



Broxtowe
Borough
COUNCIL

Broxtowe



Site Allocations Issues and Options

November 2013

This discussion document contains all of the issues and options considered to be relevant to the borough as a whole. It is part of a set of documents which are intended to be read in conjunction with each other.



Contents

Introduction	4	Topic 6: Community Facilities	24
Planning Policy Documents	4	i10.1 What the NPPF says	24
Local Development Scheme (LDS)	5	i10.2 What the Core Strategy says	24
i2.2 Statement of Community Involvement (SCI)	5	i10.3 Other background information	24
i2.3 Core Strategy	5	Key issues:	24
i2.4 Characteristics of the borough	6	Questions:	24
Evidence Base	8	Topic 7: Enhancing the Environment	26
Sustainability Appraisal	10	i11.1 What the NPPF says	26
i4.2 Appropriate Assessment	10	i11.2 What the Core Strategy says	27
i4.3 Infrastructure for Growth	10	i11.3 Other background Information	27
Topic 1: New Housing	12	Key issues:	27
i5.1 What the NPPF says	12	Questions:	27
i5.2 What the Core Strategy says	12	Topic 8: Healthy Living	28
i5.3 Other background information	13	i12.1 What the NPPF says	28
Key issues:	14	i12.2 What the Core Strategy says	28
Questions	14	i12.3 Other background information	28
Topic 2: Approach to the Green Belt	16	Key issues:	29
i6.1 What the NPPF says	16	Questions:	29
i6.2 What the Core Strategy says	16	Topic 9: Transport	30
i6.3 Other background information	17	i13.1 What the NPPF says	30
Key issues:	17	i13.2 What the Core Strategy says	30
Questions	17	i13.3 Other background information	30
Topic 3: Economic Issues/Job Creation	18	Key issues:	30
i7.1 What the NPPF says	18	Questions:	30
i7.2 What the Core Strategy says	18	Topic 10: Neighbourhood Planning	31
i7.3 Other background information	19	i14.1 What the NPPF says	31
Key issues:	19	i14.2 What the Core Strategy says	31
Questions	19	i14.3 Further Background	31
Topic 4: Tackling Climate Change	20	i14.4 What is a Neighbourhood Plan?	31
i8.1 What the NPPF says	20	i14.5 Who should be involved in its preparation?	31
i8.2 What the Core Strategy Says	20	i14.6 What can it contain?	32
i8.3 Further Background	20	Key issues:	32
Key issues:	21	Questions:	32
Questions	21	Topic 11: Local priorities and other issues and options	33
Topic 5: Improving our Town Centres	22	Question:	33
i9.1 What the NPPF says	22		
i9.2 What the Core Strategy says	22		
i9.3 Other background information	22		
Key issues:	23		
Questions	23		

Introduction

i1.1 Broxtowe Borough Council is preparing a Site Specific Allocations (SSA) local plan.

i1.2 This discussion document is the first consultation on an emerging document which will form part of the new Broxtowe Local Plan to replace the 2007 saved Local Plan policies, alongside the Broxtowe Core Strategy; and the Development Management Policies local plan which will follow.

i1.3 The purpose of the document is to commence the selection of sites for housing, employment and protection of environmental assets, amongst any other land uses, which require site allocation across Broxtowe borough.

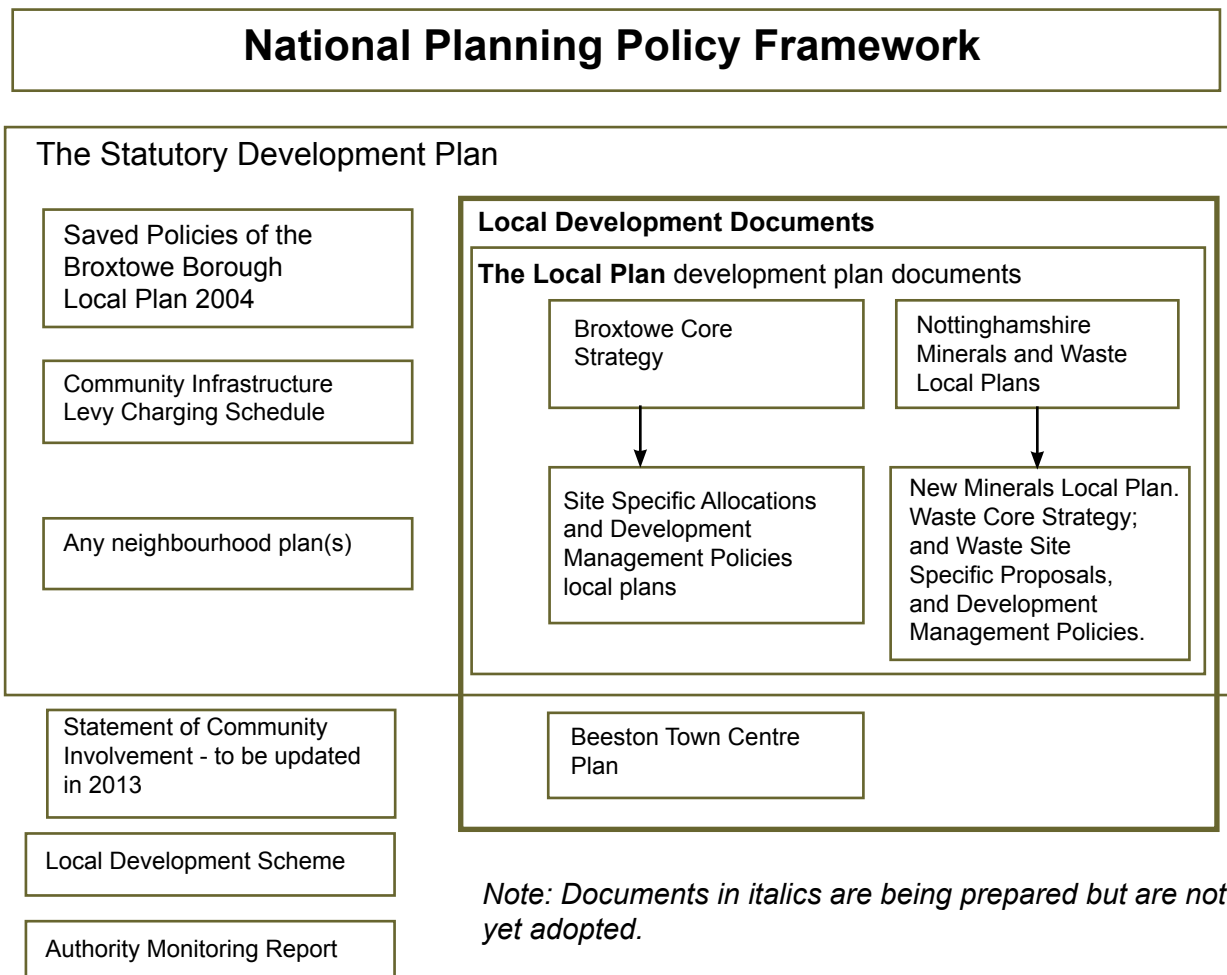
i1.4 The local plan is intended to:

- allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and amount of development where appropriate;
- identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation;
- identify land where development would be inappropriate, for instance because of its environmental or historic significance.

i1.5 How this local plan fits in with other documents is explained in the diagram that follows:

Table 1 How the Site specific Allocations local plan fits in with other Local Plan development plan documents in Broxtowe.

