

Nottingham City

# land and planning policies

Development Plan Document  
Local Plan Part 2



Report of Consultation for the  
Nottingham City Land and Planning Policies  
Development Plan Document (Local Plan Part 2)  
Revised Publication Version  
(Regulation 22 Statement – Part 2)  
March 2018



Nottingham  
City Council

Quick Guide to the Report of Consultation for the Land and Planning Policies Development Plan Document Revised Publication Version of the Land and Planning Policies (LAPP) document (Local Plan Part 2) (see [www.nottinghamcity.gov.uk/submission](http://www.nottinghamcity.gov.uk/submission)).

Purpose of this document:

The Land and Planning Policies (LAPP) document (Local Plan Part 2) forms part of the Local Plan for Nottingham City along with the [Core Strategy](#) which guides future development in Nottingham City. The Local Plan Part 2 contains development management policies against which planning applications will be determined and site allocations for future development.

In accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012, this Report of Consultation document details the consultation processes undertaken, and summarises comments made by interested parties during the Revised Publication Version consultation stage of the plan. It should be read in conjunction with the Regulation 22 Statement – Part 1, dated July 2017.

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## **LIST OF ABBREVIATIONS**

<b>AQMA</b>	Air Quality Management Area
<b>CIL</b>	Community Infrastructure Levy
<b>CONI</b>	Centre of Neighbourhood Importance
<b>EA</b>	Environment Agency
<b>FRA</b>	Flood Risk Assessment
<b>GI</b>	Green Infrastructure
<b>HMO</b>	Houses in Multiple Occupation
<b>LAA</b>	Local Aggregates Assessment
<b>LAPP</b>	Land and Planning Policies Document
<b>LGS</b>	Local Geological Site
<b>LNR</b>	Local Nature Reserve
<b>LWS</b>	Local Wildlife Site
<b>MSA</b>	Minerals Safeguarding Area
<b>NET</b>	Nottingham Express Transit (Tram)
<b>NPPF</b>	National Planning Policy Framework
<b>NPPG</b>	National Planning Policy Guidance
<b>PBSA</b>	Purpose Built Student Accommodation
<b>PO</b>	Preferred Option
<b>PSA</b>	Primary Shopping Area
<b>SFRA</b>	Strategic Flood Risk Assessment
<b>SHLAA</b>	Strategic Housing Land Availability Assessment
<b>SINC</b>	Site of Importance for Nature Conservation

<b>SPD</b>	Supplementary Planning Document
<b>SPG</b>	Supplementary Planning Guidance
<b>SSSI</b>	Site of Special Scientific Interest
<b>SuDS</b>	Sustainable Drainage Systems

## 1 Introduction

- 1.1 Nottingham City Council has prepared a new Local Plan for Nottingham which allocates development sites and sets out planning policies in the City. Once adopted, the Local Plan Part 2 will sit alongside the Nottingham City Core Strategy, which is known as Part 1 of the Local Plan. Together, these two documents comprise the Development Plan for the City which will guide development in the City up to 2028.
- 1.2 Preparation of the plan has been informed by consultation undertaken in line with the Council's Statement of Community Involvement. This Statement has been prepared in accordance with the Town & Country Planning (Local Planning) (England) Regulations 2012 and sets out how the council has complied with the requirements of Regulations 18, 19, 20 and 22.

## 2 Plan Preparation Stages

- 2.1 As well as on-going dialogue with key stakeholders and statutory bodies, the plan has been informed by consultation at the following key stages:
  - Call for Sites (Consultation on a Call for Sites)
  - Land and Planning Policies: Issues and Options, September 2011  
<http://www.nottinghamshireinsight.org.uk/d/95683>
  - Land and Planning Policies: Additional Sites, March 2012  
<http://www.nottinghaminsight.org.uk/d/96058>
  - Land and Planning Policies: Preferred Option, September 2013  
<http://gossweb.nottinghamcity.gov.uk/dave/dawn/LAPP/LAPP%20Sep%2013.pdf>
  - Land and Planning Policies: Publication Version January 2016  
<http://documents.nottinghamcity.gov.uk/download/444>
  - Land and Planning Policies: Revised Publication Version September 2017 (the main subject of this document)  
<http://documents.nottinghamcity.gov.uk/download/3595>
- 2.2 This report focuses on consultation undertaken for the Revised Publication version Local Plan. It should be read in conjunction with reports of consultation related to earlier stages, which are set out in separate documents below (and include details of consultation process methods, key issues and consultation responses).

- Issues & Options and Additional Sites Report of Consultation September 2013: <http://documents.nottinghamcity.gov.uk/download/2095>
- Preferred Option Report of Consultation January 2016: <http://documents.nottinghamcity.gov.uk/download/446>
- Publication Version Report of Consultation September 2017 <http://documents.nottinghamcity.gov.uk/download/3459>

### **3 When and how did we consult?**

- 3.1 The following measures were undertaken in consultation for the Revised Publication version.
- 3.2 Letters were issued to all contacts on the Local Plan database (September 2017)
- 3.3 Neighbour notification letters were sent (September 2017) to properties in close proximity to those site allocations where material changes were proposed. In addition, site notices were posted at each of these selected sites.
- 3.4 The LAPP and supporting documents were delivered to the named deposit points at the Council office reception at Loxley House, and the Local Studies Library at Angel Row, Nottingham.
- 3.5 Copies of the LAPP and supporting documents were delivered to all local libraries in Nottingham.
- 3.6 Reports on the revised publication version were presented to the following local area Neighbourhood forums:-
  - Arboretum, Dunkirk and Lenton, Radford and Park Area Committee – 20 September 2017
  - Area 8 (Clifton North, Clifton South and Bridge) Committee – 13 September 2017.
  - Area Committee East (Dales, Mapperley and St Ann's – 12 September 2017.
  - Area 5 Berridge & Sherwood Committee - 27 September 2017
  - Bestwood and Basford Area Committee – 29 September 2017
  - Bulwell and Bulwell Forest Area Committee – 27 September 2017
  - West Area Committee – 13 September 2017
- 3.7 The consultation was also advertised on targeted local area facebook pages.

### **4 Consultation at Revised Publication Stage**

- 4.1 A total of 84 responses were received during the consultation on the Revised Publication version, providing 350 individual representations. Summaries of representations made, by policy and site, alongside the Council's responses can be viewed in Appendix A. Appendix D includes a copy of a typical consultation letter, an example of social media used, the City Council's Statement of

Availability of Documents, and the Council's guidance on how to comment (please see separate documents for information on earlier stages).

## **5 Duty to Co-operate**

- 5.1 There has been a generally positive response from Duty to Cooperate organisations on the Revised Publication. No strategic matters remain unresolved, and where possible changes to the Local Plan have been made to address any concerns raised by the bodies.
- 5.2 As a result of engagement with the Environment Agency (EA) relating to the Revised Publication Local Plan, a number of issues were raised in respect of Policy CC3 Water and the proposed site allocations. These issues emerged through new information on flood risk as flood risk models for River Leen and Day Brook had been updated to take account of more recent government guidance on climate change allowances.
- 5.3 The EA considered that a strategic approach to flood risk was required for proposed allocations of brownfield sites along the River Leen and Day Brook. Accordingly, amendments were agreed in relation to Policy CC3 and the supporting text to ensure that the redevelopment of such sites would be safe and demonstrate exception by reducing flood risk to the site and/or third parties. Detailed comments were also provided in relation to flood risk for specific sites which allowed the Council to update its Site Allocations Development Principles and evidence base.
- 5.4 A separate Duty to Cooperate Compliance Statement (March 2018) has been prepared, outlining engagement with all Duty to Cooperate partners throughout the preparation of the Part 2 Local Plan, and it demonstrates that no strategic matters remain unresolved and thus the Duty to Cooperate has been complied with.

