect to the Sustrans plans for the restoration of the Bennerley Viaduct, the new walkway-cycleway over it, and both Nottinghamshire and Derbyshire Arms of the Erewash Valley Trail as well as the new Broxtowe Country Trail.

10

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

Policy TR3: Cycling
Version: Publication LAPP

Consultee ID: 838
Consultee Name: Sport England (Beard S)
Representation number: 4739

SOUND

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

Consultation comment extract:

3. Sport England supports
- 4739**
- Policy TR3 Cycling

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3830>

Policy TR3: Cycling
Version: Publication LAPP

Consultee ID: 977

Consultee Name: Resident's Association Vale (Swannell)

Representation number: 4515

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:

4515

In Policy TR3 Cycling: there is not one word concerning cycling and cycle paths on the A52 Derby Road and yet this road is used by a number of cyclists each day, many of whom use the narrow pavements, to the detriment of pedestrians. Again, we believe this to be a serious omission requiring urgent remedial action.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3838>

Policy TR3: Cycling
Version: Publication LAPP

Consultee ID: 3219
Consultee Name: Notts County Council (Wilson N)
Representation number: 4857

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:

4857

Policy TR3 (Cycling) - paragraph 4.215 could be added "the Council will work with partners (eg. Sustrans/Nottinghamshire County Council) to provide continuity across boundaries and safeguard the potential of future routes against piecemeal development.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3870>

Policy TR3: Cycling
Version: Publication LAPP

Consultee ID: 3530
Consultee Name: Highways England (Chambers S)
Representation number: 4551

SOUND

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

Consultation comment extract:

4551 Highways England welcomes Policy TR3: Cycling, which focuses on ensuring that both proposed cycle routes indicated on the accompanying Policies Map and existing cycle routes will be safeguarded. This will help ensure that sustainable transport infrastructure is enhanced, encouraging the use of this mode of travel.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3875>

Policy TR3: Cycling
Version: Publication LAPP

Consultee ID: 3739
Consultee Name: Land Securities PC (Indigo Planning)
Representation number: 4437

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:

- 4437** Our client objects to the proposed cycle routes, primarily surrounding the Cornerhouse, as it is unclear how they will impact servicing.
- Given the extent of the proposed cycle routes, these should be consulted on through a separate SPD, which details the reasons for their location. Alternatively, the Council should instruct a transport consultant to prepare a robust evidence base to support their location.
- At this time, it can be concluded that the policy is unsound as it is not justified by a proportionate evidence base and is prone to change. For example '*...unless satisfactory provision is made for an alternative alignment*'.
- The evidence should also consider the location of suitable bike storage facilities.
- 4437** The Council should prepare an evidence base to support Policy TR3 or state in the policy that the safeguarded land will be subject to a separate SPD.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

Policy TR3: Cycling
Version: Publication LAPP

Consultee ID: 3743
Consultee Name: Notts Local Access Forum (Knowles M)
Representation number: 4619

SOUND

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

Consultation comment extract:

4619

20. The Forum supports policy TR3, that 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. The Forum agrees with the justification for this policy set out in paragraphs 4.210 – 4.214 and the Transport Background paper.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

Policy TR3: Cycling
Version: Publication LAPP

Consultee ID: 3743
Consultee Name: Notts Local Access Forum (Knowles M)
Representation number: 4620

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:

4620

21. We do feel that a general reference should be provided to the need to provide cycling and walking routes which are clearly separated from vehicular routes where land availability allows, which are free from unnecessary street clutter, follow desire lines, offer the most direct route and are well signed and maintained. These routes should also accommodate mobility user where physically possible.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

Section 5a: GI, Parks and Open Space

Section 5a: GI, Parks and Open Space

Version: Publication LAPP

Late Rep

Consultee ID: 3545

Consultee Name: Local Nature Partnership (Carter R)

Representation number: 4915

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Respondee has confirmed they are content with approach.

Consultation comment extract:

Green Infrastructure, Parks and Open Space

4915 *Para 5.2*
At the end of this paragraph add “and to the maintenance and creation of resilient ecological networks.”

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Section 5a: GI, Parks and Open Space

Version: Publication LAPP

Late Rep

Consultee ID: 3545

Consultee Name: Local Nature Partnership (Carter R)

Representation number: 4916

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Respondee has confirmed they are content with approach.

Consultation comment extract:

4916

Para 5.8

This should be strengthened by adding that the policies also "... aim to create new sites for wildlife, especially in areas where we can connect existing sites to each other. This enables wildlife to move from site to site which increases the resilience of the ecosystem."

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Section 5a: GI, Parks and Open Space

Version: Revised Publication LAPP

Consultee ID: 838

Consultee Name: Sport England (Mr Steve Beard)

Representation number: 5192

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:

5192

2. The PPS review includes a wider review of Artificial Grass Pitches (AGP) provision in the city and how this relates to the wider conurbation. This may involve the allocation of new AGP provision under the parklife project – we are not sure how (if) this should be covered

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5486>

Section 5a: GI, Parks and Open Space

Version: Revised Publication LAPP

Consultee ID: 838

Consultee Name: Sport England (Mr Steve Beard)

Representation number: 5194

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendment made

Consultation comment extract:

5194

4. Sport England previously raised our guidance on active design – We have, in conjunction with Public Health England, produced 'Active Design' (October 2015), a guide to planning new developments that create the right environment to help people get more active, more often in the interests of health and wellbeing. The guidance sets out ten key principles for ensuring new developments incorporate opportunities for people to take part in sport and physical activity. The Active Design principles are aimed at contributing towards the Government's desire for the planning system to promote healthy communities through good urban design. Sport England would commend the use of the guidance in the master planning process for new residential developments. This guidance can in our opinion begin to address issues of health and wellbeing, context and placemaking, health Lifestyles (Para 5.2) and policies EN3, DE2, DE4, LS2, TR3 and EN5 for example. In addition the use of active design could help deliver the outcomes identified in Heath Impact Assessments and the Nottinghamshire Planning and Health Protocol.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5486>

Policy EN1: Development of Open Space

Policy EN1: Development of Open Space

Version: Publication LAPP

Consultee ID: 188

Consultee Name: Potter J

Representation number: 4260

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:

4260

ENs & EN5, HE1, IN2, MI1 & MI2 [un-protecting]
, these would be variously-unsound interpreted to the-council's own ends.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3827>

Policy EN1: Development of Open Space

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4681

SOUND

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

Consultation comment extract:

4681

We support that "Development affecting open space will be refused unless" (part a) "an assessment clearly shows the development will not have a detrimental effect on the wildlife value of the network as a whole".

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN1: Development of Open Space

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4682

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Amendments made which fully meet respondees comments. Formal withdrawal given in letter see rep 5378

Consultation comment extract:

4682 However,
in relation to part c we are very concerned that development of 'other types
of sports or recreational provision or ancillary development associated with
the Open Space' could, in some instances, harm wildlife sites, habitats or
species, and would wish to be assured that such impacts would be avoided.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN1: Development of Open Space

Version: Publication LAPP

Consultee ID: 802

Consultee Name: Natural England (Newman L)

Representation number: 4941

SOUND

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

Consultation comment extract:

Policy EN1: Development of Open Space

4941

We support Policy EN1 which seeks to protect and enhance areas of green space and the wider Green Infrastructure network and Policy EN2 which secures the necessary developer contributions to ensure this ambition is achieved.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3829>

Policy EN1: Development of Open Space
Version: Publication LAPP

Consultee ID: 838
Consultee Name: Sport England (Beard S)
Representation number: 4746

**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:

4746

6. Paragraph 5.12 refers to the open space toolkit it is considered that there should be a disclaimer which confirms that the toolkit is not to be used with regard to formal playing field requirements.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3830>

Policy EN1: Development of Open Space

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4773

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:

Section 5: Development Management Policies – Our Environment

4773

Green Infrastructure, Parks & Open Spaces

We note Para 5.1 to 5.8, Policies EN1 to EN7 and the paragraphs contained within them.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

Policy EN1: Development of Open Space

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4775

SOUND

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

Consultation comment extract:

.....

Former Greenholme School Playing Field Site

Within the context of this section we draw attention to the former **Greenholme School Playing Field site** (bounded by Derby Road, Johnson Road, Cycle Road). On the LAPP Document Policies Map (south sheet) this site is shown as part of the Open Space Network (**Policy EN1**).

4775

The NAG strongly supports the retention of these former school playing fields as an open space in its entirety, most importantly with public access enabled. Aside from the Lenton Recreation Ground, there is lack of open space in this part of the City. This is particularly important given (a) the density of housing in the area; (b) the density of the local population and especially the high proportion of young adults resulting from the high numbers of HMOs catering predominantly to the student market in the immediate area; (c) the large numbers of houses and flats with little or no garden space; (d) the proximity of purpose built student accommodation which has little or no open recreational space associated with it. The provision of such planted open space also offers the prospects of making a positive and welcome contribution to the biodiversity of the area.

**4775
cont**

It is important to take note of the fact that there are thriving infant and junior schools (with no access to playing fields) in the immediate vicinity and that it is reasonable to anticipate that the on-going Nottingham City Homes projects along with the proposed redevelopment of the Sandfield Centre and Prospect Place sites (as well as the Hillside Club site) to provide family housing will result in an increased number of children in the area, and an increased need for open recreational space for their use. It is clear that the Lenton Recreation Ground is not ideally suited to, for example, school sports days and similar activities, and, as has been shown in the past, can be damaged when older children and students use the area for football kick-about, etc. On the contrary, the Greenholme site is ideal for these types of activity and its location close to the homes of the people who are most likely to want to use it, makes it imperative that the site is retained in its entirety: a replacement open space elsewhere would not be satisfactory.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

Policy EN1: Development of Open Space

Version: Publication LAPP

Late Rep

Consultee ID: 2409

Consultee Name: Friends of Victoria Embankment (Hughes J)

Representation number: 4809

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:

4809

Unsympathetic – Victoria Embankment, its surrounds and the Meadows Recreation Ground are an integral part of this City's invaluable Public Open Space Network

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3847>

Policy EN1: Development of Open Space

Version: Publication LAPP

Consultee ID: 3490

Consultee Name: Huggon T

Representation number: 4880

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:

4880

4.1.If open space is needed for development each site should be assessed for its qualities before being allocated.They are all different and have various qualities.

4.2 The criteria for assessment should include (not in order of importance)

4.2.1.Statutory designation particularly Green Belt and Country Park.

4.2.2.Wildlife interest including designation eg.SINCS.

4.2.3.Contribution to open spaces network,jigsaw and corridors.

4.2.4.Contribution to access to greenery- Natural England criteria including importance to local community.

4.2.5. Resources already spent on creation of green space.eg.Stanton Tip(DS 57),Broxtowe Country Park (DS 87)

4.2.6.Contribution to food :particularly allotments.

All of these are `Breathing Space` criteria.

5.PROTECTION WHERE DEVELOPMENT

5.1.Each allocation should be assessed for its open space and wildlife importance and this should be protected from development on that site or alternative proposals noted to keep the totally intact in accordance with 7.14.(see next para)

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

Policy EN1: Development of Open Space

Version: Publication LAPP

Consultee ID: 3490

Consultee Name: Huggon T

Representation number: 4881

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:

4881

6.1.If para 7.14 is to be implemented effectively there must be a survey to assess how much open space will be required by future citizens when all this development takes place.Then there must be a formula to ensure it is allocated amongst the new developments.A site by site,ad hoc, approach is not enough.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

Policy EN1: Development of Open Space

Version: Publication LAPP

Consultee ID: 3490

Consultee Name: Huggon T

Representation number: 4882

UN SOUND

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:

4882

6.2. There are also opportunities to create new open spaces to promote new initiatives eg. creation of a park on the site of Castle College (DS 35) as part of the Castle Project.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

Policy EN1: Development of Open Space

Version: Publication LAPP

Consultee ID: 3490

Consultee Name: Huggon T

Representation number: 4884

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:

4884

6.4.As stated before the present allocations were chosen by asking for sites for built development.It is not surprising that there are no new sites for open space as the question was not asked.Surely it should be, during the next stage.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

Policy EN1: Development of Open Space

Version: Publication LAPP

Late Rep

Consultee ID: 3545

Consultee Name: Local Nature Partnership (Carter R)

Representation number: 4904

SOUND

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

Consultation comment extract:

4904 (g) Land: we welcome the Open Space Network approach.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Policy EN1: Development of Open Space

Version: Publication LAPP

Late Rep

Consultee ID: 3545

Consultee Name: Local Nature Partnership (Carter R)

Representation number: 4917

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Respondee has confirmed they are content with approach.

Consultation comment extract:

We welcome the following changes that will be made to the LAPP and/or Policies Map as a result of the LNP's response:

4917

- Strengthening Policy EN1 with regard to increasing the area of open space.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Policy EN1: Development of Open Space

Version: Publication LAPP

Consultee ID: 3705

Consultee Name: Jockey Club (Rapleys)

Representation number: 4190

SOUND

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

Consultation comment extract:

4190

The JCR welcome the inclusion of 'white land' within the area to the north of the racecourse reflecting the areas of hardstanding and built form which exist, and allocation only of those areas which are green as 'Open Space Network'. However, it should be noted that even this allocated area of 'Open Space Network' includes the parade ring, and winners enclosure, and trackside lawn which are intensively managed grassed areas for the racecourse purposes. Notwithstanding this comment, the proposed change over the adopted Local Plan (i.e. the inclusion of 'white land') is welcomed.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3923>

Policy EN1: Development of Open Space

Version: Publication LAPP

Consultee ID: 3705

Consultee Name: Jockey Club (Rapleys)

Representation number: 4930

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:

4930

However, the designation of the Racecourse as part 'white land' and part 'Open Space Network' is of more concern. Policy EN1 referring to development of open space is negatively phrased to effectively refuse development unless land is assessed to be surplus to requirements and the development would not have a detrimental effect on the open space, environment, landscape character or wildlife value of the network as a whole; or if the development would enhance the open space network; or is for other types of sports or recreation provision or ancillary development associated with the open space and the need for which clearly outweighs the loss. Whilst this policy would allow some development in relation to the racecourse on part of the open space network it does not provide clarity or guidance.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3923>

Policy EN1: Development of Open Space

Version: Publication LAPP

Consultee ID: 3727
Consultee Name: Marstons (Peacock and Smith)
Representation number: 4390

**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 respondents comments.

Consultation comment extract:

4390

DRAFT POLICY EN1: DEVELOPMENT OF OPEN SPACE OBJECT – REQUEST REVISION TO PROPOSALS MAP (NORTH)

The eastern half of the site is identified as land falling within an Open Space Network.

The previous adopted Local Plan did not identify this area of land as part of an Open Space Network. The Local Plan Evidence base does not appear to identify a site appraisal section which has considered each site in detail and outlines the reason why land should be included within such a designation.

In regard to the objection site, the site is a vacant redevelopment site. Although car parking has been laid out on part of the site, the eastern portion of the site is simply grassed awaiting redevelopment. The site is in private ownership. It is not in formal or informal use as an Open Space at present. Furthermore, there is no public access across the grassed area at present as due to level differences the site is not on a desire line, and there are public footpaths which adjoin the site.

The site is not understood to benefit from any wildlife value, nor any ecological value which is required to be either preserved or enhanced. The site does not warrant annotation as being part of an Open Space network.

4390

Amendment Requested

The principle of Policy EN1 is not opposed. However, it is considered that there is no evidential base as to why this site should be designated for open space.

4390

- **Object to identification of the site as being partially within an Open Space Network (Draft Policy EN1);**

In regard to the objection site, the site is a vacant redevelopment site. Although car parking has been laid out on part of the site, the eastern portion of the site is simply grassed awaiting redevelopment. The site is in private ownership. It is not in formal or informal use as an Open Space at present. Furthermore, there is no public access across the grassed area at present as due to level differences the site is not on a desire line, and there are public footpaths which adjoin the site.

The site is not understood to benefit from any wildlife value, nor any ecological value which is required to be either preserved or enhanced. The site does not warrant annotation as being part of an Open Space network.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3941>

Policy EN1: Development of Open Space

Version: Publication LAPP

Consultee ID: 3741

Consultee Name: Tesco Stores (DPP UK)

Representation number: 4441

**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 respondents comments.

Consultation comment extract:

4441

- Draft Policy EN1 – Development of Open Space

The north-eastern proportion of the Top Valley Way CONI is proposed as land falling within an Open Space Network covered in draft policy EN1, as shown on the above extract, in addition to being part of the designated CONI.

Extension of this policy to this area of land is considered unsound as the Local Plan evidence base fails to identify a site appraisal section which has considered each site in detail and outlines the reason why land should be included within such a designation.

The site is currently a vacant redevelopment site (former pub 'The Royal Hunt' since demolished) which has been marketed for development. We understand that Marston's Inns and Taverns are now in advanced pre-application discussions with the Council for a public house/ family restaurant and will be making a planning application in the near future.

The Marston's proposal is in line with adopted local planning policy and designation of the site within the CONI. It is also in line with national planning policy, specifically Annex 2 to NPPF that states that main town centres will be acceptable in designated centres, such as this site, for;

4441

'Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).'

[our emphasis]

Furthermore, half of the proposed open space designation is a laid out as car park, the other half is simply grassed scrubland which is not in use of either formal or informal open space. There are no footpaths across the site and it holds no evidenced ecological value. As such it is considered that there is no evidential reason that the site should be designated as part of an Open Space network (draft policy EN1). Indeed the proposed open space designation runs counter to the designation of as a Centres of Neighbourhood Importance in the adopted and emerging Local Plan and removes an ability to provide improved services to the local community in a suitable location that accords with national planning policy.

To conclude there is no evidential basis for designation of the site for open space for protection through draft policy EN1, and with potential for redevelopment in line with adopted planning policy, i.e. no adopted open space designation, and national planning policy support, it is our view the designation is also unwarranted.

4441

- The proposed open space designated (EN1) at the north-eastern part of the Centres of Neighbourhood Importance allocation should be removed.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3956>

Policy EN1: Development of Open Space

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4621

SOUND

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

Consultation comment extract:

4621

22. Paragraph 5.2 emphasises the importance of the Open Space Network in helping to promote healthy lifestyles and improve wellbeing by encouraging walking and cycling and encouraging people to go outdoors and be more active. We agree with this, and the desirability of establishing a linked network of a range of open spaces.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

Policy EN1: Development of Open Space

Version: Publication LAPP

Consultee ID: 3783

Consultee Name: Biodiversity Greenspace

Representation number: 5071

**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:

5071 The canal itself is designated as a Local Wildlife Site and the banks as part of the Open Space Network in the new Local Plan. The open space within the site is also part of the existing OSN as protected under policy R1 of the Local Plan and would need to be retained or adequately replaced within a new development

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3984>

Policy EN1: Development of Open Space

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5376

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:

5376

Policy EN1: Development affecting open space

Paragraph 5.6 states, *"Some areas of open space can be threatening to use or not easily accessible, 'left over' space from previous development or located in areas which are otherwise adequately provided with better alternative spaces. Where these problems cannot be resolved, allowing limited development could help to consolidate or upgrade facilities and the quality of the Open Space network as a whole, by providing finance to upgrade other open spaces, modernise facilities, and ensure ongoing maintenance to a high standard. The benefits of such releases would need to be outweighed by any loss".*

.we
are concerned about possible misuse of this to facilitate otherwise inappropriate development on green space.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy EN1: Development of Open Space

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5377

SOUND

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

Consultation comment extract:

5377

Whist we see in principle this could be beneficial in some circumstances,

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy EN1: Development of Open Space

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5378

SOUND

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

Consultation comment extract:

5378

EN1 Policy wording –we welcome amendment to part 2 (development effecting greenspace) “...*should not have a detrimental effect on the open space, environmental, landscape character or wildlife value of the Network as a whole*”, which previously applied to part 1a is now extended to parts 1b and c. We **withdraw** our previous objection to the policy wording.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy EN1: Development of Open Space

Version: Revised Publication LAPP

Consultee ID: 838

Consultee Name: Sport England (Mr Steve Beard)

Representation number: 5191

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:

5191

1. The referenced Playing Pitch Strategy (PPS) is under review can this review be picked up in the publication version?

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5486>

Policy EN1: Development of Open Space

Version: Revised Publication LAPP

Consultee ID: 2357

Consultee Name: Mrs Lyne Mostyn

Representation number: 5120

N/A

Object/Support/Other? Other

Resolved? Yes

Sound? N/A

Formally withdrawn? No

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

Consultation comment extract:

5120

I believe it is even more important that areas or sanctuaries of wildlife habitat and wildlife corridors enabling them to travel from

5120

one sanctuary to another is of even more crucial importance. Not least because many people are covering their gardens over with pebbles slates etc.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5494>

Policy EN1: Development of Open Space

Version: Revised Publication LAPP

Consultee ID: 2837

Consultee Name: R Hawthorn

Representation number: 5125

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:

5125

I can understand that the Council is under Government pressure to find land for new housing; however the loss of recreation facilities is a betrayal of future citizens by reducing the quality of the environment.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5499>

Policy EN1: Development of Open Space

Version: Revised Publication LAPP

Consultee ID: 3818

Consultee Name: Network Rail

Representation number: 5212

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:

5212

Bestwood Sidings, Hucknall Lane, Bestwood

Network Rail own the above site which is partly within Nottingham local plan area (and partially within Ashfield Council area). The site is 2.08 ha in total and is located approximately 100 m north of the Moor Bridge Tram Stop.

**5212
cont**

The Nottingham local plan (part 2) proposals map shows Bestwood Sidings as being within the mineral safeguarding area and allocated as part of the network of open spaces supported by policy EN1. The area of the site located within Ashfield local plan area is not allocated.

Bestwood Sidings is operational railway land which benefits from permitted development rights granted under Part 8 and 18 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Access to the site is maintained adjacent to Millbank Place to access existing infrastructure.

Network Rail will be maintaining their operational use of this area of land; the land will not be made available as an area of open space nor will it necessarily retain the trees if further operational activity is proposed on the site. There can be no assumption that the site will fulfil the purposes of its open space designation. The allocation gives an unrealistic impression of the amount of open space available in the Bestwood parish area thus potentially reducing the need to provide enhancement within other adjacent development sites or on other open land.

Network Rail would ask that the open space network designation is removed from the site and object to the allocation as proposed.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5530>

Policy EN2: Open Space in New Development

Policy EN2: Open Space in New Development

Version: Publication LAPP

Consultee ID: 188

Consultee Name: Potter J

Representation number: 4261

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:

4261

ENs & EN5, HE1, IN2, MI1 & MI2 [un-protecting]
, these would be variously-unsound interpreted to the-council's own ends.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3827>

Policy EN2: Open Space in New Development

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4683

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:

4683

In relation to Policy EN2: Open Space in New Development, any open spaces created should comprise elements for people (playgrounds, sports pitches) as well as more informal open spaces (i.e. wildlife habitats). Therefore a reminder of this (with reference to paragraph 5.10, which defines open) in the text of policy EN2 is suggested.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN2: Open Space in New Development

Version: Publication LAPP

Consultee ID: 431
Consultee Name: Notts Wildlife Trust (Driver B)
Representation number: 4684

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Amendments made which fully meet respondees comments. Formal withdrawal given in letter see rep 5379.

Consultation comment extract:

4684

As with our comments on EN1 (part c), we would be concerned if 'enhancement' leads to loss of wildlife habitat for another open space use of lower biodiversity value, such as sports pitch. We recommend it is made clear at paragraph 5.19 that "circumstances where the location and physical characteristics of the site and the surrounding area preclude or restrict the creation of new publicly accessible or other open space" could include presence of wildlife sites.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN2: Open Space in New Development
Version: Publication LAPP

Consultee ID: 431
Consultee Name: Notts Wildlife Trust (Driver B)
Representation number: 4685

SOUND

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

Consultation comment extract:

4685 We welcome that future funding for new spaces is considered by this policy and at paragraph 5.18.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN2: Open Space in New Development
Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5379

SOUND

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

Consultation comment extract:

5379

Policy EN2: Open Space in New Development

We welcome recognition of 'informal' open space for wildlife in the supporting paragraphs and withdraw our objection.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy EN2: Open Space in New Development
Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5380

SOUND

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

Consultation comment extract:

5380

At paragraph 5.19 we welcome addition of presence of 'wildlife sites' may preclude creation of new open space; therefore, we would like to **withdraw** our objection.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy EN3: Playing fields and Sports Grounds

Policy EN3: Playing fields and Sports Grounds

Version: Publication LAPP

Consultee ID: 188

Consultee Name: Potter J

Representation number: 4262

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:

4262,

ENs & EN5, HE1, IN2, MI1 & MI2 [un-protecting]
, these would be variously-unsound interpreted to the-council's own ends.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3827>

Policy EN3: Playing fields and Sports Grounds
Version: Publication LAPP

Consultee ID: 838

Consultee Name: Sport England (Beard S)

Representation number: 4148

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:

4148

1. Evidence base- Sport England is pleased to see the Playing Pitch Strategy 2015 listed as part of the evidence base and also referenced with regard to policy EN3

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3830>

Policy EN3: Playing fields and Sports Grounds
Version: Publication LAPP

Consultee ID: 838
Consultee Name: Sport England (Beard S)
Representation number: 4738

**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:

4738

2. Evidence base – Sport England is disappointed and concerned that Sport and Physical Activity Strategy 2015 – 2019 is not referred to in the evidence base document, there is no apparent reference to the document in the policies nor the back ground built facilities work.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3830>

Policy EN3: Playing fields and Sports Grounds

Version: Publication LAPP

Consultee ID: 838

Consultee Name: Sport England (Beard S)

Representation number: 4742

SOUND

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

Consultation comment extract:

4742 4. Sport England supports the principle of policy EN3

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3830>

Policy EN3: Playing fields and Sports Grounds

Version: Publication LAPP

Consultee ID: 838

Consultee Name: Sport England (Beard S)

Representation number: 4743

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:

4743

– But is concerned that the first bullet point a) refers to and assessment to be undertaken, but the assessment has been carried out in terms of the PPS 2015, we are not sure if this should be reworded. The wording implies that further work is required

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3830>

Policy EN3: Playing fields and Sports Grounds

Version: Publication LAPP

Consultee ID: 838

Consultee Name: Sport England (Beard S)

Representation number: 4744

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:

4744 5. Sport England would support a section in policy EN3 or elsewhere as appropriate which supports the implementation of the PPS action plan and:

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3830>

Policy EN4: Allotments

Policy EN4: Allotments

Version: Publication LAPP

Consultee ID: 188

Consultee Name: Potter J

Representation number: 4263

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:

4263

ENs & EN5, HE1, IN2, MI1 & MI2 [un-protecting]
, these would be variously-unsound interpreted to the-council's own ends.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3827>

Policy EN4: Allotments

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4686

SOUND

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

Consultation comment extract:

	Policy EN4: Allotments
4686	Support
	We fully support policy EN4 in relation to allotments and, sub section 1(d) in particular, which states planning permissions which lead to loss of allotments will not be granted unless 'the proposed scheme can be accommodated without causing harm to the nature conservation value of the allotments'.

]

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN4: Allotments

Version: Publication LAPP

Consultee ID: 2659

Consultee Name: Archer R

Representation number: 4950

SOUND

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

Consultation comment extract:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3856>

Policy EN5: Development Adjacent to Waterways

Policy EN5: Development Adjacent to Waterways

Version: Publication LAPP

Consultee ID: 188

Consultee Name: Potter J

Representation number: 4264

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:

4264

ENs & EN5, HE1, IN2, MI1 & MI2 [un-protecting]
, these would be variously-unsound interpreted to the-council's own ends.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3827>

Policy EN5: Development Adjacent to Waterways

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4687

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:

4687

As a general comment in relation to EN5, we consider that some reference is required to Water Framework Directive requirements – we do note that this is included at CC3, see our comments above).

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN5: Development Adjacent to Waterways

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4688

**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:

4688

We also wish to draw your attention to, and suggest that a reference is included in the LAPP to the following document: Improving Water Quality Guidance for Local Authorities
<http://www.catchmentbasedapproach.org/local-authority-guidance-engaging-with-the-water-framework-directive>

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN5: Development Adjacent to Waterways
Version: Publication LAPP

Consultee ID: 431
Consultee Name: Notts Wildlife Trust (Driver B)
Representation number: 4689

SOUND

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

Consultation comment extract:

4689 The importance of waterways and their banks (for nature conservation) is recognised in relation to part b and at paragraphs 5.32 and 5.33 which we fully support.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN5: Development Adjacent to Waterways

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4690

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:

4690 Development should also encourage opening culverts (so called 'daylighting') (part d) and avoid the loss of open waterways (part e).

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN5: Development Adjacent to Waterways
Version: Publication LAPP

Consultee ID: 3723
Consultee Name: PlaceDynamix (Lynch A)
Representation number: 4578

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:

4578 Would like to see more emphasis on utilising underused or vacant land around both the River Trent and Canal network.

Nottingham Waterside

4578

With the World famous River Trent running through the City and a network of Canals Nottingham has somehow turned its back on its waterfront. Through the development of large track of light industrial and commercial development on the north side of the Trent a barrier between the southern neighbourhoods of West Bridgford and Clifton and the City Centre has emerged. The administrative boundaries may have reinforced this as the City Council have sought to retain employment opportunities within its boundaries and the release of housing land by Rushcliffe Council on the periphery of the urban area limiting the need to look at the more challenging central sites.

The need to take a fresh look at some of the older employment areas is as critical now as it was in the late 1990's when urban regeneration was pushed to the forefront of the political agenda. The shortage of housing and lack of housing choice together with a pressure to continue to expand the urban footprint of the City highlights the need to meet some of this demand on underused land close to existing facilities and transport networks. It also presents the opportunity to re-examine how Nottingham utilises its waterfront as a placemaking asset. This blue and green corridor should be celebrated and opened up for the residents of the city to enjoy. The inclusion of the site in the proposed list of housing sites is encouraging, but lessons have shown that a regeneration framework maybe required to unlock such sites.

A broader strategic overview of the City's built and natural assets is required with a long term plan for realisation the City's potential to grow 'from within' whilst enhancing the sense of place of the City.

opening venues and the famous tram bridge.

Whilst progress is being made in regenerating the waterfront along the Trent River it is this site that should be the catalyst. It is this site that will have the biggest impact on the perception of the City for visitors and residents alike. As a place making company with an interest in the City we have undertaken this visioning exercise in support of the City's planning policy ambitions.

- 4578** We are encouraged to see the site being put forward as part of the Local Plan review process. This is a good start which needs to be built upon through a strong vision and set of strong development guidelines to ensure that the site gets the quality of development its location deserves. In our view the existing guidelines that cover this area have become outdated and lack the strong vision needed. A successful development in this location will create a knock-on effect along the river and northwards towards the City Centre, helping to stitch back together the City's urban fabric.

Our Vision

In our scheme alone we anticipate the site yielding a capacity of around 43,000 sq.m GFA which can provide approximately 600 units based on a mix of apartments and townhouses. We feel it is important that a mix of dwellings is delivered, particularly in order to meet the shortage of family housing in the City. Development should be medium height housing with 3-4 storey's being the norm.

4578 We envisage an urban scheme with a mix of apartments and townhouses. New public spaces are proposed along with an extension to the Trent Valley Way that will connect the Trent and Lady Bay Bridge along the northern bank to complement the route on the southern bank. A small marina with canal boat berths could also be incorporated, anchoring the public space, increasing the high value water frontage available within the development whilst enhancing further the sense of place.

Streets should provide views to the river from Meadow Lane with the streets orientated to maximise the views to the river and public space. Car parking should be restricted to residents will limited visitor spaces provided. Car parking should be provided either in basement, under-croft or central to the development blocks. On street parking where provided should be configured to maximise the number of spaces whilst the overall design of the space should be sympathetic to the non-car user with public realm design key in reducing car dominance.

We propose the building line along the waters edge be fragmented to maximise the number of units with a water's view whilst reducing the visual dominance of the scheme when viewed from the south bank and two road bridges.



Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3939>

Policy EN5: Development Adjacent to Waterways
Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4622

SOUND

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

Consultation comment extract:

4622

23. The Forum supports EN5a with regard to development which is adjacent to, or contains, waterways, which will be expected to maintain, enhance or create suitable and safe public connections to, along and adjacent to waterway(s) for walking, cycling and maintenance.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

Policy EN5: Development Adjacent to Waterways

Version: Publication LAPP

Consultee ID: 3783

Consultee Name: Biodiversity Greenspace

Representation number: 5073

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	Amendments made which fully meet respondees comments

Consultation comment extract:

5073	I don't know whether it is possible to walk along this bank at present, and wouldn't be opposed to allowing public access along here, so long as the retained/created green corridor was of sufficient width to accommodate plenty of retained trees and scrub as well as a pathway behind so as to limit disturbance effects.
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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3984>

Policy EN5: Development Adjacent to Waterways
Version: Revised Publication LAPP

Late Rep

Consultee ID: 1540
Consultee Name: Environment Agency (Mr Rob Millbank)
Representation number: 5239

SOUND

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

Consultation comment extract:

5239

EA comments on Policies EN5 and EN6:

We have previously indicated our support for these policies, albeit with recommendations for minor alterations. Having reviewed the final wording of both policies we are content that they are both clear and concise, and ultimately sound.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5490>

Policy EN6: Biodiversity

Policy EN6: Biodiversity

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4691

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:

4691 We fully support inclusion of a biodiversity policy.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN6: Biodiversity

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4692

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Amendments made which fully meet respondents comments. See Rep 5393 confirming withdrawal.

Consultation comment extract:

4692

However, we don't think EN6 or supporting paragraphs 5.42 or 5.43 are strong enough to protect biodiversity.

Paragraph 5.42 states 'Policy EN6 above sets out that development should, in the first instance, try to avoid adversely affecting national and local designated nature conservation sites...'. We think this severely downgrades the importance of biodiversity and we think that the wording "in the first instance, try to avoid" should be removed and it should simply read: ***"Policy EN6 above sets out that development should avoid adversely affecting national and local designated nature conservation sites..."***

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN6: Biodiversity

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4693

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Amendments made to address respondent comments. See Rep 5393 confirming withdrawal.

Consultation comment extract:

4693

EN6 should also refer to the 'mitigation hierarchy (*NPPF para 113* 'Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks').

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN6: Biodiversity

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4694

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Amendments made to address respondent comments. See Rep 5393 confirming withdrawal.

Consultation comment extract:

4694

At EN6 part c we recommend replacing 'notable species' with 'protected species' and those identified as species of principal importance under Section 41 of the NERC Act.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN6: Biodiversity

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4695

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Amendments made to address respondent comments. See Rep 5393 confirming withdrawal.

Consultation comment extract:

Part c should refer back to NPPF Paragraph 118 wording, especially in relation to the fact that planning permission should be refused if adequate mitigation or compensation cannot be secured:

4695

“When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:” “... if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; “

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN6: Biodiversity

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4696

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:

4696

We welcome it has been recognised in the policy text that compensation should be considered a last resort

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN6: Biodiversity

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4697

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Amendments made to address respondent comments. See Rep 5393 confirming withdrawal.

Consultation comment extract:

4697

but without referring to the fact that planning permission could be refused. This gives the impression that the need for development could always outweigh the nature conservation value of the site, as long as mitigation or compensation is proposed. Furthermore, it is not solely the 'need for development' that has to be considered but the legislation in relation to protected sites and species and other Government policy and guidance.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN6: Biodiversity

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4698

N/A

Object/Support/Other? Other

Resolved? N/A

Sound? N/A

Formally withdrawn? Yes

Council comments No additional comments to make

Consultation comment extract:

4698

Paragraph 5.39 states that there are currently proposals to designate a Derbyshire / Nottinghamshire Nature Improvement Area, which may incorporate parts of Nottingham City, such as along the River Trent Corridor. The Trent corridor is a focal area for Nottinghamshire Wildlife Trust as part of our 'Living Landscapes' approach to deliver landscape-scale conservation with a number of partners. This will in turn help to implement the recommendations of the Lawton Review, in relation to nature conservation sites and the need for them to become bigger, better and

4698
cont.

more joined up. The LNP has also identified the Trent Corridor as a priority for biodiversity-led regeneration.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN6: Biodiversity

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4699

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:

4699 At paragraph 5.40 we note and welcome the references to relevant legislation and policy

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN6: Biodiversity

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4700

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Respondee comments assessed but no change made to the Plan. See Rep 5393 confirming withdrawal.

Consultation comment extract:

4700 [redacted] but the requirement for adherence to this is not made
clear in the main policy wording.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN6: Biodiversity
Version: Publication LAPP

Consultee ID: 431
Consultee Name: Notts Wildlife Trust (Driver B)
Representation number: 4701

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Respondee comments assessed but no change made to the Plan. See Rep 5393 confirming withdrawal.

Consultation comment extract:

4701

We are concerned about the inclusion of the final sentence of paragraph 5.40: "It is the responsibility of the developer to ensure that they do not contravene the regulations that aim to protect the species". Whilst at construction/ implementation stage this is very true, the supporting text fails to mention the Local Authority's responsibilities in the preceding text, especially in relation to the 'Biodiversity Duty' under the NERC Act <https://www.gov.uk/guidance/biodiversity-duty-public-authority-duty-to-have-regard-to-conserving-biodiversity> (note the NERC Act is mentioned but this is in the context of species/ habitats of 'principal importance').

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN6: Biodiversity

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4702

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:

4702 We support paragraph 5.41 in relation to wildlife outside of recognised sites and wildlife corridors.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN6: Biodiversity
Version: Publication LAPP

Consultee ID: 431
Consultee Name: Notts Wildlife Trust (Driver B)
Representation number: 4703

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Amendments made to address respondent comments. See Rep 5393 confirming withdrawal.

Consultation comment extract:

4703

In relation to paragraph 5.43, whilst it might be appropriate in some circumstances, we do not feel that biodiversity offsetting has developed fully as a concept and should not be widely promoted at the current time but if taken forward as an option it should be in line with the advice from the pilot project reports. Locally, although we were a pilot county, we understand no projects were taken forward in Nottinghamshire during the pilot project period (April 2012-April 2014) although much useful information was gained and will be used to inform any future development of this concept. The Report of the Biodiversity Offsetting Pilots has now been published and can be found at <http://randd.defra.gov.uk/Default.aspx?Menu=Menu&Module=More&Location=None&ProjectID=18229&FromSearch=Y&Publisher=1&SearchText=WC1051&SortString=ProjectCode&SortOrder=Asc&Paging=10#Description>

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN6: Biodiversity

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4704

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:

4704 [We support the text at paragraphs 5.44 and 5.45.]

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN6: Biodiversity

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4705

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Respondee comments assessed but no change made to the Plan. See Rep 5393 confirming withdrawal.

Consultation comment extract:

4705

We recommend including reference to British Standard BS42020 Biodiversity - Code of Practice for Planning and Development and the use of planning conditions or agreements to secure mitigation and compensation (as advised in the BS) and we would expect to see adequate monitoring and enforcement will be carried out.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN6: Biodiversity

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4706

**UNSOUND BUT
RESOLVED**

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

Consultation comment extract:

4706

We would like to query whether the checklist mentioned at paragraph 5.45 include features such as SUDS, bird and bat boxes and green or brown roofs, green walls etc, all of which are important components of mitigation/enhancement schemes in urban environments.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN6: Biodiversity

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (B Driver)

Representation number: 5089

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:

5089

We welcome that the development principles recognises:

"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."

We also agree with the sustainability appraisal in relation to the environment / biodiversity:

5089

Policy support:

- NPPF paragraphs 107, 109, 114, 117 and 118
- Nottingham City ACS (policy 16 and 17),
- Nottingham City Council Biodiversity Position Statement 2011-2020 'Ambitious for Wildlife'

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN6: Biodiversity
Version: Publication LAPP

Consultee ID: 431
Consultee Name: Notts Wildlife Trust (B Driver)
Representation number: 5091

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Amendments made to address respondent comments. See Rep 5393 confirming withdrawal.

Consultation comment extract:

5091 We would wish to be assured there would be no adverse impacts on the LWS during or post development. We would wish to see an adequate development buffer along the canal

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN6: Biodiversity
Version: Publication LAPP

Consultee ID: 431
Consultee Name: Notts Wildlife Trust (B Driver)
Representation number: 5094

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Respondee comments assessed but no change made to the Plan. See Rep 5393 confirming withdrawal.

Consultation comment extract:

5094

We would be supportive of a development that could *'provide opportunities to enhance biodiversity and habitats'* in the following way:

- Within the detailed plans we would wish to see significant green corridors provided, in particular along the Beeston Canal LWS. Whilst footpaths and cycleway are acceptable, we would wish to see undisturbed sections of canal provided as well. We suggest there could be opportunities for including an artificial otter holt or kingfisher nests in any such undisturbed sections. We would also wish to see that the banks of the canal are not over engineered to allow the continued presence of water voles.
- The canal and any other areas of green infrastructure should be subject to a biodiversity management plan. This could benefit a wide range of species. Specific measures for water voles should include maintenance of the grass sward at a correct height along the water course (i.e not mown too intensively).
- We would wish to see nesting provision for house sparrow and bat loft/ roosting units built into some of the new buildings. There are also opportunities for bat and bird boxes on existing mature trees.
- Brown or green roof and green walls could also be built into the design plans. There could be opportunities for wildlife if any suds ponds are included and designed carefully. Additional habitats that could be provided include native tree/ shrub planting and wildflower meadow(s).

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN6: Biodiversity

Version: Publication LAPP

Consultee ID: 802

Consultee Name: Natural England (Newman L)

Representation number: 4942

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:

	Policy EN6: Biodiversity
4942	Natural England supports this policy and the accompanying text which takes a positive approach to the protection of biodiversity. We are pleased the policy sets out the hierarchy of statutory and non-statutory sites in accordance with the advice set out in paragraph 117 of the National Planning Policy Framework (NPPF).

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3829>

Policy EN6: Biodiversity

Version: Publication LAPP

Consultee ID: 802

Consultee Name: Natural England (Newman L)

Representation number: 4943

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

4943 However the policy does not specifically refer to geological interests, although this is mentioned in the supporting text. The City area includes several important designated sites of geological interest; including Colwick Cutting SSSI and 19 Local Geological sites and therefore we consider the policy should be expanded to include biodiversity and geological interest.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3829>

Policy EN6: Biodiversity

Version: Publication LAPP

Consultee ID: 802

Consultee Name: Natural England (Newman L)

Representation number: 4944

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:

4944

We are pleased the policy adopts the principles of the mitigation hierarchy at criteria c.
Paragraph 118 of the NPPF sets out how this should be applied:

If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3829>

Policy EN6: Biodiversity

Version: Publication LAPP

Consultee ID: 802

Consultee Name: Natural England (Newman L)

Representation number: 4945

**UNSOUND BUT
RESOLVED**

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

Consultation comment extract:

4945

Whilst we acknowledge it is for the LPA to determine what may be of relevance, Natural England is of the opinion this policy should be considered in the context of the potential harm to biodiversity of any type, and which may be important in the local situation. The term should not be used to apply arbitrary thresholds such as only applying to local wildlife sites or priority habitats and species, therefore we consider the policy should be amended to include all biodiversity that could be at potential significant harm from development.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3829>

Policy EN6: Biodiversity

Version: Publication LAPP

Consultee ID: 802

Consultee Name: Natural England (Newman L)

Representation number: 4946

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:

4946

We are pleased the plan seeks compensation, for all residual effects on biodiversity which will help to meet the aspiration of the NPPF of minimising impacts on biodiversity and providing net gains in biodiversity where possible (para 109). We are pleased the policy indicates how this may be achieved ie. using off-site measures and we recommend compensation is delivered in way which supports your strategic approach to enhancing the natural environment.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3829>

Policy EN6: Biodiversity
Version: Publication LAPP

Consultee ID: 802
Consultee Name: Natural England (Newman L)
Representation number: 4947

N/A

Object/Support/Other?	Other
Resolved?	Yes
Sound?	N/A
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

4947 However
as the Defra Biodiversity Offsetting pilot has now finished it is not clear if the City will continue to use this approach as a delivery mechanism to secure any compensation requirements.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3829>

Policy EN6: Biodiversity

Version: Publication LAPP

Consultee ID: 838

Consultee Name: Sport England (Beard S)

Representation number: 4740

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:

4740

- EN6 Access to waterways

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3830>

Policy EN6: Biodiversity

Version: Publication LAPP

Consultee ID: 3490

Consultee Name: Huggon T

Representation number: 4886

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:

4886

6.6.New principles are emerging. Eg.No sites have yet been identified for biodiversity offsetting.With all this new built development there are bound to be occasions when offsetting is inevitable.Where?

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

Policy EN6: Biodiversity
Version: Publication LAPP

Late Rep

Consultee ID: 3545
Consultee Name: Local Nature Partnership (Carter R)
Representation number: 4894

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:

4894 (c) Species: We also welcome the reference to locally identified priority habitats and species and to the adoption of Notts. Biodiversity Action Plan

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Policy EN6: Biodiversity
Version: Publication LAPP

Late Rep

Consultee ID: 3545
Consultee Name: Local Nature Partnership (Carter R)
Representation number: 4895

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Respondee has confirmed they are content with approach.

Consultation comment extract:

However, the most critical species and their spatial distribution have not been identified or mapped. *This is a significant omission.*

4895 Can you confirm the location and distribution of any priority species and the combined impact from all the proposed developments?

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Policy EN6: Biodiversity
Version: Publication LAPP

Late Rep

Consultee ID: 3545
Consultee Name: Local Nature Partnership (Carter R)
Representation number: 4902

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:

4902

(f) Sub-soils: We acknowledge Policies HE1 and EN6 stating that Archaeological Constraints Areas and Local Geological Sites will be protected.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Policy EN6: Biodiversity
Version: Publication LAPP

Late Rep

Consultee ID: 3545
Consultee Name: Local Nature Partnership (Carter R)
Representation number: 4918

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Respondee has confirmed they are content with approach.

Consultation comment extract:

4918

We welcome the following changes that will be made to the LAPP and/or Policies Map as a result of the LNP's response:

- Amending the justification text of Policy EN6 to refer to the NPPF commitment to halt the overall decline in biodiversity.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Policy EN6: Biodiversity
Version: Publication LAPP

Consultee ID: 3783
Consultee Name: Biodiversity Greenspace
Representation number: 5072

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made to address respondee comments.

Consultation comment extract:

5072 must be retained as semi-natural open space and the built development should not create a barrier for movement of wildlife along this stretch of waterway The bank along the canal

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3984>

Policy EN6: Biodiversity

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5381

SOUND

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

Consultation comment extract:

5381

Policy EN6: Biodiversity

We welcome the amendments to the wording of biodiversity policy wording and supporting text. Including:

- Policy wording - Addition of protection for geological sites

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy EN6: Biodiversity

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5382

SOUND

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

Consultation comment extract:

Policy EN6: Biodiversity

We welcome the amendments to the wording of biodiversity policy wording and supporting text. Including:

5382

- Policy wording - References to mitigation and, as a last resort, compensation being pulled out separately/ elevated in the number hierarchy

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy EN6: Biodiversity

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5383

SOUND

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

Consultation comment extract:

Policy EN6: Biodiversity

We welcome the amendments to the wording of biodiversity policy wording and supporting text. Including:

- 5383**
 - Paragraph 5.37 – Addition of reference to ecological networks

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy EN6: Biodiversity

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5384

SOUND

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

Consultation comment extract:

Policy EN6: Biodiversity

We welcome the amendments to the wording of biodiversity policy wording and supporting text. Including:

5384

- Paragraph 5.39 – Recognition of River Trent as a strategic Green Infrastructure corridor

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy EN6: Biodiversity

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5385

SOUND

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

Consultation comment extract:

Policy EN6: Biodiversity

We welcome the amendments to the wording of biodiversity policy wording and supporting text. Including:

5385

- Paragraph 5.42- Removal of '*in the first instance try to*'

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy EN6: Biodiversity

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5386

SOUND

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

Consultation comment extract:

Policy EN6: Biodiversity

We welcome the amendments to the wording of biodiversity policy wording and supporting text. Including:

5386

- Paragraph 5.43 – We welcome inclusion of, where impacts cannot be avoided, *permissions may be refused*, in line with NPPF and the updates when referring to the Defra Biodiveristy Offsetting pilot.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy EN6: Biodiversity
Version: Revised Publication LAPP

Consultee ID: 431
Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)
Representation number: 5387

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Amendments made which may partially or fully address respondents comments.

Consultation comment extract:

5387

We suggest the following grammatical correction at paragraph 5.40: The Conservation of Habitats and Species Regulations 2010

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy EN6: Biodiversity

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5388

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Amendments made which may partially or fully address respondents comments.

Consultation comment extract:

5388

With reference to paragraph 5.40, whilst the developer clearly has a role to ensure that they do not contravene the regulations that aim to protect the species, there is still no reference to the Local Authority's 'Biodiversity Duty' under the NERC Act and the role they have to play in this regard. For further information see <https://www.gov.uk/guidance/biodiversity-duty-public-authority-duty-to-have-regard-to-conserving-biodiversity>. We recognise that the NERC Act is mentioned in the document but this is in the context of species/ habitats of 'principal importance'.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy EN6: Biodiversity

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5389

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Amendments made which may partially or fully address respondees comments.

Consultation comment extract:

5389

We advise that paragraph 5.44 should include a reference to both protected and priority species and habitats (also referred to as 'species and habitats of principal importance'), as well as 'notable species' and habitats, as guided by the Nottinghamshire Biodiversity Action Plan's lists of species and habitats of concern in Nottinghamshire. All these 'designations' are correctly identified and explained at paragraph 5.40.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy EN6: Biodiversity

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5390

SOUND

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

Consultation comment extract:

5390

We wish to reiterate that, whilst we support the text at paragraphs 5.44 and 5.45,

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy EN6: Biodiversity
Version: Revised Publication LAPP

Consultee ID: 431
Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)
Representation number: 5391

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:

5391

we recommend including a reference to British Standard BS42020 Biodiversity - Code of Practice for Planning and Development and the use of planning conditions or agreements to secure mitigation and compensation (as advised in the BS).

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy EN6: Biodiversity

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5392

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:

5392

We would also expect to see adequate monitoring and enforcement will be carried out, to ensure compliance with any agreed biodiversity mitigation or compensation scheme.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy EN6: Biodiversity

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5393

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	Yes
Council comments	No additional comments to make. Original objections to the policy formally withdrawn.

Consultation comment extract:

5393

We are happy with the majority of the modifications to EN6 so we **withdraw** our objection.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy EN6: Biodiversity
Version: Revised Publication LAPP

Consultee ID: 802
Consultee Name: Natural England (Ms Roslyn Deeming)
Representation number: 5473

SOUND

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

Consultation comment extract:

5473 Natural England supports the proposed changes to policy EN6: Biodiversity, which incorporates our advice made at the previous consultation stage of the Plan.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5498>

Policy EN6: Biodiversity

Version: Revised Publication LAPP

Consultee ID: 802

Consultee Name: Natural England (Ms Roslyn Deeming)

Representation number: 5474

SOUND

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

Consultation comment extract:

5474 We welcome the inclusion of Local Geological Sites at point 2b which complies with the guidance set out in paragraph 117 of the National Planning Policy Framework (NPPF) that aims to prevent harm to geological conservation interests.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5498>

Policy EN6: Biodiversity
Version: Revised Publication LAPP

Consultee ID: 802
Consultee Name: Natural England (Ms Roslyn Deeming)
Representation number: 5475

SOUND

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

Consultation comment extract:

5475 We also welcome the addition of paragraph 3 which sets out more clearly the avoidance-mitigation-compensation hierarchy which follows the advice in paragraph 118 of the NPPF.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5498>

Policy EN6: Biodiversity
Version: Revised Publication LAPP

Late Rep

Consultee ID: 1540
Consultee Name: Environment Agency (Mr Rob Millbank)
Representation number: 5240

SOUND

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

Consultation comment extract:

5240

EA comments on Policies EN5 and EN6:

We have previously indicated our support for these policies, albeit with recommendations for minor alterations. Having reviewed the final wording of both policies we are content that they are both clear and concise, and ultimately sound.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5490>

Policy EN7: Trees

Policy EN7: Trees

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4707

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:

4707

We recommend that under surveys, specific reference is made to wildlife and bat /bird surveys.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN7: Trees
Version: Publication LAPP

Consultee ID: 431
Consultee Name: Notts Wildlife Trust (Driver B)
Representation number: 4708

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

4708

In relation to development resulting in the loss or deterioration of Ancient Woodland (part 4), we recommend including reference to Government Standing Advice <https://www.gov.uk/guidance/ancient-woodland-and->

Copy of the whole original consultation response can be found here:
<http://documents.nottinghamcity.gov.uk/download/3832>

Policy EN7: Trees

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4774

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:

We note **Para 5.1 to 5.8, Policies EN1 to EN7** and the paragraphs contained within them.

4774

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

Policy EN7: Trees

Version: Publication LAPP

Late Rep

Consultee ID: 3545

Consultee Name: Local Nature Partnership (Carter R)

Representation number: 4919

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Respondee has confirmed they are content with approach.

Consultation comment extract:

We welcome the following changes that will be made to the LAPP and/or Policies Map as a result of the LNP's response:

4919

- Amending the justification text of Policy EN7 to echo the NPPF with regard to the irreplaceability of Ancient Woodland and aged and veteran trees.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Policy EN7: Trees

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5394

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:

5394

Policy EN7: Trees

In relation to development resulting in the loss or deterioration of Ancient Woodland (part 4), we remain of the view that clear guidance should be provided on **how** the benefits of the development would be assessed to see if they outweigh the value of ancient woodland, as otherwise this cannot act as a protective policy.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy EN7: Trees

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5395

SOUND

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

Consultation comment extract:

5395

In relation to ancient woodland, we welcome the addition to paragraph 5.51 in relation to recognising their high value and that any losses to ancient woodland and veteran trees are irreversible.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy EN7: Trees

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5396

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:

5396

We query whether a paragraph is required to explain two important issues currently being managed are tree diseases and impact of climate change on trees and woodlands. We would wish to see the council proactively working towards overcoming such significant challenges which we are currently facing, in order to make Nottingham City's woodlands more resilient.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy EN7: Trees

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5397

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:

5397

We still recommend that specific reference is made to wildlife and bat /bird surveys.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy MI1: Minerals Safeguarding Area

Policy MI1: Minerals Safeguarding Area

Version: Publication LAPP

Consultee ID: 188

Consultee Name: Potter J

Representation number: 4267

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:

Numerous policy proposals: the ENS & EN5, HE1, IN2, MI1 & MI2 [un-protecting]
, these would be variously-unsound interpreted to the-council's own ends.

4267

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3827>

Policy MI1: Minerals Safeguarding Area

Version: Publication LAPP

Consultee ID: 2792

Consultee Name: The Coal Authority (Bust R)

Representation number: 4157

SOUND

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

Consultation comment extract:

4157

Representation No.1

Site/Policy/Paragraph/Proposal – Policy MI1 – Minerals Safeguarding Area

Test of Soundness

Positively Prepared	Justified	Effective	Consistency to NPPF	Legal & Procedural Requirements Inc. Duty to Cooperate
✓	✓	✓	✓	✓

Support – The Coal Authority fully supports Policy MI1, which defines a Mineral Safeguarding Area on the Policies Map, based upon the defined surface coal resource areas previously notified by The Coal Authority. The Policy sets out appropriate tests, including the potential for prior extraction of the mineral resource, to ensure that this nationally significant mineral resource is not unnecessarily sterilised by non-mineral development, in line with the requirements of paragraphs 143, 144 and 163 of the NPPF.

4157

The approach to addressing coal resource and mining legacy issues in the Land and Planning Policies Document has been developed as a result of ongoing constructive discussions between the Local Planning Authority and The Coal Authority.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3861>

Policy MI1: Minerals Safeguarding Area

Version: Publication LAPP

Consultee ID: 2792

Consultee Name: The Coal Authority (Bust R)

Representation number: 4812

N/A

Object/Support/Other?	Other
Resolved?	Yes
Sound?	N/A
Formally withdrawn?	No
Council comments	Minor amendment made

Consultation comment extract:

4812	Comment – The text refers to Figure 5, this would appear to actually be Figure 3
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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3861>

Policy MI1: Minerals Safeguarding Area

Version: Publication LAPP

Consultee ID: 3219

Consultee Name: Notts County Council (Wilson N)

Representation number: 4843

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:

4843

- Paragraph 5.59 makes reference to a Figure 5 that details various mineral resources, but there is no Figure 5 within the Part 2 document. It is assumed that this should be Map 7 from the background paper. The County Council consider that it would be very useful for this map to be included within the Part 2 document as it provides the details that applicants will need in demonstrating whether the economic value of the resource in line with Policy MI1. Restoration, After-use and Aftercare

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3870>

Policy MI1: Minerals Safeguarding Area

Version: Publication LAPP

Late Rep

Consultee ID: 3545

Consultee Name: Local Nature Partnership (Carter R)

Representation number: 4906

SOUND

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

Consultation comment extract:

4906 (h) Minerals: We welcome the references in MI1 and M13 with regard to Safeguarding Minerals and Hydrocarbons, and the inclusion on the Policies Map of the safeguarding areas.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Policy MI1: Minerals Safeguarding Area

Version: Revised Publication LAPP

Consultee ID: 133

Consultee Name: Heaton Planning Limited (Jenna Conway)

Representation number: 5117

SOUND

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

Consultation comment extract:

5117 [including mineral specific policy to safeguard known mineral resource.] We also support the Council in

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5479>

Policy MI1: Minerals Safeguarding Area

Version: Revised Publication LAPP

Consultee ID: 133

Consultee Name: Heaton Planning Limited (Jenna Conway)

Representation number: 5118

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:

5118

The NPPF (para 143) is clear that in preparing Local Plans, Local Planning Authorities should, 'define Minerals Safeguarding Areas and adopt appropriate policies in order that known locations of specific mineral resources of local and national importance are not needlessly sterilised...'. However, paragraph 143 of the NPPF expands further than this and states that in preparing Local Plans, Local Planning Authorities should, 'safeguard existing, planned and potential sites for concrete batching, the manufacture of coated materials, other concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material'.

In light of the above, it is considered that the Plan and specifically Policy MI1 should contain reference to a requirement to safeguard both mineral resources and mineral associated infrastructure. We consider this is needed in order for the Local Plan to be made sound and compliant with the requirements of the NPPF.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5479>

Policy MI1: Minerals Safeguarding Area

Version: Revised Publication LAPP

Consultee ID: 182

Consultee Name: The Coal Authority (Melanie Lindsley)

Representation number: 5133

SOUND

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

Consultation comment extract:

5133

Representation No.1

Policy – Policy MI1 – Minerals Safeguarding Area

Test of Soundness

Positively Prepared	Justified	Effective	Consistency to NPPF	Legal & Procedural Requirements Inc. Duty to Cooperate
✓	✓	✓	✓	✓

Support – The Coal Authority supports the inclusion of Policy MI1, which defines a Mineral Safeguarding Area on the Policies Map, based upon the defined surface coal resource areas previously notified by The Coal Authority. The Policy sets out appropriate tests, including the potential for prior extraction of the mineral resource, to ensure that this nationally significant mineral resource is not unnecessarily sterilised by non-mineral development, in line with the requirements of paragraphs 143, 144 and 163 of the NPPF.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5480>

Policy MI2: Restoration, After-use and After-care

Policy MI2: Restoration, After-use and After-care

Version: Publication LAPP

Consultee ID: 188

Consultee Name: Potter J

Representation number: 4268

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:

4268

ENs & EN5, HE1, IN2, MI1 & MI2 [un-protecting]
, these would be variously-unsound interpreted to the-council's own ends.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3827>

Policy MI2: Restoration, After-use and After-care

Version: Publication LAPP

Consultee ID: 431
Consultee Name: Notts Wildlife Trust (Driver B)
Representation number: 4709

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Amendments made which may partially or fully address respondents comments. See Rep 5398 confirming withdrawal.

Consultation comment extract:

This policy should be more strongly worded to ensure that any minerals development delivers a net gain in biodiversity as required under the NPPF. The current policy wording does not prioritise biodiversity-led restoration and should do so both as a matter of principle and also to be consistent with the Nottinghamshire Minerals Local Plan. NWT expects the wording to be as follows;

*"Proposals for minerals development will be supported (subject to other policies of the Local Plan) where it can be demonstrated that the scheme **would** allow an appropriate phased sequence of extraction, restoration, after-use and after-care which will enable long-term maintenance and enhancement of the environment, and where the restoration prioritises the delivery of priority habitats".*

"After-use

4709

4. All proposals for after-use should prioritise habitat creation of Sn41 habitats, applicants will be required to demonstrate how proposals contribute to the delivery of the City Council's biodiversity objectives for wildlife.

The restoration of former mineral sites to agriculture is a low priority, when very substantial sums of public money are being used to take farmland out of agricultural production, as is currently the case. Mineral sites offer unprecedented opportunities for the restoration of high priority habitats, which can be achieved whilst also protecting best and most versatile soils (which is the national policy requirement, not the use of the soils for agriculture), NWT would therefore expect to see point 5 removed from the policy.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Policy MI2: Restoration, After-use and After-care

Version: Publication LAPP

Consultee ID: 802

Consultee Name: Natural England (Newman L)

Representation number: 4948

SOUND

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

Consultation comment extract:

4948

Policy MI2: Restoration, After-use and After-care

We are pleased the policy encourages restoration schemes to deliver environmental enhancement. Minerals developments should protect and enhance biodiversity, seeking to deliver net gain. Restoration schemes should maximise opportunities to contribute to the recreation of priority habitats, ecosystems and GI. Restoration of mineral developments in the City should contribute to national and local biodiversity targets for priority species and habitats and where appropriate the aims and objectives Trent & Tame River Valleys for landscape scale restoration of wetland habitats in the Trent Valley.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3829>

Policy MI2: Restoration, After-use and After-care
Version: Publication LAPP

Consultee ID: 2792
Consultee Name: The Coal Authority (Bust R)
Representation number: 4813

SOUND

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

Consultation comment extract:

Representation No.2				
Site/Policy/Paragraph/Proposal – Policy MI2 – Restoration, After-use and After-care				
Positively Prepared	Justified	Effective	Consistency to NPPF	Legal & Procedural Requirements Inc. Duty to Cooperate
✓	✓	✓	✓	✓

Support – The Coal Authority fully supports Policy MI2, ensuring effective restoration of mineral sites is a fundamental aspect which underpins whether the mineral extraction is acceptable in principle in the first place.

Representation No.3 Coal Authority has since confirmed that these two reps are the same - see attached email - therefore only 1 rep.

Site/Policy/Paragraph/Proposal – Policy MI2 – Restoration, After-use and After-care

Positively Prepared	Justified	Effective	Consistency to NPPF	Legal & Procedural Requirements Inc. Duty to Cooperate
✓	✓	✓	✓	✓

Support – The Coal Authority fully supports Policy MI2, ensuring effective restoration of mineral sites is a fundamental aspect which underpins whether the mineral extraction is acceptable in principle in the first place.

4813 cont You are correct; Representation 2 and 3 are duplicates.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3861>

Policy MI2: Restoration, After-use and After-care
Version: Publication LAPP

Consultee ID: 3219
Consultee Name: Notts County Council (Wilson N)
Representation number: 4844

**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:

4844 - The County Council is unsure of the rationale behind point 5 of the policy only applying to agricultural after-use; management of soils and drainage, access, hedges and fences are applicable to after-uses wider than agriculture. Hydrocarbon

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3870>

Policy M12: Restoration, After-use and After-care
Version: Publication LAPP

Consultee ID: 3219
Consultee Name: Notts County Council (Wilson N)
Representation number: 4858

**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:

4858

Policy M12 (Minerals – Restoration, After-use and After-care) - paragraph 5.69 – the following could be added - “Recommended landscape actions for the relevant policy zone should be implemented where appropriate. Native species should be used in restoration as recommended in the species list for that character area”.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3870>

Policy MI2: Restoration, After-use and After-care
Version: Revised Publication LAPP

Consultee ID: 182

Consultee Name: The Coal Authority (Melanie Lindsley)

Representation number: 5134

SOUND

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

Consultation comment extract:

5134

Representation No.2

Policy – Policy MI2 – Restoration, After-use and After-care

5134
cont

Positively Prepared	Justified	Effective	Consistency to NPPF	Legal & Procedural Requirements Inc. Duty to Cooperate
✓	✓	✓	✓	✓

Support – The Coal Authority supports the inclusion of Policy MI2, which seeks to ensure effective restoration of mineral sites as a fundamental aspect which underpins whether the mineral extraction is acceptable in principle in the first place.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5480>

Policy MI2: Restoration, After-use and After-care
Version: Revised Publication LAPP

Consultee ID: 188
Consultee Name: Mr J Potter
Representation number: 5180

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:

5180

Rightful concerns (objections) - re: restoration and/or waste, A20 -
about proposed policy MI2: not being so robust compared to MI3: .