Planning Policy Documents



Local Development Scheme (LDS)

i2.1.1 The LDS contains details of the content and the timetable for preparation of the various documents that the Council will be preparing. An amended timetable was published with the publication of the Core Strategy in June 2012 and modified in May 2013.

i2.1.2 The proposed timetable for the Site Specific Allocations local plan is:

Subject matter: The allocation of sites for housing, employment, retail and other purposes.

Geographical area: The whole of Broxtowe.

Prepared jointly: No.

Timetable:

Stage	Date
Issues and Options consultation	Spring/ Summer 2013
Publication	Winter/ Spring 2013/14
Consideration of representations	Spring 2014
Schedule of Changes and Submission	Spring/ Summer 2014
Pre-hearing meeting	Summer 2014
Start of hearing sessions	Summer/ Autumn 2014
Delivery of inspector's report	Winter 2014/15
Adoption	Winter 2015

i2.2 Statement of Community Involvement (SCI)

i2.2.1 The Statement of Community Involvement (SCI) was adopted in 2009. It sets out the Broxtowe Borough Council's approach in involving and consulting local people and other participants in the local planning process.

i2.3 Core Strategy

i2.3.1 The Core Strategy contains the Strategic Policies of the Local Plan; setting out the vision, objectives and spatial strategy for the borough. Broxtowe Borough Council has been working co-operatively with all our neighbouring councils in the Nottingham Core Housing Market Area to produce Aligned Core Strategies (ACS), which Broxtowe submitted to the Secretary of State, along with Gedling borough and Nottingham City Councils, on 7 June 2013.

i2.3.2 This close working fully meets Broxtowe's obligations under the duty to cooperate. In preparing specifically local plans such as Site Allocation Policies, although the duty to cooperate will still apply as a test of soundness, the absence of cross boundary strategic issues results in it being more appropriate for Broxtowe to prepare this document without needing the same joint working with our neighbours.

i2.3.3 As the Site Specific Allocations local plan is part of the Local Plan in order to deliver the Core Strategy, it is necessary that it is consistent with the same vision and objectives.

i2.3.4 The Vision is on page 16 starting at paragraph 2.3.1 to paragraph 2.3.11 and the objectives are on page 18 in paragraph 2.4.1 of the Core Strategy.

i2.3.5 The Core Strategy represents the spatial delivery of the Broxtowe Sustainable Community Strategy (SCS). The current SCS covers the period 2010 to 2020 and has the following vision:-

i2.3.6 'Our 2020 vision for Broxtowe is that it will be a thriving place, where people enjoy living, working and spending their leisure time.'

i2.4 Characteristics of the borough

i2.4.1 A comprehensive statistical illustration of the borough is provided in the 'Profile of Broxtowe', which is available at www.broxtowe.gov.uk/CHttpHandler.ashx?id=24763&p=0

i2.4.2 The characteristics of Broxtowe and the main issues facing the borough are described in the Core Strategy at page 22 in paragraphs 2.7.1 to 2.7.17.

i2.4.3 The Site Specific Allocations local plan will deliver the objectives of the Core Strategy, the priorities of the SCS, and will respond positively to the issues facing the borough.

i2.4.4 The Council has resolved that, where possible, development plan documents will be prepared in the form of Neighbourhood Plans. Where it is not possible to prepare a Neighbourhood Plan for any part of the borough, the Allocations and the Development Management documents will contain a statement saying why this is the case.

i2.4.5 Planning decisions need to be taken in accordance with policies forming part of the Statutory Development Plan unless material considerations indicate otherwise. Once adopted, the Site Specific Allocations local plan will specify the type and location of new development in the borough such as housing, jobs, retail, leisure and other commercial development; the provision of infrastructure for transport, telecommunications, water supply, wastewater, flood risk and the provision of energy (including heat); the provision of health, security, community and cultural infrastructure and other local facilities; and conservation and enhancement of the natural and historic environment, including landscape.

i2.4.6 It will consider the whole borough of Broxtowe unless local communities wish to prepare their own Neighbourhood Plans.

We want your views.

Consultation Period: **Monday 4th November 2013 to 5:00pm Friday 10th January 2014**

i2.4.7 All representations must be submitted within this period and received by the Council by 5:00 pm on Friday 10th January 2014. Representations can be made electronically via the Council's web site

www.broxtowe.gov.uk/allocationsites

Or written representations can be sent to:-

Planning Policy Team,
Broxtowe Borough Council,
Foster Avenue,
Beeston,
Nottingham,
NG9 1AB.

Representation forms are available online at www.broxtowe.gov.uk/allocationsites

i2.2.8 Or paper copies are available at the following locations:

- Broxtowe Borough Council, Foster Avenue, Beeston, Nottingham, NG9 1AB (8.30am to 5.00pm Monday – Thursday and 8.30am to 4.30pm on Fridays);
- Eastwood Cash Office, 15 Nottingham Road, Eastwood, Nottinghamshire, NG16 3AP (8.45 – 4.30 Monday - Friday)
- Stapleford Cash Office, Carnegie Civic and Community Centre, Warren Avenue, Stapleford, Nottinghamshire, NG9 8EY (9.30 am – 3.00pm Monday – Friday)
- Libraries within Broxtowe borough

i2.4.9 Representation forms can also be requested from the Planning Policy team at the borough Council

Tel: 0115 9173482

E-mailing: planningpolicy@broxtowe.gov.uk

Evidence Base

i3.1.1 A significant amount of research has been undertaken to develop an evidence base to support the preparation of this document and the other documents in the Council's Local Plan. It includes:

- The Strategic Housing Land Availability Assessment, which identifies and assesses the suitability, availability and achievability of potential sites for housing within Broxtowe borough.
- The Gypsy and Traveller Accommodation Needs Assessment provides evidence on the accommodation needs, and related support needs, of the Gypsy and Traveller community within Nottinghamshire.
- When reviewing green belt boundaries, the original purposes of green belt as set out in the National Planning Policy Framework will be an important consideration, in particular the need to prevent coalescence and maintain openness. Nottinghamshire and Derbyshire County Councils undertook a review of the green belt in 2006, and this provides some guidance as to the relative importance of different green belt purposes around the whole of Greater Nottingham. It highlighted that the area between Nottingham and Derby is overall the most sensitive area of green belt, in relation to the purposes as set out in government policy, and was taken into consideration in the preparation of the Appraisal of Sustainable Urban Extensions Study (Tribal) 2008 and the Sustainable Locations for Growth Study (Tribal) 2010.
- The Greater Nottingham Retail Study, 2008, and its partial update in 2013 reassess the quantitative capacity for retail development in selected centres and the principal out-of-centre shopping locations in Greater Nottingham.
- The Nottingham City Region Employment Land Study (NCRELS) and its Update Report 2009 and the Derivation of Office Employment Figures from NCRELS 2007 and its 2009 Update Paper, set out to assess how many more jobs the City Region needs to provide given a higher than originally expected housing target.
- The Strategic Flood Risk Assessment (SFRA) provides a comprehensive assessment of the extent and nature of flood risk within the borough and its implications for land use planning.
- The Infrastructure Delivery Plan (IDP) provides detailed evidence on the current infrastructure provision within the borough and identifies where and when new infrastructure may be required, the outline costs of such infrastructure and how that infrastructure will be provided and funded.
- The Greater Nottingham Landscape Character Assessment (LCA) defines the landscape character of the area and explains the differences between landscapes based on sense of place, local distinctiveness, characteristic wildlife and natural features.
- The Nottinghamshire Local Transport Plan 2011-2026 is the principal policy and investment tool through which the planning, management and delivery of transport improvements take place.