## **6 What comments have been made and how have they been used?**

- 6.1 Separate reports have been prepared for each of the earlier consultation phases and these include a summary of the key issues, consultation responses and how the Council has responded at each stage.
- 6.2 For the Revised Publication stage a summary of the main issues raised and how the City Council has responded is set out below. A more detailed breakdown by Policy and Site is provided at Appendix A. This sets out who has responded on each site, the number of comments made and the City Council's response. Where comments were made relating to minor or typographical issues these are not included.
- 6.3 A list of all those invited to comment is provided at appendix B. A list of individuals and organisations that responded is provided at appendix C. Copies of all the consultations comments received at both the Publication and Revised Publication stages are available on this [web page](#).

## **7 Revised Publication Version - Summary of Key Issues and how they have been taken into account**

- 7.1 The key issues raised in representations as part of the Revised Publication consultation stage are set out below. Please note that these should be read in conjunction with the key issues (and all of the responses) arising from the Publication stage consultation. This is owing to the fact that consultees were advised (at the Revised publication consultation stage) that they were not required to repeat consultation responses submitted at the Publication stage as they would be carried forward.

### **Duty to Cooperate Bodies**

- 7.2 There has been a generally positive response from Duty to Cooperate organisations. Where appropriate, development principles for site allocations have been amended to reflect the comments made. For example, these principles now reflect the revised Environment Agency (EA) comments, which incorporated the latest flood risk information. No strategic matters remain unresolved, and where possible changes to the Local Plan have been made to address any concerns raised by the bodies.

### **Climate Change**

- 7.3 Policy CC3 “Water” – amendments are proposed which take account of new information on flood risk as flood risk models for River Trent, River Leen and Day Brook which had been updated to take account of more recent government guidance on climate change allowances.
- 7.4 As a result, the EA considered that a strategic approach to flood risk was required for proposed allocations of brownfield sites along the River Leen and Day Brook. Accordingly, amendments were agreed in relation to Policy CC3 and the supporting text to ensure that the redevelopment of such sites would be safe and demonstrate exception by reducing flood risk to the site and/or third parties. Detailed comments were also provided in relation to flood risk for specific sites which allowed the Council to update its Site Allocations development principles and evidence base.

### **Retail Policy**

- 7.5 A small number of detailed submissions were submitted on retail policy. Sainsbury and Lidl objected to Policy SH4 which relates to main town centre uses in edge of and out of centre locations, arguing that the policy is overly restrictive and unsupported by evidence. However, the policy is considered to accord with the NPPF and is supported by the Greater Nottingham Retail Study (2015).
- 7.6 Power Leisure Bookmakers objected to the supporting text for policies SH2, SH3 and SH7 with particular issue taken around the evidence underpinning the policy approach, in the context of Betting Shops and Pay Day Loan Shops. Research,

however, on the spatial distribution of Betting Shops and Pay Day Loan Shops shows that they tend to locate in areas which experience high levels of health and economic deprivation.

### **Housing Mix Policy**

- 7.7 Three responses (from the local Labour Party, a residents' group and a developer) were made regarding Housing Mix policy HO1, with broad support indicated. Some suggestions for amendment were proposed, although these were considered neither practical nor enforceable.

### **Housing Delivery**

- 7.8 Two developers made comments on the City's housing supply, questioning its deliverability, although no supporting evidence was submitted. Nottinghamshire County Council Pension fund suggested that the density on site PA35 Woodyard lane was below what was achievable. The plan has been amended to reflect the indicative nature of the proposed housing range.

### **Houses in Multiple Occupation (HMOs) and Student Housing**

- 7.9 Developers consider that the policy requirements for Nationally Described Space Standards and Accessible Housing should be supported by viability evidence, however the 'Plan-wide Viability Assessment' commissioned to support the Local Plan already provides this evidence.
- 7.10 A Residents Association consider that the approach to HMOs and purpose built student accommodation is inadequate. However, there is clear evidence that the City Council's policy approach is having a positive impact, and is as robust as it can be given Government Policy governing HMOs.
- 7.11 Two developers object to the requirement for Purpose Built Student Accommodation to provide evidence of need, however, the requirement for evidence is essential to ensure no oversupply of Purpose Built Student Accommodation emerges in the future. This approach is supported by Nottingham Trent University. There was objection to the proposed 10% threshold for determining areas of overconcentration of HMOs/student households, however there is a growing consensus nationally that 10% is an appropriate point beyond which neighbourhoods may become unbalanced.

### **Local Services and Healthy Lifestyles**

- 7.12 Policy LS1: Food and Drink Uses and Licensed Entertainment Venues outside the City Centre seeks to control hot food take aways in the proximity of secondary schools. Exclusion of consideration of Primary school sites within the policy was welcomed (as primary aged pupils do not leave school premises at lunch time and are normally accompanied by parent or guardian before and after school). However, KFC and McDonalds object, suggesting there is no national basis or

evidence to support the policy. Comments also suggest that the policy is unclear in relation to other similar uses, such as coffee shops. However, Policy LS1 is considered to be in accordance with the NPPF, is supported by local evidence, and sufficiently capable of assessing class A5 (Restaurants and Cafes) elements of mixed-use proposals. The policy now also references A3 use class (restaurants and cafes) and A4 use class (drinking establishments) in proximity to secondary schools which also responds to points made by representors that these use classes fell outside the policy as worded and could potentially be as problematic in relation to childhood obesity.

- 7.13 Representations were made in support of the City Council's approach. As a result reference is also now made to the role of the Health and Wellbeing Board in bringing together a range of organisations that work to improve health and wellbeing in Nottingham, and its priorities including improving children and young people's health, and reducing the number of people who are overweight and obese by limiting access to high calorie food intake that can contribute to overweight and obesity.

### **Minerals**

- 7.14 Tarmac made representations on Policy MI1 suggesting that the safeguarding should be extended to include mineral associated infrastructure in line with NPPF para 143. Accordingly, the Council added an additional criterion to Policy MI1 Minerals Safeguarding Area safeguarding 'associated minerals infrastructure'. This means that facilities for the storage, handling and processing of minerals and other aggregate materials are safeguarded in addition to the actual minerals.

### **Places for People**

- 7.15 The LAPP does not contain any policies relating to Gypsies and Travellers and Travelling Showpeople but seeks to rely on Core Strategy Policy 9. However, reference is made to the Council's approach to such provision, and in response to an objection from the National Federation of Gypsy Liaison Groups, the text has been amended to incorporate their comments and state that small scale infill and possibly small scale site extensions are considered to be the most appropriate form of provision, which will assist in integrating gypsy and traveller and travelling showpeople sites into local communities.

### **Design and Enhancing Local Identity**

- 7.16 Policies DE1 and DE2 were amended to take into account the government's requirement as contained in the NPPF to reduce the risk of terrorist attacks occurring by reducing vulnerability and increasing resilience through sensitive design of development.
- 7.17 A relatively small number of representations on site allocations were received, including those relating to Former School/Playing Field sites. Again, those concerns raised generally related to loss of green space, uses proposed, transport congestion, privacy, devaluation of properties and impact on local services. However, all the sites have been subject to site assessment,

sustainability assessment, and have been subject to open space toolkit assessment. In some instances, amendments have been introduced to mitigate the impact of development.

7.18 Sites PA5 - Ridgeway and PA6 - Beckhampton Road have been reviewed in light of the fact that the community sports hub is no longer identified as a need in the Council's Playing Pitch Strategy. Accordingly, some of the housing development originally identified for Ridgeway is to be accommodated on Beckhampton Road. Overall there is a modest uplift in housing numbers across the two sites.