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5481>

Policy MI2: Restoration, After-use and After-care
Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5398

SOUND

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

Consultation comment extract:

5398

Policy MI2: Restoration, After-use and Aftercare

We welcome the amendments made and **withdraw** our objections to the policy

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy MI2: Restoration, After-use and After-care
Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5399

SOUND

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

Consultation comment extract:

5399

Policy MI2: Restoration, After-use and Aftercare

We welcome the amendments made and **withdraw** our objections to the policy

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy MI2: Restoration, After-use and After-care
Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5400

SOUND

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

Consultation comment extract:

5400

Policy MI2: Restoration, After-use and Aftercare

We welcome the amendments made and **withdraw** our objections to the policy

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

Policy MI3: Hydrocarbons

Policy MI3: Hydrocarbons

Version: Publication LAPP

Consultee ID: 2792

Consultee Name: The Coal Authority (Bust R)

Representation number: 4815

**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:

Representation No.4					
Site/Policy/Paragraph/Proposal – Policy MI3 – Hydrocarbons					
4815	Positively Prepared	Justified	Effective	Consistency to NPPF	Legal & Procedural Requirements Inc. Duty to Cooperate
	✓	✓	?	✓	✓
4815 cont	We consider that the Policy and accompanying text in paragraph 5.83 make an assumption that restoration will only be necessary after production (extraction) ceases.				
	It should be borne in mind that the three stages are distinct and cessation of the activity could occur after any of the stages, where restoration may then need to be secured.				
4815	Change Suggested – Amend criterion 5 of the Policy to read:				
	<i>“All applications for hydrocarbon development should be accompanied by details of how the site would be restored <u>at each stage</u> back to its original use once the development is no longer required.”</i>				
4815	Reason – In order to ensure that restoration can be secured at whatever point in the process that the development may cease				

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3861>

Policy MI3: Hydrocarbons

Version: Publication LAPP

Consultee ID: 2792

Consultee Name: The Coal Authority (Bust R)

Representation number: 4816

SOUND

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

Consultation comment extract:

4816

Comment – Whilst The Coal Authority do not object to the overall intent of Policy MI3 which follows the NPPF approach of setting out a framework for the three stages, namely exploration, appraisal and production.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3861>

Policy MI3: Hydrocarbons

Version: Publication LAPP

Consultee ID: 3219

Consultee Name: Notts County Council (Wilson N)

Representation number: 4845

**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:

4845

- The County Council is unsure why point 6 of the policy is contained under the heading of 'restoration' as it is not applicable to this stage of the process.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3870>

Policy MI3: Hydrocarbons

Version: Publication LAPP

Late Rep

Consultee ID: 3545

Consultee Name: Local Nature Partnership (Carter R)

Representation number: 4907

SOUND

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

Consultation comment extract:

4907

(h) Minerals: We welcome the references in MI1 and M13 with regard to Safeguarding Minerals and Hydrocarbons, and the inclusion on the Policies Map of the safeguarding areas. However it is unclear if the Minerals safeguarding map applies to safeguarding of hydrocarbons assets.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Policy MI3: Hydrocarbons
Version: Revised Publication LAPP

Consultee ID: 182
Consultee Name: The Coal Authority (Melanie Lindsley)
Representation number: 5135

SOUND

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

Consultation comment extract:

5135
&
5136

Representation No.3

Policy – Policy MI3 – Hydrocarbons

Positively Prepared	Justified	Effective	Consistency to NPPF	Legal & Procedural Requirements Inc. Duty to Cooperate
✓	✓	✓	✓	✓

Support – The Coal Authority supports the changes made to this policy and is pleased to see that it takes into account the comments we previously made.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5480>

Policy MI3: Hydrocarbons
Version: Revised Publication LAPP

Consultee ID: 182
Consultee Name: The Coal Authority (Melanie Lindsley)
Representation number: 5136

SOUND

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

Consultation comment extract:

5135
&
5136

Representation No.3

Policy – Policy MI3 – Hydrocarbons

Positively Prepared	Justified	Effective	Consistency to NPPF	Legal & Procedural Requirements Inc. Duty to Cooperate
✓	✓	✓	✓	✓

Support – The Coal Authority supports the changes made to this policy and is pleased to see that it takes into account the comments we previously made.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5480>

Policy MI3: Hydrocarbons

Version: Revised Publication LAPP

Consultee ID: 182

Consultee Name: The Coal Authority (Melanie Lindsley)

Representation number: 5137

SOUND

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

Consultation comment extract:

5137

Representation No.4

Paragraph 5.80

Support – We are pleased to see this paragraph now includes a sentence which acknowledges that the details of restoration are required at all stages as it is possible to cease the activities at any point in the process.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5480>

Policy IN2: Land Contamination, Instability and Pollution

Policy IN2: Land Contamination, Instability and Pollution

Version: Publication LAPP

Consultee ID: 188

Consultee Name: Potter J

Representation number: 4266

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:

4266
[redacted] ENs & EN5, HE1, IN2, MI1 & MI2 [un-protecting]
[redacted], these would be variously-unsound interpreted to the-council's own ends.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3827>

Policy IN2: Land Contamination, Instability and Pollution

Version: Publication LAPP

Consultee ID: 1540

Consultee Name: Environment Agency (Pitts A)

Representation number: 5060

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:

5060

Groundwater & Contaminated Land

The Imperial Tobacco factory is located directly over a former landfill site known as Lenton Lane Tip. There are limited details regarding the waste deposited at the site and

how long the site was operational, but household and industrial wastes were known to have been deposited at the site. A significant amount of redevelopment has occurred on the former landfill and extensive gas protection/extraction measures have been installed and within the current buildings constructed on the site.

5060

The site is on part of the former landfill site known as Lenton Lane Tip (reference 6/U/004/53NE). Any operations at this landfill would have ceased prior to the implementation of licensing under the Control of Pollution Act 1974. Additional information may be supplied by the former operators of the site, Nottingham City Council.

Redevelopment of site will need to take into account the presence of the underlying landfill and any pollution that may have occurred from the historic tobacco operations.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3840>

Policy IN2: Land Contamination, Instability and Pollution
Version: Publication LAPP

Consultee ID: 1540
Consultee Name: Environment Agency (Pitts A)
Representation number: 5061

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:

5061

protecting water resources for future use. The site is located within source protection zone 3 and is underlain by aquifer, where groundwater is sensitive to pollution. The submission on an environmental assessment that considers the impacts on groundwater and to human health will be required prior to any development commencing on the site.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3840>

Policy IN2: Land Contamination, Instability and Pollution
Version: Publication LAPP

Consultee ID: 1540
Consultee Name: Environment Agency (Pitts A)
Representation number: 5062

SOUND

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

Consultation comment extract:

5062

The redevelopment of this brownfield sites is encouraged as it provides an opportunity to manage areas of contamination that would otherwise continue to present a risk to our environment, controlled waters and human health.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3840>

Policy IN2: Land Contamination, Instability and Pollution

Version: Publication LAPP

Consultee ID: 2792
Consultee Name: The Coal Authority (Bust R)
Representation number: 4817

**UNSOUND BUT
RESOLVED**

Object/Support/Other? Object
Resolved? Yes
Sound? Unsound but resolved
Formally withdrawn? No
Council comments Changes made to meet consultee concerns.

Consultation comment extract:

Representation No.5					
Site/Policy/Paragraph/Proposal – Policy IN2 – Land Contamination, Instability and Pollution					
Positively Prepared	Justified	Effective	Consistency to NPPF	Legal Requirements & Cooperate	Procedural Inc. Duty to
✓	✓	X	✓	✓	

4818 **Object** – The Coal Authority supports the objectives of Policy IN2, in seeking to ensure that land instability is properly addressed. However some of the wording needs to be amended to make the policy effective. In the restructure of the plan from the preferred options stage, the previous wording from Policy DM53 on land instability has not found its way into Policy IN2.

4817 **Change Suggested** – Amend Policy IN2 to read:

“1. Planning permission will be granted for development where it addresses any existing land contamination, pollution or instability (for instance that brought about by mining or other industrial legacy) through appropriate remediation and/or mitigation measures which ensure that:

a) the site is suitable and safe for the proposed use; and

b) there is no actual or unacceptable risk of future pollution or instability (including to the natural environment) within the site or to the surrounding area.

2. Where development has the potential to give rise to future or continuing pollution, contamination or instability, planning permission will be granted (subject to appropriate conditions) where the following can be demonstrated:

...g) for development affected by land instability a desk based study has been undertaken to establish whether there may be the potential for instability on the site; and where the potential has been established, appropriate investigations and remediation necessary to make the site suitable for the intended use are secured.”

Reason – To ensure that development proposals in these areas to afford due consideration to ground conditions, in line with the requirements of paragraphs 109, 120, 121 and 166 of the NPPF

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3861>

Policy IN2: Land Contamination, Instability and Pollution
Version: Publication LAPP

Consultee ID: 2792
Consultee Name: The Coal Authority (Bust R)
Representation number: 4818

**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:

4818 | → The Coal Authority supports the objectives of Policy IN2, in seeking to ensure that land instability is properly addressed.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3861>replave

Policy IN2: Land Contamination, Instability and Pollution
Version: Publication LAPP

Consultee ID: 3219

Consultee Name: Notts County Council (Wilson N)

Representation number: 5113

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:

5113

Minerals

The Nottingham Aligned Core Strategy states that minerals matters will be dealt with in Part 2 and that the following matters will be covered (paragraphs 1.3.11-12):

- The designation of Minerals Safeguarding Areas – to be defined on the policies map and relevant supporting policies will set out the Mineral Consultation Areas based upon these
- Prior extraction
- Applications for new minerals workings
- Reclamation
- Former mining hazards

It also states that all site allocations in Part 2 (included the strategic sites identified in the Core Strategy) will take account of the above considerations.

The Part 2 document includes a section titled 'Minerals' and includes three Policies (MI1-3) on Minerals Safeguarding Areas, Restoration, After-use and Aftercare and Hydrocarbons. This is supported by Figure 3 which maps the Minerals Safeguarding Area. Policy IN2L Land Contamination, Instability and Pollution addresses former mining hazards. The County Council considers that these elements combined cover all of the points listed above.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3870>

Policy IN2: Land Contamination, Instability and Pollution
Version: Publication LAPP

Late Rep

Consultee ID: 3545

Consultee Name: Local Nature Partnership (Carter R)

Representation number: 4892

SOUND

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

Consultation comment extract:

4892 (b) Soil: We welcome the fact that you encourage developers to restore contaminated land.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Policy IN2: Land Contamination, Instability and Pollution
Version: Publication LAPP

Late Rep

Consultee ID: 3545

Consultee Name: Local Nature Partnership (Carter R)

Representation number: 4898

SOUND

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

Consultation comment extract:

4898

(e) Air: We note Policy IN2 with regard to air quality and welcome its reference to the Air Quality Management Plan and the recognition that development in/near AQMQs could have consequential effects on local air quality.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Policy IN2: Land Contamination, Instability and Pollution
Version: Publication LAPP

Late Rep

Consultee ID: 3545

Consultee Name: Local Nature Partnership (Carter R)

Representation number: 4899

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Respondee has confirmed they are content with approach.

Consultation comment extract:

4899 → However, the location of AQMAs and how they relate spatially to site allocations, the current air quality condition across the district and the impact that the development plan as a whole will have on air quality are unclear.

→ Can you confirm the extent, spatial distribution and quality of air and the combined impact on air quality from all of the proposed developments?

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/389>

Policy IN2: Land Contamination, Instability and Pollution

Version: Revised Publication LAPP

Consultee ID: 182

Consultee Name: The Coal Authority (Melanie Lindsley)

Representation number: 5138

SOUND

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

Consultation comment extract:

5138
&
5139

Representation No.5

Policy – Policy IN2 – Land Contamination, Instability and Pollution

Positively Prepared	Justified	Effective	Consistency to NPPF	Legal & Procedural Requirements Inc. Duty to Cooperate
✓	✓	✓	✓	✓

Support – The Coal Authority is pleased to see that the wording of this policy has taken account of our previous comments. The policy, as worded, should now ensure that development proposals in areas of past coal mining legacy afford due consideration to ground conditions.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5480>

Policy IN2: Land Contamination, Instability and Pollution
Version: Revised Publication LAPP

Consultee ID: 182

Consultee Name: The Coal Authority (Melanie Lindsley)

Representation number: 5139

SOUND

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

Consultation comment extract:

5138
&
5139

Representation No.5

Policy – Policy IN2 – Land Contamination, Instability and Pollution

Positively Prepared	Justified	Effective	Consistency to NPPF	Legal & Procedural Requirements Inc. Duty to Cooperate
✓	✓	✓	✓	✓

Support – The Coal Authority is pleased to see that the wording of this policy has taken account of our previous comments. The policy, as worded, should now ensure that development proposals in areas of past coal mining legacy afford due consideration to ground conditions.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5480>

Policy IN4: Developer Contributions

Policy IN4: Developer Contributions

Version: Publication LAPP

Consultee ID: 838

Consultee Name: Sport England (Beard S)

Representation number: 4741

SOUND

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

Consultation comment extract:

3. Sport England supports

4741

- IN4 developer contributions

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3830>

Policy IN4: Developer Contributions

Version: Publication LAPP

Consultee ID: 838

Consultee Name: Sport England (Beard S)

Representation number: 4745

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:

4744 5. Sport England would support a section in policy EN3 or elsewhere as appropriate which supports the implementation of the PPS action plan and also with regard to the Policy IN4 developer contributions **4745**

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3830>

Policy IN4: Developer Contributions

Version: Publication LAPP

Consultee ID: 2795

Consultee Name: Home Builders Federation (Green S)

Representation number: 4321

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:

4321

Under **Policy IN4 - Developer Contributions** it is not obvious if the Council has considered the impact of S106 contributions pooling restrictions on the implementation and therefore effectiveness of this policy.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3860>

Policy IN4: Developer Contributions

Version: Publication LAPP

Consultee ID: 3490

Consultee Name: Huggon T

Representation number: 4887

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:

4887

6.7.The approved plan should incorporate a general principle that where-ever possible contributions of money or kind should be obtained from developers under s106 or community levy principles for improvement of opens spaces already in existence.This could be a significant asset in funding our present network of parks and nature reserves.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

Policy IN4: Developer Contributions

Version: Revised Publication LAPP

Consultee ID: 3818

Consultee Name: Network Rail

Representation number: 5209

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	Consider plan accords with NPPF

Consultation comment extract:

5209	However Network Rail would like to highlight that the level of land allocations for employment, housing and retail/tourist development is such that there is potential for increased rail usage. As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development.
5210	It may be beneficial to clarify that funding to support increased connectivity necessary to support the principle of the development will be sought via developer contributions.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5530>

Policy IN4: Developer Contributions

Version: Revised Publication LAPP

Consultee ID: 3875

Consultee Name: Future Generation

Representation number: 5321

SOUND

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

Consultation comment extract:

5321

5. To recognise the need to provide developer contributions and that these will be reasonable in relation to the proposed development. We note there are no specified developer contributions for PBSA in the draft Local Plan.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5466>

Policy IN4: Developer Contributions

Version: Revised Publication LAPP

Consultee ID: 3875

Consultee Name: Future Generation

Representation number: 5324

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:

but costs should meet the relevant planning tests.

5324

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5466>

Section 5 GI, Parks and Open Space (General)

Section 5 GI, Parks and Open Space (General)

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4680

SOUND

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

Consultation comment extract:

4680

We support these policies in principle and, in particular, paragraph 5.8: "The main purpose of the policies set out below is to avoid the loss of or damage to these important open spaces and nature conservation sites, and where possible enhance them".

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Section 6 (Preamble)

Section 6 (Preamble)

Version: Publication LAPP

Consultee ID: 3490

Consultee Name: Huggon T

Representation number: 4877

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:

4877

15. So far as the wording of the plan is concerned an extra paragraph should be added to the criteria listed in para 6.15 to add that all the principles enunciated above about accessibility, quantity and quality should also be one of the key criteria when considering a site for built development.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

Policy SA1: Site Allocations

Policy SA1: Site Allocations

Version: Publication LAPP

Consultee ID: 2795

Consultee Name: Home Builders Federation (Green S)

Representation number: 4158

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:

4158

The Local Plan Part 2 sets out the site allocations and development management policies for the city of Nottingham in accordance with the strategic policies and vision of the Nottingham, Gedling & Broxtowe Aligned Core Strategy (ACS) adopted in September 2014. Policy 2 of the ACS determined the overall housing requirement for the three authorities in the Greater Nottingham Housing Market Area (HMA) as 30,550 dwellings between 2011 – 2028 of which 17,150 dwellings are proposed in Nottingham City. Accordingly the Local Plan Part 2 proposes 85 site allocations to accommodate this housing requirement. However it is noted that the Inspector's Final Report on the ACS referred to a review of the adopted ACS if the latest household projections published in February 2015 indicated higher household growth the Council should confirm whether or not its housing requirement remains unchanged.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3860>

Policy SA1: Site Allocations

Version: Publication LAPP

Consultee ID: 2795

Consultee Name: Home Builders Federation (Green S)

Representation number: 4311

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 housing supply has much more headroom in the Subnission Draft

Consultation comment extract:

4311 The total proposed land supply is 17,199 dwellings which provides no headroom (only 49 dwellings) above the housing requirement and therefore provides no flexibility for the Council to respond to changing circumstances. **Appendix 3 - Housing Delivery** provides an updated housing trajectory, which takes preference to the adopted ACS. Although the HBF would not wish to comment on the merits or otherwise of individual sites contained within the Council's housing trajectory given the lack of headroom it is critical that the Council's assumptions on lapse rates / non implementation allowance, lead in times and delivery rates contained within its calculations are correct and realistic to provide sufficient flexibility in its land supply.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3860>

Policy SA1: Site Allocations

Version: Publication LAPP

Consultee ID: 3689

Consultee Name: Calverton Parish Council (Maffam K)

Representation number: 4179

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 housing supply has much more headroom in the Submission Draft

Consultation comment extract:

4179 [redacted] the capacity of brownfield sites in Nottingham City had been underestimated and that there was scope to reduce the housing requirement figures for the other Districts within Greater Nottingham.

4179 [redacted] the Part 2 Local Plan for Nottingham City is one appropriate forum for the issues to be properly discussed.

4179 1. 6 Overall, the Part Two Local Plan is insufficiently proactive with regard to the unlocking of opportunities for housing development on brownfield sites. The reproduction of material on the strategic sites at Stanton Tip, Boots and Waterside adds nothing to the planning process because these were dealt with in the Core Strategy. The Part 2 Local Plan should move on to opportunities at the next scale down, some of which we mention below.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3912>

Policy SA1: Site Allocations

Version: Publication LAPP

Consultee ID: 3689

Consultee Name: Calverton Parish Council (Maffam K)

Representation number: 4352

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 housing supply has much more headroom in the Subnission Draft

Consultation comment extract:

4352

2.6 Windfalls

Taking the windfall point first, the 2015 Housing Land Availability Study says that:

“Because of the nature of sites in a large urban area (i.e. they were mainly formerly used for non-housing uses and may become available at short notice) Nottingham has a history of large numbers of windfall sites coming forward for development. Even with the introduction of SHLAAs, which are intended to list all sites which may be suitable for housing and are likely to be developed, and the housing market slump, they are continuing to come forward, albeit at a slower rate than previously. For instance, 194 sites totalling 1,189 dwellings were granted planning permission between April 2008 and March 2013 without having been included in the 2008 SHLAA (excluding garden sites). This is an annual rate of 238 dwellings. By 31st March 2013, there were 541 dwellings completed on these sites, 468 of them purpose-built student flats. This amounts to 108 dwellings per annum or 135 if the first year is excluded.”

2.7 It is regrettable that the data only covers the period 2008 to 2013. That period included the slump in housing completions following the 2007/08 recession. It also included a period of uncertainty about student numbers when Government introduced a massive increase in the level of tuition fees that Universities could charge. The number of vacant pubs, factories and former filling stations is likely to continue to increase in the Plan period and the prior approval regime is likely to accelerate the rate these are brought forward for residential conversion. Taking all these factors into account, we suggest that windfall permissions outside the City Centre and the University campuses are likely to be in the region of 257 per annum in the plan period with around 80% being developed at some point in the Plan period. All in all an allowance of 200 per annum for windfalls is reasonable; this would be an additional 1130 dwellings capacity.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3912>

Policy SA1: Site Allocations

Version: Publication LAPP

Consultee ID: 3689

Consultee Name: Calverton Parish Council (Maffam K)

Representation number: 4353

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 housing supply has much more headroom in the Subnission Draft

Consultation comment extract:

4353

2.8 The City Centre

The housing capacity of the various quarters in the City Centre is simply stated on page 300 and no justification offered. The total capacity for the whole City Centre is just over 1700. No attempt has been made to compare this with past rates of contribution of the various quarters or the City Centre as a whole. We see no assessment of the capacity for conversion of vacant office space. In fact we have been unable to find any assessment of the amount of vacant office space in the City Centre. From the figures set out on page 299, it seems that no allowance has been made for the conversion of office space to residential and the most minimal residential content for redevelopment schemes has been allowed; this is particularly striking in the following areas:

4353

Royal Quarter	23 dws
Bus depot Lower Parliament Street	136 dws
Castle Quarter Maid Marian Way	50 dws
Canal Quarter Station Street Carrington Street	50 dws

2.9 We note that in the table on page 302 the City Council is proposing a net addition of 200,000 sq ms (2 m sq feet). It is unclear how this relates to past rates of development, to vacancy rates and whether it takes into account recent changes in the Broxtowe Local Plan - to propose significant new employment space at Toton close to the proposed HS2 station n for Nottingham and Derby. In 2012 Lambert Smith Hampton estimated that there were almost 1.8 million square feet of vacant Grade B and C office space in Nottingham. It is regrettable that the City Council has not included up to date figures in the evidence base for the Local Plan. We suggest that perhaps 50 % of this space is converted to residential in the Plan period 900,000 square feet, at an average of 800 square feet per dwelling this would add 1125 to the capacity in the City.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3912>

Policy SA1: Site Allocations

Version: Publication LAPP

Consultee ID: 3689

Consultee Name: Calverton Parish Council (Maffam K)

Representation number: 4354

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 housing supply has much more headroom in the Subnission Draft

Consultation comment extract:

4354

2.10 The Universities

Jubilee Campus

The Jubilee Campus of the University of Nottingham is now firmly established on land formerly occupied by Raleigh and Sturmev Archer. The area adjacent has greatly increased in prosperity as a result but there remains a large amount of vacant and under occupied employment land and premises. Furthermore Players have announced they are ceasing operations in Nottingham and so their bonded warehouses may well become surplus. There is clearly potential for residential development in this area at a scale well beyond that envisaged in the Plan. We estimate a capacity of around 500 dwellings from this source

2.11 Clifton Campus

There is scope for a development sites of around 7 hectares at the Eastern end of the Clifton site. At a density of 60 dwellings to the hectares this would provide a further 400 dwellings.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3912>

Policy SA1: Site Allocations

Version: Publication LAPP

Consultee ID: 3689

Consultee Name: Calverton Parish Council (Maffam K)

Representation number: 4355

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 housing supply has much more headroom in the Submission Draft

Consultation comment extract:

4355

2.12 Space over shops and conversion of vacant pubs outside the City Centre

Based on pilot studies of Radford Road and Mansfield Road, we estimate that an additional capacity of 500 dwellings could be found. This would have very considerable regeneration benefits. Bringing this capacity forward would be a suitable job for a specialist officer within the City Council

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3912>

Policy SA1: Site Allocations

Version: Publication LAPP

Consultee ID: 3689

Consultee Name: Calverton Parish Council (Maffam K)

Representation number: 4356

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 housing supply has much more headroom in the Subnission Draft

Consultation comment extract:

4356

3. Employment Land

3.1 Two recent policy decisions will tend to reduce the demand for employment land in Nottingham City:

- Approval to a large Distribution Depot at Junction 24 with road and rail access.

4356

3.2 In strategic highways terms Nottingham City is not the correct location for large scale distribution due to the low capacity, congested road system that cannot cope with existing levels of development, let alone the traffic from another 10000 houses.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3912>

Policy SA1: Site Allocations

Version: Publication LAPP

Consultee ID: 3689

Consultee Name: Calverton Parish Council (Maffam K)

Representation number: 4357

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:

4357

- The announcement of Toton as the preferred location for the Derby / Nottingham station for HS2. Broxtowe Borough Council has adopted an interim policy for Toton that involves the development of at least 40 hectares of land for economic development.

4357

3.3 The office market is heterogeneous. Nottingham City Centre will be the preferred location for firms with large numbers of lower and middle income employees who rely on public transport. For those firms, high value added firms that serve the East Midlands and beyond, there is not a location within the City that can meet the standards of accessibility available at Toton; with or without HS2.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3912>

Policy SA1: Site Allocations

Version: Revised Publication LAPP

Consultee ID: 2989
Consultee Name: Ashfield District Council (Mr Neil Oxby)
Representation number: 5346

SOUND

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

Consultation comment extract:

Policy SA1: Site Allocations - Paragraph 6.12j

The Nottingham Local Plan Part 2 sets out revised figure reflecting the evidence in the Employment Land Forecasting Study, 2015, together with the Employment Land and the Economy Background Paper, 2015. The following targets are identified in the Local Plan Part 2:

5346

- Offices around 253,000 sqm
- Industry/warehousing 25 hectares

The Employment and Economy Background Paper Jan 2016 identifies in paragraph 5.4 that *'the amount of industrial and warehousing land increases from a minimum of 12 hectares in the ACS to 25 hectares which is the effective capacity of Nottingham City to accommodate industrial and warehousing development and the shortfall of approximately 10 hectares is proposed to be met in the surrounding Districts'.*

Ashfield District Council has identified at its Examination Hearings that Hucknall, within Ashfield, will contribute 10 ha of employment land (industrial/warehousing) towards Nottingham City requirements.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5500>

Policy SA1: Site Allocations
Version: Revised Publication LAPP

Consultee ID: 3702
Consultee Name: Deancoast Ltd
Representation number: 5348

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 housing supply has much more headroom in the Subnission Draft

Consultation comment extract:

- 1.1 The introduction of additional supporting text to Policy SAI, which explains the approach to housing allocations and expected sources of delivery services, is supported.
- 1.2 However, it is considered that these changes are insufficient to address concerns regarding the delivery of the Authority's 'minimum' housing requirements over the Plan period. Indeed it is clear from the details set out that the Plan is highly unlikely to provide the basis for delivery of the housing requirements.
- 1.3 The NPPF requires Local Planning Authorities to plan positively to ensure the delivery of the area's 'minimum' housing requirements and to ensure that there is an appropriate 5 year land supply in accordance with paragraph 47 of the NPPF.
- 1.4 The Government recognises that more needs to be done to ensure that the right numbers of houses are built. It's White Paper – Fixing Our Broken Housing Market (February 2017) is aimed at just that. The White Paper draws on and makes reference to the work undertaken by the Local Plan Experts Group (LPEG). As well as proposing a new approach to calculating housing needs, the LPEG made recommendations as to how Local Plans should be approached not only to demonstrate a five year land supply but to ensure plans deliver over the whole plan period.
- 1.5 In their Report to Government (March 2016) the LPEG state that:
- there needs to be a clearer and more effective mechanism for maintaining a five year land supply, at the same time as ensuring plans consider delivery over the whole plan period and incorporate sufficient flexibility to respond to rapid change' (Paragraph 11.3).*
- And they recommend that plans:
- 'focus on ensuring a more effective supply of developable land for the medium to long term (over the whole plan period), plus make provision for, and provide a mechanism for the release of, developable Reserve Sites equivalent to 20% of their housing requirement' (Paragraph 11.4).*
- 1.6 The City Council have undertaken an extensive search for sites. This has resulted in a long list of 'allocated' sites but a heavy reliance on small sites identified in the SHLAA and as yet unidentified 'windfall' sites. The delivery expected from the SHLAA and windfall sites is nearly 8000 units. Whilst the Council are now planning for a housing delivery buffer – at under 8% of the Plan period requirement, this is considered to be wholly inadequate given serious uncertainties regarding delivery.
- 1.7 It is our view that the delivery assumptions are wholly unrealistic, there are a number of key reasons for this:
1. The strategic sites are complex, with uncertain progress made to date. It is unrealistic to assume that each will delivery on time and with the number anticipated;
 2. There are a number of schools sites, school playing fields and other areas of urban green space proposed to be allocated in the Plan. Given the rising

5348
contd.

population, including the school age population, there is considerable concern that this strategy is shortsighted. It will significantly reduce the ability of the

Education Authority to respond to changing pupil and educational requirements and reduce the availability of open space and formal sports provision at a time when these needs are increasing;

3. Given the nature of many of the allocated sites, delivery is uncertain and it is reasonable to assume that a relatively high proportion will not be delivered in the Plan period;
4. Similarly the nature and sheer scale of small scale SHLAA sites identified, will mean that a high proportion will not come forward. It is wholly unrealistic, and unsound, to base the housing delivery requirement on the expectation that the vast majority of the SHLAA sites identified, will come forward;
5. Given the extensive SHLAA and allocation process, it is likely that the windfall delivery rates will be much reduced. Such a high assumed windfall allowance given other assumptions is unrealistic;
6. The Council's policy emphasis on the delivery of family housing will affect the density of development achieved on sites. It may also have the effect of reducing the viability of schemes too.

1.8 Having regard to paragraph 11.4 of the LPEG's Report, it is clear that the Plan will not provide an 'effective supply of development land' nor make provision for the release of reserve sites. Within this context it is considered that the Council should both apply more realistic assumptions on the delivery of its identified allocations and SHLAA sites and the number from windfalls, and also adopt a 'buffer' (additional flexibility in the homes planned for) of at least 20%. This would mean planning for at least a further 2000 dwellings over the Plan period, but potentially significantly more if more realistic assumptions on delivery from existing sites is applied.

1.9 It is considered that as currently proposed the Plan should be found unsound.

1.10 The difficulty the Council have is that its potential supply of sites is constrained. There are only limited opportunity to further increase supply. It is unlikely that the Council will be able to identify sufficient sites to provide the level of certainty (in terms of meeting the housing requirement) to make the Plan sound. Within this context it is considered that it should be working with its neighbouring authorities to help to ensure the homes required in the Nottingham housing market area, are delivered in full.

1.11 There are three key actions it is considered that the Council should do. These are

1. Accept that it will not be able to meet its housing requirement as set out in the Core Strategy. Produce an updated housing trajectory based on more realistic and reasonable assumptions about delivery rates and windfall assumptions. Including taking account of appropriate lapse rates and rates of non-delivery. Given the mix of sites this should be set at, at least 20%. From this identify the City's likely shortfall.

5348
contd.

2. Through the Duty to Cooperate, work with neighbouring authorities to ensure that the shortfall is addressed, through their Local Plan Part 2 work.
3. The Council should also apply greater flexibility, particularly regarding developer contributions including affordable housing, to help facilitate the delivery of 'marginal' sites which might otherwise not be delivered. The City must ensure that it does all it can to maximise delivery by removing the potential barriers to development. In particular through policies HO3 and IN4

Copy

of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5515>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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 nimbred PA **1** |

4163,
4860
to
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.

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 ?

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

PA1 Bestwood Road - Former Bestwood Day Centre

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4623

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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 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 ?

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

PA2 Blenheim Lane

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5402

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3830>

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:

...

7. These are sites numbered PA **4861** **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 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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:

4076

PA04 Linby Street/Filey Street (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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3840>

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, B&M 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. could very very well improve the appearance of the whole area

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3868>

PA4 Linby Street/Filey Street

Version: Publication LAPP

Consultee ID: 3490

Consultee Name: Huggon T

Representation number: 4862

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** **4862**

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 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.

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 spaces it has the opportunity to withdraw its own sites: an option it would not have for those owned by others.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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:

4863,

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 ?

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

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,	<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.
4283, 4284,	
4285, 4286,	
4287, 4288,	
4289, 4290	
	<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.
	<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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3878>

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

copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3884>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3884>

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3658

Consultee Name: Campbell G

Representation number: 4235

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3884>

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3658

Consultee Name: Campbell G

Representation number: 4236

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:

4236 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. - I am concerned

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3884>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3884>

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3658

Consultee Name: Campbell G

Representation number: 4238

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:

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. -1

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3884>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3884>

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3658

Consultee Name: Campbell G

Representation number: 4240

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3884>

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3658

Consultee Name: Campbell G

Representation number: 4241

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:

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3884>

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3658

Consultee Name: Campbell G

Representation number: 4242

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3884>

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3658

Consultee Name: Campbell G

Representation number: 4243

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3884>

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3658

Consultee Name: Campbell G

Representation number: 4244

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3884>

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3658

Consultee Name: Campbell G

Representation number: 4245

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3884>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3884>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3884>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3884>

PA5 Ridgeway - Former Padstow School Playing Field

Version: Publication LAPP

Consultee ID: 3681

Consultee Name: Worley S

Representation number: 4564

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:

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3905>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3905>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3830>

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 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 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.