- Conservation Area Appraisals provide an assessment of the special interest, character and appearance of the Conservation Areas in the borough.
- The 6Cs Growth Point Green Infrastructure Strategy identifies existing networks of green infrastructure and provides an approach for the conservation, protection and enhancement of green spaces in the borough.
- The Green Spaces Strategy 2009-2019 provides an assessment of existing green space in the borough, the needs of local communities in relation to green space and the extent to which existing green spaces meet these needs.

These reports are all available to view at:

www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=36361&p=0

Sustainability Appraisal

i4.1.1 The Council is required to ensure that documents prepared for its Local Plan are subject to a Sustainability Appraisal (SA), which incorporates the requirements of a Strategic Environmental Assessment (SEA). Carrying out the process of SA is a statutory requirement within the spatial planning process. It provides a means to assess the economic, social and environmental effects of the strategies and policies of the Local Plan from the outset of the plan preparation process.

i4.1.2 The purpose of the SA is to promote sustainable development through the better integration of sustainability considerations into the preparation and adoption of plans. The Site Specific Allocations local plan will be accompanied by a SA Report which considers the likely significant environmental, economic and social effects of the Plan; a Scoping report for the SA is included with this document. The Sustainability Appraisal Scoping Report can be viewed at www.broxtowe.gov.uk/index.aspx/articleid=11761

i4.2 Appropriate Assessment

i4.2.1 The (European) Habitats Directive (Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora requires that any plan or project that is likely to have a significant effect on a designated habitat site, either individually or in combination with other plans or projects, is subject to an appropriate assessment (AA) of its implications for the site in view of the site's conservation objectives. An AA is required when the habitat site is designated for its international nature conservation interests and includes:

- Special Areas of Conservation (SAC) and candidate Special Areas of Conservation (cSAC);
- Special Protection Areas (SPA) and candidate Special Protection Areas (cSPA); and
- Ramsar sites which are wetlands of international importance, designated under the Ramsar Convention.

i4.2.2 There are no sites within Broxtowe and a screening record for the Core Strategy concluded that there are unlikely to be any significant effects on any European sites.

The screening record can be viewed at:

www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=36316&p=0

i4.3 Infrastructure for Growth

i4.3.1 The housing and employment growth proposed for the borough will need to be supported by additional physical and social infrastructure to cater for an increasing population and also to improve existing facilities where connected. The Aligned Core Strategy is supported by an Infrastructure Delivery Plan (IDP) to provide a detailed understanding of existing shortfalls in infrastructure provision and to identify the infrastructure required to meet the level of growth anticipated in the borough up to 2028.

i4.3.2 The IDP contains two distinct elements. The first of these reviews available baseline data to identify current infrastructure provision within the borough, geographical variations in infrastructure and to provide for a level of understanding of the growth that can be supported by existing infrastructure. The second element of the IDP identifies the shortfalls in infrastructure against the proposed growth in the borough, where and when new infrastructure may be required and outlines the costs of such infrastructure and how it is to be provided and funded. This consideration of the borough's infrastructure requirements focuses

specifically on the requirements in relation to socio-economic infrastructure, transportation, flooding, utilities and green infrastructure.

i4.3.3 Under the requirements of Core Strategy Policy 19, new development that comes forward within the borough, including on the sites identified by the SsA local plan, will be expected to make an appropriate contribution to these infrastructure requirements.

Topic 1: New Housing

i5.1 What the NPPF says

i5.1.1 Local planning authorities should:

- “To boost significantly the supply of housing ... use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with policies in this Framework, including identifying key sites”. They should identify a five year supply of deliverable housing sites with a 5% or 20% buffer, and identify a supply of developable sites for years 6-10 and, where possible, for years 11-15 of the plan. They should set out an approach to housing density to reflect local circumstances. (47)
- “plan for a mix of housing based on...the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)” [and “mixed use developments” is one of the “core planning principles” at 17]
- “identify the size, type, tenure and range of housing that is required in particular locations...”
- set policies for meeting the need for affordable housing “on site”, unless certain criteria apply. (50, 159)
- “consider the case for setting out policies to resist inappropriate development of residential gardens” (53)

i5.2 What the Core Strategy says

i5.2.1 A minimum of 6,150 new homes will be provided for in Broxtowe borough distributed as follows:

i5.2.2 Approximately 3,600 new homes in or adjoining the existing built up area of Nottingham to include:

- i) **Severn Trent and Boots site (550 homes in Broxtowe)**
- ii) **A sustainable urban extension at Field Farm north of Stapleford (450 homes)**
- iii) **A strategic location for growth in the vicinity of the proposed HS2 station at Toton with appropriate mix of development to be determined in the site specific Development Plan Document.**

i5.2.3 Approximately 2,550 elsewhere in or adjoining the key settlements of:

- i) **Awsworth (up to 350 homes)**
- ii) **Brinsley (up to 200 homes)**
- iii) **Eastwood (up to 1,400 homes)**
- iv) **Kimberley (up to 600 homes)** (Policy 2.3, 2.3.a, 2.3.c)

i5.2.4 ‘Strategic allocations’ such as Field Farm will be shown on each council’s Proposal Map. The precise boundaries of ‘strategic locations’ such as Boots will be shown in site specific Development Plan Documents. (Paragraph 3.2.12). The strategic location for growth was proposed in the vicinity of the proposed High Speed 2 station at Toton following the government’s announcement regarding the station location in January. The appropriate mix of development (in addition to the area of land to be removed from the Green Belt) is to be determined in the site specific development plan document.

i5.2.5 Policy 8 in the Core Strategy specifies that affordable housing will be required in new residential developments on appropriate sites and in Broxtowe a 30% target will be sought. Any locational variation in affordable housing, and the mix and threshold for affordable housing, will be set out in a separate Local Development Document and will be determined

by a number of factors including need, tenure, property size, viability and the availability of subsidy.

i5.2.6 Policy 9.1 states that sufficient sites for Gypsies, Travellers and Travelling Showpeople will be provided in line with a robust evidence base.

i5.3 Other background information

i5.3.1 Information in the Strategic Housing Land Availability Assessment, as at September 2013, is that in Broxtowe there are existing urban sites on which about 4,030 homes can be built in the Core Strategy/Allocations time period. When allowing for demolitions and applying a 'windfall allowance' of 300 homes and a proposed allocation at Field Farm in the Core Strategy for 450 homes, this would leave a need for a further 1,670 new homes. The details of land availability in each location specified in the Core Strategy, are shown in the tables and maps in the locally specific consultation documents.

i5.3.2 In terms of housing need, a Strategic Housing Market Assessment (SHMA) has been prepared with neighbouring councils in the HMA. This has since been partly updated in 2009 and 2012. The most pressing need for new housing in Broxtowe is for affordable family housing of 2 or 3 bedrooms. In addition, with an ageing population and more people living alone into old age, it is expected that more specialist accommodation for elderly people will be required over the Core Strategy/ Allocations time period.

