



Nottingham City Council Local Plan Part 2: Land and Planning Policies Document Publication Version Response Form

Ref:

For official
use only

You are advised to read the [guidance note](#) before completing this form, but if you have any questions, please call 0115 876 4594. For the [online](#) form if your response to any question is longer than 10,000 characters or contains maps/diagrams you can either upload your response using the [online](#) form or send it via [email](#).

Please return this response form to localplan@nottinghamcity.gov.uk or Nottingham City Council, LH BOX 52, Planning Policy Team, Loxley House, Station Street, Nottingham, NG2 3NG.

Your response will be regarded as a formal response on the Local Plan Part 2: Land and Planning Policy Document.

Responses must be received by 5.00pm Friday 11 March 2016.

Part A – Contact Details and Future Notifications

Q1 Are you responding as?	<input type="radio"/> Individual <input type="radio"/> Landowner/Developer <input checked="" type="radio"/> Organisation <input type="radio"/> Other _____
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Q2 If you have commented before on the Local Plan and have your consultee ID number (this will have been provided on your consultation letter) please provide it.	<input type="radio"/> ID No. _____
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Q3 Your Details	
Title	
First Name	
Last Name	
Job Title (if relevant)	
Organisation (if relevant)	Müller UK & Ireland Group LLP
Address Line 1	c/o Agent
Address Line 2	
Address Line 3	
Address Line 4	
Address Line 5	
Post Code	
Telephone Number	
E-mail Address	

Q4 Agent's Details (if relevant)
Mr
Alex
Christopher
Planning Director
GL Hearn
280 High Holborn
London
WC1V 7EE

Q5 Do you wish to be notified of any of the following?

(please tick yes or no for each question)

**Submission of the Local Plan Part 2 for Examination?
Publication of the Recommendations of the Inspector?
Adoption of the Local Plan Part 2?**

- | | |
|--------------------------------------|--------------------------|
| <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| <input checked="" type="radio"/> Yes | <input type="radio"/> No |

Part B – Your Response

If you wish to make more than one response you will need to fill out another form for each response.

Q6 What does your response relate to? (please select one only from a-e below).

a) Does your response relate to a site (whether included or not included within the Plan)? (if yes, please specify the site and move to **Q7**)

Which site? (please provide details of the site including ref number and site name. If your comments relate to a site not included in the Plan please provide details so that the site can easily be identified).

- | |
|---|
| <input checked="" type="radio"/> Yes |
| <input type="radio"/> No |
| <input checked="" type="radio"/> Site included within the Plan
(please give details)
Site Ref: PA81
Site Name: Waterside – Meadow Lane |
| <input type="radio"/> Site not included in the Plan
(please give details)
Site Name and address:

_____ |

b) Does your response relate to a Policy? (if yes, please give the Policy, give details then move to **Q7**)

Which Policy? (please provide the Policy reference)

- | |
|-------------------------------------|
| <input type="radio"/> Yes |
| <input checked="" type="radio"/> No |

Policy

Does your response relate to the Policy text or justification text?

Which part of the text? (please provide the related Policy criteria or paragraph number)

- | |
|--|
| <input type="radio"/> Policy text |
| <input type="radio"/> Justification text |

c) Does your response relate to another part of the document? (if yes, please state which section then move to **Q7**)

- | |
|-------------------------------------|
| <input type="radio"/> Yes |
| <input checked="" type="radio"/> No |

Which part?

- | |
|--|
| <input type="radio"/> Policies Map |
| <input type="radio"/> Section 1: Introduction |
| <input type="radio"/> Section 2: Background |
| <input type="radio"/> Appendix 1: Parking Guidance |
| <input type="radio"/> Appendix 2: Schedule of Proposed Transport Network Schemes |
| <input type="radio"/> Appendix 3: Housing Delivery |
| <input type="radio"/> Appendix 4: Employment Delivery |
| <input type="radio"/> Appendix 5: Retail Delivery |
| <input type="radio"/> Appendix 6: Methodology for Significant HMOs Concentration |
| <input type="radio"/> Appendix 7: Schedule of Caves |

d) Does your response relate to supporting documents? (if yes, please specify which document, then move to **Q7**)

- Yes
 No

Which document?

- Sustainability Appraisal
- Equalities Impact Assessment
- Preferred Option Report of Consultation
- Employment Background Paper
- Retail Background Paper
- Green Belt Background Paper
- Climate Change Background Paper
- Site Assessment Background Paper
- Minerals Background Paper
- Sustainable, Inclusive and Mixed Communities Background Paper
- Transport Background Paper
- Infrastructure Delivery Plan

e) Does your response relate to another item not listed?
 (please specify then move to **Q7** where you can provide more details)

Yes (please give details)

_____N/a_____

Q7 and **Q8** are required by Planning Regulations. Please refer to the [guidance note](#) for more information

Q7 Do you consider the Local Plan Part 2 to be legally compliant? (please tick yes or no)

- Yes
 No

Q8 Do you consider the Part 2 Local Plan to be 'sound'? (please tick yes or no)

- Yes
 No

If you consider that the Plan is unsound, explain why (please select all that apply and explain in the box to Q9)

a) Do you consider the Plan is unsound because it is **not 'positively prepared'**?

- Yes
 No

b) Do you consider the Plan is unsound because it is **not 'justified'**?

- Yes
 No

c) Do you consider the Plan is unsound because it is **not 'effective'**?

- Yes
 No

d) Do you consider the Plan is unsound because it is **not 'consistent with national Policy'**?

- Yes
 No

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.

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.

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.

(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.

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.

(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.

Q11 If your response is seeking a change, do you consider it necessary to participate at the examination in person?

- Yes, I wish to participate in person at the examination
- No, I do not wish to participate in person at the examination

Q12 If you wish to participate in person at the examination, please outline why you consider this to be necessary.

N/A

(please continue on a separate sheet if necessary)

Please note the Inspector will determine who participates at the Examination and the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the examination.

Responses must be received by 5.00pm Friday 11 March 2016.

Thank you for taking the time to have your say on the Nottingham City Council Local Plan Part 2: Land and Planning Policy Document. For further information about this consultation and / or the Local Plan document please contact: Local Plans team on 0115 876 4594 or email localplan@nottinghamcity.gov.uk

Data Protection - The response(s) you submit on the Local Plan Part 2 will be used in the plan making process and may be in use for the lifetime of the Local Plan in accordance with the Data Protection Act 1998. The information will be analysed and the Council will consider issues raised. Please note that responses cannot be treated as confidential and will be made available for public inspection. All responses can be viewed at the Council offices. If you provide your email address this will be the method of communication used in the future by default unless you advise us otherwise.