Copy Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3878>

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 HAVE ENJOYED THE SPACE
FOR OVER 50 YRS AND INDEED MY HOME AS HAD THIS RIGHT IN OUR
FAMILY HOME FOR 56 YRS.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3933>

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. EASTGLADE 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3933>

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 .

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3933>

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:

4576

TO ENCOURAGE THE HEALTH OF OUR COMMUNITY, I SUGGEST THAT
THE SPACE SHOULD BE USED FOR RECREATIONAL PURPOSES ONLY
AND SHOULD BE DEVELOPED INTO A LANDSCAPED PARK FOR ALL
TO USE^{BE} AND ENJOYED. PUT THE PARK IN BESTWOOD PARK.
I.E. NOTE 'THE PEOPLES PARK' IN GRIMSBY AS AN EXAMPLE.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3933>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3967>

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 respondents 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3967>

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???

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3967>

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?? ????

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3967>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3967>

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 (PA6) 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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3967>

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 MOWEY DOES NOT
GROW ON TREES

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3967>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3970>

PA6 Beckhampton Rd - Former Padstow School

Version: Publication LAPP

Consultee ID: 3754

Consultee Name: Elliott R

Representation number: 4658

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:

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

4658

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3970>

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 respondees 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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3970>

PA6 Beckhampton Rd - Former Padstow School
Version: Publication LAPP

Consultee ID: 3755

Consultee Name: Pearson N

Representation number: 4127

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:

4127

I DO NOT SUPPORT THE PLANNING PROPOSALS
A6 PADSTOW PLAYING FIELD.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3969>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3969>

PA6 Beckhampton Rd - Former Padstow School
Version: Publication LAPP

Consultee ID: 3755
Consultee Name: Pearson N
Representation number: 4661

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:

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3969>

PA6 Beckhampton Rd - Former Padstow School
Version: Publication LAPP

Consultee ID: 3755

Consultee Name: Pearson N

Representation number: 4662

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:

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3969>

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

I ALSO FEEL MISLEAD
AS WE WERE NEVER INFORMED OF THESE PLANS
AT AN EARLIER STAGE #ENEU THOUGH YOU CLAIM
YOU SENT OUT LETTERS (NOT ONE OF THE NEIGHBOURS
I'VE SPOKEN WITH RECIEVED A LETTER).

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3969>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3975>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3975>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3975>

PA6 Beckhampton Rd - Former Padstow School

Version: Publication LAPP

Consultee ID: 3760

Consultee Name: Hanby M

Representation number: 4666

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 ... 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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3975>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5486>

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?

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5460>

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. NOTTS POST REPORTED SERIOUS BUS DISRUPTION. RUSH HOURS, SCHOOL START, FINISH TIMES 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5470>

PA6 Beckhampton Rd - Former Padstow School

Version: Revised Publication LAPP

Consultee ID: 3879

Consultee Name: Mr Anthony Blay

Representation number: 5200

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:

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5470>

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

Consultee ID: 3879
Consultee Name: Mr Anthony Blay
Representation number: 5201

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:

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5470>

PA6 Beckhampton Rd - Former Padstow School

Version: Revised Publication LAPP

Consultee ID: 3879

Consultee Name: Mr Anthony Blay

Representation number: 5202

UNSOUND

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 A 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.)
HE CAN BE CONTACTED.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5470>

PA7 Southglade Food Park

PA7 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

PA7 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.
- 4163, 4860 to 4876 11.2. Now that they have been there is an even stronger case for omitting the green spaces.
- 4163, 4860 to 4876 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 countermarching the notion previously held that these sites may not be developed in the near future or even the life of the plan
- 4163, 4860 to 4876 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

PA7 Southglade 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3878>

PA7 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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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

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:

4722

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. 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3830>

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.
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.
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.
- 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 allocating or not.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

PA8 Padstow Road - Former Padstow School Site

Version: Publication LAPP

Consultee ID: 3746

Consultee Name: Petition (Fullerton S)

Representation number: 4215

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3961>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3963>

PA8 Padstow Road - Former Padstow School Site

Version: Publication LAPP

Consultee ID: 3752

Consultee Name: Anonymous Resident

Representation number: 4652

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:

4652

THE OLD PADSTOW SCHOOL SITE

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

NO! NO! NO!

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3966>

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!

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3966>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3966>

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!

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3966>

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:

5411

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. 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5460>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3830>

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.
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.
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.
- 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 allocating or not.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3927>

PA9 Edwards Lane - Former Haywood School Playing Field

Version: Publication LAPP

Consultee ID: 3710

Consultee Name: Thorpe J

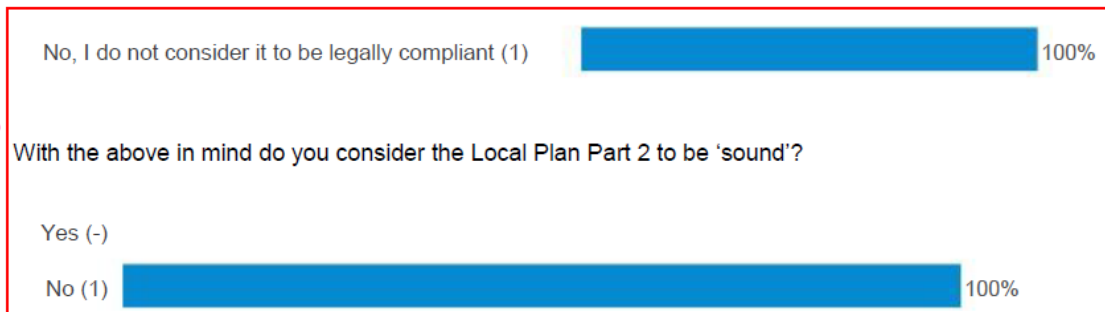
Representation number: 5055

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:

5055



Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3927>

PA9 Edwards Lane - Former Haywood School Playing Field

Version: Publication LAPP

Consultee ID: 3732

Consultee Name: Simpson L

Representation number: 4202

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:

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 !

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3945>

PA9 Edwards Lane - Former Haywood School Playing Field

Version: Publication LAPP

Consultee ID: 3732

Consultee Name: Simpson L

Representation number: 4582

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:

4582 My house backs onto this field

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3945>

PA9 Edwards Lane - Former Haywood School Playing Field

Version: Publication LAPP

Consultee ID: 3732

Consultee Name: Simpson L

Representation number: 4584

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:

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3945>

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:

PA9 Edwards Lane - Former Haywood School Detached Playing Field

5412

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3830>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3858>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3858>

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 respondents 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3858>

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.

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3979>

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 respondents 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3979>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3979>

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 respondents comments.

Consultation comment extract:

4255

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3979>

PA11 Stanton Tip - Hempshill Vale

PA11 Stanton Tip - Hemphill 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 respondents comments.

Consultation comment extract:

4724

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 and is, we understand, a well-used recreational resource for the local community.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

PA11 Stanton Tip - Hempsill 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 respondents 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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 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

4163, 4860 to 4876 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3875>

PA11 Stanton Tip - Hempsill 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.

5374 cont

PA11 Stanton Tip

Object

Also see our comments on the relevant regeneration policy.

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

PA11 Stanton Tip - Hempshill Vale

Version: Revised Publication LAPP

Consultee ID: 2463

Consultee Name: Mr Geoffrey Jebbett

Representation number: 5121

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:

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 sylark 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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5496>

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, 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 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.

4163, 11.4. At last building has started at Waterside at its Eastern end on both sides of Trent Lane countermanding the
4860 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.

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

PA13 Edwards Lane - Former Haywood School Site (now deleted)

PA13 Edwards Lane - Former Haywood School Site (now deleted)

Version: Publication LAPP

Consultee ID: 3490

Consultee Name: Huggon T

Representation number: 4871

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 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.

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

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**

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3966>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3966>

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 respondents 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3864>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5492>

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

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

PA17 Woodhouse Way - Woodhouse Park

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4626

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:

4626

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

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 respondents 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’.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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:

4077

PA18 Vernon Road - Former Johnsons Dyeworks (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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3840>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3844>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3878>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3885>

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?

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3894>

PA18 Vernon Road - Former Johnsons Dyeworks

Version: Publication LAPP

Consultee ID: 3749

Consultee Name: Walker A & S

Representation number: 4121

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:

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.

Copy of the whole original consultation response can be found here:
<http://documents.nottinghamcity.gov.uk/download/3964>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

PA18 Vernon Road - Former Johnsons Dyeworks

Version: Revised Publication LAPP

Consultee ID: 431

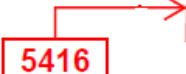
Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

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:

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

PA18 Vernon Road - Former Johnsons Dyeworks

Version: Revised Publication LAPP

Consultee ID: 3869

Consultee Name: Miss Angela Walsh

Representation number: 5197

UNSOUND

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5462>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5462>

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, 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.
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.
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.
- 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 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3878>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3980>

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:

4667

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.

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3980>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3980>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3932>

PA21 Mansfield Road - Sherwood Library

Version: Publication LAPP

Consultee ID: 3721

Consultee Name: Williams J

Representation number: 4249

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3935>

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 but will also have
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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3935>

PA21 Mansfield Road - Sherwood Library

Version: Publication LAPP

Consultee ID: 3721

Consultee Name: Williams J

Representation number: 4251

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:

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3935>

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
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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3935>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3965>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3965>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3974>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3974>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3974>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3974>

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 respondents 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3974>

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 .

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3978>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3982>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3982>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3982>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3982>

PA21 Mansfield Road - Sherwood Library

Version: Revised Publication LAPP

Consultee ID: 3873

Consultee Name: Alison Denholm

Representation number: 5217

UNSOUND

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5464>

PA21 Mansfield Road - Sherwood Library

Version: Revised Publication LAPP

Consultee ID: 3873

Consultee Name: Alison Denholm

Representation number: 5218

UNSOUND

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5464>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5464>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5464>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5471>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5471>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5471>

PA21 Mansfield Road - Sherwood Library

Version: Revised Publication LAPP

Consultee ID: 3880

Consultee Name: Helen Pearson

Representation number: 5235

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5471>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3878>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3957>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3878>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3825>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3830>

PA24 College Way - Melbury School Playing Field

Version: Publication LAPP

Consultee ID: 3490

Consultee Name: Huggon T

Representation number: 4873

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.

4163, 11.4. At last building has started at Waterside at its Eastern end on both sides of Trent Lane countermanding the
4860 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.

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3889>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3902>

PA24 College Way - Melbury School Playing Field

Version: Publication LAPP

Consultee ID: 3682

Consultee Name: Saunders T

Representation number: 4177

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3907>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3922>

PA24 College Way - Melbury School Playing Field

Version: Publication LAPP

Consultee ID: 3708

Consultee Name: Francis M

Representation number: 4089

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3925>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3926>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3928>

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 as 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3930>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3948>

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 Wimpy 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~~

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3950>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3962>

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 respondents 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3968>

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 respondents comments.

Consultation comment extract:

4128 *RE: PA24 COLLEGE WAY – MELBURY SCHOOL PLAYING FIELD*

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3971>

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 respondents 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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3972>

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).

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5504>

PA24 College Way - Melbury School Playing Field

Version: Revised Publication LAPP

Consultee ID: 3753

Consultee Name: Mr Timothy Strangeway

Representation number: 5174

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5523>

PA24 College Way - Melbury School Playing Field

Version: Revised Publication LAPP

Consultee ID: 3756

Consultee Name: Mr David Fordham

Representation number: 5176

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:

5176

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.

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'

Nottingham City Council
Local Plan Part 2 - Land and Planning Policies

Revised Publication Version
September 2017

PA24 College Way - Melbury School Playing Field



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PROPOSAL 'B'

Nottingham City Council
Local Plan Part 2 - Land and Planning Policies

Revised Publication Version
September 2017

PA24 College Way - Melbury School Playing Field



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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5524>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5524>

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;

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3823>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3830>

PA25 Chingford Road Playing Field

Version: Publication LAPP

Consultee ID: 2366

Consultee Name: Herring T

Representation number: 4066

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3845>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3846>

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)

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3855>

PA25 Chingford Road Playing Field

Version: Publication LAPP

Consultee ID: 2999

Consultee Name: NCC (Cllr Smith W)

Representation number: 5081

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) **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;

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3867>

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 respondents comments.

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.

4163, 4860 to 4876 11.2. Now that they have been there is an even stronger case for omitting the green spaces.

4163, 4860 to 4876 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

4163, 4860 to 4876 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 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

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 respondents 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3880>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3893>

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 respondents 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 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3901>

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 respondents 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3908>

PA25 Chingford Road Playing Field

Version: Publication LAPP

Consultee ID: 3683

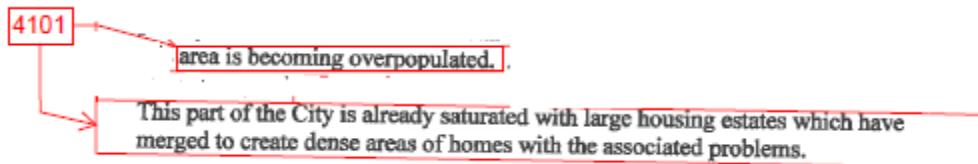
Consultee Name: S Church

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:



Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3908>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3908>

PA25 Chingford Road Playing Field

Version: Publication LAPP

Consultee ID: 3683

Consultee Name: S Church

Representation number: 4103

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 is generally a waiting time of 1 week to see a Doctor, etc. etc. ← 4103

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3908>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3909>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

PA25 Chingford Road Playing Field

Version: Revised Publication LAPP

Consultee ID: 3147

Consultee Name: West Area Committee (Mr Mark Leavesley)

Representation number: 5167

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:

5167

- **PA25 Chingford Road Playing Field**

Proposed entrance to the site not very wide considered should be given to gaining access from Wigman Road.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5504>

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

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:

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)

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5504>

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	Wilkinson Street - Former PZ Cussons	
	PA27	Leen Valley
	<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>	

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

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:

4078

PA27 Wilkinson Street - Former PZ Cussons (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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3840>

PA27 Wilkinson Street - Former PZ Cussons

Version: Publication LAPP

Consultee ID: 3529

Consultee Name: Health and Safety Executive (Moran J)

Representation number: 4288

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3878>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

PA27 Wilkinson Street - Former PZ Cussons

Version: Revised Publication LAPP

Consultee ID: 3861

Consultee Name: Nottingham Trams Ltd (Mr Chris Williams)

Representation number: 5368

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:

5368

PC200: Site PA27 Wilkinson St – Former 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).

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5457>

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	Respondee comments assessed but no change made to the Plan.

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3831>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3888>

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).

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3888>

PA28 Hine Hall: Housing (now deleted)

Version: Publication LAPP

Consultee ID: 3659

Consultee Name: Kelly J

Representation number: 4555

**UNSOUND 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3888>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3904>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3904>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3840>

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

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:

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

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:

4080 **PA30 Bobbers Mill Bridge - Bobbers Mill Industrial Estate (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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3840>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3895>

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

4130

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.

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 it is 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3973>

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'.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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:

5184

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:

"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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5473>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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:

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?

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3906>

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:

5419

PA32 Beechdale Road - South of Former Co-op Dairy

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3831>

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:

4729

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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?

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3906>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

PA33 Chalfont Drive - Former Government Buildings

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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	<p>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.</p> <p>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.</p> <p>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.</p>

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3869>

PA34 Beechdale Road – Former Beechdale Baths

Version: Publication LAPP

Consultee ID: 3680

Consultee Name: Molloy E

Representation number: 4952

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

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?

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3906>

PA34 Beechdale Road – Former Beechdale Baths

Version: Revised Publication LAPP

Consultee ID: 3147

Consultee Name: West Area Committee (Mr Mark Leavesley)

Representation number: 5169

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:

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)

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5504>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

PA35 Woodyard Lane - Siemens

Version: Revised Publication LAPP

Consultee ID: 3780

Consultee Name: Nottinghamshire County Council Pension Fund

Representation number: 5154

**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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5525>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5525>

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:

4730

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5487>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5495>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3940>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3940>

PA38 Carlton Road - Former Castle College

Version: Publication LAPP

Consultee ID: 3720

Consultee Name: Carlton Road Dev (Baxter N)

Representation number: 5035

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3940>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3940>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3940>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3940>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3940>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3940>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3921>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3921>

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:

4570

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 scheme 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.

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3921>

PA39 Carlton Road - Former Co-op

Version: Publication LAPP

Consultee ID: 3704

Consultee Name: Co-operative Group (Stafford M)

Representation number: 4571

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3921>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5516>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5516>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3831>

PA41 Alferton 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 Alferton Road Conservation Area so any development must be of an appropriate scale, density and design.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3833>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

PA41 Alferton 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5495>

PA42 Ilkeston Road - Radford Mill

PA42 Ilkeston Road - Radford Mill

Version: Publication LAPP

Consultee ID: 917

Consultee Name: Cllr 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3833>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

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 respondents 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

PA42 Ilkeston Road - Radford Mill

Version: Publication LAPP

Consultee ID: 3712

Consultee Name: Robb K

Representation number: 4093

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:

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 or information on properties they could move to?

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3929>

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.

Copy of the whole original consultation response can be found here:
<http://documents.nottinghamcity.gov.uk/download/3960>

PA43 Salisbury Street

PA43 Salisbury Street

Version: Publication LAPP

Consultee ID: 917

Consultee Name: Cllr 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3833>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

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 in height 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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3878>

PA44 Derby Road - Sandfield Centre

PA44 Derby Road - Sandfield Centre

Version: Publication LAPP

Consultee ID: 917

Consultee Name: Cllr 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3833>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

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,

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

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

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).

but make the comment that development on

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

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

Copy of the whole original consultation response can be found here:
<http://documents.nottinghamcity.gov.uk/download/3859>

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 Appartments 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 theses appartments next to our house would decrease our house values and will make our street landscape look worse off . Also I will be lossing sunlight, view and sence 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 appartments) on Ashburnham Avenue side of your plot. Or move the appartments along to where your currently intending to build the car park and put the car park next to 22 Ashburnham Avenue instead.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3896>

PA44 Derby Road - Sandfield Centre

Version: Publication LAPP

Consultee ID: 3670

Consultee Name: Sandfield Day Nursery (Thayer D)

Representation number: 4170

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3899>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

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.]

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

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,

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

PA46 Derby Road – Former Hillside Club

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4790

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3859>

PA47 Abbey St/Leengate

PA47 Abbey St/Leengate

Version: Publication LAPP

Consultee ID: 225

Consultee Name: PEDALS (McClintock H)

Representation number: 4477

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:

4477	PA47	Abbey Street/Leengate <i>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.</i>	Dunkirk and Lenton

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

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).

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3859>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3890>

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 respondents 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3920>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3920>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3983>

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.

4195

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3942>

PA49 NG2 West - Enterprise Way

Version: Publication LAPP

Consultee ID: 3725

Consultee Name: Miller Birch Partnership (Precious L)

Representation number: 5049

UNSOUND

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

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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- 3.8 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): 4.9 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 a 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	

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3942>

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)*'.

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- 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

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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.

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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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- 3.11 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 as a 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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3942>

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**.

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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 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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3942>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3831>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3828>

PA54 Boots

Version: Publication LAPP

Consultee ID: 188

Consultee Name: Potter J

Representation number: 4141

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:

4141 Proposal PA54 it's relevant to be sympathetic /sensitive to the river scenery.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3827>

PA54 Boots

Version: Publication LAPP

Consultee ID: 225

Consultee Name: PEDALS (McClintock H)

Representation number: 4478

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:

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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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

PA54 Boots

Version: Publication LAPP

Consultee ID: 311

Consultee Name: Historic England (Fletcher C)

Representation number: 4505

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3831>

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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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3878>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3875>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5467>

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 respondents 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3919>

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).

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5456>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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.

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 allocating or not.

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3916>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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;

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5503>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5527>

PA56 Sturgeon Avenue - The Spinney

Version: Revised Publication LAPP

Consultee ID: 3796

Consultee Name: Landowner (Ms Donna Tully)

Representation number: 5241

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:

5241

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)

5241

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.
(please continue on a separate sheet if necessary)

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5528>

PA56 Sturgeon Avenue - The Spinney

Version: Revised Publication LAPP

Consultee ID: 3877

Consultee Name: Landowner (Nicola Feast)

Representation number: 5178

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5468>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3827>

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 225
Consultee Name: PEDALS (McClintock H)
Representation number: 4479

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:

4479	Clifton West	
	PA57	safe connections important both to the new A453 cycle path and to the riverside path via Fox Covert Lane
		Clifton South

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3831>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3830>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3843>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3843>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3843>

PA57 Clifton West

Version: Publication LAPP

Consultee ID: 1883

Consultee Name: Buckley D

Representation number: 4539

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:

4539 Disruption, noise and pollution of the works trucks on us whilst work takes place.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3843>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3843>

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)

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3843>

PA57 Clifton West

Version: Publication LAPP

Consultee ID: 1883

Consultee Name: Buckley D

Representation number: 4542

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:

4542 | No facilities on the estate/education to accommodate families moving in.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3843>

PA57 Clifton West

Version: Publication LAPP

Consultee ID: 1883

Consultee Name: Buckley D

Representation number: 4543

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:

4543 | Building an access road across a public bridal way (which appears in the Doomsday book)

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3843>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3843>

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 2448
Consultee Name: Mee C
Representation number: 4069

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3851>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3852>

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).

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3852>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3852>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3852>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3854>

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 2501
Consultee Name: Clayton P
Representation number: 4548

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3854>

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:

4810

PA57 / TR2.18 Clifton West

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3857>

PA57 Clifton West

Version: Publication LAPP

Consultee ID: 3678

Consultee Name: Car Body Repairs (Thomas C)

Representation number: 4073

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:

4073 I do not support the planing

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3903>


PA57 Clifton West
Version: Publication LAPP


Consultee ID: 3678
Consultee Name: Car Body Repairs (Thomas C)
Representation number: 4559

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:


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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3903>

PA57 Clifton West

Version: Publication LAPP

Consultee ID: 3678

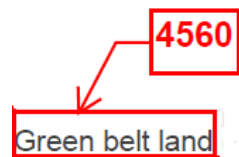
Consultee Name: Car Body Repairs (Thomas C)

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3903>

PA57 Clifton West

Version: Publication LAPP

Consultee ID: 3678

Consultee Name: Car Body Repairs (Thomas C)

Representation number: 4561

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:



Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3903>

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3698
Consultee Name: Thatcher R
Representation number: 4184

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3917>

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3698
Consultee Name: Thatcher R
Representation number: 4568

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3917>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3924>

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 bend 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3924>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3924>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3731
Consultee Name: NTU (Planning & Design Group)
Representation number: 4986

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3733
Consultee Name: Hunt C
Representation number: 4203

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:

4203

register objection

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3946>

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3733
Consultee Name: Hunt C
Representation number: 4585

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:

4585 (1)THE AFFECT ON THE WILDLIFE
AND AFFECT ON CLIFTON WOODS

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3946>

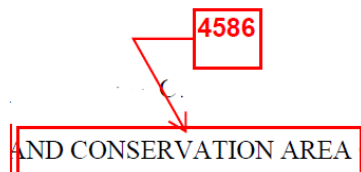
PA57 Clifton West
Version: Publication LAPP

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:



Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3946>

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:



OF THE GREEN BELT LAND

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3946>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3946>

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3733
Consultee Name: Hunt C
Representation number: 4589

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3946>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3946>

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3733
Consultee Name: Hunt C
Representation number: 4591

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3946>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3946>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3947>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3949>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3949>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3949>

PA57 Clifton West
Version: Publication LAPP

Consultee ID: 3736
Consultee Name: Williams N
Representation number: 4596

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:

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?

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3949>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3949>

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;

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5503>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5519>

PA57 Clifton West

Version: Revised Publication LAPP

Consultee ID: 3733

Consultee Name: Mr Charles Hunt

Representation number: 5221

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:

5221

UPHEAVAL TO PRESENT RESIDENCIES

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5519>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5519>

PA57 Clifton West

Version: Revised Publication LAPP

Consultee ID: 3733

Consultee Name: Mr Charles Hunt

Representation number: 5223

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5519>

PA57 Clifton West

Version: Revised Publication LAPP

Consultee ID: 3733

Consultee Name: Mr Charles Hunt

Representation number: 5224

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:

5224

ENSURING THAT PRESENT OCCUPANCIES WILL NOT BE DISADVANTAGED WITH BEING OVERLOOKED OR HAVING SIGNIFICANT CHANGES TO THEIR ENVIRONMENT.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5519>

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	<div><p>0 Yes (please give details) <u>CLIFTON WEST.</u> <u>Enclosed is a letter from planning</u> <u>from 1994, stating no access to</u> <u>the proposed development from</u> <u>existing roads - Hawksley Gdns</u></p></div>
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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5449>

PA57 Clifton West

Version: Revised Publication LAPP

Consultee ID: 3863

Consultee Name: Mr S Thomas

Representation number: 5177

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5459>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3827>

PA58: Green Lane - Fairham House

Version: Publication LAPP

Consultee ID: 2532

Consultee Name: Judd N

Representation number: 4156

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:

4156

PA58 Green Lane – Fairham House

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3857>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3822>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3827>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

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:

4733

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 established to connect the adjacent Fairham Brook Nature Reserve and Brecks Plantation, located to the west of Summer Wood Lane'.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3830>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3857>

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 respondents 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?

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3887>

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!

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3897>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3900>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3900>

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 .

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3900>

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:

4927 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 ?
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 .

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3900>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3934>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3934>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3934>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3934>

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 6. The site of the Former Fairham Comprehensive School would benefit from re-development.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3934>

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)

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

PA59 Farnborough Road - Former Fairham Comp School
Version: Revised Publication LAPP

Consultee ID: 188
Consultee Name: Mr J Potter
Representation number: 5179

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:

5179 → proposal PA59 and its proposed open-ended use-classes.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5481>

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'.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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'.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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**'.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3869>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

PA60 Victoria Centre

Version: Revised Publication LAPP

Consultee ID: 2397

Consultee Name: Mr Paul Matosic

Representation number: 5163

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:

5163 PA60 [intu](#) Victoria Centre

just knock the whole thing down and start again.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5495>

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 respondee's 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.**"*

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5505>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3836>

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."*

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3869>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

PA61 Royal Quarter - Burton Street, Guildhall, Police & Fire
Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4438

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:

	<u>Amenity</u>
4438	<p>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.</p> <p>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.</p>

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

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:

4439	<p><u>Uses</u></p> <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>
	<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>

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

PA61 Royal Quarter - Burton Street, Guildhall, Police & Fire
Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4440

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 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

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

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5454>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3931>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3831>

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

**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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3831>

PA65 Creative Quarter - Bus Depot
Version: Publication LAPP

Consultee ID: 3671

Consultee Name: Anderson D

Representation number: 4171

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:

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 councilse.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]

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3898>

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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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3831>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

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 The proposal also directly includes shared access land.
- 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5451>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5451>

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3826

Consultee Name: Mr Ben Buckton

Representation number: 5245

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5451>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5451>

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3826

Consultee Name: Mr Ben Buckton

Representation number: 5247

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:

5247 • No mention is made about provisions for local resident parking on street.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5451>

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3826

Consultee Name: Mr Ben Buckton

Representation number: 5248

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5451>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5451>

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3826

Consultee Name: Mr Ben Buckton

Representation number: 5250

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:

5250 • I object to any inclusion of student accommodation whatsoever under any circumstances.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5451>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5451>

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3826

Consultee Name: Mr Ben Buckton

Representation number: 5252

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:

5252

- I request residential parking being included within the planning.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5451>

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3826

Consultee Name: Mr Ben Buckton

Representation number: 5253

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:

5253

- I request consideration for open park area to be considered for this space.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5451>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5448>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5448>

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3829

Consultee Name: Mr David Smith

Representation number: 5260

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5448>

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3829

Consultee Name: Mr David Smith

Representation number: 5261

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5448>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5448>

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3829

Consultee Name: Mr David Smith

Representation number: 5263

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5448>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5448>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5448>

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3829

Consultee Name: Mr David Smith

Representation number: 5266

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5448>

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3829

Consultee Name: Mr David Smith

Representation number: 5267

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:

5267

- I request residential parking being included within the planning.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5448>

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3829

Consultee Name: Mr David Smith

Representation number: 5268

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:

5268

- I request consideration for open park area to be considered for this space.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5448>

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 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5452>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5452>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5452>

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3830

Consultee Name: Mr Mark Hopkins

Representation number: 5274

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5452>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5452>

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3830

Consultee Name: Mr Mark Hopkins

Representation number: 5276

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5452>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5452>

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3830

Consultee Name: Mr Mark Hopkins

Representation number: 5278

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:

5278

- I object to any inclusion of student accommodation whatsoever under any circumstances.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5452>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5452>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5452>

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3830

Consultee Name: Mr Mark Hopkins

Representation number: 5281

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:

5281

- I request consideration for open park area to be considered for this space.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5452>

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 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5475>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5475>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5475>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5475>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5475>

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3884

Consultee Name: Linda Woolf

Representation number: 5289

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:

- 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5475>

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3884

Consultee Name: Linda Woolf

Representation number: 5290

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:

5290 • I object to any coach or bus parking being created whatsoever in the area.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5475>

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3884

Consultee Name: Linda Woolf

Representation number: 5291

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:

5291 • I object to any inclusion of student accommodation whatsoever under any circumstances.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5475>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5475>

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3884

Consultee Name: Linda Woolf

Representation number: 5293

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:

5293

- I request residential parking being included within the planning.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5475>

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3884

Consultee Name: Linda Woolf

Representation number: 5294

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:

5294 • I request consideration for open park area to be considered for this space.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5475>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5477>

PA66 Castle Quarter - People's College

Version: Revised Publication LAPP

Consultee ID: 3891

Consultee Name: Mr Matt Boam

Representation number: 5314

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:

5314

The Park property's are falling into disrepair when rented out to the student market which proves my point.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5477>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5477>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3831>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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.

[

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3869>

PA67 Broadmarsh Centre

Version: Publication LAPP

Consultee ID: 3160

Consultee Name: Intu Properties (NLP)

Representation number: 4335

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:

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 (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), auxilliary retail delivered as integral element of mixed use scheme.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3869>

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*
- 4337** *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.*

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3869>

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 respondents 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."*

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3869>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5495>

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.
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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5505>

PA67 Broadmarsh Centre
Version: Revised Publication LAPP

Consultee ID: 3160
Consultee Name: Intu Properties PLC (Cook Matthew Nicholson)
Representation number: 5430

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:

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..."*

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5505>

PA67 Broadmarsh Centre
Version: Revised Publication LAPP

Consultee ID: 3160
Consultee Name: Intu Properties PLC (Cook Matthew Nicholson)
Representation number: 5431

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:

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."*

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5505>

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'.
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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5505>

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:

5206

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*

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5450>

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>	

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3831>

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."*

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3869>

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	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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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3976>

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:

4512

PA69: Station Street/Carrington Street

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3831>

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 respondents 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**"*

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3869>

PA69 Canal Quarter - Station St/Carrington Street

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4636

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	<div>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.</div>
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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

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 respondents 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'.

The 'Proposed use' should be amended to state:

4340 *"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."*

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3869>

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:



Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3873>

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 respondents 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3873>

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.

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.

4379

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3873>

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

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 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:

- 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**.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3873>

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

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 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**.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3873>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3873>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3873>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3873>

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;

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5466>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3831>

PA74 Canal Quarter - Arkwright Street East
Version: Publication LAPP

Consultee ID: 3694
Consultee Name: Ambrose P
Representation number: 4181

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3911>

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	Waterside - London Road, Former Hartwells <i>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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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

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 respondents 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"*

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3869>

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	<div>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.</div>
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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

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	Bridge
		<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>	

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

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 respondents comments.

Consultation comment extract:

4342

Site Allocation 77: Waterside – London Road, 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 (4.15ha) 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'.

4342

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"*

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3869>

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	<div>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.</div>
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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

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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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

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 respondents comments.

