



**Nottingham**  
**City Council**

**Nottingham City Council  
Local Plan Part 2: Land and  
Planning Policies Document  
Revised Publication Version**

Ref:

For office use only

## Response Form

A number of changes have been made to the previous 'Publication Version' of the Local Plan. These changes cover Site Allocations and Development Management Policies with additions shown in blue underline and deletions in ~~red strikethrough~~ in the Revised Publication document. A full schedule of changes is also available as are updates/addendums to the supporting documentation and these can be found at [www.nottinghamcity.gov.uk/revisedpublication](http://www.nottinghamcity.gov.uk/revisedpublication). This consultation is focusing on these changes and comments made in response to the previous 'Publication Version' consultation need not be repeated.

You are advised to read the [guidance note](#) before completing this form, but if you have any questions, please email the Planning Policy and Research Team 0115 876 4594 or [localplan@nottinghamcity.gov.uk](mailto:localplan@nottinghamcity.gov.uk)

Please return this response form to [localplan@nottinghamcity.gov.uk](mailto:localplan@nottinghamcity.gov.uk)

The Council is encouraging electronic responses for ease of processing, however, should you need to submit comments in writing, these should be addressed to:  
Local Plan Revised Publication Consultation, Planning Policy and Research Team, Nottingham City Council, LH Box 52, Loxley House, Station Street, Nottingham, NG2 3NG.

Responses must be received by 5.00pm Friday 10<sup>th</sup> November 2017

### Part A – Contact Details and Future Notifications

Please tick the boxes as appropriate.

**Q1** Are you responding as?

- An individual  
 A Landowner/Developer  
 **An 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	Mrs
First Name	Julie
Last Name	White
Job Title (if relevant)	
Organisation (if relevant)	Indigo Planning

#### Q4 Agent's Details (if relevant)


Address Line 1	Toronto Square	
Address Line 2	Toronto Street	
Address Line 3		
Address Line 4		
Address Line 5	Leeds	
Post Code	LS1 2HJ	
Telephone Number		
E-mail Address		

**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?**

- ✓ **Yes**       **No**  
✓ **Yes**       **No**  
✓ **Yes**       **No**

**Part B – Your Response**

If you wish to comment on more than one issue please complete a separate form for each response (although you only need to complete Part A once).

**Q6** If you know the Proposed Change reference number provided in the Schedule of Changes to the Nottingham City Land and Planning Policies Development Plan Document (Local Plan Part 2), Publication Version, please provide it and move to Q8.

Proposed Change reference: \_\_\_\_\_

**Q7** Alternatively, if you do not know the Proposed Change reference please answer the following questions:

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

**a) A site?** (if yes, please specify the site and move to Q8)

**Which site?** (please provide details of the site including ref number and site name).

- ✓ **Yes**  
 **No**

**Please give site details:**  
**Site Ref: PA30**  
**Site Name: Bobbers Mill Bridge - Bobbers Mill Industrial Estate**

**b) A Policy?** (if yes, please give the Policy reference then move to Q8)

**Which Policy?** (please provide the Policy reference)

**Policy text or justification text?**

- Yes**  
✓ **No**

**Policy Ref** \_\_\_\_\_

- Policy text**  
 **Justification text**

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

\_\_\_\_\_

**c) Another part of the document?** (if yes, please state which section then move to **Q8**)

Yes

No

If yes, please specify which section below.

Which section?

- Policies Map
- Section 1: Introduction
- Section 2: Background
- Appendix 1: Parking Guidance
- Appendix 2: Schedule of Proposed Transport Network Schemes
- Appendix 3: Housing Delivery
- Appendix 4: Employment Delivery
- Appendix 5: Retail Delivery
- Appendix 6: Methodology for Significant HMOs Concentration
- Appendix 7: Schedule of Caves

**d) Supporting documents?** (if yes, please specify which document, then move to **Q8**)

Yes

No

Which document?

(e.g. Sustainability Appraisal)

\_\_\_\_\_

\_\_\_\_\_

**e) Another issue?**

(please specify then move to **Q8**)

Yes (please give details)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Q8 and Q9 are required by Planning Regulations. Please refer to the [guidance note](#) for more information.**

**Q8** Do you consider the Local Plan Part 2 to be legally compliant? (please tick yes or no and explain in the box to **Q10**. You will also need to answer **Q9**).

Yes

No

**Q9** Do you consider the Local Plan Part 2 to be 'sound'? (please tick yes or no).

Yes (go to **Q10**)

No (answer a-d below)

**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

If you consider that the Plan is unsound, explain why in the box to **Q10**).

**Q10** Please explain why you 'support' or 'do not support' the Proposed Changes set out in the Revised Publication Version of the Local Plan Part 2 (i.e. why you think the Plan is/is not legally compliant/sound). Try and be as precise as possible.

Please refer to accompanying representations letter appended.