7.19 Site PA22 - Western Boulevard is deleted from the plan as a housing site. It is currently occupied by Travelling Showpeople who would require alternative accommodation were the site to be developed. There is no known suitable available site for relocation, and therefore the Inspector would not consider the site to be deliverable in the Plan period. Its deletion would not prevent the site being developed if circumstances change.

### **Proposed Changes to Policy Map**

7.20 A number of changes have been made to the Policy Map to accurately reflect policy amendments as identified in the Schedule of Submission Changes, and to reflect up to date information, where necessary.

## **8 What happens next and where can I find more information?**

8.1 The Local Plan Part 2 and any proposed changes will be submitted to the Secretary of State along with supporting documents and copies of all the comments received. An independent planning inspector will be appointed by Government and a Public Examination held to review if the plan is sound. If, after the examination, the Local Plan is found to be sound, the City Council will adopt the plan and use it in making future decisions on the use of land and in determining planning applications.

More details on the Local Plan and next steps can be found at:

[www.nottinghamcity.gov.uk/submission](http://www.nottinghamcity.gov.uk/submission)

Alternatively, please contact the Policy and Research Team at Nottingham City Council at Loxley House, Station Street, Nottingham, NG2 3NG by email: [localplan@nottinghamcity.gov.uk](mailto:localplan@nottinghamcity.gov.uk) or by telephone: 0115 876 34594).

## **Appendix A – Summary of Representations by Policy and Site**

Figure 1 Representations received at Revised Publication Stage by Policy and on supporting documents.

Policy	No. of organisations /individuals who responded	No. of representations
Policy CC1: Sustainable Design and Construction	2	2
Policy CC2: Decentralised Energy and Heat Networks	0	0
Policy CC3: Water	4	4
Policy EE1: Providing a Range of Employment Sites	0	0
Policy EE2: Protecting Existing Business Parks/Industrial Estates	0	0
Policy EE3: Change of Use to Non-Employment Uses	1	1
Policy EE4: Local Employment and Training Opportunities	0	0
Policy SH1: Major Retail and Leisure Developments within the City Centre's Primary Shopping Area	0	0
Policy SH2: Development within Primary Frontages	2	2
Policy SH3: Development within Secondary Frontages	1	1
Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations	2	5
Policy SH5: Independent Retail Clusters	0	0
Policy SH6: Food and Drink Uses and High Occupancy Licensed Premises/Entertainment Venues within the City Centre	0	0
Policy SH7: Centres of Neighbourhood Importance (CONIs)	1	1
Policy SH8: Markets	0	0
Policy RE1: Facilitating Regeneration	2	2
Policy RE2: Canal Quarter	1	1
Policy RE3: Creative Quarter	0	0
Policy RE4: Castle Quarter	0	0
Policy RE5: Royal Quarter	1	1
Policy RE6: The Boots Site	1	1
Policy RE7: Stanton Tip	2	2
Policy RE8: Waterside	5	12
Policy HO1: Housing Mix	3	7
Policy HO2: Protecting Dwellinghouses (Use Class C3) suitable for Family Occupation	2	3
Policy HO3: Affordable Housing	0	0
Policy HO4: Specialist and Adaptable Housing	1	1
Policy HO5: Locations for Purpose Built Student Accommodation	6	11
Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation	6	11
Policy DE1: Building Design and Use	1	1
Policy DE2: Context and Place Making	1	1
Policy DE4: Creation and Improvement of Public Open Spaces in the City Centre	0	0
Policy DE5: Shopfronts	0	0
Policy DE6: Advertisements <sup>2</sup>	1	2
Policy HE1: Proposals Affecting Designated and Non-	0	0

Policy	No. of organisations /individuals who responded	No. of representations
Designated Heritage Assets		
Policy HE2: Caves	0	0
Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre	4	17
Policy LS2: Safeguarding Land for Further and Higher Education Facilities	3	5
Policy LS3: Safeguarding Land for Health Facilities	0	0
Policy LS4: Public Houses outside the City Centre and /or designated as an Asset of Community Value	1	4
Policy LS5: Community Facilities	0	0
Policy TR1: Parking and Travel Planning	3	4
Policy TR2: The Transport Network	2	2
Policy TR3: Cycling	0	0
Policy EN1: Development of Open Space	5	7
Policy EN2: Open Space in New Development	1	2
Policy EN3: Playing Fields and Sports Grounds	0	0
Policy EN4: Allotments	0	0
Policy EN5: Development Adjacent to Waterways	1	1
Policy EN6: Biodiversity	3	17
Policy EN7: Trees	1	4
Policy MI1: Minerals Safeguarding Area	2	3
Policy MI2: Restoration, After-use and After-care	3	5
Policy MI3: Hydrocarbons	1	3
Policy IN1: Telecommunications	0	0
Policy IN2: Land Contamination, Instability and Pollution	1	2
Policy IN3: Hazardous Installations and Substances	0	0
Policy IN4: Developer Contributions	2	3
Policy SA1: Site Allocations	2	2
Appendix 1 – Parking Guidance	0	0
Appendix 2 – Schedule of Proposed Transport Network Schemes and Status forming part of Policy TR2	0	0
Appendix 3 – Housing Delivery	1	1
Appendix 4 – Employment Delivery	0	0
Appendix 5 – Retail Delivery	1	1
Appendix 6 – Methodology for Determining Areas with a ‘Significant Concentration’ of Houses in Multiple Occupation/Student Households	0	0
Appendix 7 – Schedule of Caves forming part of Policy HE2	0	0
Whole Document	20	32
section three Development Management Policies – Sustainable Growth	1	1
section four Development Management Policies – Places For People	1	1
section five Development Management Policies – Our Environment	1	2
section six Development Management Policies – Making it Happen	0	0
Policies Map Changes	4	4

Policy	No. of organisations /individuals who responded	No. of representations
Omission Sites	0	0
Omission Policies	0	0
Miscellaneous Comments	0	0
Other	1	1
Irrelevant to Local Plan	0	0
Housing Background Paper	0	0
Green Belt Background Paper	0	0
Transport Background Paper	0	0
Site Assessment Background Paper	0	0
Minerals Background Paper	0	0
Infrastructure Delivery Plan	0	0
Sustainability Appraisal	0	0
Equality Impact Assessment	0	0
Duty To Cooperate	0	0

Policy CC1: Sustainable Design and Construction	
Number of Consultees - 2	Number of Responses - 2
List of Consultees who responded  431 - Nottinghamshire Wildlife Trust 3878 - Gladman Developments	

#### Summary of Comments

1. Support amendment to para 3.11 which highlights the biodiversity benefits of green and brown roofs.
2. Evidence on viability is required to demonstrate deliverability of the optional technical standards in the policy.

#### Summary of Nottingham City Council

1. Support noted.
2. The Whole Plan and Community Infrastructure Viability Assessment includes deliverability evidence.

Policy CC2: Decentralised Energy and Heat Networks	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded N/A	

Policy CC3: Water	
Number of Consultees - 4	Number of Responses - 4
List of Consultees who responded	
431 - Notts Wildlife Trust 1540 - Environment Agency 3874 - Dunkirk and Lenton Labour Party 3878 - Gladman Developments	

### Summary of Comments

1. Notts Wildlife Trust supports the proposed change amendment to include reference to biodiversity benefits of SuDS at paragraph 3.24
2. Support agreed revision to Policy CC3-Water.
3. Dunkirk and Lenton Labour Party do not support proposed changes because they do not address problems identified due to landlords of HMO's seeking to reduce garden maintenance and blocked drains. Would like to see proactive approach to ensuring surface water is allowed to soak into ground and council maintaining register of public drains that become blocked regularly due to heavy rain and carrying out regular removal.4. Gladman Developments consider Policy CC3 includes an exception circumstances test, and this is not in accordance with the NPPF.