Consultation comment extract:

4343	<p>Site Allocation 78: Waterside – London Road, South of 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 (1.2ha) 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>
4343	<p>The 'Proposed use' should be amended to state:</p> <p><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>

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3869>

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:

4635	<div>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.</div>
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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

PA79 Waterside - Iremonger Road

PA79 Waterside - Iremonger Road

Version: Publication LAPP

Consultee ID: 225

Consultee Name: PEDALS (McClintock H)

Representation number: 4486

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:

4486	Waterside - Iremonger Road	
	PA79	Bridge
<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 the whole Waterside Area, including improved access to the canal towpath</i>		

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

PA79 Waterside - Iremonger Road

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4640

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

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	Waterside - Cattle Market	Bridge
		<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 the whole Waterside Area, including improved access to and from the canal towpath</i> <i>The proposed new road through the Cattle Market Site to and from Lady Bay Bridge should include good cycling provision.</i>	

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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

PA80 Waterside Cattle Market

Version: Publication LAPP

Consultee ID: 3160

Consultee Name: Intu Properties (NLP)

Representation number: 4344

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 80: Waterside – Cattle Market
4344	<p>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.</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>
4344	<p>The 'Proposed use' should be amended to state: <i>"Offices/light industry/research & development (B1), residential (C3), hotel (C1), non-residential institution (D1), small scale ancillary assembly & leisure (D2) to serve local needs."</i></p>

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3869>

PA81 Waterside - Meadow lane

PA81 Waterside - Meadow lane

Version: Publication LAPP

Consultee ID: 225

Consultee Name: PEDALS (McClintock H)

Representation number: 4488

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:

4488	PA81	Waterside - Meadow Lane	Bridge
		<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>	

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

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 respondents 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**"*

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3869>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3910>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3910>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3910>

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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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3939>

PA81 Waterside - Meadow lane

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4641

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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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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

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>	

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

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 respondents 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

4168

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,

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3882>

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3951>

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
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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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

PA82 Waterside - Freeth Street

Version: Revised Publication LAPP

Consultee ID: 3653

Consultee Name: Veolia ES Nottinghamshire Ltd (Mr James Cook)

Representation number: 5213

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:

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.

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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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5512>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5512>

PA82 Waterside - Freeth Street

Version: Revised Publication LAPP

Consultee ID: 3653

Consultee Name: Veolia ES Nottinghamshire Ltd (Mr James Cook)

Representation number: 5336

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5512>

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."

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5520>

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	Waterside - Daleside Road, Trent Lane Basin		
	PA83	<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>	Dales

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

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 respondents 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3882>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3951>

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.
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4641	
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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

PA83 Waterside - Daleside Road, Trent Lane Basin

Version: Revised Publication LAPP

Consultee ID: 225

Consultee Name: Pedals (Mr Hugh McClintock)

Representation number: 5215

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:

- 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
- 5215 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5482>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5512>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5512>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5512>

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."

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5520>

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 respondents comments.

Consultation comment extract:

4346	<p>Site Allocation 84: Waterside – Daleside Road, Eastpoint</p> <p>The site allocation is located outside the designated primary shopping area and the City Centre. The allocation refers to convenience retail and restaurant/café 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.</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 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.</p> <p>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 <i>"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"</i>.</p> <p>The 'Proposed use' should state: "Offices (B1) and small scale Retail (A1) and restaurant/café uses (A3)."</p>
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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3869>

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	Waterside - Trent Lane, Park Yacht Club <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>	Dales

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

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
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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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3824>

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 188

Consultee Name: Potter J

Representation number: 5098

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:

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) I have made representations before re Grove Farm and PA54 .

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3827>

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 188

Consultee Name: Potter J

Representation number: 5107

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:

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?

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3827>

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 188

Consultee Name: Potter J

Representation number: 5108

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:

5108	instead have been proffered?; "long views" are acknowledged, it is thought the "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.
5109	

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3827>

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 188

Consultee Name: Potter J

Representation number: 5110

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:

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);

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3827>

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 188

Consultee Name: Potter J

Representation number: 5111

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3827>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3831>

PA86 Thane Road - Horizon Factory

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (B Driver)

Representation number: 5093

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3829>

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 underlain by domestic landfill and gas monitoring must be

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3850>

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 underlain 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3850>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3853>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3853>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3853>

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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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3870>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3870>

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 respondents 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3870>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3870>

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:

5087 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3875>

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 respondents 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3875>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3881>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3883>

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**.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3985>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3985>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3985>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3986>

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:

5103

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.

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3986>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3986>

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 respondents 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3986>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3986>

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:

5463

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
cont

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5526>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5467>

Omission Site - New Aspley Gardens

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 1825

Consultee Name: Lowe J

Representation number: 4109

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:

4109	<p>1. <u>Ownership</u></p> <p>There are 245 allotments, 90% of owners wish to sell, and the remaining 10% fall into the following categories:-</p> <p>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!</p> <p>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.</p> <p>a. 'No demonstrable need' – a maximum of only 10% of the allotments are being used for the reasons referred to</p>
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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3842>

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 1825

Consultee Name: Lowe J

Representation number: 4798

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:

4798	2. <u>Anti – Social Activity – Vandalism, Theft etc</u>
	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 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.
4798 cont	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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3842>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3842>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3842>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3842>

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 1825

Consultee Name: Lowe J

Representation number: 4803

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3842>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3842>

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 1825

Consultee Name: Lowe J

Representation number: 4806

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3842>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3842>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3842>

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 abtments developed.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3856>

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 the sell the land but before the land can be sold it would need be to be in the local plan and considered for development.

4105

The vast vast majority of the allotments at this sight are simple unused, over grown and subject to continuous vandalism, anti-social behaviour and fly tipping.

[Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3865>

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

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3865>

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 3215

Consultee Name: Fretwell R

Representation number: 4117

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:

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)

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3871>

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	<p>2) Health -</p> <p>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.</p> <p>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.</p>
4820 4821	<p>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.</p> <p>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.</p> <p>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.</p>
	<p>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.</p>
	<p>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.</p>

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3871>

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:

4822
4823

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3871>

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.

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Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3871>

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 3215

Consultee Name: Fretwell R

Representation number: 4826

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:

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 1 mile 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
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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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3871>

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?

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3871>

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?

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3871>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3871>

Omission Site - New Aspley Gardens

Version: Publication LAPP

Consultee ID: 3215

Consultee Name: Fretwell R

Representation number: 4834

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3871>

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?

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3871>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3871>

Omission Site - Wilford Street

Omission Site - Wilford Street

Version: Publication LAPP

Consultee ID: 3722

Consultee Name: ABB Limited (Hidden 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3937>

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3937>

Omission Site - Wilford Street

Version: Publication LAPP

Consultee ID: 3722

Consultee Name: ABB Limited (Hiden G)

Representation number: 4389

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3937>

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
4456 in the proposals by Nottingham City Council in 1998 for such a bridge between Colwick Park and
4457 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.

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.

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.

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).

The proposed bridge will also benefit people living in the new housing areas south of West Bridgford (Melton Road, Edwalton), with the plans for the development of 3000 new homes and 4 hectares of new employment development), according to the Rushcliffe Local Plan Core Strategy, January 2016, particularly if the current links can be extended and upgraded.

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 Pierrepont. 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.

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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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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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Both Trent Bridge and Lady Bay Bridge also suffer from very high levels of poor air pollution, mostly generated by motor traffic. This affects the main approaches as well as the bridges themselves and needs urgent action by a range of measures, especially since Nottingham was recently criticised by Defra as being one of the 5 worst cities in England for air pollution, most of which derives from traffic. Addressing this serious public health issue is another very strong reason to encourage cycling and walking, and not just rely on cleaner fuels and cleaner engines in buses and other motor vehicles.

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:-***

Main document:

**Section 2: Background
pp6-10**

Relationship to the Broxtowe Borough, Gedling Borough and Nottingham City Aligned Core Strategy (the Core Strategy)

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 DfN2) 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*

- 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.*

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)

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*

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

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.

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.

[Replace with extract of Rep No 4931 here from
<http://documents.nottinghamcity.gov.uk/download/3923>]

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3923>

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:

4194

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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.

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.

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 4.211 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,

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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.

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.

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).

The proposed bridge will also benefit people living in the new housing areas south of West Bridgford (Melton Road, Edwalton), with the plans for the development of 3000 new homes and 4 hectares of new employment development), according to the Rushcliffe Local Plan Core Strategy, January 2016, particularly if the current links can be extended and upgraded.

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 Pierrepont. 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.

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.

Both Trent Bridge and Lady Bay Bridge also suffer from very high levels of poor air pollution, mostly generated by motor traffic. This affects the main approaches as well as the bridges themselves and needs urgent action by a range of measures, especially since Nottingham was recently criticised by Defra as being one of the 5 worst cities in England for air pollution, most of which derives from traffic. Addressing this serious public health issue is another very strong reason to encourage cycling and walking, and not just rely on cleaner fuels and cleaner engines in buses and other motor vehicles.

Appendix: 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:-*

Main document:

Section 2: Background pp6-10

Relationship to the Broxtowe Borough, Gedling Borough and Nottingham City Aligned Core Strategy (the Core Strategy)

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

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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 Core Strategy Policy 15: Transport Infrastructure Priorities including LAPP Policies TR2: The Transport Network and TR3: Cycling

Protecting and improving natural assets, including Core Strategy Policy 16: Green Infrastructure, Parks and Open Space, especially LAPP Policy EN5: Development Adjacent to Waterways

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.

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.*

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)

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.

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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.

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*

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3938>

Glossary

Glossary

Version: Revised Publication LAPP

Consultee ID: 2989

Consultee Name: Ashfield District Council (Mr Neil Oxby)

Representation number: 5347

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:

5347

Glossary

The Glossary on page 321 set out the following:

Housing Market Area (HMA) – The area covered by the Aligned Core Strategy. The area includes the whole council areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe, together with the Hucknall part of Ashfield.

Ashfield, including Hucknall, is identified as being within the Nottingham Outer HMA but the evidence base identifies that there are strong links between Hucknall and the City of Nottingham. Under these circumstances the Glossary should be amending to reflect the authorities forming the Nottingham Core HMA but identifying Hucknall's strong links to the Nottingham Core HMA.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5500>

Appendix One: Parking Guidance

Appendix One: Parking Guidance

Version: Publication LAPP

Consultee ID: 225

Consultee Name: PEDALS (McClintock H)

Representation number: 4474

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:

4474

Cycle parking:

We welcome the proposed cycle parking standards mentioned on page 278 and listed in detail in Appendix One: Parking Standards (pages 280-286). It is important to integrate cycling into every part of planning, guidance for greater provision of residential cycle parking e.g. flats and apartments, as mentioned in Sections C2-C4 (p282).

More bike racks are needed in city centre where demand is particularly great, and this should include provision of more covered cycle parking.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

Appendix One: Parking Guidance

Version: Publication LAPP

Consultee ID: 2795

Consultee Name: Home Builders Federation (Green S)

Representation number: 4322

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:

4322

Appendix 1 - Parking Standards sets maximum car parking spaces per dwelling. It is suggested that the Council re-checks Appendix 1 – Parking Standards for compliance with national policy as set out in the Written Ministerial Statement dated 25th March 2015 which states “*This government is keen to ensure that there is adequate parking provision both in new residential developments ... The imposition of maximum parking standards under the last administration lead to blocked and congested streets and pavement parking. Arbitrarily restricting new off-street parking spaces does not reduce car use, it just leads to parking misery. It is for this reason that the government abolished national maximum parking standards in 2011. The market is best placed to decide if additional parking spaces should be provided. However, many councils have embedded the last administration’s revoked policies. Following a consultation, we are now amending national planning policy to further support the provision of car parking spaces. Parking standards are covered in paragraph 39 of the NPPF. The following text now needs to be read alongside that paragraph: “Local Planning Authorities should only impose local parking standards for residential and non-residential development where there is clear and compelling justification that it is necessary to manage their local road network.”*”

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3860>

Appendix Two: Schedule of Proposed Transport Network Schemes and Status forming part of Policy TR2

Appendix Two: Schedule of Proposed Transport Network Schemes and Status forming part of Policy TR2

Version: Publication LAPP

Consultee ID: 977

Consultee Name: Resident's Association Vale (Swannell)

Representation number: 4108

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:

4108

In Appendix 2: Schedule of Proposed Transport Network Schemes and Status forming part of Policy TR2., page 292 NET Safeguarding (Indicative) is the statement "Future lines are subject to further appraisal work and no definitive time scales have yet been set out".

We are aware of the huge costs and effort put into the realisation of the recently completed extension lines to Clifton and Chilwell. We are also aware of persistent rumours concerning the proposal for a NET route connecting the Bulwell/Hucknall route to the Beeston/Chilwell route and yet we can see no such proposal within LP2. Whilst we are no adherents of rumour, we believe that the statement above is far too vague within the context of a projected long-term plan such as this. We believe that there should be a reappraisal of this omission and that the document should be amended to show more of these latent projections. The impact of NET development on the lives and livelihoods of residents and business people can be massive.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3838>

Appendix Two: Schedule of Proposed Transport Network Schemes and Status forming part of Policy TR3
Version: Publication LAPP

Consultee ID: 977

Consultee Name: Resident's Association Vale (Swannell)

Representation number: 4514

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:

4514

The A52 Derby Road within the City boundary is a major gateway to the City. Within the context of LP2 Transport Network Schemes, you make much of the A453 widening/improvement scheme. We are disappointed to see that, apparently, within the Planning Policies Map and Local Plans 1 and 2, there is no provision for upgrading the A52 Derby Road between Priory Island and QMC. Your retort may well be that this is the concern of the Highways Agency (Highways England). We believe that pressure from the Aligned Core Councils could bring about this much-needed improvement. We think that this section of the A52 is a severe pinch-point, worthy of your attention. It has been severely neglected. Travel here is very slow and there have been frequent RTCs resulting in injuries and deaths. PTO:-

4514

Considerable effort and expense would be required for the necessary compulsory purchases to enable the straightening and widening of the road with two full-width lanes in each direction, together with adequate cycle-lanes, wider pavements and adequate lighting. The improvement and widening of this section of the A52 is worthy of priority treatment and is well overdue considering the massive volume of traffic it carries. This particular route requires urgent remedial action. In 4.209, page 136, the report states that "Proposals should take into account the need for rapid and safe direct routes for emergency vehicles across the City....". We have great sympathy for the drivers of ambulance, police and fire tenders negotiating the A52 Derby Road between Priory Island and QMC, in both directions.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3838>

Appendix Two: Schedule of Proposed Transport Network Schemes and Status forming part of Policy TR4
Version: Publication LAPP

Consultee ID: 977

Consultee Name: Resident's Association Vale (Swannell)

Representation number: 4516

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:

4516

In as much as you have reported the recent widening and improvements to the A453 within the City boundary and on through South Notts to the M1 junction, we feel that you should have been projecting the development of the A6002 Woodhouse Way/Coventry Lane within the City boundary and on through Broxtowe Borough. This road was greatly improved some few years ago but Aligned Core councils failed to capitalise on those improvements by allowing the road to terminate at its junction with the A6007 Ilkeston Road in Broxtowe. The result is that the road is under-used whilst Wollaton Vale from Balloon Woods junction is over-used and suffering severe morning and evening tailbacks and congestion whilst attempting to feed into the neglected A52 Derby Road. Once again, we are of the opinion that this is a serious omission within the Local Plans 1 and 2.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3838>

Appendix Three: Housing Delivery

Appendix Three: Housing Delivery

Version: Publication LAPP

Consultee ID: 3689

Consultee Name: Calverton Parish Council (Maffam K)

Representation number: 4351

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:

2.2 Capacity of brownfield and smaller sites

4351

The Part Two Local Plan is an opportunity to look at supply and demand for housing land in the City. This is done to a limited extent in Appendix Three and this suggests that housing land supply will be sufficient to meet the Core Strategy targets and no more. We would take issue with the figures on page 300 on the following grounds:

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3912>

Appendix Three: Housing Delivery

Version: Publication LAPP

Consultee ID: 3699

Consultee Name: Telereal Trillium (Hollyman J)

Representation number: 4185

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:

Appendix Three of the Land and Planning Policies Plan should allocate land between Cowan Street and Beck Street for residential development (see the attached site location plan and site photographs).

Site description

The site is some 950 sq m in area. The site is located in the main urban area of the city. It is a cleared brownfield site and is currently used for car parking. The site is laid to loose surface, awaiting development. The site is flat with no known constraints to its development.

The site is very well connected to the existing urban area and is within walking distance of local facilities. It is also well connected to the local bus network providing opportunities to access the many facilities, shops and places of employment in the city. It is in close proximity to the national rail network and the Nottingham Express Transit system.

Planning considerations

Policy MU5 of the adopted Nottingham Local Plan allocates the site for mixed use development (site allocation MU5.5 Beck Street / Cowan Street). Policy MU4 of the plan states that the site is suitable for a mix of uses including housing. The council's Strategic Housing Land Availability Assessment states that the site is suitable for residential development.

The National Planning Policy Framework identifies twelve core planning principles. These principles include the need for local planning authorities to 'proactively drive and support sustainable economic development to deliver the homes and businesses ..., infrastructure that the country needs'. Every effort should be made to objectively identify and meet the housing needs for an area and respond positively to wider opportunities for growth.

The core principles also include the need to secure high quality design and a good standard of amenity for existing and future occupants of land and buildings and the active management of patterns of growth to make the fullest use of opportunities for walking, cycling and public transport.

There are no overriding physical or environmental constraints which would prohibit the site coming forward for residential development. In terms of flood risk, the site is in Flood Zone 1.

Test of soundness

Paragraph 14 of the Framework requires LPA's to positively seek opportunities to meet the development needs of their area. The thrust of the guidance in the Framework is that everyone should have the opportunity to live in a high quality, well designed home which is affordable and in a community where they wish to live. In order to achieve this objective it is necessary to significantly increase the supply and choice of homes (see paragraph 47). Paragraph 47 requires that local planning authorities should 'identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements'.

In pursuing the above aims, LPA's should ensure that development plans are realistic (see paragraph 154) and positively prepared with strategies which are justified and effective (paragraph 182). In justifying the proposed strategy councils are required to promote the *most appropriate* strategy, rather than merely an acceptable strategy.

The site is suitable for housing development and is in an accessible and sustainable location. The site is deliverable on its own within 5 years.

The Framework also requires LPA's to deliver a wide choice of high quality homes and widen opportunities for home ownership (see paragraph 50). The site is capable of providing a variety of house types, providing an attractive, high quality residential environment.

Change sought (Question 12)

Accordingly we believe that Appendix Three of the Land and Planning Policies Plan should allocate land between Cowan Street and Beck Street for residential development, including student housing. This would make the plan sound since it would allocate a sustainable brownfield site which is capable of delivering much needed housing early in the plan period.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3918>

Appendix Three: Housing Delivery

Version: Publication LAPP

Consultee ID: 3702

Consultee Name: Deancoast Ltd (Holmes B)

Representation number: 4296

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 Core Strategy, Policy 2, sets out the housing requirements for the City and neighbouring authorities. The delivery requirements are based on an uneven delivery rate, with rates increasing through the Plan period. The difficulties with this approach are that it does not deliver housing at the time needs arise and it does not boost supply. Importantly it also potentially stores up supply/delivery problems until later in the Plan period when there is less opportunity to address shortfalls, both because of the delivery rates that would need to be achieved and the time in which a further increase in delivery is expected to be executed.

Given these issues it is clearly imperative that the City does not fall behind this uneven trajectory, further exacerbating these issues now, in terms of meeting needs now, and storing up insurmountable problems later in the Plan period.

Unfortunately however, this is exactly what appears to have happened. The Council's Annual Monitoring Report (December 2015) shows that the City is falling behind on required delivery rates. Even in a relatively buoyant housing market, as has been experienced over the last few years, and with an uneven back loaded delivery trajectory, the City has been unable to meet its requirements. This is resulting in an increasing shortfall such that it is now highly unlikely that the City will be able, realistically, to meet its housing requirements over the Plan period.

The approach set out in the draft Local Plan Part 2, does not provide the evidence that an appropriate number of 'deliverable' sites are available to meet the housing requirement. Indeed the Plan does not set out in a Policy or supporting text, how the Plan is expected to ensure the City is able to meet its full housing requirement.

The Council have undertaken an exhaustive search for sites, but the combined supply from all the sites identified falls some considerable way short of being able to address the City's full requirements. The City is therefore reliant on windfall sites and the full delivery of all allocated sites, to meet its requirement. The assumptions made are unrealistic and unsound.

Given the exhaustive search for sites, the number of 'unknown' sites which will come forward will be considerably less than previous levels. Furthermore it is unreasonable to expect all the allocated sites to be delivered, and the Council should apply a 10-20% non-delivery allowance to these sites.

It is becoming clear therefore that the City will not be able to meet its housing requirement.

Within this context the Plan is unsound and the Council's approach to the Duty to Cooperate not legally compliant. The Council could undertake a further review of development opportunities in the City, however given the exhaustive exercise already undertaken it is unlikely that additional sites will be identified. There are several key actions that are therefore required:

4296

1. The Council should apply greater flexibility, particularly regarding developer contributions including affordable housing, to help facilitate the delivery of 'marginal' sites which might otherwise not be delivered. The City must ensure that it does all it can to maximise delivery by removing the potential barriers to development.
2. Accept that it will not be able to meet its housing requirement as set out in the Core Strategy. Produce an updated housing trajectory based on reasonable assumptions about delivery rates, windfall and non-supplementation to identify the City's likely shortfall and then, through the Duty to Cooperate work with neighbouring authorities to ensure that the shortfall is addressed.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3919>

Appendix Three: Housing Delivery

Version: Revised Publication LAPP

Consultee ID: 3780

Consultee Name: Nottinghamshire County Council Pension Fund

Representation number: 5153

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:

5153

use. However, we wish to provide confirmation that the number of dwellings set out in the Housing Delivery table A3.1 (Appendix 3) is below what we consider to be reasonably achievable. Even with a focus on family housing (larger house types 3&4 beds) we have calculated that the site can achieve at least 95 dwellings but potentially up to 105 dwellings. With a small element of apartments the site could achieve up to 110 dwellings

In relation to our client's asset, site PA35, Table 1 ('Numbers of dwellings anticipated to be delivered on sites allocated in the LAPP') of the 'Sustainable, Inclusive and Mixed Communities Background Paper' (September 2017) sets out that the site capacity ranges have been introduced *"to accommodate flexibility in site layout"*. The National Planning Policy Framework ('NPPF') states that *"Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change"* (Paragraph 14) and that Local Plans should *"allocate sites to promote development and flexible use of land"* (Paragraph 157). We consider that including minimum and maximum figures potentially reduces the flexibility of the allocation if they are to be rigidly applied. Clarification is therefore sought that the figures set out in Appendix 3 are indicative only and subject to site specific constraints and opportunities.

We have obtained technical evidence to support the site Masterplan. The technical evidence shows that the site can yield comfortably up to 110 dwellings, using a housing mix that is consistent with national and local policy.

We are aware that Core Policy 8 of the Core Strategy places an emphasis on the requirement for 'family housing' within the Nottingham City Local Authority area and Policy HO1 of the LP2RP states that the Council *"will encourage development of sites for family housing"*. 'Family housing' is defined in the LP2RP as *"likely to be of no more than three storeys, have private enclosed gardens, and have three or more bedrooms, two at least of which are capable of double occupancy"*. 81% of the housing mix we have proposed on our illustrative Masterplan for site PA35 has 3 or more bedrooms and therefore, in line with the LP2RP definition, the majority of the proposal consists of 'family housing'.

Finally, in accordance with national and local policy, Site PA35 will also provide a mix of housing. Paragraph 50 of the NPPF states that Local Authorities should *"plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community"*. Paragraph 4.2 of the LP2RP states that *"Nottingham is home to a diverse range of people with widely differing and changeable needs associated with age, health, disability and levels of vulnerability and the City Council has a responsibility to offer housing provision which is flexible and reflective of this"*.

5153
cont

We propose that the plan be amended to clarify that the dwelling thresholds identified in Appendix 3 are indicative only, or the ranges amended to reflect the higher residential capacity that we have assessed.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5525>

Appendix Four: Employment Delivery

Appendix Four: Employment Delivery

Version: Publication LAPP

Consultee ID: 3223

Consultee Name: Thames Water Pension (Green C)

Representation number: 4365

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:

4365

We refer specifically to land at Queens Road, which is identified under Site Allocation PA70 for mixed-use development. As well as referring to employment uses, the allocation includes residential, hotel, and leisure uses amongst others. This site (and other identified regeneration sites like it) is also included within the list of sites at Appendix 4 'Employment Delivery' referred to in Policy EE1.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3873>

Appendix Five: Retail Delivery

Appendix Five: Retail Delivery

Version: Revised Publication LAPP

Consultee ID: 3160

Consultee Name: Intu Properties PLC (Cook Matthew Nicholson)

Representation number: 5435

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:

5435

Although the Draft Policy PA34 states that the site is allocated site for "*convenience retail store A1, with scope for residential C3*" and no other uses, Appendix 5: Retail Delivery, however, identifies the site for accommodating 'retail floorspace' between 1,500sqm and 3,000sqm (GIA), stating that "*the sequential test will not be required for retail proposals which do not exceed*" 3000 sq m on the site. Appendix 5 should be amended to make clear that only convenience goods retailing is proposed.

It is important that 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 comparison 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.

Clarification to Table A5.1 is needed to make it consistent with the allocation; ensuring no comparison retail use could be brought forward on site, without the appropriate retail tests, to ensure which would impact the vitality and viability of Nottingham City Centre.

Table A5.1 should be amended as follows to ensure Appendix 5 is consistent with the allocation and to make the drafting consistent with the NPPF:

Site Ref.	Site Name	Location	Minimum Approx retail net gain in sqm (GIA)	Maximum Approx retail net gain in sqm (GIA)
PA34*	Beechdale Road- Beechdale Baths	Beechdale Road	1,500	3,000

* For PA34 : Beechdale Road: In line with the site allocation, future retail floorspace referred to in this table is limited to retail convenience store (A1) only. Any proposals for town centre uses, other than for A1 convenience on this site, will be subject to sequential and impact testing.

69 in

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5505>

Appendix Six: Methodology For Determining Areas With a 'Significant Concentration' of Houses in Multiple Occupation / Student Households

Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4796

SOUND

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

Consultation comment extract:

4796 determined. By and large we accept the principles of the methodology proposed here, i.e. the use of Council Tax exemption (in the case of student HMOs) and other (Environmental Health) records for those HMOs which are not occupied by students. However, there are two points

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

Appendix Six: Methodology For Determining Areas With a 'Significant Concentration' of Houses in Multiple Occupation / Student Households
Version: Publication LAPP

Consultee ID: 1402

Consultee Name: Nottingham Action Group (Fletcher M)

Representation number: 4797

UNSOUND

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

Consultation comment extract:

4797

records for those HMOs which are not occupied by students. However, there are two points which we believe need to be kept in mind. The first is the nature of this part of the private rented sector and the difficulties that can and have been encountered in identifying HMOs without on-the-ground inspection. The second is that pockets of HMOs can and do develop in a relatively small area and, although they may indeed be surrounded by C3/family homes which in effect dilute the concentration in an Output Area, they are nevertheless a very significant and potentially disruptive factor in their immediate neighbourhood.

It is for these reasons that we strongly support and recommend that whenever an application is submitted for permission to convert a property or part of a property into an HMO (C4 and sui generis), Council planning officers not only use the methods outlined in this appendix in identifying HMOs and Output Area data, but also do on-the-ground investigation in an area around the application site, including contact with neighbours.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3837>

Appendix Six: Methodology For Determining Areas With a 'Significant Concentration' of Houses in Multiple Occupation / Student Households
Version: Publication LAPP

Consultee ID: 3523

Consultee Name: Univ. Of Nottingham (Clarke S)

Representation number: 4231

SOUND

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

Consultation comment extract:

4229, 4230 and 4231 We are also in agreement with the general tone and direction of Policy H05 and H06 and Appendix 6 in respect to HMOs and Student accommodation. We note with

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3876>

Appendix Six: Methodology For Determining Areas With a 'Significant Concentration' of Houses in Multiple Occupation / Student Households
Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5009

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:

5009

In particular the application of a methodology that establishes a definition of a 'significant concentration' of students and / or HMO's would be unworkable, not inclusive, and ultimately inflexible in direct conflict with the ambition of the policy. As the Council acknowledges, the presence of two high quality universities in the City creates an annual turnover of the student and a graduate population. This has far

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Appendix Six: Methodology For Determining Areas With a 'Significant Concentration' of Houses in Multiple Occupation / Student Households

Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5020

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:

5020	We disagree that the 10% and above threshold applied to neighbourhoods would be representative of a 'significant concentration' in planning terms. It is hard to reconcile how a reasonable approach could ever consider 10% to be an over concentration of
5020	anything! A figure of 20-30% might be more appropriate if fully justified, such as applied in other established university towns and cities including Sheffield, Bath (with its own extensive development pressures in other ways), Plymouth, parts of York and countless others. As noted above, the private rented sector accounts for 16.5% of all

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Appendix Six: Methodology For Determining Areas With a 'Significant Concentration' of Houses in Multiple Occupation / Student Households

Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5022

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:

5022

to be the case. If the Council were able to justify that a 10% threshold was appropriate based on needs evidence, the policy should be restructured to be more positive and in favour of sustainable development, akin to the National Planning Policy Framework (NPPF), and should not base the evidence upon output areas and Council Tax but upon the individual contextual circumstances that exist in each neighbourhood; applying a blanket percentage to each output area is, in our client's view, not localised and does not reflect areas where there is a much lower concentration of HMOs.

For example, the emerging Local Plan seeks to appropriate the 'over concentration' methodology from the Balanced Communities SPD. This employs a methodology of identifying the 'home' census output area along with adjoining contiguous output areas to identify whether there is in excess of 10% student and / or HMO households. While a basic weighting factor is applied to purpose built student accommodation there is no further recognition or assessment of relative concentrations or issues / problems associated with the nominal 'over concentration'. Quite rightly, the NPPF

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Appendix Six: Methodology For Determining Areas With a 'Significant Concentration' of Houses in Multiple Occupation / Student Households
Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5026

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:

5024 current wording of Policies HO1 and HO6 along with the Appendix 6 methodology
5025 seek to apply a blunt, process driven, nominal approach, in an effort to appear
5026 technically robust and empirically objective. This is the very opposite of what good

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Appendix Six: Methodology For Determining Areas With a 'Significant Concentration' of Houses in Multiple Occupation / Student Households

Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5027

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:

5027

Further, the scope of the methodology in clustering contiguous census output areas does not appear to be based on any objective assessment of the character or issues in those areas or whether the established community in just one of those output areas might wholly skew the balance for the cluster as a whole (purpose built weighting notwithstanding). This is quite wrong and reflected in the fact that the plan on page 315 demonstrates that most of the central urban area of Nottingham would now be precluded from additional student accommodation or HMO's. It is clear that such a policy flies in the face of the NPPF requirement to meet local demand.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Appendix Six: Methodology For Determining Areas With a 'Significant Concentration' of Houses in Multiple Occupation / Student Households

Version: Publication LAPP

Consultee ID: 3730

Consultee Name: EMPO (Planning & Design Group)

Representation number: 5041

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:

5018 sustainable, inclusive and mixed use communities if they lead to a wholesale 'zoning
5019 out' of a demographic group from the majority of the city's neighbourhoods where
5041 students, graduates and emergent communities need and actually want to live. The
policy and its methodology applied in Appendix 6 of the Plan would do just that.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3943>

Whole plan

Whole plan

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4710

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:

4710

In general, we note that quite a few former school sites and playing fields are included as allocations e.g. PA3, PA5, PA6, PA10, PA12 etc and collectively this could result in the loss of a significant part of the City's open space network, which gives us great cause for concern.

Within the comments for many of the allocations it is often stated that a significant proportion of the site is to be retained as open space. Whilst this is always welcomed by us, the amount is not quantified and we would like to see a mechanism put in place to ensure that open space isn't gradually lost over time, for instance, due to a series of phased planning applications for residential use being submitted.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Whole plan

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (Driver B)

Representation number: 4711

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:

4711

Whilst some of the 85 sites described have been cleared and have supported buildings recently (i.e. they currently comprise hard standing and are of low wildlife value), we think that many of them are important

**4711
cont.**

components of Nottingham City's green spaces. We are concerned that inclusion of so many sites conflicts with the policies trying to protect green spaces (EN1-5). We would welcome further assessment of this, including a map showing the location of sites PA1-85 and how they relate to recognised open spaces, along with figures on the area of open space potentially affected etc. In the absence of this it is not possible to properly evaluate the overall potential loss of open and green space in the City.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Whole plan

Version: Publication LAPP

Consultee ID: 977

Consultee Name: Resident's Association Vale (Swannell)

Representation number: 4517

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:

4517 We cannot support the Local Plan, for the reasons given within our text above.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3838>

Whole plan

Version: Publication LAPP

Consultee ID: 1172

Consultee Name: Notts Disabled People's Movement (Mossman J)

Representation number: 4149

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:

4149

The LAPP states that The City Council is "committed to design excellence and promoting high quality, sustainable design, not just in terms of aesthetic appearance, but also improving quality of life, equal opportunities and economic growth."

