



**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?

- 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	Mr
First Name	Matthew
Last Name	Turner
Job Title (if relevant)	Estate Manager
Organisation (if relevant)	Boots UK Ltd

Q4 Agent's Details (if relevant)

Mr
Bob
Woollard
Director
Planning and Design Group

Address Line 1		(UK) Limited
Address Line 2	D90	Pure Offices
Address Line 3	Thane Road	Lake View Drive
Address Line 4	Beeston	Nottingham
Address Line 5	Nottingham	
Post Code		
Telephone Number	NG90 1BS	NG15 0DT
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? Yes No
Publication of the Recommendations of the Inspector? Yes No
Adoption of the Local Plan Part 2? 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:
_PC260_____

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).

- Yes
 No
- Please give site details:
Site Ref: _____
Site Name: _____

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)

- Yes
 No

Which Policy? (please provide the Policy reference)

Policy Ref _____

Policy text or justification text?

- 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.

This representation is made on behalf of Boots UK Ltd ('Boots') who are a key local stakeholder with land interests immediately adjacent to the Horizon Factory site.

A recognition of the complementary functions and relationship between the Horizon Factory site and NEZ will ensure that the respective sites function well together and serve the wider regeneration aspirations of the city.

Boots is keen to ensure that the nature and type of employment uses complements and supports the objectives and the demonstrable success of the NEZ. It will be important to ensure that appropriate mechanisms to inform growth and design requirements are put in place, so that the quality, value, functionality, deliverability and ethos of the NEZ is not inadvertently diluted. To manage this risk, the opportunity for the Council to manage the site's development by way of a Development Brief, that advances upon existing development principles, should inform detailed policy wording. Carefully considered strategic planning outcomes between the Horizon Factory site and the NEZ are essential.

(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.

A Development Brief would enable a more comprehensive approach to development, considering the scale, type and location of different employment uses within the site, along with access considerations, improving the quality and efficiency of development whilst minimising uncertainty and risk.

Thane Road is a single lane carriageway that links both the Horizon Factory site and NEZ to the A52 and east to the City Centre. Humber Road South is also a single lane road, to the north of the NEZ, and links to Beeston, adjacent residential areas and on to the A52 Derby Road/Brian Clough Way and the M1 Junction 25. The recently permitted new link road between Thane Road and Humber Road South will provide access to the forthcoming residential and ancillary land uses at the NEZ. To avoid the use of the link road as a shortcut directly through the Enterprise Zone towards Brian Clough Way and the M1, commercial traffic from the Horizon Factory site, and in particular HGVs, should be primarily routed north, along Bull Close Road before merging onto the A52 Clifton Boulevard from Redfield Way. This would in turn protect the character and quality of the regeneration area and avoid highway safety concerns and potential conflicts with residential road users. Indeed, all HGV traffic, both to and from Boots, is routed via Harrimans Lane providing the link to and from the A52 and beyond. The potential for routing of commercial vehicles from the Horizon site, and in particular HGVs, through the NEZ to avoid congestion on University Boulevard and Derby Road is palpable based on the current road layout, and would undermine the care taken to provide a high quality form of development within the NEZ.

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Boots acknowledges that while in operation, the Horizon Factory site was intensively used, however the single control of the site enabled controlled management of commercial traffic onto the surrounding highway network, in terms of volume, route and frequency distribution. A multiplicity of businesses, following the redevelopment of the site, has the potential to increase the intensity of commercial use and subsequent vehicular movements including HGVs and that of staff and visitors. Moreover, the adjacent residential development will generate an increase in vehicular trip generation, particularly in the morning and evening peak hours. Having regard to the above, it is important that the highway network is sufficiently controlled to ensure a coordinated pattern of movement, which satisfies the range of uses within the wider regeneration area. The regeneration of the Horizon Factory site offers an opportunity to consider vehicle access and movement holistically, with the potential to close the existing Thane Road access.

(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.

I wish to participate in the oral examination in order to seek changes to the Publication Local Plan documents, as set out, in accordance with section 20 (6) of the 2004 Act and to oversee the key policy issues to be discussed in the presence of the Inspector.

(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.