### Summary of Nottingham City Council Response

1. Support noted.
2. Support noted.
3. Comments noted. Parts of Nottingham are at risk of flooding from surface water. New developments are required to manage surface water effectively on site, reduce surface water runoff and ensure flooding is not increased elsewhere. Sustainable Urban Drainage Systems should be incorporated where appropriate.
4. The CC3 exceptional circumstances test relates to runoff rates, and does not prevent development. This Policy is supported by the Environment Agency and it is aimed at reducing flood risk in line with paras 100 and 1093 of the NPPF.

Policy EE1: Providing a Range of Employment Sites	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

Policy EE2: Protecting Existing Business Parks/Industrial Estates	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

Policy EE3: Change of Use to Non-Employment Uses	
Number of Consultees 1	Number of Responses 1
List of Consultees who responded	
133 Tarmac	

#### Summary of Comments

1. Tarmac give support to Policy EE3: Change of Use to Non-Employment Uses

#### Summary of Nottingham City Council Response

1. Support noted

Policy EE4: Local Employment and Training Opportunities	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded N/A	

Policy SH1: Major Retail and Leisure Developments within the City Centre's Primary Shopping Area	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded  N/A	

Policy SH2: Development within Primary Frontages	
Number of Consultees - 2	Number of Responses - 2
List of Consultees who responded 3728 – Power Leisure Bookmakers 3874 – Dunkirk & Lenton Labour Party	

#### Summary of Comments

1. Power Leisure Bookmakers object to the inclusion of the supporting information which underpins the policy (i.e. paragraph 3.103) which is used to justify criterion i). Contend that it is unjustified and the City Council has failed to present any evidence that suggests that Pay Day Loan Shops and Betting Shops tend to locate in areas which experience high levels of health and economic deprivation. Do not consider it appropriate to group Betting Shops and Pay Day Loan Shops together.
2. Policy response to problems identified is not adequate in relation to Pay Day Loan Shops.

#### Summary of Nottingham City Council Response

1. The policy is based on evidence showing the link between Betting Shops and Pay Day Loan Shops and deprivation and the potential harmful effects of these uses on well being. It also shows a correlation between such uses and areas of deprivation. Local Plans are spatial documents which form part of wider strategies to address deprivation and well being and this policy is clearly in line with paragraph 7 of the NPPF which requires local planning authorities to have regard to economic, social and environment matters. It is acknowledged that Betting Shops and Pay Day Loan shops provide different services. They are mentioned in paragraph 3.103 together owing to the government's handling of the two uses together, at the time of the 2015 Amendment to the Use Classes Order, and research which assesses the impacts of both uses together. Furthermore, in terms of being non A1 uses they raise similar planning policy issues.
2. Comment noted.

Policy SH3: Development within Secondary Frontages	
Number of Consultees - 1	Number of Responses - 1
List of Consultees who responded	
3728 – Power Leisure Bookmakers	

### Summary of Comments

1. Power Leisure Bookmakers object to the inclusion of the supporting information which underpins the policy (i.e. paragraph 3.310 (which cross-references paragraph 3.103) which is used to justify criterion f). Contend that it is unjustified and the City Council has failed to present any evidence that suggests that Pay Day Loan Shops and Betting Shops tend to locate in areas which experience high levels of health and economic deprivation. Do not consider it appropriate to group Betting Shops and Pay Day Loan Shops together.

### Summary of Nottingham City Council Response

1. The policy is based on evidence showing the link between Betting Shops and Pay Day Loan Shops and deprivation and the potential harmful effects of these uses on well being. It also shows a correlation between such uses and areas of deprivation. Local Plans are spatial documents which form part of wider strategies to address deprivation and well being and this policy is clearly in line with paragraph 7 of the NPPF which requires local planning authorities to have regard to economic, social and environment matters. It is acknowledged that Betting Shops and Pay Day Loan shops provide different services. They are mentioned in paragraph 3.103 together owing to the government's handling of the two uses together, at the time of the 2015 Amendment to the Use Classes Order, and research which assesses the impacts of both uses together. Furthermore, in terms of being non A1 uses they raise similar planning policy issues.

Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations	
Number of Consultees - 2	Number of Responses - 5
List of Consultees who responded  2166 -Sainsbury's Supermarkets Ltd 3881 - Lidl UK GmbH	

#### Summary of Comments

1. Two consultees suggest SH4 (3a) is overly restrictive in requiring local convenience retail to demonstrate need.
2. Two consultees suggest that larger retail units can also meet local need.
3. One consultee suggests there is no evidence to support a threshold of 1,000 square metres for an impact assessment.

#### Summary of Nottingham City Council Response

1. The criteria allows for small-scale development aimed at meeting local need. It is a recognition that in some instances, although there may be a sequentially preferable site, the proposed development can meet a local need and this reduce the need to travel. The NPPF requires Local Plans to set policies for the consideration of proposals for main town centre uses, which cannot be accommodated in or adjacent to town centres.
2. The criteria applies only to small-scale retail development. Larger scale retail development would be appropriate if it satisfies SH4(1) and if necessary SH4(2).
3. The Greater Nottingham Retail Study (2015) provides the evidence to support a local threshold for impact assessments.

Policy SH5: Independent Retail Clusters	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

Policy SH6: Food and Drink Uses and High Occupancy Licensed Premises/Entertainment Venues within the City Centre	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

Policy SH7: Centres of Neighbourhood Importance (CONIs)	
Number of Consultees - 1	Number of Responses - 1
List of Consultees who responded	
3728 – Power Leisure Bookmakers	

### Summary of Comments

1. Power Leisure Bookmakers object to the inclusion of the supporting information which underpins the policy (i.e. paragraph 3.135 (which cross-references paragraph 3.103) which is used to justify criterion d). Contend that it is unjustified and the City Council has failed to present any evidence that suggests that Pay Day Loan Shops and Betting Shops tend to locate in areas which experience high levels of health and economic deprivation. Do not consider it appropriate to group Betting Shops and Pay Day Loan Shops together.

### Summary of Nottingham City Council Response

1. The policy is based on evidence showing the link between Betting Shops and Pay Day Loan Shops and deprivation and the potential harmful effects of these uses on well being. It also shows a correlation between such uses and areas of deprivation. Local Plans are spatial documents which form part of wider strategies to address deprivation and well being and this policy is clearly in line with paragraph 7 of the NPPF which requires local planning authorities to have regard to economic, social and environment matters. It is acknowledged that Betting Shops and Pay Day Loan shops provide different services. They are mentioned in paragraph 3.103 together owing to the government's handling of the two uses together, at the time of the 2015 Amendment to the Use Classes Order, and research which assesses the impacts of both uses together. Furthermore, in terms of being non A1 uses they raise similar planning policy issues.

Policy SH8: Markets	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

Policy RE1: Facilitating Regeneration	
Number of Consultees - 2	Number of Responses - 2
List of Consultees who responded	
431 - Nottinghamshire Wildlife Trust	
3875 - Future Generation	

#### Summary of Comments

1. Notts Wildlife trust supports the amendment to para 3.147 to include references to protection of biodiversity and brownfield regeneration.
2. RPS supports the policy, in particular the consideration of the development of brownfield sites of an appropriate scale, density, design and use to support regeneration aspirations. The policy is in line with the NPPF, supporting development in sustainable locations and making the best use of land and resources.

