



HOUSE OF COMMONS

LONDON SW1A 0AA

Inspector Jill Kingaby  
C/O Growth Point  
Nottingham City Council  
Loxley House  
Station Street  
Nottingham  
NG2 3NG

26<sup>th</sup> November 2013

*Dear Miss Kingaby*

Thank you for your letter of 20<sup>th</sup> November regarding the above. In response to which I write to request that an additional hearing session, at least a half day, is scheduled specifically to discuss matters pertaining to Green Belt land in Toton.

Forgive me, I am a politician, not a planning expert, and therefore I am not fluent in technical planning vocabulary; I should add that it is somewhat regrettable that planning jargon and vocabulary is so freely used as this undoubtedly hampers true public consultation.

I have read your note CD/EX/27 and whilst I welcome many of your comments in that note, I remain dismayed there could be discussion regarding how much development might be expected within the plan period at Toton without any opportunity for residents, campaign groups or myself to give oral evidence at that part of the hearing.

As you will know from my written statement, and previous submissions to Broxtowe Borough Council's Aligned Core Strategy, I have consistently argued against any housing development on the Green Belt at Toton and made clear there is considerable strength of feeling in Toton in opposition to housing development on the land off Stapleford Lane. You may remember my evidence at the hearing sessions regarding the lack of consultation and the strength of public opinion. That same community, and groups such as Toton Environmental Protection Society and Friends of Toton Fields, feel their voice has further been denied in the Public Examination, notwithstanding my written submissions and participation in the Inquiry.

As you know, in October 2011, Broxtowe Borough Council reversed their previous position and voted to remove the land at Toton as a preferred site. However, proposed changes to the Aligned Core Strategy were published in February 2013 and the site was proposed as a strategic location for growth with "housing units to be determined following appropriate consultation". You will be aware this further change in policy came after the plans for HS2 were revealed; Toton Sidings, you will recall, is put forward as the site for the East Midlands hub.

*Anna Soubry, Member of Parliament for Broxtowe*

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Accordingly, a re-opening of the Inquiry to look specifically at Toton should also consider the effect of any housing development on the plans for the said East Midlands hub and the undoubted potential for commercial development.

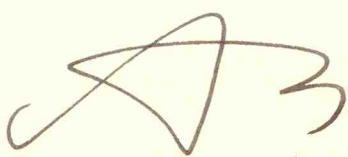
There are other matters I seek to bring to your attention. Firstly, I was somewhat dismayed that a group of developers were able to produce on the morning of the hearing held on Thursday 7<sup>th</sup> November a lengthy document casting doubt on the availability of brown field sites to deliver a five year land supply. I simply do not believe it is either right or fair for participants like myself, not au fait in planning, to begin to be able to respond to such a document without any prior disclosure or indeed resources to challenge such a document.

Even more concerning, is your ability to hear, consider and indicate on a Green Belt site (ie Toton) which is not within the current ACS, but not to devote the same Inquiry into the brown field land at Boots and Severn Trent which we know will deliver 550 homes for Broxtowe, but, at the moment, not until "6+ years" into the plan period. You appear to have simply accepted the view of Broxtowe Borough Council that this land is not available for housing development any sooner. The only evidence to the contrary is my own oral evidence. Given the NPPF, I believe you are duty bound to examine as to whether that land might be developed sooner so as to spare the Green Belt land in my constituency.

Furthermore, I have been told that Broxtowe Borough Council's planning department is in discussion with schools and colleges in part of my constituency in relation to plans to release sites (not Green Belt land) which could possibly provide many hundreds of houses within the next two years, if not sooner. Again, I repeat my concern that there has not been a full and fair Inquiry into what other brown field land/sites is available for housing in Broxtowe (including brown field sites in Beeston Rylands which I have identified in my written and oral evidence), which will deliver a five year land supply and spare the Green Belt from development in accordance with the NPPF.

As you will see, such is my concern that I am again copying this letter to the Secretary of State.

I very much hope you will re-open the examination of the Greater Nottingham – Broxtowe Borough, Gedling Borough and Nottingham City – Aligned Core Strategies so that the land at Toton can be properly debated.

With best wishes  
  

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**Anna Soubry MP**

cc. The Rt Hon Eric Pickles MP, Secretary of State