i5.3.3 Affordable housing need in Broxtowe remains high with a need for 445 new dwellings per year reported in the published Broxtowe Core Strategy in June 2012. Whereas there is evidence that such high levels of affordable housing need are related to the housing market generally, and issues in particular relating to the lack of access to mortgage finance for people who would otherwise look to buy their own home, the long term need remains high. In terms of affordable housing viability, Beeston is identified as the submarket where the provision of such housing will be most viable. (For these purposes 'Beeston' includes most of south Broxtowe apart from Stapleford.) That this area is most attractive to the market is reflected in the number of housing completions in the past 5 years which are focussed in this area.

i5.3.4 It remains a priority of Broxtowe in the Sustainable Community Strategy to ensure that everyone has access to a good quality affordable home. The Sustainable Community Strategy also says that there is an "urgent need" for more affordable housing and that there need to be "improvements in...the proportion of affordable housing units". In the Corporate Plan a priority is a good quality affordable home for all residents of Broxtowe.

i5.3.5 The Sustainable Community Strategy says that promoting the independence of older people is a priority. Related to this, the Corporate Plan says that the Council will "support and encourage the concept of a new retirement village facility in Broxtowe".

i5.3.6 The Corporate Plan also says the Council will identify and sell off surplus land it owns for housing development.

i5.3.7 Evidence regarding Gypsy and Traveller provision is now out of date but this matter is in the process of being addressed.

Key issues:

Issue 1a: *Potential housing sites identified within the Council's Strategic Housing Land Availability Assessment (SHLAA) are set out in the schedule and maps in the locally specific documents. Size thresholds need to be considered: we think it is appropriate only to consider new housing allocations (not identified in the Core Strategy) for between 10 and 500 dwellings.*

Issue 1b: *Provision needs to be made for specialist accommodation, including for groups with special needs and elderly people. It may be appropriate to make specific provision on appropriate sites, including those in Issue 1a above, or perhaps, for example, to allocate a specific site for a "retirement village".*

Issue 1c: *The government requires that pitch targets for gypsies and travellers and plot targets for travelling showpeople are identified in local plans. Suitable sites need to be found for accommodation for gypsies, travellers and travelling showpeople.*

Issue 1d: *The delivery of affordable homes needs to be maximised in order to meet the 30% ambition in the Core Strategy. Certain sites, and certain parts of the borough, may be more suitable than others for this purpose.*

Issue 1e: *In the Core Strategy the Council has identified strategic locations for growth at land adjacent to the proposed HS2 rail station at Toton and at the Boots /Severn Trent site in Beeston. The mix of uses on the Toton site is to be established as part of this allocations process, and the precise site boundaries of both sites are also to be confirmed.*

Questions

Question 1a: Which of the sites are more appropriate to develop for housing?

Question 1b: Which sites, if any, can specialist accommodation (e.g. for the elderly) be provided on?

Question 1c: Which sites, if any, can gypsies, travellers and travelling showpeople accommodation be provided on?

Question 1d: Which sites are capable (in economic terms) of meeting the 30% affordable housing provision?

Question 1e: Is it appropriate only to consider new housing allocations for 10 or more dwellings?

If no what size limits should be used?

Question 1f: Are there other issues that should be considered regarding housing?

If yes please provide details of the issues.

Boots/Severn Trent

Question 1g: What are the appropriate site boundaries for the Boots/Severn Trent location?

Question 1h: Do you have any comments on where the proposed housing, employment land, open space and infrastructure including local services and access provision should be situated on this location.

If yes please provide details.

Question 1i: Do you have any further comments on how development here can be designed to best enhance the local area.

If yes please provide details.

Toton

Question 1j: What are the appropriate site boundaries for the Toton strategic location for growth?

Question 1k: Do you have any comments on the mix of uses including the appropriate amount and location of any proposed housing, employment land, open space and infrastructure including a potential tram extension, local services and access provision. If yes please provide details

Question 1l: Do you have any further comments on how development here can be designed to best enhance the local area. If yes please provide details.

Topic 2: Approach to the Green Belt

i6.1 What the NPPF says

i6.1.1 “The government attaches great importance to green belts. The fundamental aim of green belt policy is to prevent urban sprawl by keeping land permanently open.” (79) “green belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.” (80)

i6.1.2 “Once established, green belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.” (83) “When drawing up or reviewing green belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development.” (84) In reviewing green belt boundaries, authorities should:

- have “regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period” (83)
- “where necessary” identify areas of ‘safeguarded land’
- “satisfy themselves that green belt boundaries will not need to be altered at the end of the development plan period”
- “define boundaries clearly, using physical features that are readily recognisable and likely to be permanent” (85)

i6.2 What the Core Strategy says

i6.2.1 “The principle of the Nottingham Derby green belt will be retained. The inner boundary of the green belt has been recast to accommodate the allocated Sustainable Urban Extension at Field Farm, as shown on the Proposals Map.” (Policy 3.1)

i6.2.2 “Development Plan Documents will review green belt boundaries to meet the other development land requirements of the Aligned Core Strategies, in particular in respect of the... Key Settlements named in Policy 2.” (Policy 3.1 / paragraph 3.3.3)

i6.2.3 “In undertaking any review of green belt boundaries... regard will be had to the statutory purposes of the green belt..., establishing a permanent boundary which allows for development in line with the settlement hierarchy and/ or to meet local needs, the appropriateness of defining safeguarded land¹... and retaining or creating defensible boundaries.” (Policy 3.2)

i6.2.4 In Broxtowe the green belt will be amended to allow for the long term construction of the proposed HS2 station at Toton and a mixed use development in the vicinity of it including access arrangements, a NET extension and mixed use economic and housing development. Amendments to the green belt will be undertaken as part of the allocations DPD when issues associated with HS2 are clear (paragraph 3.3.3a)

¹ Safeguarded land is land outside of Main Urban Area and Named Settlements which is specifically excluded from the Green Belt (protected from development at the present time) which is intended to meet longer-term development needs stretching beyond the current plan period.

i6.3 Other background information

i6.3.1 Through this allocations process Broxtowe Borough Council is determined to keep green belt alterations to the minimum required to meet the development needs as specified in the Core Strategy. We are particularly interested in views as to how the development needs can be met without leading to more green belt release than is necessary. This includes consideration of issues such as allocation of under used or poor quality open space for other uses, density, reuse of some employment sites for residential, planning for mixed uses in existing centres to ensure that the maximum amount of housing is provided in the most sustainable locations. The details of these points are contained in other sections.

i6.3.2 Even allowing for this, there will be some need to release further sites from the green belt and in so doing we want to be sure that the amendments to green belt boundaries that are made are the most appropriate locations given the purposes of including land in the green belt and the criteria for amending boundaries. Details are given in the locally specific documents of a number of sites including details of those that have potentially defensible green belt boundaries.