#### Summary of Nottingham City Council Response

- 1-2. Support noted.

Policy RE2: Canal Quarter	
Number of Consultees - 1	Number of Responses - 1
List of Consultees who responded	
3875 – Future Generation	

#### Summary of Comments

1. Support for policy. Their site on Waterway Street lies within the Canal Quarter and will assist in its regeneration through their proposed development at the former Plumb Centre.

#### Summary of Nottingham City Council Response

1. Support noted.

Policy RE3: Creative Quarter	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded N/A	

Policy RE4: Castle Quarter	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded N/A	

Policy RE5: Royal Quarter	
Number of Consultees - 1	Number of Responses - 1
List of Consultees who responded 3731- Mr T Mee, Nottingham Trent University	

#### Summary of Comments

1. Inclusion of the proposed change is fully supported and accords with the positive approach to planning advocated with National Planning Policy.

#### Summary of Nottingham City Council Response

1. Support noted.

Policy RE6: The Boots Site	
Number of Consultees - 1	Number of Responses - 1
List of Consultees who responded  188 – Mr J Potter	

#### Summary of Comments

1. Resident states that the Boots Campus (RE6) needs to respect its proximity to Green Belt fringe.

#### Summary of Nottingham City Council Response

1. There was a landscape structure for the development of this site secured as part of the planning permission in recognition of its proximity to the Green Belt.

Policy RE7: Stanton Tip	
Number of Consultees - 2	Number of Responses - 2
List of Consultees who responded	
431 - Mr B Driver, Southern Conservation Officer, Nottinghamshire Wildlife Trust	
3865 - Bulwell and Bulwell Forest Area Committee	

### Summary of Comments

1. Notts Wildlife Trust welcomes scope for retention of existing habitats, including the LWS and the additional reference to providing links to existing open space, alongside comments about creating new ones.
2. Concerned that 'Stanton Tip' site has become accepted by the local community as an accessible open space which nature has reclaimed.
3. Development of a further 600 properties will impact on the congestion issues in the area.

### Summary of Nottingham City Council Response

1. Support noted.
2. It is acknowledged that there is biodiversity interest on the site including "habitat of principal importance" and that much of the site has regenerated. However, the level of development proposed will allow for a significant amount of land to remain available for retention and enhancement of biodiversity interest. The Development Principles set out the significant opportunities to enhance and create habitats both within and beyond the site.
3. The allocation is for 500 dwellings. It is considered that the traffic generation from this site can be accommodated on the existing highways. Detailed highways issues will be considered through the development management process.

Policy RE8: Waterside	
Number of Consultees - 5	Number of Responses - 12
List of Consultees who responded	
225 - Mr H McClintock, PEDALS	
2488 - Ms M Hayes	
3653, Mr J Cook Planning Manager (North) Veolia ES Nottinghamshire Ltd	
3737 - Ms N Wilson, Principal Planning Officer, Nottinghamshire County Council	
3835 - Mr J Rhodes, The Bridge Steering Group	

#### Summary of Comments

1. PEDALS wish to see Policy RE8 amended to make explicit support for the proposed foot-cycle bridge over the Trent between the Trent Lane / Trent Basin area and The Hook / south bank riverside path area on or close to The Hook, Lady Bay, West Bridgford.
2. PEDALS fully endorse the detailed comments submitted by J Rhodes on behalf of the Bridge Steering Group.
3. More bus links are needed to the Creative Quarter.
4. A resident highlights that there is an important blue Art Deco building on the North bank of the Trent which in future will be considered as a heritage resource. Please ensure it is not demolished to create the north side walkway / bikeway.
5. The Council has moved some way towards addressing one consultee's concerns and the LAPP now recognises the importance of the Waste facility on Freeth Street to local and long-term management across Nottinghamshire.
6. One consultee considers that to be sound Policy RE8 should be amended further and it should explicitly require proposed development to contribute towards the potential relocation of existing businesses which are not compatible with the regeneration of the Waterside. The consultee suggests some changes to Policy RE8: Waterside and justification text setting out that contributions will be required to facilitate the relocation of incompatible uses.
7. One consultee considers that to be sound Policy RE8 should be amended further. They consider it should go further and explicitly reference a minimum stand-off/buffer to afford the transfer station sufficient safeguarding for the life of the plan or until relocation.
8. One consultee considers that to be sound Policy RE8 should be amended further. They consider it should make specific reference to the Freeth Street Transfer Station as a strategic waste management facility forming an essential element of sustainable waste management infrastructure for Nottinghamshire.
- 9-11 The County Council acknowledges and supports the changes made to Policy RE8: Waterside justification text.

12. Policy RE 8 refers to the potential for improved/new cycle and pedestrian crossings over the River Trent. It is important that a small area of Public Realm Space is set aside in order to accommodate the landing on the North side to include disabled access. The most likely locations for the bridge landing are either at the end of Trent Lane, or on the West side of the entrance to the Trent Basin, where it could be incorporated with the essential bridge over the entrance to the ex-British Waterways Basin.

### Summary of Nottingham City Council Response

1. The principle of new cycle pedestrian crossings over the river Trent is supported, and Policy RE8 allows for the potential development of new crossings. At this stage there is no firm proposal/funding in place for such a crossing, and it is therefore not possible to be more prescriptive about the location of such a crossing. Options and opportunities will be explored in the emerging Waterside SPD.
2. Noted. The principle of new cycle pedestrian crossings over the river Trent is supported, and Policy RE8 allows for the potential development of new crossings. At this stage there is no firm proposal/funding in place for such a crossing and it is therefore not possible to be more prescriptive about the location of such a crossing. Options and opportunities will be explored in the emerging Waterside SPD.
3. Policy RE3 seeks to improve linkages (pedestrian, bus and cycle) between the core of the city centre and adjoining neighbourhoods including Sneinton and St Anns. Policy TR1: Policy and Travel seeks to secure sustainable transport measures such as public transport as part of new development proposals.
4. Policy HE1 seeks to conserve and enhance heritage assets.
5. Comments noted.
6. Means of achieving the relocation is not a matter for planning policy and is adequately covered in the proposed text in para 189b. Relocation may include compensation but could include other assistance such as a land swap. As such, it is not proposed to make the suggested changes to the policy or justification text.
7. It is agreed that the policy could be strengthened in this regard but not all of the changes suggested by the consultee are agreed. Proposed to amend Policy Text of RE8 to read: ..."Prior to the relocation of such uses incompatible with the regeneration aims of the Waterside, residential development or other sensitive uses shall include adequate mitigation, where this is required, to avoid adverse impacts on new occupiers and existing businesses."
8. It is considered that the amended text for PA82, PA83 and Policy RE8: Waterside made at the revised publication stage provides sufficient additional protection to all the incompatible uses in the Waterside and it is not considered appropriate to give extra protection to any specific uses.
- 9-11 Comments and support noted.
12. The principle of new cycle pedestrian crossings over the river Trent is supported, and Policy RE8 allows for the potential development of new crossings. It is not possible to be more prescriptive about the location of such a crossing as there are a number of options which need to be explored. The Waterside SPD also includes provision for such a crossing.

Policy HO1: Housing Mix	
Number of Consultees - 3	Number of Responses - 7
List of Consultees who responded 3874 - Dunkirk & Lenton Labour Party 3876 - Lenton Drives and Neighbours Residents Association 3878 - Gladman Developments	

### Summary of Comments

1. Policy should identify co-operative and co-ownership housing as priorities.
2. Policy wording broadly supported.
3. Developers of non-student housing on large sites in areas with less than 10% C4/student houses should be required to provide some student housing as part of their scheme.
4. As an alternative, developers could be required to purchase existing C4 dwellings in areas of concentration to return them to C3 use.
5. Two bed flats should be restricted in areas of high student/C4 housing concentration.
6. The provision of self build plots should be subject to plan-wide viability assessment.
7. A mechanism to return Self Build plots to market housing if there is no demand should be included.