(please continue on a separate sheet if necessary)

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

Please refer to accompanying representations letter appended.

(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 may not 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.

**Q12** 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

**Q13** If you wish to participate in person at the Examination, please outline why you consider this to be necessary.

(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 on Friday 10 November 2017.**

**Thank you for taking the time to have your say on the Nottingham City Council Local Plan Part 2: Land and Planning Policies Document. You are kindly requested to complete the Equality Opportunities Monitoring questions on page 6, however this is OPTIONAL.**

**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 although address, telephone and email details will not be published.. 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.

Nottingham City Council  
LH BOX 52  
Planning Policy and Research Team  
Loxley House  
Station Street  
Nottingham  
NG2 3NG

**By email only**

**[localplan@nottinghamcity.gov.uk](mailto:localplan@nottinghamcity.gov.uk)**

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10 November 2017

Dear Sir / Madam

**REPRESENTATIONS TO NOTTINGHAM LAND AND PLANNING POLICIES  
DEVELOPMENT PLAN DOCUMENT (LOCAL PLAN PART 2) REVISED  
PUBLICATION VERSION  
SITE REF: PA30 BOBBERS MILL BRIDGE - BOBBERS MILL INDUSTRIAL  
ESTATE**

These representations are submitted to the draft Local Plan Part 2 (revised Publication Version), in relation to site ref: PA30 Bobbers Mill Bridge - Bobbers Mill Industrial Estate.

The site is not allocated in the adopted Nottingham Local Plan (2005) but is proposed to be allocated for residential use (C3, predominantly family housing) in the emerging Local Plan Part 2. These representations demonstrate that the site is unsuitable and undeliverable for residential development, and that it should be allocated as an edge of centre retail opportunity instead.

The council's justification for allocating the site for residential development is provided in the Site Assessment Background Paper (January 2016), which forms part of the evidence base for the emerging Local Plan Part 2. It states:

“Brownfield site with regeneration potential close to residential and employment uses. Although this site is at risk of flooding the EA support allocation subject to mitigation measures and holistic approach to flood risk. Development provides opportunities to enhance biodiversity and provide improved cycling and walking links. Suitable for allocation for residential use and employment use.”

The site is unsuitable for residential development due to existing flooding issues. It lies largely within Flood Zone 3 and there is an existing culvert which carries the River Leen through part of the site. Dwelling houses are listed in Planning Practice Guidance as “more vulnerable” in the flood risk vulnerability classification. There would be significant mitigation measures required for the site to accommodate residential development, which would affect the viability and deliverability of the site.

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cont

There was an outline application submitted at the site in 2011 for the construction of 48 dwellings (LPA ref: 11/01305/POUT). The application was withdrawn, we understand this was due to the applicant being unable to agree with the Environment Agency, the flood mitigation necessary for the residential development proposed.

In light of the above, and given that a significant part of the site lies within Flood Zone 3, residential development at the site is not considered viable or deliverable.

Furthermore, we understand that the council has almost 6 years housing land supply. Therefore, there are sufficient sites to meet the identified need, without this site being allocated.

Paragraph 23 of the NPPF requires Local Planning Authorities to allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available.

Given the site's location, within 300m of Bobbers Mill Centre of Neighbourhood Importance, it should be allocated for retail development as an edge of centre opportunity. The site is within easy walking distance, and therefore well connected, to Bobbers Mill Centre and its development for retail use would help to support the existing centre and would provide opportunities for linked trips.

The council's Retail Study (2015) prepared by Carter Jonas states that:

*"The capacity assessment identifies capacity for 393m<sup>2</sup> (net) to support new foodstore floorspace across the City's network of smaller centres in 2019; increasing to 739m<sup>2</sup> (net) in 2024 and 1,054 m<sup>2</sup> by 2028. This could support one to two new 'local' format foodstores (e.g. Tesco Express, Sainsbury's Local, and Little Waitrose). Alternatively, forecast capacity increases for supermarket or deep discount floorspace with up to 2,348m<sup>2</sup> (net) by 2028."*

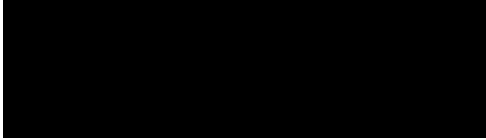
Allocation of this site for retail development would enable the delivery of new retail floorspace, in a suitable location, in line with the recommendations of the Retail Study which forms part of the evidence base. Retail development at the site would provide additional facilities for local people, near to the existing Bobbers Mill centre. It would create new investment and new jobs, thereby generating in economic benefits to the local area.

We object to the allocation of the site for residential development for the reasons listed above, and we request that the site is instead allocated for retail development. A residential allocation at the site is not deliverable and therefore the draft Local Plan Part 2 is unsound.

We trust these comments will inform the future preparation of the Local Plan, however please let me know if you have any queries.

indigo.

Yours faithfully



Julie White