Key issues:

Issue 2a: *Green belt boundaries need to be reviewed to fully meet the development needs of Broxtowe as specified in the Core Strategy to 2028 (and possibly beyond this date, as indicated in the NPPF). Please see in particular the maps in the locally specific documents and the details of housing land availability in the borough in the locally specific documents when commenting, although you may also wish to consider the need for other non-residential allocations.*

Issue 2b: *Green Belt boundaries may also need to be reviewed to address existing small anomalies (e.g. where the Green Belt boundary does not follow an existing physical feature or bisects an existing residential curtilage). Anomalies exist for many reasons including as a result of advances in mapping technology (e.g. converting low resolution maps onto high resolution maps) or where physical Green Belt boundary features no longer exist. Corrections of small anomalies are not intended to allow development of the land, affect only small areas and do not have strategic implications.*

Questions

Question 2a: Where should Green Belt boundaries be amended to meet the development needs of Broxtowe as specified in the Core Strategy to 2028?

Question 2b: Should Green Belt boundaries be amended to meet the development needs of Broxtowe beyond 2028 (i.e. safeguarded land)?

If yes, where should the safeguarded land boundaries go?

Question 2c: Should Green Belt boundaries be amended to address existing small anomalies?

If yes, where?

Question 2d: Are there other issues that should be considered regarding the Green Belt?

If yes, please provide details of the issues.

Topic 3: Economic Issues/Job Creation

i7.1 What the NPPF says

i7.1.1 Authorities should:

- “set criteria, or identify strategic sites, for local and inward investment...”
- “plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries”
- “identify priority areas for economic regeneration, infrastructure provision and environmental enhancement”
- “facilitate flexible working practices such as the integration of residential and commercial uses within the same unit” (21)

i7.1.2 It also requires that long term blanket protection of employment sites should be avoided.

i7.2 What the Core Strategy says

i7.2.1 Significant new employment development will take place at the Boots Enterprise Zone site in Broxtowe. (Policy 4.1.e)

i7.2.2 A minimum of 34,000 sq m of new office development and 15 hectares of industrial and warehousing uses will be identified in Broxtowe. (Policy 4.1.b and 4.1.d)

i7.2.3 Policy 4.1.b and paragraph 3.4.6 indicate that Development Plan Documents will allocate sites for new “office and research” / “office-based” development. Paragraph 3.4.12 is clear that allocations should be specifically for offices. The policy also says: “The level of development of office floorspace will be kept under review. If the provision of undeveloped floorspace falls below the equivalent of a 5 year supply across the plan area as a whole, Development Plan Documents will be prepared to ensure a minimum provision equating to five years supply is available until 2028.” Paragraph 3.4.10 indicates that this joint working will involve Erewash and Rushcliffe.

i7.2.4 The economy will be strengthened and diversified by “joint working between the councils to ensure that a sufficient supply of land is maintained in Development Plan Documents to provide a range and choice of sites up to 2028 for new and relocating industrial and warehouse uses...”. (Policy 4.1.d and paragraph 3.4.15) The term “maintained” refers to new sites as well as existing, as paragraph 3.4.18 says that “the policy seeks to ensure a reasonable supply of land of good quality remains available for this use, however, it also encourages allocating new land where this will be attractive to the market.” Paragraph 3.4.6 also refers to providing “new” sites for industry and warehousing.

i7.2.5 “Development of a lesser scale [lesser than Top Wighay and Boots] will be promoted within major development schemes to ensure a sustainable mix of uses, as set out in Development Plan Documents.” (Policy 4.1.e)

i7.2.6 Policy 4.1.h and paragraphs 3.4.6 and 3.4.19 indicate that Development Plan Documents will “appropriately manage existing employment sites and allocations” by retaining some and releasing others, “based on” policy recommendations from the Nottingham City Region Employment Land Study.

i7.2.7 Paragraph 3.4.2 refers to retail, health, education, “civic/science based institutions”, crèches and day nurseries and says: “Where appropriate, specific provision for these other forms of employment will be made in site specific Development Plan Documents.”

i7.2.8 Paragraph 3.4.21 says: “Site specific Development Plan Documents will identify sites where development will strengthen the knowledge-based economy and the economic role and importance of the area’s hospitals and universities.” Boots and Beeston Business Park are specifically referred to.

i7.3 Other background information

i7.3.1 For a number of years (including before the economic downturn) the development of allocated employment sites has been slow in Broxtowe borough. Notwithstanding this, given the location of Broxtowe immediately adjacent to the City of Nottingham, and forming much of the western suburban area of this Core City, with internationally recognised universities nearby and with excellent road and rail access to much of the UK, Broxtowe should be an attractive place for new businesses to locate.

i7.3.2 Employment is one of the priorities in the Broxtowe Sustainable Community Strategy, as is Jobs and Business Growth in the Corporate Plan, and there is evidence that when new employment units are provided of a type and in a location that is attractive to the market, then demand for these is high.

i7.3.3 In addition Broxtowe has an Enterprise Zone in Boots / Severn Trent and Beeston Business Park, which is intended to be successful in creating a significant number of new jobs with substantial investment in the borough. The Corporate Plan says that jobs will be created, new businesses attracted and existing businesses enabled to grow at the Enterprise Zone. The Sustainable Community Strategy refers to “big opportunities to create more employment, and create economic impact” at Boots and Beeston Business Park and also through the regeneration of Beeston town centre.

i7.3.4 Please see the list of existing employment sites in the locally specific documents before commenting on this section.

Key issues:

Issue 3a: *The NPPF advises that planning policies should be flexible enough to accommodate business needs not anticipated in the plan.*

Issue 3b: *The existing employment sites shown in the maps in the locally specific documents represent a potential supply of sites for employment use. Some, however, are not considered to be suitable for modern employment requirements and could be redeveloped for other purposes.*

Questions

Question 3a: Should additional allocations for employment sites be made?

If yes, where should the additional employment allocations be?

Question 3b: Should allocations be restricted to specific employment uses?

If yes, what employment uses (e.g. Offices (B1), Light Industry (B2), General Industry and Storage and Distribution (B8)) on which sites? How can we ensure flexibility to accommodate future business needs?

Question 3c: Do you agree with the Council’s assessment of existing employment sites including their potential to be reallocated for other uses?

If no, which assessment(s) should be amended and how?

Question 3d: Are there other issues that should be considered regarding employment/job creation?

If yes, please provide details of the issues.

Topic 4: Tackling Climate Change

i8.1 What the NPPF says

i8.1.1 Local planning authorities should:

- “plan for new development in locations and ways which reduce greenhouse gas emissions”
- “consider identifying suitable areas for renewable and low carbon energy sources”
- “identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers” (97 – and “renewable resources” is one of the “core planning principles” at 17)
- “take account of climate change over the longer term, including factors such as flood risk” (99)
- “apply a sequential, risk-based approach to the location of development...and manage any residual risk” (100) – and, following the sequential test, both elements of the exception test “will have to be passed for development to be allocated” (102)

i8.2 What the Core Strategy Says

i8.2.1 “All development proposals will be expected to deliver high levels of sustainability in order to mitigate against and adapt to climate change, and to contribute to national and local targets on reducing carbon emissions and energy use.” (Policy 1.1)

i8.2.2 “Further guidance on how development should contribute to reducing Carbon Dioxide emissions will be set out in Development Plan Documents, where appropriate.” (Policy 1.4 / paragraph 3.1.10)

i8.2.3 With regard to flood risk-

“Where appropriate, further guidance on the application of the sequential and exception test will be set out in Local Development Documents.” (Policy 1.9)

i8.3 Further Background

i8.3.1 The UK government is actively seeking to reduce green house gas emissions and has set targets in the Climate Change Act 2008 to reduce carbon dioxide (CO²) emissions by 80% below current levels by 2050. Broxtowe has signed the Nottingham Declaration on Climate Change, which is a public statement of the intent to work with the local community and businesses to respond to the challenges of climate change.