### Summary of Nottingham City Council Response

1. Although not specifically mentioned, the policy does not preclude Co-operative or co-ownership housing, and is it accepted that these can serve a positive purpose in broadening housing mix.
2. Noted.
3. It is not considered practical or enforceable to require developers to provide student/C4 housing within schemes. The Council has a comprehensive policy approach to these types of housing.
4. It is not considered practical or enforceable to require developers to purchase C4 housing unrelated to their scheme and convert to C3 use. The Council has a comprehensive policy approach to these types of housing.
5. The policy promotes family housing. On sites where family housing is inappropriate or an alternative acceptable mix of home sizes is proposed, it is not considered practical to restrict two bed homes which appeal to smaller households.
6. Self build plots are encouraged, but they are not a policy requirement. Viability is therefore more appropriately assessed on a site by site basis.
7. Matters such as plots reverting to market housing can be dealt with on an individual application basis.

Policy HO2: Protecting Dwellinghouses (Use Class C3) suitable for Family Occupation	
Number of Consultees - 2	Number of Responses - 3
List of Consultees who responded  3874 - Dunkirk & Lenton Labour Party 3876 - Lenton Drives and Neighbours Residents Association	

#### Summary of Comments

1. Should be a proactive approach to landlords converting family houses to HMOs, and the use of restrictive covenants to restrict right-to-buy in new council housing.
2. Approach to protecting C3 homes in areas of over 10 % student/C4 concentration is welcomed.
3. Some areas with good transport links could have a higher threshold than 10% for concentrations of student/C4 housing.

#### Summary of Nottingham City Council Response

1. Policy HO2 and the Article 4 Direction provide an appropriate planning policy response to C4 dwellings.
2. Noted.
3. The 10% threshold is considered appropriate as it represents an accepted point at which communities begin to become unbalanced.

Policy HO3: Affordable Housing	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

Policy HO4: Specialist and Adaptable Housing	
Number of Consultees - 1	Number of Responses - 1
List of Consultees who responded	
3878 - Gladman Developments	

#### Summary of Comments

1. HO4 seeks the delivery of 10% of new dwellings above a threshold to be 'Accessible and Adaptable'. This would need to be tested through the Plan-wide viability testing.

#### Summary of Nottingham City Council Response

1. The Whole Plan and Community Infrastructure Viability Assessment includes this evidence.

Policy HO5: Locations for Purpose Built Student Accommodation	
Number of Consultees - 6	Number of Responses - 11
List of Consultees who responded	
<p>3145 - Dunkirk and Lenton, Radford and Park Area Committee  3520 - Nottingham Trent University  3870 - Bricross Development Ltd  3874 - Dunkirk &amp; Lenton Labour Party  3875 - Future Generation  3876 - Lenton Drives and Neighbours Residents Association</p>	

### Summary of Comments

1. Radford and Park Area Committee support revised policy wording (PC085) on Student Accommodation particularly on the requirement for developers to justify the need for future accommodation in Policy HO6.
2. The University supports the proposed change (PC085) which requires developers to provide evidence of need for additional PBSA which follows the University's suggestion made at the Publication Version stage consultation.
3. The University supports the proposed change (PC088) which provides additional justification text about the requirement for developers to provide evidence of need for additional PBSA and follows the University's suggestion made at the Publication Version stage consultation.
4. Bricross Developments Ltd objects to the proposed text added at the start of Policy HO5 (PC085) which would require developers to demonstrate that there is a need for additional student accommodation or that they have entered into a formal agreement with a University or another provider of Higher Education for the supply of bedspaces created by the development. They consider that this additional requirement would be an unnecessary burden and impede the provision of Purpose Built Student Accommodation (PBSA) within the City, contrary to the NPPF which seeks to 'significantly boost the supply of housing' and Planning Practice Guidance (PPG) that advocates that Local Planning Authorities should plan for sufficient student accommodation. They also reference to the Council's Annual Monitoring Report which shows that the number of students continues to rise. They also refer to the Examination of the Leeds Core Strategy in 2014 where the Inspector recommended the removal of the requirement for developers to demonstrate a need for student accommodation or be in receipt of a formal agreement with a university as this was not supported by evidence and was not justified.
5. Bricross Developments Ltd considers that Policy HO5 should be amended to also encourage Purpose Built Student Accommodation (PBSA) in accessible and sustainable locations that are well served by public transport.
6. Dunkirk & Lenton Labour Party do not support the policy. They consider it is an inadequate response to problems identified as just under half of student accommodation is provided from the general housing stock.
7. Future Generation gives strong support to Council's approach to Purpose Built Student Accommodation (PBSA).
8. Future Generation considers that Policy HO5 should be more flexible with regards the requirement to identify the need for new Purpose Built Student Accommodation

- (PBSA). They consider that this requirement is onerous and instead consideration should be given to the wider benefits that student accommodation can bring. They advance that new PBSA can release market housing and alleviate concentrations of HMOs, provide stronger demand for higher quality university product amongst international and post-graduate students, further stimulate the expansion of the Higher Education sector, provide support for local economies, and can also be more suitable to certain central location sites.
9. Lenton Drives and Neighbours Residents Association group broadly supports the intent of the Policy.
  10. Lenton Drives and Neighbours Residents Association considers that the policy is too restrictive in terms of location for new Purpose Built Student Accommodation (PBSA). They consider that there are sites within Wollaton, Bilborough, Broxtowe, Mapperley, Sherwood, The Meadows and Bridge where student accommodation could be located without exceeding a 10% threshold in student numbers and without compromising the social cohesion of the host area. They also consider that in areas where existing student accommodation numbers are above the 10% threshold further PBSA should not be permitted.
  11. Lenton Drives and Neighbours Residents Association suggests an amendment to the policy requiring developers to contribute to a scheme to buy back existing C4 properties from the HMO market in high concentration areas and return them to C3 use at a rate of 0.8 bedspaces per provided student bedspace.

#### Summary of Nottingham City Council Response

1. Comments noted.
2. Support noted.
3. Support noted.
4. Both policy HO5 and HO6 introduces the requirement for a needs argument for new schemes coming forward as well as encouraging greater quality of schemes and adaptability to other uses if schemes were no longer viable for student occupation. The proposed changes are intended to further encourage high quality schemes to come forward for specific student markets and further encourage students out of traditional housing stock particularly in areas where there are existing high concentrations.
5. Policy HO5 sets out possible locations for appropriate scaled and designed schemes for Purpose Built Student Accommodation (PBSA). These are in accessible and sustainable locations well served by public transport and pedestrian/cycle routes. This includes allocated sites (including PA41, PA42, PA54, PA61, PA69, PA72, PA75 & PA79), University Campuses, within the City Centre boundary (but excluding areas of predominantly family housing), above shopping and commercial frontages within defined Town, District and Local Centres, and within other shopping and commercial frontages on main transport routes where this assists in the regeneration of underused sites and premises and is consistent with relevant defined Centre policies and sites where student accommodation accords with an approved SPD. Para 4.53 confirms that other preferred locations for purpose could include within in defined Centres and main road commercial frontages where they could assist in and do not prejudice local regeneration objectives. Student housing development in these locations, with good transport provision and access to facilities, is consistent with the NPPF.
6. Comments noted. The Council will work with universities to ensure that there is enough purpose built housing for students. Further campus based student accommodation appropriately informed by universities strategic plans will be encouraged together with purpose built schemes. The preferred location for purpose built accommodation have been informed by a range of factors such as accessibility, suitability of the site, viability considerations etc.

