



**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. 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

Please return this response form to 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 10th November 2017

Part A – Contact Details and Future Notifications

Please tick the boxes as appropriate.

Q1 Are you responding as?	<input type="radio"/> An individual <input checked="" type="radio"/> A Landowner/Developer <input type="radio"/> An 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)

Q4 Agent’s Details (if relevant)
Mr
Michael
Davies
Director
Savills (UK) Limited

Address Line 1	Council Pension Fund c/o agent	
Address Line 2		Innovation Court
Address Line 3		121 Edmund Street
Address Line 4		Birmingham
Address Line 5		
Post Code		B3 2HJ
Telephone Number		[REDACTED]
E-mail Address		[REDACTED]

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? X Yes No
Publication of the Recommendations of the Inspector? X Yes No
Adoption of the Local Plan Part 2? X 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).

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**

Please give site details:
Site Ref: PA35
Site Name:
Woodyard Lane - Siemens

Yes **No**

Policy Ref _____

Policy 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)	<input type="radio"/> Justification text <hr/>
	<input checked="" type="radio"/> Yes <input type="radio"/> No If yes, please specify which section below.

Which section?	<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 checked="" 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
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d) Supporting documents? (if yes, please specify which document, then move to Q8)	<input type="radio"/> Yes <input type="radio"/> No
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Which document? (e.g. Sustainability Appraisal)	<hr/> <hr/>
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e) Another issue? (please specify then move to Q8)	<input type="radio"/> Yes (please give details) <hr/> <hr/> <hr/>
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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).	<input checked="" type="radio"/> Yes <input type="radio"/> No
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Q9 Do you consider the Local Plan Part 2 to be 'sound'? (please tick yes or no).	<input checked="" type="radio"/> Yes (go to Q10) <input type="radio"/> (answer a-d below)
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a) Do you consider the Plan is unsound because it is not 'positively prepared'?	<input checked="" type="radio"/> Yes
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b) Do you consider the Plan is unsound because it is not 'justified'?	<input checked="" type="radio"/> Yes
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c) Do you consider the Plan is unsound because it is not 'effective'?	<input checked="" type="radio"/> Yes
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d) Do you consider the Plan is unsound because it is not 'consistent with national Policy'?	<input checked="" type="radio"/> Yes
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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.

5155

We support the proposed allocation of Site PA35 'Woodyard Land – Siemens' for residential use. However, we wish to provide confirmation that the number of dwellings set out in the Housing Delivery table A3.1 (Appendix 3) is below what we consider to be reasonably achievable. Even with a focus on family housing (larger house types 3&4 beds) we have calculated that the site can achieve at least 95 dwellings but potentially up to 105 dwellings. With a small element of apartments the site could achieve up to 110 dwellings

5153

In relation to our client's asset, site PA35, Table 1 ('Numbers of dwellings anticipated to be delivered on sites allocated in the LAPP') of the 'Sustainable, Inclusive and Mixed Communities Background Paper' (September 2017) sets out that the site capacity ranges have been introduced "to accommodate flexibility in site layout". The National Planning Policy Framework ('NPPF') states that "Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change" (Paragraph 14) and that Local Plans should "allocate sites to promote development and flexible use of land" (Paragraph 157). We consider that including minimum and maximum figures potentially reduces the flexibility of the allocation if they are to be rigidly applied. Clarification is therefore sought that the figures set out in Appendix 3 are indicative only and subject to site specific constraints and opportunities.

We have obtained technical evidence to support the site Masterplan. The technical evidence shows that the site can yield comfortably up to 110 dwellings, using a housing mix that is consistent with national and local policy.

We are aware that Core Policy 8 of the Core Strategy places an emphasis on the requirement for 'family housing' within the Nottingham City Local Authority area and Policy HO1 of the LP2RP states that the Council "will encourage development of sites for family housing". 'Family housing' is defined in the LP2RP as "likely to be of no more than three storeys, have private enclosed gardens, and have three or more bedrooms, two at least of which are capable of double occupancy". 81% of the housing mix we have proposed on our illustrative Masterplan for site PA35 has 3 or more bedrooms and therefore, in line with the LP2RP definition, the majority of the proposal consists of 'family housing'.

Finally, in accordance with national and local policy, Site PA35 will also provide a mix of housing. Paragraph 50 of the NPPF states that Local Authorities should "plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community". Paragraph 4.2 of the LP2RP states that "Nottingham is home to a diverse range of people with widely differing and changeable needs associated with age, health, disability and levels of vulnerability and the City Council has a responsibility to offer housing provision which is flexible and reflective of this".

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.

5153
cont

We propose that the plan be amended to clarify that the dwelling thresholds identified in Appendix 3 are indicative only, or the ranges amended to reflect the higher residential capacity that we have assessed.

5154

In addition to the above, we request that reference to providing a community facility (D1) as part of the proposed use for site PA35 'Woodyard Lane – Siemens' be removed. There is no requirement for a community facility on this site and other than making additional open space available to the public the site is not expected to provide any further community facilities.

(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.

We wish to demonstrate with further technical evidence how the site can be delivered to meet the higher dwelling yield that we have proposed.

(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.