Whilst some of the LAPP seems to support these principles, there are sections, particularly in relation to housing, employment and the environment where this approach is not consistent and there are piecemeal proposals which are not inclusive for disabled and older people. We believe the City Council should amend some of the proposals in the LAPP in order to ensure inclusion and that it is meeting its general and specific duties of the Equality Act. We hope that action will be taken as needed.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3834>

Whole plan

Version: Publication LAPP

Consultee ID: 1540

Consultee Name: Environment Agency (Pitts A)

Representation number: 4071

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:

4071

We also consider that the Plan has been positively prepared to address water related environmental factors using a credible evidence base that we have had the opportunity to influence, such as the Infrastructure Deliver Plan, Water Cycle Study, Greater Nottingham Strategic Flood Risk Assessment, The River Leen and Daybrook Strategic Flood Risk Assessment. 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3840>

Whole plan

Version: Publication LAPP

Consultee ID: 1540

Consultee Name: Environment Agency (Pitts A)

Representation number: 4535

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:

4535

The Environment Agency considers that the Plan is legally compliant and sound. We have had been engaged through the various formal and informal stages of Plan's development and we are satisfied that the requirements of the Duty to Cooperate have been adhered to.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3840>

Whole plan

Version: Publication LAPP

Consultee ID: 3219

Consultee Name: Notts County Council (Wilson N)

Representation number: 4161

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:

Minerals

The Nottingham Aligned Core Strategy states that minerals matters will be dealt with in Part 2 and that the following matters will be covered (paragraphs 1.3.11-12):

- The designation of Minerals Safeguarding Areas – to be defined on the policies map and relevant supporting policies will set out the Mineral Consultation Areas based upon these
- Prior extraction
- Applications for new minerals workings
- Reclamation
- Former mining hazards

It also states that all site allocations in Part 2 (included the strategic sites identified in the Core Strategy) will take account of the above considerations.

The Part 2 document includes a section titled 'Minerals' and includes three Policies (MI1-3) on Minerals Safeguarding Areas, Restoration, After-use and Aftercare and Hydrocarbons. This is supported by Figure 3 which maps the Minerals Safeguarding Area. Policy IN2L Land Contamination, Instability and Pollution addresses former mining hazards. The County Council considers that these elements combined cover all of the points listed above.

Aside from the points raised above, the County Council supports the approach to minerals planning taken within the Part 2 Plan; it is considered to complement the Nottinghamshire Minerals Local Plan (Submission Draft, February 2016).

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3870>

Whole plan

Version: Publication LAPP

Consultee ID: 3490

Consultee Name: Huggon T

Representation number: 4878

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:

4878 16.It is pleasing to see that since the last draft some significant green sites have been omitted from the list of allocations

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

Whole plan

Version: Publication LAPP

Consultee ID: 3490

Consultee Name: Huggon T

Representation number: 4883

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:

4883

6.3. Similarly some of the larger allocations already have open space creation eg. Broadmarsh (DS 57) Island Site (DS 59) Waterside (various). If open space is needed the amount and type should be stated as an integral criteria of allocation and not left to briefs or planning conditions to be done later. Otherwise there is danger that these will be reduced by design changes.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

Whole plan

Version: Publication LAPP

Late Rep

Consultee ID: 3545

Consultee Name: Local Nature Partnership (Carter R)

Representation number: 4891

N/A

Object/Support/Other? Other

Resolved? Yes

Sound? N/A

Formally withdrawn? Yes

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

Consultation comment extract:

4891

However, the extent, spatial distribution and quality of other ecological habitats in the area have not been identified, mapped or data referenced. *This is a significant omission.*

Can you confirm the area and spatial distribution of all ecological communities and the net loss or gain from all the proposed development areas?

4891

Further to these omissions it is unclear of the impact of the proposed developments, including their combined impact, on the natural capital assets. Therefore, The LNP considers that the Council must assess the impact of the combined proposed developments on the natural capital assets Nottingham and areas close to the LPA boundary.

We recommend that you include the quantity and spatial distribution of the eight natural capital assets in your strategic plans and/or sustainability appraisal. This natural capital information is held by the LNP and supporting stakeholders such as Natural England, the Environment Agency, Forestry Commission and Notts. County Council. We recognise that some of it is included in your evidence base.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Whole plan

Version: Publication LAPP

Late Rep

Consultee ID: 3545

Consultee Name: Local Nature Partnership (Carter R)

Representation number: 4893

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Respondee has confirmed they are content with approach.

Consultation comment extract:

4893

We could not identify the extant and spatial distribution soils, particularly of higher agriculture classification. This is a significant omission.

Can you confirm the area and spatial distribution of soils within the area and the combined net loss from all the proposed developments?

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Whole plan

Version: Publication LAPP

Late Rep

Consultee ID: 3545

Consultee Name: Local Nature Partnership (Carter R)

Representation number: 4905

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Respondee has confirmed they are content with approach.

Consultation comment extract:

]

4905

It is unclear if the outer areas and urban fringes are included in a recognised Landscape Character Area which could be impacted by proposed development areas.

Can you clarify if any part of the areas are in or can impact a Landscape Character Area?

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Whole plan

Version: Publication LAPP

Late Rep

Consultee ID: 3545

Consultee Name: Local Nature Partnership (Carter R)

Representation number: 4910

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Respondee has confirmed they are content with approach.

Consultation comment extract:

Relationship to the Broxtowe Borough, Gedling Borough and Nottingham City Aligned Core Strategy

Para 2.4 - Objectives

4910

The LNP is concerned that none of the twelve strategic objectives in section 2.4 specifically refer to sustainable development. This is a major omission. The LNP would expect that one of the Council's core strategic objective should be to promote and ensure sustainable development.

We propose, therefore, that the Council considers carefully that a lack of reference to sustainable development in its strategic objectives is contrary to Government Policy and expectation for Councils to ensure that its local plans deliver sustainable development.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Whole plan

Version: Publication LAPP

Consultee ID: 3681

Consultee Name: Worley S

Representation number: 4176

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:

4176

I for one will object to your plans

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3905>

Whole plan

Version: Publication LAPP

Consultee ID: 3705

Consultee Name: Jockey Club (Rapleys)

Representation number: 4928

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:

4928

It is noted that the current consultation also makes no reference to the Racecourse in any part of it, albeit within the Waterside Policy (RE8) which covers an area to the south of the Racecourse, reference is made to various development opportunities and "expansion of sport and leisure uses building on the strength of *established large facilities*" and river based activities in the area". One must assume that these "established large facilities" with reference to leisure refer to the Racecourse which immediately abuts the waterside area, along with other major supporting facilities based within the jurisdiction of Nottingham City and those outside, to the south of the river, including the Trent Bridge Cricket Ground, North Nottinghamshire Sports Club and Nottingham Forest City Ground.

Therefore, as the Plan currently stands, no reference is made specifically to the Racecourse nor its future, albeit general designations across the site and associated policies would dictate development which may or may not be appropriate.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3923>

Whole plan

Version: Publication LAPP

Consultee ID: 3723

Consultee Name: PlaceDynamix (Lynch A)

Representation number: 4579

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:

4579

There should be a greater emphasis on promoting 'growth from within' the city boundaries rather than relying upon neighbouring authorities to meet too much of the housing need through greenfield expansion. Nottingham has made great strides in regenerating the City Centre and it would be

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3939>

Whole plan

Version: Revised Publication LAPP

Consultee ID: 188

Consultee Name: Mr J Potter

Representation number: 5119

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:

5119

Objections at this plan's: proposed Green Belt deletions re 3A (South) and 3B (South);

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5481>

Whole plan

Version: Revised Publication LAPP

Late Rep

Consultee ID: 1540

Consultee Name: Environment Agency (Mr Rob Millbank)

Representation number: 5238

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:

5238

changes set out above. Please see Appendix 1 for our detailed comments on specific sites, which will hopefully be of use when updating the various studies which form your evidence base.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5490>

Policies Map

Policies Map

Version: Publication LAPP

Consultee ID: 2989

Consultee Name: Ashfield District Council (Wiltshire S)

Representation number: 4160

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:

4160

Green Belt

Para. 2.38/ Green Belt Background Paper 2016 - Ashfield welcome the continued protection of the limited Green Belt to the north of the City, particularly the area between the administration boundary and Bulwell.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3863>

Policies Map

Version: Publication LAPP

Consultee ID: 3529

Consultee Name: Health and Safety Executive (Moran J)

Representation number: 4280

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:

4280

Identifying Consultation Zones in Local Plans

HSE recommends that where there are major hazard establishments and MAHPs within the area of your local plan, that you mark the associated consultation zones on a map. This is an effective way to identify the development proposals that could encroach on consultation zones, and the extent of any encroachment that could occur. The proposal maps in site allocation development planning documents may be suitable for presenting this information. We particularly recommend marking the zones associated with any MAHPs, and HSE advises that you contact the pipeline operator for up-to-date information on pipeline location, as pipelines can be diverted by operators from notified routes. Most incidents involving damage to buried pipelines occur because third parties are not aware of their presence.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3878>

Policies Map

Version: Publication LAPP

Late Rep

Consultee ID: 3545

Consultee Name: Local Nature Partnership (Carter R)

Representation number: 4890

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:

some natural capital assets. We note that the Policies Map is a very good visual spatial representation and includes

4890 (a) Ecological Communities: We welcome the inclusion on the Policies Map of ancient woodlands, plantations on ancient woodlands, SSSIs, Local Wildlife Sites and Local Nature Reserves showing their spatial distribution across the Nottingham area.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Policies Map

Version: Publication LAPP

Late Rep

Consultee ID: 3545

Consultee Name: Local Nature Partnership (Carter R)

Representation number: 4900

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Respondee has confirmed they are content with approach.

Consultation comment extract:

The Policies Map does not include AQMAs. *These are significant omissions.*

4900

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Policies Map

Version: Publication LAPP

Late Rep

Consultee ID: 3545

Consultee Name: Local Nature Partnership (Carter R)

Representation number: 4903

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:

4903

We note the Policies Map showing where Local Geological Sites and Archaeological Constraints Areas are within the district. We welcome the facility to cross-check LGSs/ACAs with Site Allocations on the Proposals Map.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Policies Map

Version: Publication LAPP

Late Rep

Consultee ID: 3545

Consultee Name: Local Nature Partnership (Carter R)

Representation number: 4908

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:

4906 (h) Minerals: We welcome the references in MI1 and M13 with regard to Safeguarding Minerals and
4907 Hydrocarbons, and the inclusion on the Policies Map of the safeguarding areas.
4908

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Policies Map

Version: Publication LAPP

Late Rep

Consultee ID: 3545

Consultee Name: Local Nature Partnership (Carter R)

Representation number: 4909

N/A

Object/Support/Other? Other

Resolved? Yes

Sound? N/A

Formally withdrawn? Yes

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

Consultation comment extract:

4909

if the Minerals safeguarding map applies to safeguarding of hydrocarbons assets.

However it is unclear

Can you clarify the safeguarding area for hydrocarbons?

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

Policies Map

Version: Publication LAPP

Consultee ID: 3705

Consultee Name: Jockey Club (Rapleys)

Representation number: 4929

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:

4929

The importance and the significance of part of the racetrack within the Green Belt is acknowledged and accepted. However, the site's designation as Green Belt does not preclude development, particularly development which is related to outdoor sport and outdoor recreation as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within, it as per paragraph 89 of the NPPF.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3923>

Policies Map

Version: Publication LAPP

Consultee ID: 3726

Consultee Name: Aldi Stores (Ford R)

Representation number: 4364

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:

4364

Local Plan Policies Map

We would also like to put forward the idea of upgrading or extending the Hartley Road Centres of Neighbourhood Importance (CoNI) boundary to include the Castle Retail Park on the opposite side of Radford Boulevard. The Council states that CoNIs will be supported, and promoted as the focus for convenience goods and service provision to meet local needs. However, we note that under the proposed boundaries, there is no main food shopping facility within the centre, only a small Londis which provides a limited range of top-up convenience goods.

It is noted that Castle Retail Park is anchored by an existing Aldi store, which provides a main food shopping service, and plays an important role in the health and vitality of the neighbouring centre, through increased footfall and 'linked trips. Given the location of the neighbouring retail park, it is our view that the boundary could be extended to include the retail park (please see Plan attached to Appendix 1) to ensure it fulfils its role as CoNI.

Summary

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3953>

Policies Map

Version: Publication LAPP

Consultee ID: 3727

Consultee Name: Marstons (Peacock and Smith)

Representation number: 4391

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

4391 As the designation is unwarranted, the proposals map should be amended to remove this annotation from the site on the Proposals Map.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3941>

Policies Map

Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4418

**UNSOUND BUT
RESOLVED**

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

Consultation comment extract:

4418 We encourage the Council to designate the Cornerhouse within the secondary frontage as it boasts uses (eg restaurants and cinema) in accordance with the definition of primary and secondary frontages set out in NPPF Appendix 2.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

Policies Map

Version: Publication LAPP

Consultee ID: 3739

Consultee Name: Land Securities PC (Indigo Planning)

Representation number: 4859

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:

4859

The proposed policy and accompanying Proposals Map do not define the extent of the Secondary Frontage therefore it is unclear as to which parts of the Primary Shopping Area are designated under this policy.

At present, the policy is inconsistent with national policy as the extent of centres and Primary Shopping Areas should be based on a clear definition of primary and secondary frontages in designated centres.

4859

The Proposals Map should identify the Secondary Frontages and the policy itself should be amended to reflect this.

'Within Secondary Frontages, as defined on the Proposals Map...'

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3955>

Policies Map

Version: Publication LAPP

Consultee ID: 3741

Consultee Name: Tesco Stores (DPP UK)

Representation number: 4442

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

- 4442**
- The proposed open space designated (EN1) at the north-eastern part of the Centres of Neighbourhood Importance allocation should be removed.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3956>

Policies Map

Version: Revised Publication LAPP

Consultee ID: 188

Consultee Name: Mr J Potter

Representation number: 5181

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:

5181

Proposed south map: why is the Fairham Brook, between Clifton Lane and confluence with the River Trent, not a LWS ?
also why isn't Long Plantation a LWS [Local Wildlife Site] ?
and policy-unclear there continues to be an adverse set-up immediate a SSSI.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5481>

Policies Map

Version: Revised Publication LAPP

Consultee ID: 3160

Consultee Name: Intu Properties PLC (Cook Matthew Nicholson)

Representation number: 5434

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Policies Map amended

Consultation comment extract:

5434

Intu previously submitted representations seeking the removal of Collin Street, the internal route through intu Broadmarsh and the area around the Clock Tower at intu Victoria Centre from primary shopping frontage, given the nature of the uses currently in and proposed in these areas.

The Council's Schedule of Changes document states in response to these comments the areas have been removed, however no changes appear to have been made to Figure 2 or the policy map showing the Primary Shopping Frontage. For certainty and clarification, these drafting inconsistencies should be resolved and the specified locations removed on all relevant plans from the primary frontage designation, to make the plan consistent with the NPPF and effective.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5505>

Policies Map

Version: Revised Publication LAPP

Consultee ID: 3410

Consultee Name: General Manager (Mr John Rhodes)

Representation number: 5142

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Policies Map amended

Consultation comment extract:

5142

I notice that the drawing PA85 Waterside - Trent Lane, Park Yacht Club shows the red line of the boundary encompassing a part of land belonging to the River Crescent Development.

The area that intrudes onto the River Crescent land is where planning permission was granted for a visitor's car park.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5506>

Policies Map

Version: Revised Publication LAPP

Consultee ID: 3704

Consultee Name: Andy Thompson (Co-operative Group)

Representation number: 5440

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:

5440

Given the sites current lawful retail (A1) use, NCC's legal restriction on the use of the site for a food supermarket, and existing inclusion in the Neighbourhood Centre (CONI) boundary within the 'saved' Local Plan (2005) there is no justification and it is contradictory to remove the former Co-op store from the proposed CONI boundary. This approach is not appropriate as it does not take into account the existing lawful retail use which will be outside the CONI boundary and conflict with future retail/town/CONI 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 to be met through exclusion from Policy SH7: Centres of Neighbourhood Importance (CONIs).

Excluding the Co-op site from the CONI boundary 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 the site 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. Removing the Co-op from the centre and 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5516>

General Comments

General Comments

Version: Publication LAPP

Consultee ID: 259

Consultee Name: Broxtowe Borough Council (Saunders S)

Representation number: 4144

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:

4144

On behalf of the Borough Council, we have no objections to the soundness and legal compliance of your plan.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3828>

General Comments

Version: Publication LAPP

Consultee ID: 259

Consultee Name: Broxtowe Borough Council (Saunders S)

Representation number: 4306

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:

4306 The proposals meet the housing requirements of the Aligned Core Strategy (ACS) and exceed the employment requirements of the ACS.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3828>

General Comments

Version: Publication LAPP

Consultee ID: 259

Consultee Name: Broxtowe Borough Council (Saunders S)

Representation number: 4308

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:

4308 A section of the proposed HS2 route, which runs through part of the City near Nuthall, is safeguarded from prejudicial development. There are no other proposals relating to HS2 or Toton.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3828>

General Comments

Version: Publication LAPP

Consultee ID: 259

Consultee Name: Broxtowe Borough Council (Saunders S)

Representation number: 4310

SOUND

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

Consultation comment extract:

4310

The specific site proposals near the borough boundary are in line with previous expectations and are unlikely to have significant adverse implications for Broxtowe.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3828>

General Comments

Version: Publication LAPP

Consultee ID: 311

Consultee Name: Historic England (Fletcher C)

Representation number: 4494

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:

4494

Many of the allocations have some useful amendments to their development principles, giving some helpful “fixed points” around which designers and developers can base their plans. However, some of the allocations could have undesirable consequences as the future of heritage assets on them is made unclear in the development principles.

Investment in buildings is discouraged when their future is made uncertain, and uncertainty may also affect the development economics of these sites, potentially ushering in the demolition of those buildings not specified for retention, particularly where others are. The

4494

resultant harm would run contrary to the principles of sustainability enshrined in the NPPF and objective 3 of the sustainability appraisal. This could (and should) be avoided by a general presumption against the demolition of buildings that contribute to the significance of conservation areas, subject to the caveats in the NPPF.

We would like to discuss this further with you, with regard to the specific policy and site allocation issues in more detail prior to the close of the consultation period.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3831>

General Comments

Version: Publication LAPP

Consultee ID: 311

Consultee Name: Historic England (Fletcher C)

Representation number: 4495

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:

Since the last iteration of the plan the NPPG has been revised and updated, to expand on the principles set out in the NPPF. This helpfully underscores the strategic aspects of plan making to achieve identified outcomes:

4495

“ In developing their strategy, local planning authorities should identify specific opportunities within their area for the conservation and enhancement of heritage assets. This could include, where appropriate, the delivery of development within their settings that will make a positive contribution to, or better reveal the significance of, the heritage asset.”

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3831>

General Comments

Version: Publication LAPP

Consultee ID: 802

Consultee Name: Natural England (Newman L)

Representation number: 4147

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:

4147	Q7 Do you consider the Local Plan Part 2 to be legally compliant? (please tick yes or no)	<input checked="" type="radio"/> Yes <input type="radio"/> No
	Q8 Do you consider the Part 2 Local Plan to be 'sound'? (please tick yes or no)	<input checked="" type="radio"/> Yes <input type="radio"/> No

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3829>

General Comments

Version: Publication LAPP

Consultee ID: 1359

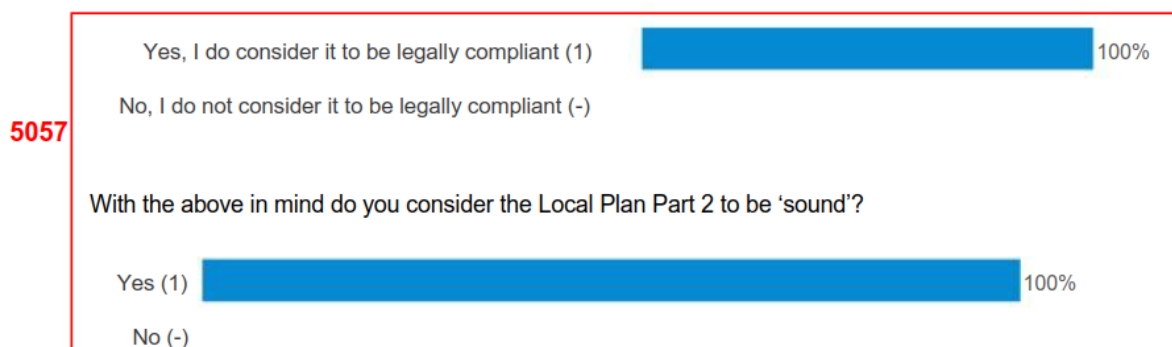
Consultee Name: The Theatres Trust (Freeman R)

Representation number: 5057

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:



Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3835>

General Comments

Version: Publication LAPP

Consultee ID: 1540

Consultee Name: Environment Agency (Pitts A)

Representation number: 5063

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:

5063

As such the risks to controlled waters posed by the presence of contamination at the site coupled with the possible inclusion of a piled foundation solution is something that warrants further consideration in the production of a remedial/redevelopment strategy for the site. We therefore recommend that developers should:

1. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination
2. Refer to the Environment Agency Guiding principles for land contamination for the type of information that is required in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.

5063

3. Refer to the contaminated land pages on GOV.UK for more information

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3840>

General Comments

Version: Publication LAPP

Late Rep

Consultee ID: 1685

Consultee Name: Severn Trent Water (Williams D)

Representation number: 4135

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:

4135

- Taking a joined up approach to water management stacks up financially and is worth doing.
- The benefits are spread among the partners in different ways depending on the specifics of the development.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3839>

General Comments

Version: Publication LAPP

Late Rep

Consultee ID: 1685

Consultee Name: Severn Trent Water (Williams D)

Representation number: 4536

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:

4536

- The benefits to Severn Trent from being involved are:
 - a) We would like to be involved in situations where we have an existing problem to resolve.
 - b) We would to be an active partner in other situations – generally in situations where we gain in the future , but not necessarily immediately.
 - c) In most cases we can offer help, guidance and expertise in water management.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3839>

General Comments

Version: Publication LAPP

Consultee ID: 2306

Consultee Name: Penn M

Representation number: 4110

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:

4110

I have looked at this document in Wollaton Library.

On paper it ticks all the right boxes - seemingly "legally compliant" & "positively planned, justified, effective and consistent with national policy".

Whether all will be the same in reality may be another matter. In the case of Radford Bridge Apartments the City's preferred option was overruled by higher authority.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3848>

General Comments

Version: Publication LAPP

Consultee ID: 2353

Consultee Name: Moon J

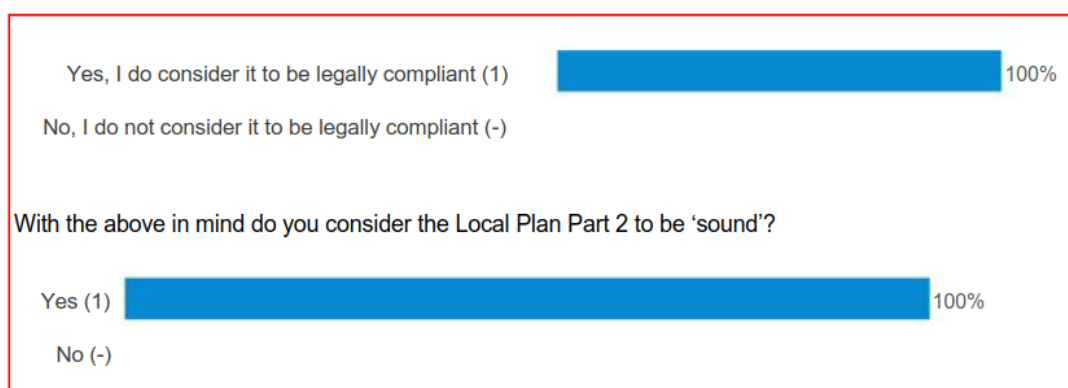
Representation number: 5052

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:

5052



Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3844>

General Comments

Version: Publication LAPP

Consultee ID: 2795

Consultee Name: Home Builders Federation (Green S)

Representation number: 4312

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:

4312

It is also noted that if the Nottingham Local Plan Part 2 is adopted by the middle of 2017 as envisaged only circa 11 years will remain before the end of the plan period rather than the 15 year time horizon specified in the NPPF (para 157). It is suggested that in order for the Council to positively plan for new housing development and its longer term housing needs there should be a review of the adopted Aligned Core Strategy sooner rather than later and an amalgamation of the Part 1 and 2 Plans into one document as preferred by Government.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3860>

General Comments

Version: Publication LAPP

Consultee ID: 2989

Consultee Name: Ashfield District Council (Wiltshire S)

Representation number: 4323

SOUND

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

Consultation comment extract:

4323 Scale of new development/ Allocations
Appendix 2/ Sustainable, Inclusive and Mixed Communities Background Paper Para. 2.14 - Ashfield District Council supports the commitment of the aligned Core Authorities to meet the Objectively Assessed Need of 17,150 dwellings across the HMA for the Plan period 2011 to 2028.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3863>

General Comments

Version: Publication LAPP

Consultee ID: 2989

Consultee Name: Ashfield District Council (Wiltshire S)

Representation number: 4324

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:

4324

Additional information

In line with the Duty to Cooperate, please be aware that Ashfield Council is currently proposing to allocate 2 large sites to the south of Hucknall at 'Land South of Broomhill Farm/ North of A611' (HA3a) and 'Rolls Royce, Watnall Road' (HA3t), the latter of which has already secured planning permission, (Ashfield Local Plan Preferred Approach Jan 2016). These sites are anticipated to deliver in the region of 480 and 900 respectively and will have implications for the highways infrastructure, particularly at Moor Bridge.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3863>

General Comments

Version: Publication LAPP

Consultee ID: 3160

Consultee Name: Intu Properties (NLP)

Representation number: 4325

N/A

Object/Support/Other? Other

Resolved? Yes

Sound? N/A

Formally withdrawn? No

Council comments Amendments made which fully meet respondees comments

Consultation comment extract:

4325 For the avoidance of doubt, the Broadmarsh Centre and Victoria Centre should be referred to as intu Broadmarsh and intu Victoria Centre.

4325 The wording of Policy SH1 should be amended as follows:
*"Planning permission will be granted for a significant increase in the retail and leisure floorspace within the City Centre's Primary Shopping Area as shown on the accompanying Policies Map, initially to focus on **intu** Broadmarsh and **intu** Victoria Centre."*

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3869>

General Comments

Version: Publication LAPP

Consultee ID: 3523

Consultee Name: Univ. Of Nottingham (Clarke S)

Representation number: 4118

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:

4118

the University has reviewed the Local Plan Part 2 and its associated documents, along with key areas that impact the operations of the University, its continued growth and investment within the city and within its campuses. We have no adverse comments to make regarding this.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3876>

General Comments

Version: Publication LAPP

Consultee ID: 3529

Consultee Name: Health and Safety Executive (Moran J)

Representation number: 4165

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:

4165

Mixed-Use Allocations

Because of the potential complexity when combination use classes are proposed, advice regarding mixed-use allocations is outside the scope of the general advice that can be given in this representation. Please refer to the Web App to determine HSE's advice regarding mixed-use developments.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3878>

General Comments

Version: Publication LAPP

Late Rep

Consultee ID: 3545

Consultee Name: Local Nature Partnership (Carter R)

Representation number: 4137

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	Yes
Council comments	Respondee has confirmed they are content with approach.

Consultation comment extract:

4137 We note your contact with Heather Stokes in 2013 regarding the LAPP Preferred Option Consultation which we unfortunately did not have a record of.

1) Statutory Duty to Co-operate

4137

We note that although Lowland Derbyshire and Nottinghamshire LNP has been in existence since 2012, we have no records of being consulted on the Land and Planning Policies Development Plan Document Preferred Option that was published in September 2013.

Can you confirm that you have discharged your duty to co-operate with the LNP for consultations post 2012 to date?