7. Support noted
8. Both policy HO5 and HO6 introduces the requirement for a needs argument for new schemes coming forward as well as encouraging greater quality of schemes and adaptability to other uses if schemes were no longer viable for student occupation. It is considered that these proposed changes are appropriate and should further encourage good quality schemes to come forward for specific student markets and further encourage students out of traditional housing stock particularly in areas where there are existing high concentrations.
9. Support noted.
10. The policy sets out that provided need for the additional accommodation is given then new PBSA of appropriate scale and design will be encouraged on allocated sites, university campuses, within the City Centre, above shopping and commercial frontages within centres on main transport routes where this assists regeneration or on sites where PBSA accords with an approved SPD. The policy would not therefore prevent new PBSA in the areas suggested by the resident group provided the site falls within one of these areas.
11. This is not a reasonable approach and any planning conditions/agreements looking to achieve this would not be supported by planning guidance.

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation	
Number of Consultees - 6	Number of Responses - 11
List of Consultees who responded	
<p>1402 - Nottingham Action Group on HMOs  3145 - Dunkirk and Lenton, Radford and Park Area Committee  3520 - Nottingham Trent University  3870 - Bricross Development Ltd  3875 - Future Generation  3876 - Lenton Drives and Neighbours Residents Association</p>	

### Summary of Comments

1. Nottingham Action Group on HMOs gives general support to the policies in the plan though have some reservations about the methodology used to determine concentration of HMOs in an area.
2. Dunkirk and Lenton, Radford and Park Area Committee support the revised policy wording on Student Accommodation particularly on the requirement for developers to justify the need for future accommodation in Policy HO6.
3. Nottingham Trent University supports the proposed change (PC089) which follows their suggestion made at the Publication Version stage consultation that proposals in respect of purpose built accommodation includes appropriate room sizes and provides adequate communal space/ facilities, and student drop off/ collection arrangements.
4. Bricross Developments Ltd objects to the proposed text added at the start of Policy HO5, which would require developers to demonstrate that there is a need for additional student accommodation or that they have entered into a formal agreement with a University or another provider of Higher Education for the supply of bedspaces created by the development. They consider that the needs test or agreement of University would represent a significant and unnecessary burden and impede the provision of Purpose Built Student Accommodation (PBSA) within the City. They consider that PBSA has a positive impact and helps to frees up family housing.
5. Bricross Developments Ltd does not consider that a percentage of 10% or more will determine that an area has a 'Significant Concentration'. They consider there is no justification within the Local Plan for such a low percentage. They conclude that such a low threshold will therefore potentially impact on the delivery of new PBSA coming forward on otherwise suitable and appropriate sites and a percentage of 20% is suggested.
6. Future Generation gives support for Policy HO6 with regards to the provision of PBSA and the need for this to support inclusive communities and reduce the significant concentrations of HMOs. The consultee gives general support to the policy with regards to the re-use of brownfield sites and supporting wider regeneration benefits.

7. Future Generation considers the needs requirement for new Purpose Built Student Accommodation (PBSA) should be removed from Policy HO6. They point to the wider benefits that PBSA can bring.
8. Lenton Drives and Neighbours Residents Association does not like the wording in the policy that states "exclusive occupation of students". They consider that the inclusion of the word exclusive could provide developers with the opportunity to create non-exclusive student development that includes a token "3 bed apartment".
9. A local residents group requests that the policy wording is amended to refer to maintain and re-establishing sustainable, inclusive and mixed communities.
10. A local residents group considers that the primary point of assessment should be whether the area exceeds the 10% student accommodation and only when this criterion is established should sub clauses b) to j) be considered.
11. A local residents group is concerned with subsections b and c and feel that they are ambiguous and could be interpreted in two completely different ways.

### Summary of Nottingham City Council Response

1. Comments noted
2. Comments noted.
3. Support noted.
4. Both policy HO5 and HO6 introduces the requirement for a needs argument for new schemes coming forward as well as encouraging greater quality of schemes and adaptability to other uses if schemes were no longer viable for student occupation. The proposed changes are intended to further encourage high quality schemes to come forward for specific student markets and further encourage students out of traditional housing stock particularly in areas where there are existing high concentrations.
5. The application of a 10% threshold and that cover HMOs as well, strikes an appropriate balance between meeting HMO and student accommodation needs within the City. It supports the objective of creating sustainable, inclusive and mixed communities. This is based on a review of current estimates of HMO concentration and methods recently adopted by other local planning authorities facing similar issues including, Portsmouth, York, Birmingham, Lincoln, Canterbury and Southampton. The City Council considers 10% of residential properties to be the most appropriate maximum concentration of HMOs that would be acceptable.
6. Support noted.
7. Both policy HO5 and HO6 introduces the requirement for a needs argument for new schemes coming forward as well as encouraging greater quality of schemes and adaptability to other uses if schemes were no longer viable for student occupation. The proposed changes are intended to further encourage high quality schemes to come forward for specific student markets and further encourage students out of traditional housing stock particularly in areas where there are existing high concentrations.
8. It is acknowledged that the wording of the policy could be more explicit. It is proposed to amend the policy to make it clearer.
9. The wording in the policy comes directly from the NPPF, paragraph 50 which requires Local Authorities to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
10. The policy is worded so that it is not just the 10% threshold that is considered but also a range of issues including, the individual characteristics of the building or site and

immediate locality, impact of existing HMO and PBSA on the area, whether there would be a management plan and appropriate levels of car and cycle parking, etc. This means that each scheme will be determined on its own merits.

11. The Council considers that the criteria are clearly worded and appropriate.

Policy DE1: Building Design and Use	
Number of Consultees - 1	Number of Responses - 1
List of Consultees who responded 3737 - Nottinghamshire County Council (Notts CC)	

#### .Summary of Comments

1. Nottinghamshire County Council acknowledges the additions to policy DE1 in respect of the inclusion of point j) regarding the minimising of the creation of waste arising from development.

#### Summary of Nottingham City Council Response

1. Comments noted

Policy DE2: Context and Place Making	
Number of Consultees - 1	Number of Responses - 1
List of Consultees who responded 3861 - Nottingham Trams Ltd	

#### Summary of Comments

1. For Policy DE2 to be sound and effective it should refer to developments not having a detrimental effect on the safe and efficient use or operation of the NET system (where applicable).

#### Summary of Nottingham City Council Response

1. No Local Plan policy is applied in isolation. This issue is covered by Policy TR2: The Transport Network, therefore this amendment is not required.

Policy DE3: Design Principles for Development within the City Centre Primary Shopping Area	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

Policy DE4: Creation and Improvement of Public Open Spaces in the City Centre	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded N/A	

Policy DE5: Shopfronts	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

Policy DE6: Advertisements	
Number of Consultees - 1	Number of Responses - 2
List of Consultees who responded	
3001 - British Sign and Graphics Association	

#### Summary of Comments

1. Redrafted Policy DE6 (2) remains incorrect in law and misleading. Should be corrected or deleted.
2. Paragraph 4.109 has been redrafted but does not make any sense and requires further redrafting.

#### Summary of Nottingham City Council Response

1. Agree with respondees comments. The policy has been redrafted to read that 'action will be taken to secure the removal of advertisements where they are displayed without or in contravention of the relevant consent or where they cause substantial injury to amenity or danger to the public.'
2. Agree with respondees comments. Relevant paragraph has been revised to address points raised.