i8.3.2 In addition to the ambitions set out in the Core Strategy, there are objectives in the Broxtowe Corporate Plan to reduce our own CO² emissions by 2.9% per capita per year to secure reductions in the carbon footprint of the borough as a whole, and to increase the amount of energy we use from renewable sources.

i8.3.3 This reflects a motion passed by Council in 2008, which included the following provisions relating to the preparation of Development Plan Documents:
'Planning and Energy Act 2008

i8.3.4 The Council notes that the Planning and Energy Act 2008 received Royal Assent on 13 November 2008 and came into force the same day. The Council further notes that this Act empowers local authorities to set reasonable requirements in their development plan documents for:

- a) A proportion of energy used in development in their area to be energy from renewable sources in the locality of the development;

- b) A proportion of energy used in development in their area to be low-Carbon energy from sources in the locality of the development;
- c) Development in their area to comply with energy-efficiency standards that exceed the energy requirements of building regulations.'

i8.3.5 Broxtowe's Sustainable Community Strategy says that tackling issues relating to climate change is a priority. It highlights opportunities for raising the awareness of renewable technologies and for exploring the potential for them to be installed.

Key issues:

Issue 4: *Climate change policies will need to apply to all new development considerations but in addition it may be appropriate to identify areas that are considered suitable for specific renewable and low carbon energy or associated developments in their own right.*

Questions

Question 4a: Should specific sites be identified for low carbon or renewable energy developments (such as wind turbines)?

If yes, which low carbon or renewable energy developments are appropriate and in what location?

Question 4b: Are there other issues that should be considered regarding climate change?

If yes, please provide details of the issues.

Topic 5: Improving our Town Centres

i9.1 What the NPPF says

i9.1.1 Authorities should:

- “set out policies for the management and growth of centres over the plan period”
- “define a network and hierarchy of centres” (this is done in the Core Strategy for town and district centres)
- “define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations”
- “retain and enhance existing markets and, where appropriate, re-introduce or create new ones...”
- “allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres”
- “allocate appropriate edge of centre sites...”
- “set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres”
- “set out policies to encourage residential development on appropriate sites” (23)

i9.1.2 Authorities should either set their own floorspace threshold for impact assessments, or use the national default (2,500 m sq). (26)

i9.2 What the Core Strategy says

i9.2.1 “The boundaries of centres and the identification of sites for main town centre uses to meet identified need will be defined in site specific Development Plan Documents.” (Policy 6.2)

i9.2.2 “Other major residential-led development may require retail development of an appropriate scale and these will be addressed in subsequent Development Plan Documents.” (Policy 6.3 / paragraph 3.6.5)

i9.2.3 Centres including Eastwood and Stapleford “are considered to be in need of enhancement or to be under performing. Local Development Documents or informal planning guidance will be used to enhance their vitality and viability.” (Policy 6.4)

i9.2.4 “Subsequent Development Plan Documents will determine the need to set thresholds for the scale of main town centre development in edge-of and out of centre locations.” (Policy 6.6)

i9.2.5 Paragraph 3.6.3 refers to the NPPF requirement for councils to “demonstrate through Development Plan Documents how they can meet identified needs for main town centre uses” and says that councils will be guided by “their Retail Needs Studies”

i9.3 Other background information

i9.3.1 In the published Core Strategy, Beeston is defined as a town centre and Eastwood, Kimberley and Stapleford as district centres due their smaller size. Advice on ‘town centres’ applies to all four of the above centres in Broxtowe borough.

i9.3.2 The NPPF provides a clear approach to appraising unplanned development that would cause harm, requiring a sequential approach and an impact assessment. The enhancement of all four of these centres has been a priority of the Council. This is reflected in the

Sustainable Community Strategy which has town centre management as a priority as part of the employment theme, and refers to “big opportunities” to create employment and “economic impact” with the regeneration of Beeston town centre. In the Corporate Plan there is a stated aim that satisfaction rates with Beeston, Kimberley, Stapleford and Eastwood town centres will exceed 90% as regeneration takes place. The Corporate Plan also says that “new plans to stimulate and regenerate town centres will be developed by local people and businesses” for all the borough’s centres.

i9.3.3 In the existing Local Plan, policies prevent A1 uses being changed to other uses if such a change would amount to the overall A1 uses falling below two thirds of the prime shopping frontage. However, the situation currently experienced in town centres has led to the Portas Review and other clear guidance in the NPPF and from the Department of Business Innovation and Skills (BIS) through a document entitled “Understanding High Street Performance”. The latest thinking clearly acknowledges the challenges facing town centres from other retail centres and the internet, leading to a predicted reduction in High Street investment and greater expectations on voids. Town centres are complex places and the current policy, while quite correctly wishing to monitor the relationship between A1 and other uses, fails to address the question as to whether an exact proportion of 66% or more in A1 use genuinely affects a town centre, or whether a continuous frontage of three or more non A1 uses is significant.

i9.3.4 The Portas Review of Town Centres makes 28 recommendations as to ways that they can be improved to compete with other aspects of the market (such as the internet) to make centres more attractive to customers. Please see the link below:

www.maryportas.com/news/2011/12/my-28-recommendations/

Key issues:

Issue 5a: *The existing town centre boundaries and primary frontages shown in the maps in the locally specific documents (Eastwood, Kimberley, Main Built-up Area including Beeston and Stapleford) may no longer be appropriate and the Portas Review (please see link on our website) challenges previous thinking on town centres.*

Issue 5b: *There may be areas within the centres where it would be appropriate to restrict certain uses, or where allocations for specific uses should be made.*

Questions

Question 5a: Should changes to town centre boundaries or the definition of primary and secondary frontages be made?

If yes, where should the boundaries be changed and how? How should the primary and secondary frontages be defined?

Question 5b: Should changes be made to town centres to reflect the Portas Review?

If yes, what changes to town centres are required?

Question 5c: Should certain uses be restricted in town centres?

If yes, what uses should be restricted? Please explain why you think this use should not be located with the town centre and where it would be more appropriate to allow the use.

Question 5d: Are there other issues that should be considered regarding town centres?

If yes, please provide details of the issues.

Topic 6: Community Facilities

i10.1 What the NPPF says

i10.1.1 Policies “should aim to achieve places which promote”:

- “opportunities for meetings between members of the community who might not otherwise come into contact with each other...”
- “safe and accessible environments...”
- “safe and accessible developments...” (69)

i10.1.2 Policies should also:

- “plan positively for the provision and use of shared space, community facilities...and other local services...”
- “guard against the unnecessary loss of valued facilities and services...”
- “ensure that established shops, facilities and services are able to develop and modernise...”
- “ensure an integrated approach to considering the location of housing, economic uses and community facilities and services” (70)
- “protect and enhance public rights of way and access” (75)

i10.2 What the Core Strategy says

i10.2.1 “Work with primary care providers will ensure a fair distribution of primary care facilities across the area and where appropriate these will be included in subsequent Local Development Documents.” (Paragraph 3.12.3)

i10.2.2 “If community facilities are to serve the entire community they need to be accessible, hence the need for them to be located near public transport and also be accessible by walking and cycling.” (Paragraph 3.12.2)

i10.3 Other background information

i10.3.1 Community safety is a priority in the Broxtowe Sustainable Community Strategy and the provision of high quality community facilities to support new development will have a central role to play in ensuring that the needs of local residents are met. The provision of play facilities is highlighted in the Sustainable Community Strategy.

i10.3.2 The Health and Social Care Act proposes wide ranging changes to the NHS which will involve effective planning for health infrastructure.

i10.3.3 In Broxtowe there are infrastructure needs for health and social care in our area.