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3879>

General Comments

Version: Publication LAPP

Consultee ID: 3658

Consultee Name: Campbell G

Representation number: 4050

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:

4050 I do not support the plan for a number of reasons

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3884>

General Comments

Version: Publication LAPP

Consultee ID: 3662

Consultee Name: Ayres B

Representation number: 4054

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:

4054

Yes, I do consider it to be legally compliant (1)

100%

No, I do not consider it to be legally compliant (-)

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3891>

General Comments

Version: Publication LAPP

Consultee ID: 3662

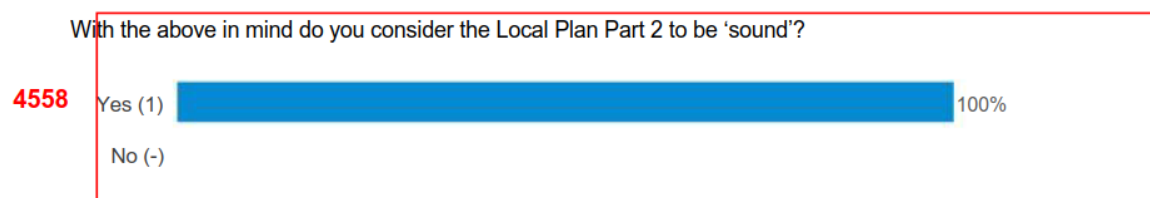
Consultee Name: Ayres B

Representation number: 4558

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:



Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3891>

General Comments

Version: Publication LAPP

Consultee ID: 3666

Consultee Name: Fearon P

Representation number: 4064

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:

4064

BELGRAVE BUSINESS PARK (BULWELL) NG6 8HW

Copy of the

whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3892>

General Comments

Version: Publication LAPP

Consultee ID: 3689

Consultee Name: Calverton Parish Council (Maffam K)

Representation number: 4350

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:

4350

2.1 Site Thresholds

Whilst a 0.5 hectare cut off might be appropriate for sites outside the City Centre and the University Campuses the threshold should be 0.25 hectare in the City Centre, where high densities are the norm. The assessment of sites should also be supplemented by an assessment of buildings with a floor area of more than 1500 sq ms that have been vacant for six months or more. There should be an assessment of the likely contribution of small sites and buildings in aggregate.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3912>

General Comments

Version: Publication LAPP

Consultee ID: 3692

Consultee Name: Resza D

Representation number: 4222

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:

4222

Q5 Do you wish to be notified of any of the following? (please tick yes <u>or</u> no for each question)	
Submission of the Local Plan Part 2 for Examination?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Publication of the Recommendations of the Inspector?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Adoption of the Local Plan Part 2?	<input checked="" type="radio"/> Yes <input type="radio"/> No

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3913>

General Comments

Version: Publication LAPP

Consultee ID: 3715

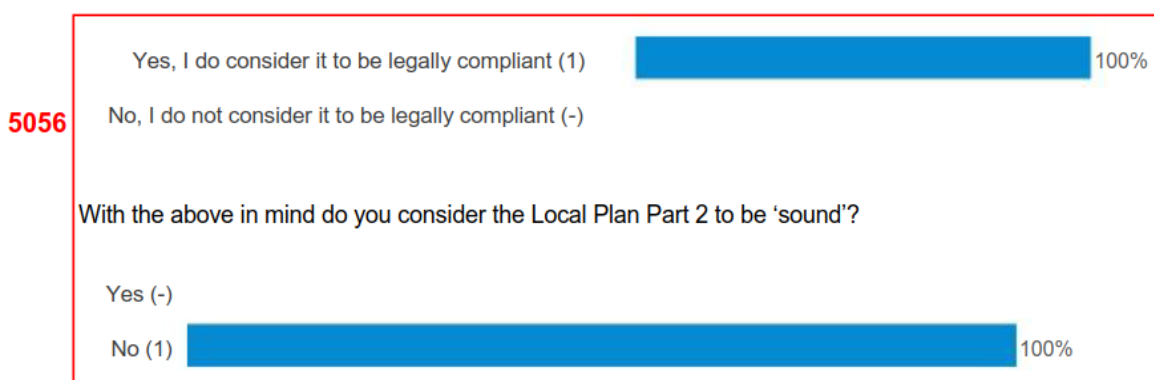
Consultee Name: Holdsworth J

Representation number: 5056

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:



Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3932>

General Comments

Version: Publication LAPP

Consultee ID: 3721

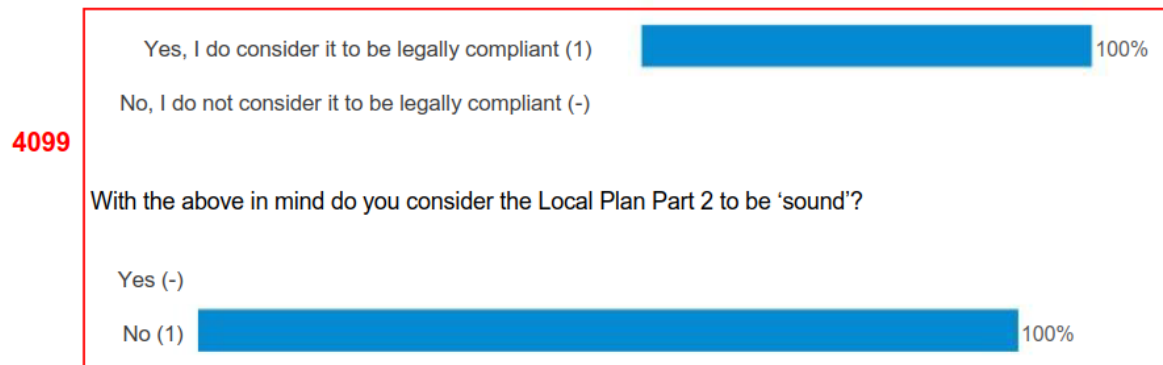
Consultee Name: Williams J

Representation number: 4099

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:



4099 I do not support the local plan

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3935>

General Comments

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4988

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:

4988

The broad intentions of what the new Local Plan is seeking to achieve, its vision, objectives and spatial strategy, are welcomed in principle.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

General Comments

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4989

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:

4989 It proposes a series of well-defined policy principles for supporting the regenerative, employment and training led growth of the city centre and sees the role of universities and higher education establishments as a significant part of this.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

General Comments

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4990

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:

4990

The plan appears to have been prepared as a framework that seeks to achieve each of the economic, social and environmental dimensions of sustainable development; the aspects of the plan commented in this representation appear to provide net gains in all three as desired by national policy.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

General Comments

Version: Publication LAPP

Consultee ID: 3731

Consultee Name: NTU (Planning & Design Group)

Representation number: 4991

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:

4991 Further collaborative work is welcome going forward, perhaps between the City Council and other partners to truly realise the ambitions in the plan.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3944>

General Comments

Version: Publication LAPP

Consultee ID: 3736

Consultee Name: Williams N

Representation number: 4206

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:

4206 We do not support the local plan and object to PA57- Clifton West-

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3949>

General Comments

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4212

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:

4212

2. The Forum does welcome most aspects of the Local Plan, including the changes made as a result of previous consultation.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

General Comments

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4598

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:

4598

A key principle of the Council's Planning/Transport strategy, the ambition to link new developments to the existing walking and cycling networks, making improvements to those networks where necessary, is supported. Similarly, the Forum agrees that 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 (Transport Background Paper, para. 4.12)

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

General Comments

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4609

**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 respondents comments.

Consultation comment extract:

4609

8. Whilst the reinforcement and enhancement of a tourism route, stretching from the Lace Market to the Castle, is supported, the Plan should recognise the heritage value of the city centre network of historic public rights of way, alleyways and walkways. Where possible, the opportunity to improve these, as set out in the Council's City Centre Design Guide, should be taken.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

General Comments

Version: Publication LAPP

Consultee ID: 3748

Consultee Name: Hall L

Representation number: 5054

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:

5054	Q9 Do you consider the Local Plan Part 2 to be legally compliant? (please tick yes or no)	<input checked="" type="radio"/> Yes <input type="radio"/> No
	Q10 Do you consider the Part 2 Local Plan to be 'sound'? (please tick yes or no)	<input checked="" type="radio"/> Yes <input type="radio"/> No

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3963>

General Comments

Version: Publication LAPP

Consultee ID: 3783

Consultee Name: Biodiversity Greenspace

Representation number: 5074

N/A

Object/Support/Other? Other

Resolved? Yes

Sound? N/A

Formally withdrawn? No

Council comments Amendments made to address respondent comments.

Consultation comment extract:

5074 I would suggest the following addition to the development principles:

5074 New development would be expected to retain and, if appropriate, enhance natural habitats along the canal maximising its value as a wildlife corridor. Existing onsite open space would be retained or otherwise replaced and would connect with the habitats of the canal corridor.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3984>

General Comments

Version: Revised Publication LAPP

Consultee ID: 259

Consultee Name: Broxtowe Borough Council

Representation number: 5186

SOUND

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

Consultation comment extract:

5186

Thank you for consulting Broxtowe Borough Council on the Revised Publication Version of your Local Plan Part 2.

I can confirm that the Borough Council has no objections to the soundness or legal compliance of your Plan, nor regarding compliance with the duty to co-operate.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5483>

General Comments

Version: Revised Publication LAPP

Consultee ID: 311

Consultee Name: Historic England (East Midlands)
(East Midlands) (Miss Rosamund Worrall)

Representation number: 5187

SOUND

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

Consultation comment extract:

5187

Historic England has no concerns to make in respect of the text amendments throughout the revised Plan in relation to the historic environment. The amendments update and/or clarify previous text and are supported.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5484>

General Comments

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5458

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:

Additional comments -Ecosystem Services

Within the green infrastructure and biodiversity policies, we think it is important that the LAPP should consider Ecosystem Services (e.g. provision of clean air and water quality and flood regulation, soil and nutrient recycling, climate regulation, pollination etc) and the value which can be placed on these 'services'. Further guidance is available here:

- <https://www.gov.uk/guidance/natural-environment> (see paragraph refs 013 and 028).
- Policy 25 Green Infrastructure of the Adopted Cornwall Local Plan includes strong references to ecosystem services
<https://www.cornwall.gov.uk/localplancornwall>.
- As urban authority in the Midlands, Birmingham is a good case study and they have mapped ecosystem 'supply and demand' in their Green Living Spaces Plan
https://www.birmingham.gov.uk/downloads/download/208/green_living_spaces_plan.
- Climate change, Green Infrastructure and Biodiversity Policies in Birmingham's adopted Local Plan link back to ecosystem services and the Green Living Spaces plan
https://www.birmingham.gov.uk/downloads/file/5433/adopted_birmingham_development_plan_2031.

5458

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

General Comments

Version: Revised Publication LAPP

Consultee ID: 431

Consultee Name: Nottinghamshire Wildlife Trust (Mr Ben Driver)

Representation number: 5459

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:

5459

Additional Comments - Biodiversity SPD

We would welcome provision of a Biodiversity SPD for Nottingham, to help protect the City's important nature sites, habitat and species and to benefit from ecosystem services provision. We would be very pleased to see a commitment to produce one made in the LPP2 main document. A Biodiversity SPD would also help the council to secure its aspirations set out in the Biodiversity Position Statement: Ambition for wildlife and Bee Friendly campaign.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5485>

General Comments

Version: Revised Publication LAPP

Consultee ID: 1036

Consultee Name: Mr Trevor Rose

Representation number: 5438

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:

5438

Surely, within the Localism Act, communities inform the the local authority how they want their community developing, and not a group of council employees and councillors deciding what they think is best for us.

It is like the 20 mph and parking restrictions forced upon us without public consultations.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5488>

General Comments

Version: Revised Publication LAPP

Consultee ID: 1602

Consultee Name: Melton Borough Council

Representation number: 5128

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	Confirm LAPP doesn't cause any concern

Consultation comment extract:

5128

Nottingham City Part 2 Local Plan (Land and Planning Policies document) revised publication version does not cause any matters of concern to Melton.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5491>

General Comments

Version: Revised Publication LAPP

Consultee ID: 2560

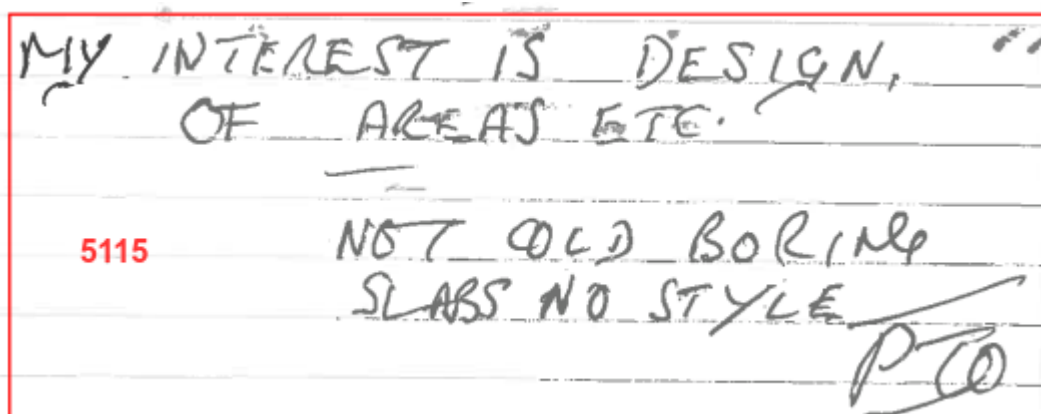
Consultee Name: Mr W Staniforth

Representation number: 5115

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:



SNIZINTON MARKET. (2)
IS AWFUL.

I WANTED A VICTORIAN WALL
RED BRICK 12 FT HIGH.

4 GATES. 2 TOP 2 SIDES.

A FOUNTAIN OR A FLOWERS GARDEN
OR BUSHES IN THE MIDDLE.

LOCK UP SHOPS.

I PUT MY IDEA TO OUR COUNCIL

SO THEY CHOSE SLABS FLAT
WITH BLACK SLABS

5115

AROUND 17 PHEN

COLD BREAK

AND A NOW A SKATE PARK

WOW -

£8 MILLION - OR SOMETHING

WE WANT HOODED SEATING.



HOODED SEATING

TO DRINK A COFFEE OUTSIDE

MARKET. SQUARE (3)

I WANTED —

A ROBIN HOOD STATUE
ON STEPS IN THE MIDDLE OF
THE SQUARE ON STEPS
10 FEET. HIGH

BOW ARROW AND FACING THE
CASTLE

TREES AROUND THE OUTSIDE
PLANTS IN TUBS.

HOODED NOTTINGHAM SEATING
AS I DESIGNED.

FOR RAIN AND SUN IF VERY
HOT.

5115

SO WHAT DID WE GET
SLABS. WITH STEPS TO

SIT ON

C O

COLD

BLANK

TRINITY SQUAD (4)

A BUILDING TO SIT UNDER
A GLASS TOP COLOURED
OR STRONG MATERIAL

STYLE - OLD - MEDIEVAL

BLACK WHITE LOOKING
PANELS

5115

BUT DOORS THAT OPEN
EXTRA WIDE.

FOR COFFEE TEA FOOD.

FAIRLY LARGE

AGAIN IT RAINS HERE A LOT
THEREFORE YOU'D HAVE A
CHOICE IN A CAFE TYPE
BUILDING OR SITTING AGAIN
ON COLD POLYMER SLABS.
WHERE CHIPS ARE EATEN AND
PIDDERS FAT CHIPS. THANK YOU

FOOTNOTE

I WENT TO A
ROMAN
CATHOLIC
SCHOOL

ST BERNADETTE
SNE INTO DAVE
DALE

NO WHOLE POSH -
BUT I KNOW IM
BETTER AT
DESIGN

THAN THESE PEOPLE
WHO DESIGNED

THERE AREAS

I CALL THIS BAD
PLANNING

5115

Received 24/10/17

ONE
MR WILLIAM STANFORTH

ST ANNES

NOTTINGHAM

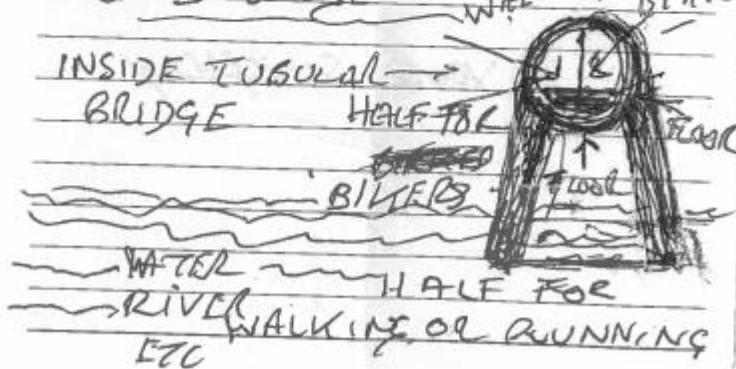
20 OCT 2017

DEAR SIR -

FOR YEARS NOW IVE WONDERED
WHY NO ONE HAS BUILT A
TUBULAR ROUND TYPE BRIDGE
INSTEAD OF ALWAYS OBLONG -
ALSO OUR CLIMATE RAIN &
WIND -

SO I WOULD LIKE TO SEE
A ROUND BRIDGE

INSIDE TUBULAR
BRIDGE



5115

TWO ROUND BRIDGE FOR PONDS

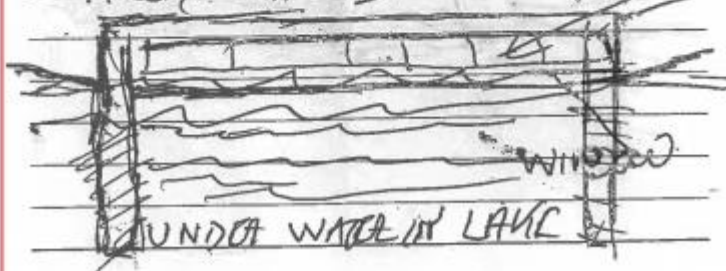
THE TYPE OF BRIDGE STOPS YOU
GETTING WET STOP WINDY
BLOWING US ALL OVER THE PLACE
PEOPLE CAN WALK, RIDE
ON BIKES -

KEEPING DRY -
NOT LIKE ORDINARY BRIDGES
WET THROUGH -
LIGHTING ALONG THE ROOF
INSIDE -

LAKES & PONDS

THIS BRIDGE
CAN BE USED ON
LAKES & PONDS

WITH SPECIAL WINDOWS
ALONG THE SIDES



5115

5115

3 INSIDE
TO WALK ~~OUT~~ A BRIDGE
IN POURING RAIN ETC
AND KEEP DRY

WILL BE VERY GOOD
FOR US

THIS WILL WORK:-

IT WOULD BE LIGHTER
BETTER FOR
US ALL



5115

4

DEALING

MY IDEAS

WANT

HELP US

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5513>

General Comments

Version: Revised Publication LAPP

Consultee ID: 2717

Consultee Name: Office of Rail and Road (Mr Paul Wilkinson)

Representation number: 5140

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:

5140

The Office of Rail and Road (ORR) have looked at the revised consultation document and noted on pages 352 to 355 the references to proposed railway initiatives for electrification (bi-modal), new stations (Faraday Road and Beechdale and further option at Wollaton) and HS2 (East Midlands hub station at Toton). As there is no precise information to suggest there are any level crossing implications for these proposals, we have no comments to make.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5497>

General Comments

Version: Revised Publication LAPP

Consultee ID: 3001

Consultee Name: British Sign and Graphics Association (Mr Chris Thomas)

Representation number: 5342

**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:

5342

As to the rest, you retain much of that to which we previously objected. Your consultation notice says that comments made on the original Publication version need not be repeated. So you may take it that all the comments in our letter of 8 February 2016 stand.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5501>

General Comments

Version: Revised Publication LAPP

Consultee ID: 3490

Consultee Name: Mr T Huggon

Representation number: 5255

UNSOUND

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

Consultation comment extract:

5255 2.Please accept this as a formal objection to the latest plan as revised.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5507>

General Comments

Version: Revised Publication LAPP

Consultee ID: 3490

Consultee Name: Mr T Huggon

Representation number: 5256

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:

5256

3.Where my submissions to previous drafts have not been included in this latest draft (which is almost all of them),please regard this as a restatement of those general principles and individual sites referred to in those previous submissions.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5507>

General Comments

Version: Revised Publication LAPP

Consultee ID: 3517

Consultee Name: Nottingham Park Estate Ltd

Representation number: 5129

N/A

Object/Support/Other? Other

Resolved? N/A

Sound? N/A

Formally withdrawn? No

Council comments Do not wish to make further comments

Consultation comment extract:

5129

wish to make further comments / representations at this time.

do not

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5508>

General Comments

Version: Revised Publication LAPP

Consultee ID: 3602

Consultee Name: Canal & River Trust

Representation number: 5150

N/A

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

Consultation comment extract:

5150

Having reviewed the proposed changes, I can confirm that the Trust has no comments to make.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5511>

General Comments

Version: Revised Publication LAPP

Consultee ID: 3814

Consultee Name: National Grid

Representation number: 5203

N/A

Object/Support/Other?	Other
Resolved?	N/A
Sound?	N/A
Formally withdrawn?	No
Council comments	NG confirmed 'no comment'

Consultation comment extract:

5203

We have reviewed the above consultation document and can confirm that National Grid has no comments to make in response to this consultation.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5529>

General Comments

Version: Revised Publication LAPP

Consultee ID: 3818

Consultee Name: Network Rail

Representation number: 5208

SOUND

Object/Support/Other?	Support
Resolved?	N/A
Sound?	Sound
Formally withdrawn?	N/A
Council comments	NR confirm sound

Consultation comment extract:

5208

We can confirm that we consider that the plan overall is sound and compliant as far as we can assess from the information on the web site.

5208

Network Rail has very few comments to make about the policy principles set out in the chapters of the plan. Generally we are content that the principles accord with those set out in the NPPF and clarified further in the National Planning Practice Guidance.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5530>

General Comments

Version: Revised Publication LAPP

Consultee ID: 3818

Consultee Name: Network Rail

Representation number: 5211

SOUND

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

Consultation comment extract:

5211

Level Crossings

There are a number of level crossings within the Nottingham local plan area. The safety, reliability and efficiency of the rail infrastructure are of paramount importance to Network Rail and we cannot agree to any proposals which jeopardise the safety of level crossings. We are pleased to note that there are no level crossings close to the major allocations in the Plan.

Please note that the council has a statutory responsibility under the Town and Country Planning (General Permitted Development Procedure) Order 2015 (GPDO) to consult statutory rail undertakers where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway or impact upon rail infrastructure. The GPDO also requires authorities to consult on all developments within 10m of the railway.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5530>

General Comments

Version: Revised Publication LAPP

Consultee ID: 3826

Consultee Name: Mr Ben Buckton

Representation number: 5242

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	complains re:absence of consultation/legal compliance

Consultation comment extract:

5242

I open my communication with you with a complaint, to which I expect a full documented response. You have contacted me for the first time about this planning proposal. I have received absolutely no communication from the council in relation to your original plan from January 2016. I was a resident and owner of my property, paying council tax, at that time. Why has absolutely no engagement with myself or my neighbors occurred before this time? This development directly impacts my property, including access. I expect full transparency from the Council, which has not been forthcoming.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5451>

General Comments

Version: Revised Publication LAPP

Consultee ID: 3826

Consultee Name: Mr Ben Buckton

Representation number: 5254

N/A

Object/Support/Other?	Other
Resolved?	Yes
Sound?	N/A
Formally withdrawn?	No
Council comments	meeting held

Consultation comment extract:

5254

- I request a specific meeting for the residents of the local area, specifically that of Castle Gate who will most directly be impacted by any development.
- I reserve the right to add further comment in future.

5254

Under the Freedom of Information Act - I request full details of all plans (provisional or draft), council discussions, documents and consultations from the last 3 years in relation to the Castle Quarter, and specifically the area marked as PA66.

Please immediately confirm receipt of this email, the complaint, PA66 comments and FOI request enclosed. And please provide estimated response dates for all items.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5451>

General Comments

Version: Revised Publication LAPP

Consultee ID: 3829

Consultee Name: Mr David Smith

Representation number: 5257

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	complains re:absence of consultation/legal compliance

Consultation comment extract:

- 5257 My email stated that as residents of [REDACTED] for the last two years we have had no previous communication regarding the proposals in the Castle Quarter. This is not the first time the interests of the residents of [REDACTED] have been ignored. We endorse Mr Buckton's concerns and ask that you treat this email as raising similar concerns on our own behalf.
- 5257 I open my communication with you with a complaint, to which I expect a full documented response. You have contacted me for the first time about this planning proposal. I have received absolutely no communication from the council in relation to your original plan from January 2016. I was a resident and owner of my property, paying council tax, at that time. Why has absolutely no engagement with myself or my neighbors occurred before this time?

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5448>

General Comments

Version: Revised Publication LAPP

Consultee ID: 3829

Consultee Name: Mr David Smith

Representation number: 5269

N/A

Object/Support/Other?	Other
Resolved?	Yes
Sound?	N/A
Formally withdrawn?	No
Council comments	meeting held

Consultation comment extract:

5269

- I request a specific meeting for the residents of the local area, specifically that of Castle Gate who will most directly be impacted by any development.
- I reserve the right to add further comment in future.

5269

Under the Freedom of Information Act - I request full details of all plans (provisional or draft), council discussions, documents and consultations from the last 3 years in relation to the Castle Quarter, and specifically the area marked as PA66.

Please immediately confirm receipt of this email, the complaint, PA66 comments and FOI request enclosed. And please provide estimated response dates for all items.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5448>

General Comments

Version: Revised Publication LAPP

Consultee ID: 3830

Consultee Name: Mr Mark Hopkins

Representation number: 5270

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	complains re:absence of consultation/legal compliance

Consultation comment extract:

5270

I live on Castle Gate Nottingham and I agree with the points raised in the email of Ben Buckton as detailed below.

5270

I open my communication with you with a complaint, to which I expect a full documented response. You have contacted me for the first time about this planning proposal. I have received absolutely no communication from the council in relation to your original plan from January 2016. I was a resident and owner of my property, paying council tax, at that time. Why has absolutely no engagement with myself or my neighbors occurred before this time? This development directly impacts my property, including access. I expect full transparency from the Council, which has not been forthcoming.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5452>

General Comments

Version: Revised Publication LAPP

Consultee ID: 3830

Consultee Name: Mr Mark Hopkins

Representation number: 5282

N/A

Object/Support/Other?	Other
Resolved?	Yes
Sound?	N/A
Formally withdrawn?	No
Council comments	meeting held

Consultation comment extract:

5282

- I request a specific meeting for the residents of the local area, specifically that of Castle Gate who will most directly be impacted by any development.
- I reserve the right to add further comment in future.

5282

Under the Freedom of Information Act - I request full details of all plans (provisional or draft), council discussions, documents and consultations from the last 3 years in relation to the Castle Quarter, and specifically the area marked as PA66.

Please immediately confirm receipt of this email, the complaint, PA66 comments and FOI request enclosed. And please provide estimated response dates for all items.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5452>

General Comments

Version: Revised Publication LAPP

Consultee ID: 3878

Consultee Name: Gladman Developments (Mr John Fleming)

Representation number: 5441

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:

5441

4.2.3 It is important to note that the ACS examining Inspector indicated the need for a review of the ACS if new Government household projections show that they no longer reflect the objective assessment of housing need. It is unclear whether the Council has given any consideration to this issue.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5469>

General Comments

Version: Revised Publication LAPP

Consultee ID: 3878

Consultee Name: Gladman Developments (Mr John Fleming)

Representation number: 5442

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:

5442

Council should allocate additional sites to ensure that it is able to meet the minimum level of housing that is required. As long as the Council allocates sustainable sites, then there would be no harm should this result in delivering a greater than the minimum requirement of housing. This approach will ensure that any delays that may be experienced in the delivery of more difficult to deliver strategy sites or the identified regeneration areas can be supported by a wide range of smaller sites that have the ability to provide additional housing numbers in the shorter term. Greater flexibility should therefore be provided within the LAPP to ensure that development opportunities in sustainable locations can be brought forward across the settlement hierarchy.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5469>

General Comments

Version: Revised Publication LAPP

Consultee ID: 3878

Consultee Name: Gladman Developments (Mr John Fleming)

Representation number: 5443

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:

5443

4.2.5 In allocating sites, the Council should be mindful that to maximise the housing supply, the widest possible range of sites, by size and market location are required so that house builders of all types and sizes have access to suitable land in order to offer the widest possible range of products.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5469>

General Comments

Version: Revised Publication LAPP

Consultee ID: 3878

Consultee Name: Gladman Developments (Mr John Fleming)

Representation number: 5444

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:

5444 4.3.1 The LAPP identifies a total 7,942 dwellings to be delivered across 79 proposed site allocations. The remainder of which is anticipated to be met through SHLAA sites providing a total 5,870 dwellings and windfall sites providing a further 1,935 dwellings. Given the level of SHLAA/windfall sites it is important that the Council can demonstrate robust evidence that such sites will come forward over the plan period.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5469>

General Comments

Version: Revised Publication LAPP

Consultee ID: 3878

Consultee Name: Gladman Developments (Mr John Fleming)

Representation number: 5445

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:

5445

4.3.2 Although Gladman does not wish to comment on individual sites identified in the LAPP, it is important that a sufficient buffer of sites is included to act as contingency should sites not come forward as anticipated and that the Council's assumptions on lead-in times and delivery rates provide a realistic assessment in housing land supply.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5469>

General Comments

Version: Revised Publication LAPP

Consultee ID: 3878

Consultee Name: Gladman Developments (Mr John Fleming)

Representation number: 5446

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:

5446

of the City's communities and support the economic prospects of the wider area. It is important that the Council uses realistic delivery rates in its housing land supply. On average, annual delivery rates should be in the region of around 30 dwellings per annum, per developer acting on site.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5469>

General Comments

Version: Revised Publication LAPP

Consultee ID: 3884

Consultee Name: Linda Woolf Woolf

Representation number: 5283

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	complains re:absence of consultation/legal compliance

Consultation comment extract:

5283

I am the owner of [REDACTED] and wish to endorse the comments and concerns raised by my neighbour Ben Buckton in the email below.

My property borders directly onto the College site and access to my parking is via the college site off Castle Road.

As the council gave planning permission for the development of the Castle Gate properties, formerly the Costume Museum and Council Offices back to residential houses, the council must ensure that as the new owners, our interests are taken account of and protected within any proposed development.

I would like to be properly informed of plans as things progress and invited to meetings where plans can be discussed from all interested party's points of view.

To date communication has been poor/non existent.

5283

I open my communication with you with a complaint, to which I expect a full documented response. You have contacted me for the first time about this planning proposal. I have received absolutely no communication from the council in relation to your original plan from January 2016. I was a resident and owner of my property, paying council tax, at that time. Why has absolutely no engagement with myself or my neighbors occurred before this time? This development directly impacts my property, including access. I expect full transparency from the Council, which has not been forthcoming.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5475>

General Comments

Version: Revised Publication LAPP

Consultee ID: 3884

Consultee Name: Linda Woolf Woolf

Representation number: 5295

N/A

Object/Support/Other?	Other
Resolved?	Yes
Sound?	N/A
Formally withdrawn?	No
Council comments	meeting held

Consultation comment extract:

5295

- I request a specific meeting for the residents of the local area, specifically that of Castle Gate who will most directly be impacted by any development.
- I reserve the right to add further comment in future.

5295

Under the Freedom of Information Act - I request full details of all plans (provisional or draft), council discussions, documents and consultations from the last 3 years in relation to the Castle Quarter, and specifically the area marked as PA66.

Please immediately confirm receipt of this email, the complaint, PA66 comments and FOI request enclosed. And please provide estimated response dates for all items.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5475>

General Comments

Version: Revised Publication LAPP

Consultee ID: 3891

Consultee Name: Mr Matt Boam

Representation number: 5312

UNSOUND

Object/Support/Other?	Object
Resolved?	No
Sound?	Unsound
Formally withdrawn?	No
Council comments	complains re:absence of consultation/legal compliance

Consultation comment extract:

5312

This is the first time you have been in contact regarding any planning proposal. A typical failing of Nottingham City Council.
Myself and my neighbours have invested large sums of money into the property's which have significantly increased the aesthetics of the Castle Quarter.
We all care passionately that we retain the buildings and preserve the Heritage area.

5312

In my opinion it would be beneficial if you invite all residents of Castle Gate (upper) to a meeting at Loxley house to discuss all areas of concern.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/5477>

Misc

Misc

Version: Publication LAPP

Consultee ID: 188

Consultee Name: Potter J

Representation number: 4269

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:

4269

A suggestion, introduce a quick/high-level/with-teeth/outside of the local set-up citizens' go-to, for environment/(democracy)/planning complaints (about a council &/or its partners).

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3827>

Misc

Version: Publication LAPP

Consultee ID: 188

Consultee Name: Potter J

Representation number: 4270

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:

4270

Central Government need to really see/scrutinize how this particular local area is being environment and planning ravaged ; to devolution-deal this council, it - & them - combined-authority powers would mean further - environment and planning - marginalization of local residents, vs any number of - up to 19 - councils.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3827>

Misc

Version: Publication LAPP

Consultee ID: 188

Consultee Name: Potter J

Representation number: 5112

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:

5112

I wish to be notified, ticking yes, about submission of' and publication of the recommendations' re question four, Q4 of your response form.
'On your 'consultation' list I am *disappointed* at not being consulted [- 'compliant ?] on this additional location allocation proposal concerning your proposed local plan part 2 land and planning policies document; only through complete chance becoming aware of this Thurs.03/11/16 .

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3827>

Misc

Version: Publication LAPP

Consultee ID: 225

Consultee Name: PEDALS (McClintock H)

Representation number: 4467

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:

4467

Consistency and coherence of provision across local authority boundaries and involving different agencies:

Close working with Nottinghamshire County Council is of particular importance, e.g. with respect to:-

- Further development of proposals for the foot-cycle bridge between Trent Lane and The Hook (Lady Bay), as mentioned above
- Connecting the Southern Corridor to the major new housing developments to be sited to the south of Clifton, in Rushcliffe Borough, and to and from Rushcliffe Country Park, Ruddington.

4467

- Improved connections east of the Suspension Bridge to improve cycling connections between the City Centre and West Bridgford via The Meadows.
- In the development of the proposed cycle links to be included in the development of the Boots Enterprise Zone near the City / Broxtowe boundary including a new route, with a new bridge across the canal and railway, connecting University Boulevard with Thane Road, etc
- Consistency of design guidance and standards affecting cyclists, and allowing for changes to national and international standards, guidance and regulations.

Closer working with Highways England is also vital, and we welcome the recent local initiatives to encourage this, so that full advantage can be taken not just of their cycling budget, but also their other funding programmes, e.g. for the A52 south of Nottingham and West Bridgford, from the Dunkirk flyover roundabout round to the Gamston roundabout etc, to help ensure that good cycling provision is an integral part of these, to help improve provision for cyclists on a consistent basis throughout Greater Nottingham.

Close cooperation with HE and with Rushcliffe Borough Council will be of particular importance in the further development of plans for the proposed foot-cycle bridge between Trent Lane and The Hook (Lady Bay), especially with regard to the development of improved and new access routes on the south side of the bridge.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

Misc

Version: Publication LAPP

Consultee ID: 225

Consultee Name: PEDALS (McClintock H)

Representation number: 4473

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:

4473

Partnerships with the DfT etc. to ensure sustained investment in cycling

Further substantial investment is vital to maintain the progress now started with the Cycling Ambition Grant proposals, and to help implement major strategic projects such as the proposed foot-cycle bridge between Trent Lane and The Hook, and other possible such major projects including a revival of the proposals for a foot-cycle bridge across the Trent to the west of Clifton Bridge.

Consideration should also be given to the proposal for a pontoon crossing of the Trent between Holme Pierrepont and Colwick Park, to help leisure use of those two major country parks.

Close working with Sustrans is also very important to help in securing a wider range of potential funding, particularly where directly related to Sustrans National Cycle Network Routes, as with NCN15 in the case of the proposed bridge between Trent Lane and The Hook.

