



**Nottingham**  
**City Council**

# 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](mailto: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?

- Individual
- Landowner/Developer
- Organisation
- Other \_\_\_\_\_

**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.

ID No. \_\_\_\_\_

#### Q3 Your Details

Title	
First Name	
Last Name	
Job Title (if relevant)	
Organisation (if relevant)	Severn Trent Water
Address Line 1	
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)

Alban
Henderson
GL Hearn
Queen Square House
18-21 Queen Square
Bristol
BS1 4NH

**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 type="radio"/> Yes | <input type="radio"/> No |
| <input type="radio"/> Yes | <input type="radio"/> No |
| <input 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 type="radio"/> Site included within the Plan<br>(please give details)<br>Site Ref: _PA20<br>Site Name: Haydn Road/Hucknall Road - Severn Trent Water Depot |
| <input type="radio"/> Site not included in the Plan<br>(please give details)<br>Site Name and address:<br>_____   |

**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)

**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)

**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 type="radio"/> No                 |
| Policy<br>_____                          |
| <input type="radio"/> Policy text        |
| <input type="radio"/> Justification text |
| _____                                    |
| <input type="radio"/> Yes                |
| <input type="radio"/> No                 |

**Which part?**

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**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.**

GLHearn act on behalf of Severn Trent Water.

The Land and Planning Policies Document (LAPP) , Publication Version, proposes the Haydn Road/Hucknall Road - Severn Trent Water Depot as an allocated site (PA20), and Section 6 of the LAPP provides a plan indicating the boundary of the site and a summary of the key Development Principles including proposed uses.

For PA20 the LAPP allocation is for “ *Residential (C3, predominantly family housing) and employment (B1)*”. The accompanying development principles recognise that the “*site is located in a mixed residential and employment area*” and sets out an overview of redevelopment considerations. (ie: compatibility with adjacent uses, underlain by principal aquifer, within Minerals Safeguarding Area)

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.

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.

4667

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.

**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.

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.

(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.

To ensure the interests of STW, as the owner of a key allocated site that is expected to make an important contribution to housing provision within the City, are fully represented

(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](mailto: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.