Key issues:

Issue 6: *New allocations may be needed for educational uses, health provision, community centres, cemeteries, places of worship or other community uses. If so, it would need to be decided whether they should be ‘stand-alone’ or form part of mixed use development.*

Questions:

Question 6a: Should specific sites be allocated for community facilities (rather than allowing changing demand to guide supply)?

If yes, which community facilities are required and in what location?

Question 6b: Should new community facilities ‘stand-alone’ (rather than be part of mixed use development)?

If yes, how will ‘need’ for new community facilities be determined?

Question 6c: Are there other issues that should be considered regarding community facilities?

If yes, please provide details of the issues.

Topic 7: Enhancing the Environment

i11.1 What the NPPF says

i11.1.1 Plans should “allocate land with the least environmental or amenity value” (110) – bearing in mind that “recognising the intrinsic character and beauty of the countryside” is one of the “core planning principles”. (17)

i11.1.2 Local Planning Authorities should:

- “where significant development of agricultural land is demonstrated to be necessary... seek to use areas of poorer quality land in preference to that of a higher quality” (112)
- “set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged” – and there’s an indication that “locally designated” landscape etc sites are acceptable. (113)
- “set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure” (114)

i11.1.3 Planning policies should:

- Support “re-using land that has been previously developed” (111)
- “plan for biodiversity at a landscape-scale across local authority boundaries” (with the possibility of designating ‘Nature Improvement Areas’)
- “identify and map components of the local ecological networks, including the hierarchy of...national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation”
- “promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations”
- “identify suitable indicators for monitoring biodiversity in the plan”
- “aim to prevent harm to geological conservation interests” (117,165)
- “ensure that the site [where development is proposed] is suitable for its new use taking account of ground conditions and land instability”
- “ensure that, after remediation, as a minimum, land should not be capable of being determined as contaminated land...” (121)

i11.1.4 Policies should also:

- “avoid noise from giving rise to [sic] significant adverse impacts on health and quality of life...”
- “mitigate and reduce to a minimum other adverse impacts on health and quality of life...”
- “identify and protect areas of tranquillity” (123)
- “sustain compliance with and contribute towards EU limit values and national objectives for pollutants, taking into account the presence of Air Quality Management Areas...” (124)
- “limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation” (125)

i11.1.5 Where there are “major expansion options”, “assessments of landscape sensitivity” should be carried out. (170)

i11.2 What the Core Strategy says

i11.2.1 Regeneration alongside urban concentration is a key part of the plan's strategy. This means reusing land that has been previously developed (brownfield land) and identifying priority areas for regeneration. (Policies 4 and 7)

i11.2.2 Proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and enhanced in line with their interest and significance. (Policy 11)

i11.2.3 Green infrastructure "corridors and assets of a more local level...will be defined through Local Development Documents." (Policy 16.1)

i11.2.4 "Criteria for the assessment of proposals and any areas of locally valued landscape requiring additional protection will be included in other Development Plan Documents." (Policy 16.2.e / paragraph 3.16.8)

i11.3 Other background Information

i11.3.1 The environment is a priority in the Broxtowe Corporate Plan with an objective of identifying 107 hectares of land as Local Nature Reserves. In addition it is stated that the Council will continue with its objective to plant 100,000 trees in the borough by 2016, that it will develop a green infrastructure plan and that it will "continue to lead partnership working to increase opportunities for the delivery of projects to increase biodiversity, wildlife protection, creation of new habitats and access to the countryside." The Sustainable Community Strategy also has the environment as one of its priorities and refers to the opportunity to create a "linear park" along the Erewash Valley.

Key issues:

Issue 7: *There may be areas that should be protected and/or enhanced due to constraints or opportunities relating to geological, ecological, environmental, landscape or physical issues. Examples may include:*

- | | |
|---|---------------------------|
| i) Green infrastructure | iv) Areas of tranquillity |
| ii) Local ecological networks, wildlife corridors | v) Woodland |
| iii) Biodiversity/ wildlife protection, | vi) Historic Environment |
| | vii) Archaeology |

Questions:

Question 7a: Should specific sites be protected and/or enhanced due to constraints or opportunities relating to geological, ecological, environmental, landscape or physical issues?

If yes, which sites should be protected and/or enhanced, how should this be done?

Question 7b: Are there other issues that should be considered regarding enhancing the environment?

If yes, please provide details of the issues.

Topic 8: Healthy Living

i12.1 What the NPPF says

i12.1.1 Policies “should aim to achieve places which promote”:

- “opportunities for meetings between members of the community who might not otherwise come into contact with each other...”
- “safe and accessible environments...”
- “safe and accessible developments...” (69)

i12.1.2 Policies should also:

- “plan positively for the provision and use of shared space, community facilities...and other local services...”
- “guard against the unnecessary loss of valued facilities and services...”
- “ensure that established shops, facilities and services are able to develop and modernise...”
- “ensure an integrated approach to considering the location of housing, economic uses and community facilities and services” (70)
- “protect and enhance public rights of way and access” (75)

i12.1.3 Policies should be “based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision” and information from these assessments “should be used to determine what open space, sports and recreational provision is required” (73) – and the same seems to apply to “places of worship” (171)

i12.1.4 ‘Local Green Space’ designations can only be designated via a local or neighbourhood plan. (76)

i12.2 What the Core Strategy says

i12.2.1 “Parks and Open Space should be protected from development and deficiencies addressed in site specific or other Development Plan Documents.” (Policy 16.4)

i12.2.2 “A number of issues will be addressed in subsequent Local Development Documents prepared by local authorities. These may include Green Infrastructure corridors and assets of a more local nature, locally valued landscapes which require additional protection, and embedding the Green Infrastructure network approach into the development of sites.” (Paragraph 3.16.10)

i12.3 Other background information

i12.3.1 The Council’s Green Spaces Strategy builds on the preceding Green Spaces Audit and covers the period to 2019. The Strategy sets out a creative and innovative approach to the provision, management and development of our green spaces. It recognises the importance of parks and green spaces to our quality of life.

i12.3.2 The population and housing growth that will take place in Broxtowe to 2028 will need to be supported by the necessary infrastructure including for health. Policy 12 of the Core Strategy promotes healthy lifestyles.

i12.3.3 Healthy living is a priority in the Sustainable Community Strategy and in the Corporate Plan it is an objective that 100% of parks and open spaces will have achieved the Council’s new standard for these facilities.

Key issues:

Issue 8: *Allocations may need to be made for the following uses either as single sites, mixed uses or in association with other development allocated such as housing.*

- i) Sporting provision*
- ii) Play space*
- iii) Outdoor amenity space*
- iv) Allotments.*

Questions:

Question 8a: Should specific sites be allocated for sporting provision, play space, outdoor amenity space or allotments?