In the longer term it will be important to ensure that Nottingham (and other parts of Nottinghamshire) derive full potential benefit from the extra DfT funding promised in principle for the HS2 National Cycleway to be developed within a 5km corridor of the proposed HS2 extension from Birmingham to Leeds, following up the local survey work undertaken in 2014-15 by John Grimshaw and Associated for the HS2 National Cycleway feasibility study consultancy team.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3826>

Misc

Version: Publication LAPP

Consultee ID: 311

Consultee Name: Historic England (Fletcher C)

Representation number: 4145

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:

4145

out in the schedule attached. For reasons of brevity I have confined our response mainly to outstanding issues, but note and welcome the many positive changes to the plan.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3831>

Misc

Version: Publication LAPP

Late Rep

Consultee ID: 2409

Consultee Name: Friends of Victoria Embankment (Hughes J)

Representation number: 4219

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:

4219

I have really struggled to get a response in to you and ask for sufficient grace to allow my concerns to be heard and noted in the Local Plan Consultation.

There is more I would like to discuss as I fear I have not responded adequately? It has been a hard task to know what to put and I am sorry I have not been able to respond regarding other area's of concern and interest, such as the provision (restoration and reopening) of public toilets along the Embankment.

Talk of Cafe's and new Pavilions are of concern when mobile Cafe's as seen in Hyde Park in London for example would be preferable and the Heritage Pavilion near Felton Road should be developed or any new pavilion built on its footprint. As you can see I am struggling to know what will be of interest to you.

The first attached document - Local Plan Response 2016 - is perhaps more readable. The second tries to highlight some the bad decisions and bad practice which has been to the detriment of the historic open space I try to represent.

Dear Sir / Madam

4809

I write as Chairman of Friends of Victoria Embankment in response to the Local Plan consultation. May I say that it has been difficult and very time consuming to trawl through the documentation and ask that you may excuse the slight delay in getting this response in to you.

4219

Victoria Embankment and its surrounds are and have been a great and beautiful asset to the health and wellbeing of the citizens of Nottingham to whom the land has, in the most part been gifted, 1. by the Clifton Family and 2, by Jesse Boot. The City Councilor's who in 1901 ensured the completion of the construction of what I describe as an Aesthetic Masterpiece of Victorian Flood Defense Engineering, described it as a 'Great Work', which would be of 'lasting value to the people of Nottingham', and as the 'greatest Riverside Promenade in England'.

Unsympathetic – Victoria Embankment, its surrounds and the Meadows Recreation Ground are an integral part of this City's invaluable Public Open Space Network and yet they are seeing and have seen massive unsympathetic change in recent years. The Breadth, Symmetry and Grandeur of the Carriage Drive have been lost along long stretches of the Embankment. This was influenced by an unviable and ill-placed Wind Turbine which dictated the flood defense alignment even though no on site wind studies had been done, despite bold and misleading claims by the ex MP Mr Simpson. In 2005 the environment Agency Engineers and the City Council had agreed on a preferred route for the Flood Defences, which was described as the most economic and low impact alignment. It was estimated to be half the cost of the high impact nonsensical alignment, which was eventually built for the sake of the failed Ozone Project and for the benefit of those that run the 3 day Riverside Fair who did not want the layout of their rides changed.

The Cities Civic War Memorial now stands on the wet side of the flood defenses. English Heritage, as it was, were promised the Memorial would be protected and yet this promise was broken and a grade II Listed monument left to the potential ravishes of impending predicted significant flood events.

Over 3500 signatures were officially presented to the City Council asking for the flood Defense alignment to return to the one agreed on in 2005 which would have provided what would have been by far the most robust flood defense, half the price and which would have left all the historic Listed structures and public recreation ground alone.

4219

Yet a private petition of 22 signatories went to the Head of Parks asking for the flood defenses to remain on the Ozone Alignment across valuable recreation grounds and their demands were followed. Is this localism in action? After waiting over 2 years to receive a response to a Freedom of Information Request to see the petition and know who the lead signatory was all I was granted was that 22 people had signed it.

Another great Promenade, Queens Walk, which inspired the design of Victoria Embankment, was recently savaged, losing half its healthy 150 year old Lime Trees and had its dedicated open space, as shown on the Local Plan of 2005, turned into a double tram-track even when there was an alternative route – following Meadows Way, also shown in the Local Plan of 2005, which could have better served the local businesses.

Now the Embankment and Meadows Recreation Ground face even more change and it is these developments I would like to highlight and challenge showing them to be unwise and detrimental to this beautiful and natural open space, to biodiversity and accessibility to the local community, to whom the Recreation Ground primarily belongs.

After the promise to the local community to restore their Arts & Crafts Pavilion (designed in 1906 by the first City Architect, Frank Lewis) the Head of Parks, whilst being the Applicant & Agent asking to have the 1906 Pavilion demolished and a new pavilion built elsewhere interrupting an established and gloriously aesthetic tree line and placed the new building within an 85ft building line where clearly, according to two historic documents, nothing should be "built or erected". This changed the historic landscape, impacting the openness of the area and means that passers by can look down into the new changing rooms. It also impacted the natural scenic value of the embankment tree line, long views and the wildlife of the area.

DO THESE CHANGES GO AGAINST THE POLICIES SET OUT IN THE COUNCILS OWN BREATHING SPACE DOCUMENT? I would argue, yes it does.

<http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=24390&p=0>

The Head of Parks presented (in what was supposed to be a Public Consultation Meeting) results from an unknown "petition" which had NOT been officially presented to the council and which no one in Consultational Services had heard of or seen. His presentation belittled the efforts of local people who had petitioned the Council to restore the Old Pavilion, and, when we had been told it was not possible, asked for the new pavilion to be built on the site of or next to the old which was the ideal place for it and which gave some continuity to what was a much loved structure and setting. The Victoria Embankment 'Masterplan' had promised a restoration of the 1906 Pavilion but this decision was rejected on behalf of Trent Bridge Cricket and their commercial partners the International Company 'Last Man Stands' who deemed the pavilion obsolete. Was this Localism in action? A just compromise would have been to build the new Pavilion with its Heritage Design where the old one stood. As it was unusual time pressures were put upon the schedule and the West Moreland Slate of the old pavilion, which could have been salvaged and sold for at least £20,000 was crushed. Is such waste in accordance with the Sustainable development Policies of the Council?

Decisions driven by self-interest have damaged the historic environment, endangered Listed structures and reduced public access to their open space. **Undemocratic** means have been used to push through unwise changes and more are to be pushed forward which will greatly reduce the value of and access to this Breathing Space, of such importance to the Citizens of Nottingham.

In my view this Breathing Space faces further unsympathetic development and exploitation by the City Council and their business partners, which go against the Council's stated Policies and undermine the legal covenants, which have preserved this not for profit "Breathing Space", given in perpetuity for the benefit Citizens of Nottingham.

4219

I am tempted to go further through the multitude of the ill-considered decisions which, I feel, reveal how bad practice, poor judgment and partisan politics, have had negative impacts upon the heritage and identity of this Historic amenity. That would of course be pointless unless the authorities publicly acknowledge any mistakes and dedicate a few spare millions to put right the obvious vandalism done to this historic landscape by the misaligned Meadows Reaches of the Nottingham Left Bank Flood Alleviation Scheme. The latest imposition of the Councils Victoria Embankment Masterplan plus the **Parking Order** the Parks Department are currently seeking to impose on land given to the people of Nottingham by the Clifton Estate, whose descendent recently wrote to us;

"I wish you and your team all the very best with your endeavour to preserve the 'freedom' of the embankment on behalf of the people of the City of Nottingham, as was always intended by the Clifton family." Lady Caroline Bruce Clifton

So in the pipeline are plans to demolish the remaining Pavilion and rebuild a new one on the lower field on land which, according to the Trent River Park Document, doubles as a **Sustainable Urban Drainage System**. No more buildings should be allowed to be built on this lower field West of Wilford Grove, and if another Changing facility is needed it should be built on the current site near Felton Road, next to where the Masterplan seeks to site the Recreation Grounds main Car Park, and which sits on higher ground.

Until 2015 when a new strategy was apparently written the Policy was that no grass football pitches should be lost and any lost to development must be replaced. There was space for six Football Pitches on the Pleasure Ground East of Wilford Grove before the 2012 FAS constructed a secondary embankment through the middle of the public open space on the axial line through the suspension bridge to the unviable wind turbine. No league football has since been played on the fields as the impermeable clay bund throws rainwater off onto the remaining flat land. A Girls Football Competition, The Victoria Cup used to be held here, as did a Football Competition for people with hearing impairments and the land provided a home ground for West Bridgford Colts and Wilford Lions. Sadly there is not one Meadows football team left in existence, which means that after years of neglect the Council can push ahead without serious consultation with interested local people. I set up the Meadows Cricket Team and ran a competition going on to support the team, which has played in the indoor league in Baseford for several years. And yet Trent Bridge Cricket say they are setting up an alternative Meadows Cricket Club without approaching us? Is this Localism in action? The Area 8 Committee on which I sit (without a vote) was misinformed regarding the involvement of private sports companies seeking to establish themselves on what is a playing field belonging to what is described as a deprived community.

4219

The Breathing Space Strategy 2010 - 2020 still refers to a playing Pitch Assessment of 2009. The most recent Playing Pitch Strategy <http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=57154&p=0> was conveniently rewritten in 2015 and seeks to justify the construction of large artificial pitches. The Council seeks to impose one, not in an industrial/business area, but in the middle of our green open breathing space, used casually by many people for all kinds of recreational activity. The artificial pitch would be built upon two of the few remaining GRASS football pitches on the Meadows Recreation Ground west of Wilford Grove. The Artificial pitch would be surrounded by high locked fences and spot lights, further removing **access**, destroying the openness, natural beauty and **diversity** of this landscape. Many birds, such as the house Martins nesting in the Meadows and seasonal and migrating birds use the fields to feed. Bats feed all over the area at night and artificial lighting is well known to affect their behaviour. The Parks Department might get away with building Artificial Pitches on the Forest Recreation Ground but Victoria Embankment is a totally different setting. Also the protective Covenants suggest it is for community use, community sports and not as a privately run sports facility. The description on the Insight Mapping website seems to show the intention of the Council to snatch it away from full accessibility by local people and park users.

I do not have the time or perhaps capability to point out everywhere Council and Government Policy are not being adhered to and trust you will ensure this great parkland is not exploited by investigating and ensuring Policy is adhered to and the Natural Beauty of our green, open, Breathing Space along with its ecosystem is preserved. <http://www.fove.co.uk/Wildlife.html>

I hope this is not too much off point?
Yours sincerely

Jonathan Hughes

4219

P.S. Other concerns:

That the Toll Bridge Pub Land continues to be allotted for community uses (such as a public house) as stated in Council policy and not private development or business.
That no more Pavilions are built on the fields west of Wilford Grove as these, according to the River Trent Park Document this land and the lower section of the field East of Wilford Grove form part of the Sustainable Urban Drainage System.

I know this is a few weeks late but I only now have time to sit down and, as best I can, address the local Plan. I confess I have found a response overwhelming and perhaps beyond my capabilities. I thought any response would have to be very technical and precise but all I feel able to do is to share my thoughts and concerns regarding the area in which I live and especially Victoria Embankment as I hold the position of Chair of the Friends of Victoria Embankment.

HISTORY.

In the past few years great damage has been done to Victoria Embankment and its surrounds, and it would seem that Council Policies which the Local Plan 'enshrines' with regards to this Historic Green, Open, Breathing Space have been abandoned.



After the Embankment Public House, where Jesse Boot had his office, has just been given a Grade II Listing can I show you what the information board in front of the Civic War Memorial.

"The Embankment remains largely unchanged since the original landscaping back in the 1920's. However in 1956.....".



This beautiful historic landscape is slowly being destroyed

In the 1950's, with the help of Dutch Flood Defence Engineers a massive and effective flood alleviation scheme took place along the Nottingham reaches of the River Trent. Even so Victoria Embankment and its heritage survived, retained with some very sensitive and considered changes. Not so with the latest Nottingham Left Bank FAS which ploughed through virtually every Grade Listed item along the Embankment and to the loss of Public Recreational amenities.

The latest **One in an Hundred Year Flood Defences** ditched the preferred alignment of 2005, described as the most Economic and Low Impact possible, which the City Council had previously agreed upon, and were delayed and diverted by:

- 1) A failed Lottery project and its unprofitable WIND TURBINE - for which not on site wind study had been carried out.
- 2) A three day fun fair.

4219

Why was the Breathing Space Policy not adhered to and a nonsensical, ill considered, failed and unaffordable Project allowed to over-ride Council policies and so damage such an amazing historic landscape?

CARRIAGE DRIVE

The Breadth, symmetry and grandeur of the Carriage Drive was severely compromised in places by building a flood-wall into the 36ft wide Drive. I cannot imagine any other City allowing such high impacts upon one of their greatest and carefully historic landscaped tree-lined boulevards? There was a far better option open to the Environment Agency for which plans had already been drawn up which involved taking down the existing Flood Defence wall and reusing the stone to clad and cap the new flood wall which would only be some 35cms higher. This was by far the most sustainable common sense approach, reusing the beautiful stone already on site. The capping on the *old wall* has a gentle run off slope whereas the new flood-wall does not, so moss is able to establish on it. The new walls have already had to be scrubbed clean by teams of volunteers.



OLD WALL (Self cleaning)



NEW WALLS (Gathering moss and lichen)



The insensitive developments of the past few years, which lack artistry, along with the privatisation of Public Open Space as promoted by the Councils latest Masterplan for Victoria Embankment and the Meadows Recreation Ground, could be seen as asset stripping and has to stop. Have the Parks Development Team got it wrong? Should they be would up? The Public have been ignored and dismissed and it would seem to us that underhand practices have been employed. This needs investigating.

The local Friends group have been totally ignored and uninformed by the Parks Department. Why?

Public petitions have been ignored. Secret petitions have been honoured. The Area 8 Committee has been misled. The Head of Parks used an unseen improper petition, which was not presented to the Councils Democratic Services Department, to justify his demolition of the Meadows Pavilion and then building of a new Pavilion against, which encroached upon the historic landscape, delightful natural tree lines, and ignored legally established building lines changing the unmatched and irreplaceable and aesthetically pleasing Historic City Landscape.

4219



These images show the exquisite tree line which should never have been allowed to be encroached upon



The New Meadows Pavilion although 'well built' ignores the clearly defined 85ft building line (<http://www.fove.co.uk/Sale%20Plans.html>), interrupts the beautiful long views of the mature tree line and passer by will be able to see into the changing rooms if the shutters are open. The building added to the misplaced red brick clad flood wall further destroys views across the open fields from the Embankment path and can be seen from the Riverside Promenade lessening the feeling of freedom and escape and closing in on our natural open space. It should have remained in the centre of the field as its designer the First City Architect (who also laid out the field) carefully placed it: See - <http://www.fove.co.uk/Frank%20Lewis.html>

Does not the **Open Space Strategy** resolve to protect the historic environment of Nottingham Parks?



Able-bodied sports people could have walked to the Pavilion placed in the centre of the field as MABER the architects of the new pavilion first designed it to be.. Those with a disability could drive along an established road (hidden by grass) and parked next to the pavilion. Instead a disabled parking bay has been placed in a most awkward and extraordinary position in the middle of a lane of the Carriage Drive.

Were the Parks Department management involved in undemocratic and misleading practices, which negated the wisdom of the previous Local Plan to get the pavilion placed in this new position?

WAR MEMORIAL

English Heritage – now renamed Historic England were promised by the City Council, that the flood defences would protect the Grade II Listed War Memorial Arch. Sadly this promise was broken. Now if the *Jet Stream* had been further north 2 years ago when the Tames was flooded or further south over the Tributaries of the Trent instead of Cumbria we could have seen similar amounts of flooding in Nottingham. As the War Memorial now stands unprotected by the forecasted higher flood levels what damage could be inflicted on the War Memorial? Who sanctioned the Flood Defence Alignment when a more succure and robust defence was available, one with far less expensive HIGH RESIDUAL RISK flood gates?



MEMORIAL GARDENS

4219

BANDSTAND & ENCLOSURE – The Bandstand and the terracing had been listed some years earlier but the Bandstand Enclosure had become an Grade II Listed Garden of special historic interest before the decision was made to run the flood defences through them. The new 'secondary flood defence embankment', known as a Bund, now encircles the Grade II Listed Bandstand. The impermeable clays throw rain water off in the direction of the Bandstand, which has become a SUMP for run off. The full effects of this were felt during the first Riverside Festival to be held soon after the Defences were completed and many times since. Also the lawn area, ideal for watching the Bands was lost.



Like - Comment - Unfollow Post - Share - August 7, 2012 at 6:30am



The Café and the remaining part of the upper field regularly experience flooding and League Football has never been played on the field, which previously supported 6 grass pitches, since. The Council Pitch Strategy was to replace any pitch lost to 'development'. This was unnecessary development, in fact 'non development', as the bund meandering over the fields was based on an uneconomic Wind Turbine on an

axial line through the Suspension Bridge across the Recreation Ground. Eight Healthy Red Oaks were felled and a host of other mature trees and shrubs all for no reason. What happened to Council policy?

PUBLIC RECREATION GROUND –the loss of Public Open Space and six football pitches. Creating a raised concrete car park in the middle of the Green Space, which encourages cars to park in the middle of the public right of way pushing people to walk on the road.



4219

Please see these links - <http://www.fove.co.uk/2005.html> - <http://www.fove.co.uk/FAS%20Potted.html> and download this more detailed document showing how the 2005 alignment may have looked: http://www.fove.co.uk/2005_files/2005%20Alignment.pdf_1.zip . Also Before and Aftermath attached to the email.

LATEST MASTERPLAN

The Latest Council **Masterplan** for Victoria Embankment has already gone back on its promises to the community to restore its Pavilion, plans to impact openness and the natural setting of this Parkland and is set to ruin further its natural beauty with its heavy-handed, possibly illegal treatment of this Historic Open Space. Every Council Policy to ensure the protection of such open spaces is being ripped up or rewritten to suit those wanting to exploit this *not for profit* public open space, gifted in perpetuity to the Citizens of Nottingham.

They are planning to put a **large artificial pitch** with high fencing and spot lights in the middle of our natural green space, losing two grass football pitches in the process. Conveniently they rewrote the Playing Pitch Strategy last August 2015 without informing the Friend's Group. This is adversely effect many species of Birds which use the grass area for feeding including Red Wing and House Martins which fly over the grassland feeding throughout the summer.

The pitch will be open and lights will be on late into the evening when the whole area is used by numerous bats for feeding. The impacts of greater use will be detrimental to a natural open space which has enjoyed "dark sky" since it was built in 1901 and for millennia before that when it was simple Meadowland.

Artificial Lights are planned along the Embankment which have enjoyed dark skies and done without lighting for over one hundred years. If this goes ahead the wildlife which finds real refuge in that area will be detrimentally effected. One of the beauties of having this unspoilt area so close to the city is its serenity and peace. The land can be used by many during the day and then return to Rest at night and at other times. Have you ever walked jogged or cycled down the riverside promenade during a full moon? The experience is hard to match. More lighting suggests more development, more exploitation of a precious breathing space vital to the health and wellbeing of the People of Nottingham. The Local Plan must ensure such areas as Victoria Embankment are protected and preserved from development, however much the Parks Development Team need to raise income to preserve their jobs!

I must end here as I must send you the other document today.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3847>

Misc

Version: Publication LAPP

Consultee ID: 3490

Consultee Name: Huggon T

Representation number: 4885

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:

4885

6.5.Schemes that have been considered in the past and still valid in principle should also be looked at again eg. Emerald and Green necklaces.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3872>

Misc

Version: Publication LAPP

Consultee ID: 3530

Consultee Name: Highways England (Chambers S)

Representation number: 4166

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:

4166 In relation to the LAPP, Highways England's principal interest is safeguarding the operation of the M1, A52 and A453.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3875>

Misc

Version: Publication LAPP

Consultee ID: 3644

Consultee Name: National Grid (Deanwood R)

Representation number: 4167

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:

4167

We have reviewed the above consultation document and can confirm that National Grid has no comments to make in response to this consultation.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3883>

Misc

Version: Publication LAPP

Consultee ID: 3681

Consultee Name: Worley S

Representation number: 4563

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:

4563

I'm in receipt of your letter and I'd just like to say Just as before regarding the sale of the high pavement college grounds you sell this land off to developers and you withhold exactly how much you sell it for and where the money goes. I say it today as I said for the other issue stated above some one is getting seriously rich behind the scenes with these land sales.

My complaint before was when you built on that land you took away all our privacy and eventually we were forced to move as you so kindly built 3 properties on the back of our garden and basically for want of a better phrase packed us in like sardines. Light quality was diminished privacy was non existent and when I ask how much you got for that land im met with a wall of silence.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3905>

Misc

Version: Publication LAPP

Consultee ID: 3701

Consultee Name: Cllr Andrew Rule

Representation number: 4294

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:

4294

I would also encourage that where any other residential developments are proposed, on the back of existing developments, that early consideration of their impact on parking is considered from the outset.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3916>

Misc

Version: Publication LAPP

Consultee ID: 3701

Consultee Name: Cllr Andrew Rule

Representation number: 4295

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:

4295

I would also ask that where residential development is proposed within the plan in the Clifton estate it's impact on the local transport infrastructure is considered bearing in mind that it is likely that the transport infrastructure serving Clifton is likely to have to bare the impact of the Clifton pastures development once that is completed and any additional development may place additional pressures upon it

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3916>

Misc

Version: Publication LAPP

Consultee ID: 3743

Consultee Name: Notts Local Access Forum (Knowles M)

Representation number: 4612

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:

4612

11. The Forum fully supports the comments of the Proposed Trent Lane to The Hook (Lady Bay) foot-cycle bridge Steering Group.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3958>

Misc

Version: Publication LAPP

Consultee ID: 3752

Consultee Name: Anonymous Resident

Representation number: 4656

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:

4656

THE OLD HIGH PAVEMENT SITE

This site shows just why the above two sites should NOT be developed for housing. What has been built on that site is nothing short of disgusting - three and four storey housing all crammed together in a awful mess.

Before the redevelopment we had another lovely open space of grass, leading down to the main tree-lined Arnold Road - I have a photo I took at that time and no-one would believe it was part of Bestwood Estate.

ALL GONE!

To add insult to injury, the side of Arnold Road which has houses with access to the main road is now often full of vehicles parked along the main road - JUST BECAUSE THE RESIDENTS CANNOT BE BOTHERED TO USE THE GARAGES AND SPACES ALLOTTED TO THEM AROUND THE BACK OF THE PROPERTIES.

DOUBLE YELLOW LINES, PLEASE. OR EVENTUALLY ARNOLD ROAD WILL REVERT TO THE NARROW TRACK IT WAS MANY YEARS AGO

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3966>

Sustainability Appraisal

Sustainability Appraisal

Version: Publication LAPP

Consultee ID: 188

Consultee Name: Potter J

Representation number: 5109

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:

5108
5109 "careful design" - and this should include respecting the riverscape's unlit-ness -
with regard to "long views" are acknowledged, it is thought the
the denoted above.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3827>

Sustainability Appraisal

Version: Publication LAPP

Consultee ID: 311

Consultee Name: Historic England (Worrall R)

Representation number: 5100

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

5100 However, it is suggested that the appraisal section of the Sustainability Appraisal for the site, SA Objective 3 Heritage, be revised to amend the subjective text of the second sentence. Any new development would need to meet the requirements of the Nottingham City Aligned Core Strategy Local Plan Part 1 (2014).

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3831>

Sustainability Appraisal

Version: Publication LAPP

Consultee ID: 431

Consultee Name: Notts Wildlife Trust (B Driver)

Representation number: 5090

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:

5090

"Negligible Impact. Site currently contributes to biodiversity and green infrastructure by way of existing soft landscaping/ open space on site, which could be diminished by further development. However, development would also provide opportunities to enhance Biodiversity and GI, in particular along the boundary with the canal, therefore a neutral impact overall"

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3832>

Sustainability Appraisal

Version: Publication LAPP

Consultee ID: 3215

Consultee Name: Fretwell R

Representation number: 4819

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:

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 DS88 the smaller option has an area of 20 acres (8 hectares)

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3871>

Sustainability Appraisal

Version: Publication LAPP

Consultee ID: 3215
Consultee Name: Fretwell R
Representation number: 4821

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3871>

Sustainability Appraisal

Version: Publication LAPP

Consultee ID: 3215
Consultee Name: Fretwell R
Representation number: 4823

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:

4822
4823

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3871>

Sustainability Appraisal

Version: Publication LAPP

Consultee ID: 3215
Consultee Name: Fretwell R
Representation number: 4825

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:

4824
4825

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.

Copy of the whole original consultation response can be found here:
<http://documents.nottinghamcity.gov.uk/download/3871>

Sustainability Appraisal

Version: Publication LAPP

Consultee ID: 3215
Consultee Name: Fretwell R
Representation number: 4827

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:

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 1 mile 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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3871>

Sustainability Appraisal

Version: Publication LAPP

Consultee ID: 3215

Consultee Name: Fretwell R

Representation number: 4829

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?

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3871>

Sustainability Appraisal

Version: Publication LAPP

Consultee ID: 3215
Consultee Name: Fretwell R
Representation number: 4831

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?

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3871>

Sustainability Appraisal

Version: Publication LAPP

Consultee ID: 3215

Consultee Name: Fretwell R

Representation number: 4833

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3871>

Sustainability Appraisal

Version: Publication LAPP

Consultee ID: 3215

Consultee Name: Fretwell R

Representation number: 4835

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:

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.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3871>

Sustainability Appraisal

Version: Publication LAPP

Consultee ID: 3215

Consultee Name: Fretwell R

Representation number: 4837

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?

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3871>

Sustainability Appraisal

Version: Publication LAPP

Consultee ID: 3215

Consultee Name: Fretwell R

Representation number: 4839

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:

4839

The diagrammatic appraisal of sites DS88 and DS89 appear to be highly subjective. Comparison with other sites, throws up inconsistencies in the positive and negative scores awarded under the headings 1-14 ie Housing through to Economic Structure.
SA objective tables covering the same aspects are inconsistent and therefore of dubious value. Leading to the conclusion that there is an inbuilt bias in the assessment of the above sites for housing building.
The negative aspects listed (Not always valid) appear to be over emphasised whilst the converse applies to positive features. My detailed comments on the tables, relative to aspects 1-14, are contained in the attached letter dated 10-03-2016 address to Dawn Alvey.
These comments I consider, give a more balanced insight into how the ground is currently used and its potential for house building.

Q9 Please explain why you 'support' or 'do not support' the Local Plan Part 2 (ie why you think the Plan is/is not legally compliant/sound). Try and be as precise as possible.

The diagrammatic appraisal of sites DS88 and DS89 appears to be highly subjective. Comparison with other sites, throws up inconsistencies in the positive and negative scores awarded under the headings 1 – 14. I.e. Housing through to Economic Structure.
SA Objective tables covering the same aspects are inconsistent and therefore of dubious value. Leading to the conclusion that there is an inbuilt bias in the assessment of the above sites for house building.
The negative aspects listed (Not always valid) appear to be over emphasised whilst the converse applies to positive features. My detailed comments on the tables, relative to aspects 1-14, are contained in the attached letter dated 10-03-2016 address to Dawn Alvey.
These comments, I consider, give a more balanced insight into how the ground is currently used and its potential for house building.

(please continue on a separate sheet if necessary)

Q10 Please set out what change(s) you consider necessary to make the Plan legally compliant or sound, having regard to the reasons you identified in Q9. You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any Policy or text. Try and be as precise as possible.

4839

A more constructive or sound assessment of the above site, without the baggage associated with the use of allotment land (A doubtful description as explained in the attached letter) would elevate DS88 and DS89 onto your preferred list for development.

A more constructive or sound assessment of the above site, without the baggage associated with the use of allotment land (A doubtful description as explained in the attached letter) would elevate DS88 and DS89 onto your preferred list for development.

(please continue on a separate sheet if necessary)

Please note your response should cover succinctly all the information, evidence and supporting information necessary to support/justify the response and the suggested change, as there will not normally be a subsequent opportunity to make further responses. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3871>

Equalities Impact Assessment

Equalities Impact Assessment

Version: Publication LAPP

Consultee ID: 1172

Consultee Name: Notts Disabled People's Movement (Mossman J)

Representation number: 4530

**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:

LAPP Equality Impact Assessment Feedback

4530

Section 2 of the EIA covers statistical information to inform the EIA and the LAPP. In Policy EE4 Local Employment and Training Opportunities, para. 3.72 of the LAPP gives figures about qualification levels the for 16-64 year olds. In order for this information to be more relevant and informative, we propose that a breakdown by disability, gender and race is included in the EIA or in that section of the LAPP. This information can then be used to inform the EIA analysis, policies and related action.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3834>

Equalities Impact Assessment

Version: Publication LAPP

Consultee ID: 1172

Consultee Name: Notts Disabled People's Movement (Mossman J)

Representation number: 4531

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made to address respondee comments.

Consultation comment extract:

Whilst there are some positive elements of the EIA, there are several areas where there is inconsistency and where clearly some policies will have an impact on disabled and older people, although not always covered in the EIA.

4531 For example, creating employment opportunities is as much an issue for disabled people as it is for younger people those from the black minority ethnic community and women. This is

5

4531 recognised in some parts of the EIA e.g. Policy RE3 Creative Quarter, from commentary – "Delivery of land for employment in particular will provide opportunities to address age, gender, race and disability inequalities." Whereas, in the Site allocation table, the commentary for PA02 Blenheim Lane says "Bulwell ward has a high proportion of families, disabled people and females. Delivery of land for employment in particular may provide opportunities to address age and race inequalities." There are several instances where there is this type of omission/inconsistency.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3834>

Equalities Impact Assessment

Version: Publication LAPP

Consultee ID: 1172

Consultee Name: Notts Disabled People's Movement (Mossman J)

Representation number: 4532

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

4532

Policies RE1- RE8 refer to "Improving pedestrian and cycle linkages will benefit disabled people and older people."
The EIA makes no reference to how pedestrianisation can create barriers, no go areas and hazards for disabled and older people, for example, where pedestrianisation includes shared space (vehicles and pedestrian using the same space). The EIA could include both a positive and negative impact for disabled and older people.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3834>

Equalities Impact Assessment

Version: Publication LAPP

Consultee ID: 1172

Consultee Name: Notts Disabled People's Movement (Mossman J)

Representation number: 4533

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

4533 Policy HO4: Specialist Housing does not show that this will have a positive impact for disabled people – many older people are disabled.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3834>

Equalities Impact Assessment

Version: Publication LAPP

Consultee ID: 1172

Consultee Name: Notts Disabled People's Movement (Mossman J)

Representation number: 4534

**UNSOUND BUT
RESOLVED**

Object/Support/Other?	Object
Resolved?	Yes
Sound?	Unsound but resolved
Formally withdrawn?	No
Council comments	Amendments made to address respondent comments.

Consultation comment extract:

4534

Policy DE3: Design Principles for Development within the City Centre Primary Shopping Area – this shows a positive impact for disabled people.
“The Policy will encourage accessible Public Squares, linkages and open spaces which should particularly benefit young, older people and disabled people.”
- As covered in our feedback on the main LAPP, public squares linkages etc can put some disabled people at a disadvantage where ‘accessibility’ includes large open areas and shared space, i.e. both a positive and negative impact should be registered for disabled people.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3834>

Infrastructure Development Plan

Infrastructure Development Plan

Version: Publication LAPP

Consultee ID: 3653

Consultee Name: Veolia (Cook J)

Representation number: 4922

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:

4922
4923

- The Supporting Background Documents fail to recognise the significance of the waste transfer station located off Freeth Street, Nottingham and should be amended to reflect the strategic importance of the Freeth Street facility, namely the Infrastructure Delivery Plan (January 2016) and the Site Assessment Background Paper (January 2016).

4922

4923

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3882>

Mineral Background Paper

Mineral Background Paper

Version: Publication LAPP

Consultee ID: 3219

Consultee Name: Notts County Council (Wilson N)

Representation number: 4847

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:

4847

The discussion regarding Barton-in-Fabis in the Background Paper is noted and the County Council is in agreement with the approach proposed given its consistency with the Mineral Local Plan Submission Draft.

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3870>

Site Assessment Background Paper

Site Assessment Background Paper

Version: Publication LAPP

Consultee ID: 3653

Consultee Name: Veolia (Cook J)

Representation number: 4923

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:

4922
4923

- The Supporting Background Documents fail to recognise the significance of the waste transfer station located off Freeth Street, Nottingham and should be amended to reflect the strategic importance of the Freeth Street facility, namely the Infrastructure Delivery Plan (January 2016) and the Site Assessment Background Paper (January 2016).

4922

4923

Copy of the whole original consultation response can be found here:

<http://documents.nottinghamcity.gov.uk/download/3882>