If yes, which uses should be allocated and in what location?

Question 8b: Should allocated sites be as single use sites, mixed uses or in association with other development allocations?

Question 8c: Are there other issues that should be considered regarding healthy living?

If yes, please provide details of the issues.

Topic 9: Transport

i13.1 What the NPPF says

i13.1.1 “All developments which generate significant amounts of movement should be required to provide a Travel Plan.” (36)

i13.1.2 “For larger scale residential developments in particular, planning policies should promote a mix of uses...” (38)

i13.1.3 It is optional as to whether or not local parking standards are set. (39)

i13.2 What the Core Strategy says

i13.2.1 “The need to travel especially by private car will be reduced by securing new developments of appropriate scale in the most accessible locations” and by following a “hierarchical approach to ensure the delivery of sustainable transport networks”. (Policy 14.1 and 14.3)

i13.2.2 “Further transport infrastructure schemes are likely to emerge through Local Transport Plan reviews and subsequent Development Plan Documents.” (Policy 15.6)

i13.3 Other background information

i13.3.1 An integrated approach to both land use and transport planning is essential to meet targets in the Nottinghamshire Local Transport Plan and to achieve Sustainable Development. Location choices for development need to maximise walking and cycling, which are the most sustainable forms of transport and also have health benefits. This can be best achieved by allocating new developments within walking and cycling distance of nearby facilities that residents will want to use (such as in a town centre).

i13.3.2 Sustrans (a national charity promoting travel by foot, bike and public transport) provides scientific research that demonstrates the benefits of ‘active travel’, such as walking and cycling, for reducing the risk of obesity and many chronic diseases and for improving mental health and well-being.

Key issues:

Issue 9: *We need to maximise the use of walking, cycling and public transport at the sites to be allocated for development. As well as ensuring road access is fully acceptable, allocations for housing or other development may require standards for bus penetration into the site, cycle lanes or other sustainable transport measures. A minimum size threshold may be appropriate to require these standards (so as not to compromise the viability of the development). If so, a decision would be needed as to what size threshold should apply.*

Questions:

Question 9a: Should a minimum development size threshold be applied for requiring sustainable transport measures?

If yes, what should the size threshold(s) be (e.g. site size, number of houses being built etc.)?

Question 9b: Are there other issues that should be considered regarding transport?

If yes, please provide details of the issues.

Topic 10: Neighbourhood Planning

i14.1 What the NPPF says

i14.1.1 The application of the presumption (in favour of sustainable development) will have implications for how communities engage in neighbourhood planning. Critically it will mean that neighbourhoods should:

- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development
- plan positively to support local development, shaping and directing development in their area that is outside of the strategic elements of the Local Plan; and
- identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed. (Paragraph 16)

i14.1.2 Neighbourhood Planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan and, outside of these strategic elements, Neighbourhood Plans will be able to shape and direct sustainable development in their area. (Paragraphs 183 to 185)

i14.2 What the Core Strategy says

i14.2.1 Broxtowe is preparing a site specific local plan setting out its approach to the housing figures and economic aspirations in the aligned Core Strategies. The Council has resolved that, where possible, these will be prepared in the form of Neighbourhood Plans. Where it is not possible to prepare a Neighbourhood Plan for any part of the borough, the Allocations and Development Management documents will contain a statement saying why this is the case.

i14.3 Further Background

i14.3.1 In October 2012 Broxtowe hosted an event which included representatives from Planning Aid in an effort to provide further guidance and help to groups looking to proceed with Neighbourhood Plans followed by Parish meetings. The presentations given and an advice note are available from the borough Council and are on the Council's web site on the Neighbourhood Planning page www.broxtowe.gov.uk/index.aspx/articleid=11476

i14.3.2 Link to most recent Planning Advisory Service (PAS) guidance www.pas.gov.uk/neighbourhood-planning;jsessionid=878E95A241ACD50F8D9E8C75CC613B34

i14.4 What is a Neighbourhood Plan?

i14.4.1 A Neighbourhood Plan when adopted will become a statutory (legal) document which sets out a vision for an area and contains local planning policies for the use and development of land. These policies should cover local issues; for example, where new affordable and market homes, shops or offices should go, including the on site mix, and what green spaces should be protected. Neighbourhood Plans are designed to allow local people much greater control of how their own communities develop.

i14.5 Who should be involved in its preparation?

i14.5.1 Any community group can apply to be involved in creating a Neighbourhood Plan, subject to certain rules. In areas with a town or parish council they will normally take the lead. Any community group must have at least 21 members, be representative of the community as a whole and be open to new members. Local businesses may be involved in these plans

and the borough council will provide advice and support. This support may involve:

- sharing evidence and information on planning issues
- helping with consultation events
- providing advice on assessments including strategic environmental assessment and evidence
- providing advice on national and local plan policies with which the Neighbourhood Plan or Neighbourhood Development Order will need to fit
- helping communities communicate with external partners where this is required.

i14.6 What can it contain?

i14.6.1 With a Neighbourhood Plan, communities will be able to establish planning policies for the development and use of land in a neighbourhood. They will be able to say, for example, where new homes and offices should be built and what they should look like. The neighbourhood plan will set a vision for the future. It can be detailed, or general, depending on what local people want.

i14.6.2 Neighbourhood Plans can contain Neighbourhood Development Orders. These can be used to grant planning permission for specific types of development in a neighbourhood area. For example, a Plan could give permission to residents in the area to build household extensions of a certain size without needing to apply for planning permission.

i14.6.3 Neighbourhood Plans can also contain Community Right to Build Orders, which allow neighbourhood groups to bring forward certain developments, such as small scale housing, a shop or community facilities, without the need to apply for planning permission.

Key issues:

***Issue 10:** Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. Under the terms of the new Localism Act, communities can now choose to produce a neighbourhood plan, which will contain policies to help shape and deliver new development in their areas*

Questions:

Question 10a: Would you be interested in taking part in the preparation of a neighbourhood plan for your area?

If yes, please provide details of the area that you wish to plan for.

Question 10b: Are there other issues that should be considered regarding neighbourhood planning?

If yes, please provide details of the issues.

Topic 11: Local priorities and other issues and options

I15.1.1 In covering the main issues associated with matters arising from the Core Strategy, it is recognised that at a local level there may be specific matters, including the need for local infrastructure, that are not covered in the wider strategic approach to development and that may be helped by allocating sites for specified development. The Council is keen to understand those local matters which could in part be covered through Neighbourhood Planning matters dealt with earlier in this document.

Question:

Question 11: Are there local priorities or other issues and options that are not mentioned in previous sections that are important to consider in allocating sites or dealing with other developments?

If yes, please provide details of the issues.

Follow Broxtowe with social media

Keep up-to-date with the latest Council news, jobs and activities in your area by following Broxtowe Borough Council on your favourite social networking sites.



www.broxtowe.gov.uk/socialmedia



**Broxtowe
Borough
COUNCIL**

Broxtowe Borough Council

Planning & Building Control

Council Offices, Foster Avenue,
Beeston, Nottingham NG9 1AB

Tel: 0115 917 7777 Fax: 0115 917 3377

Email: planningpolicy@broxtowe.gov.uk

www.broxtowe.gov.uk