Policy HE1: Proposals Affecting Designated and Non-Designated Heritage Assets	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded N/A	

Policy HE2: Caves	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre	
Number of Consultees - 4	Number of Responses - 17
List of Consultees who responded	
<p>3744 - Kentucky Fried Chicken (Great Britain) Ltd.  3862 - McDonalds  3883 - Nottingham City Clinical Commissioning Group  3885 - Health and Wellbeing Strategy Board</p>	

### Summary of Comments

- 1-2 Support from Health and Wellbeing Board and Nottingham City Clinical Commissioning Group for this policy, and its link to the Health and Wellbeing Strategy.
- 3 -5 Reference to the role of the Health and Wellbeing Board.
- 6-7 Between 2011 and 2016 Nottingham had the highest prevalence of obesity in the East Midlands.
8. Support for exclusion of primary schools, but this exception should go further.
9. Policy has no basis in national policy.
10. There has been no assessment of the impact of other uses (such as bakeries and coffee shops).
11. There is no evidence to support the policy.
12. Research that the City Council has identified is based on proximity to dwellings and not schools.
13. Not clear how mixed uses, containing elements of Use Class A5, will be dealt with.
14. The policy would not prevent individuals visiting bakeries, cafes, convenience stores or more distant takeaways and does not take into account the healthy eating policies and locked-gate policies of individual schools.
15. Could result in less sustainable travel to nearest hot food takeaway and preventing such development is a loss to local economy.
16. The deletion of criteria (e), (f) and (g) in Policy LS1 and paragraph 4.158 is required to make the LAPP sound.
- 17 Fast foods outlets contribute to health and wellbeing by supporting local sports clubs, and contribute to the economy.

### Summary of Nottingham City Council Response

- 1-2 Support noted.
- 3-5 Reference will be made to role of Health and Wellbeing Board in the policy justification.
- 6-7 Comments noted and covered in the Policy Justification.
8. Noted.
9. Policy LS1 is based on the NPPF as it addresses health status through improving quality of food, especially for school age children. The NPPG refers to and provides a link to 'Healthy people, healthy place briefing. Obesity and the environment regulating

- the growth of fast food outlets' Public Health England - March 2014. This briefing outlines actions available to Local Authorities in tackling obesity through the regulation of fast food outlets – such as restricting their development close to schools.
10. This policy will be amended to include A3 and A4 uses. Public Health England and Local Government Association argue that obesity is a complex problem that should be addressed through a holistic approach, including land use planning. Further information on national and local evidence is set out in the Retail Background Paper Addendum 2017.
  11. Evidence as contained in the Retail Background Paper is also based on the 400m catchment areas of secondary schools.
  12. Controlling hot food takeaways near secondary schools is in line with the NPPF and supported by local evidence and considered appropriate.
  13. Class A5 elements of mixed use proposals will be considered under this policy on a case by case basis.
  14. This policy will be amended to include A3 and A4 uses. Public Health England and Local Government Association argue that obesity is a complex problem that should be addressed through a holistic approach, including land use planning. Amendments to the policy are proposed to address this point. This policy will support other initiatives such as the school's own healthy eating policy and locked gates policies.
  15. Research indicates the most popular time for purchasing food is after school and many secondary school children also leave school premises at lunchtime. Council considers by making it less convenient to access such outlets from school, there will be a reduction in school children visiting takeaways which will benefit their health.
  16. Disagree, no change proposed.
  17. Comments noted. Controlling hot food takeaways near secondary schools is in line with the NPPF and supported by local evidence (as detailed in the Retail Background Paper) and considered appropriate.

Policy LS2: Safeguarding Land for Further and Higher Education Facilities	
Number of Consultees - 3	Number of Responses - 5
List of Consultees who responded	
188 - Mr J Potter	
3731 - Nottingham Trent University	
3876 - Lenton Drives and Neighbours Residents Association	

### Summary of Comments

1. A resident states that the Clifton Campus (LS2:b) needs to respect its proximity to the Green Belt fringe
2. Inclusion of the proposed change is fully supported and accords with the positive approach to planning advocated with National Planning Policy.
3. A resident group suggest that any further expansion of either university should incorporate methods to alleviate the negative impacts caused in past years. They suggest the policy should be amended/reworded as follows;
 

"Permission will only be granted where it does not conflict with polices H01-HO6 and that any proposed expansion will not increase the strain, but reduce the strain on existing housing stock by:-

  - a) Increasing the demand for HMO's within the oversubscribed areas defined in policy HO6
  - b) Increasing the likelihood of existing HMO's being expanded under permitted development rights to accommodate greater numbers
  - c) Dilute the impact of planned or consented Purpose-Built Student Accommodation in reducing the demand in the oversubscribed areas."
4. A residents group suggests that any future expansion of a University should be controlled by a S106 requiring the University to provide audited numbers on a yearly basis showing that numbers using the facilities have not increased on the 5-year preceding average.
5. A resident group suggests further amendments to Policy LS2 that where University expansion would increase the number of students, this increase in student accommodation needs should to be accommodated by either;
  - a) The University providing accommodation for the increased numbers in purpose built student accommodation at a rate of 1.2 places for every potential additional student (20%betterment required). Such accommodation must not prejudice the aims of H01-HO6 and must be sited in an area where current student occupation is less than 10%.

Or

  - b) The University must commit to a scheme whereby existing HMO's within the oversubscribed areas are purchased by the university and brought back into C3 occupation. Such a scheme, including location of properties, to be agreed

between the University, City Council and Community Representatives. Such a scheme should be implemented at the rate of 0.8 community bed spaces per additional student.

#### Summary of Nottingham City Council Response

1. There is a campus style development of this site which is not in the Green Belt.. No Policy will be applied in isolation.
2. Support noted.
3. It is considered that the policies in the plan are the most appropriate way to manage HMOs and housing mix.
4. The Council would not wish to inhibit the growth of this important sector of the local economy.
5. Existing policies are considered the most appropriate way to manage HMOs and Purpose Built Student Accommodation. Suggested approach neither practical or enforceable.

Policy LS3: Safeguarding Land for Health Facilities	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

Policy LS4: Public Houses outside the City Centre and /or designated as an Asset of Community Value	
Number of Consultees - 1	Number of Responses - 4
List of Consultees who responded	
3738 - Campaign for Real Ale (CAMRA) Nottingham Branch	

### Summary of Comments

1. In general the policy is well constructed and addresses many of the aspects of pub loss and protection.
2. Would like the City Council to extend Policy LS4 to also cover public houses in the City Centre.
3. Policy LS4 might make stronger reference to public houses located in Conservation Areas, Historic England Listed Buildings, the CAMRA's Regional and National Heritage Lists for historic public house interiors and public houses on a Local Heritage List for the City.
4. Policy LS4 might make it much clearer that there is a diverse range of pub types and community preferences that should be considered.

### Summary of Nottingham City Council Response

1. Comments noted.
2. It would not be appropriate to include the City Centre pubs under Policy LS4 due to the number and variety of pubs.
3. HE1 is intended to conserve and enhance heritage assets. This policy and the reference in the justification text of LS4 adequately cover these heritage concerns.
4. The policy and justification text cover this issue.

Policy LS5: Community Facilities	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

Policy TR1: Parking and Travel Planning	
Number of Consultees - 3	Number of Responses - 4
List of Consultees who responded  3530 - Highways England 3737 - Nottinghamshire County Council 3818 - Network Rail	

#### Summary of Comments

1. Highways England note and welcome amendment to Policy TR1.
2. The County Council supports the policy intent
3. The County Council seeks further amendments to the criteria d) to refer to possible adverse impacts in the neighbouring County areas.
4. Network Rail are pleased to see that Policy TR1 supports development where the need to travel is minimised and highlights the need for applications to be supported by appropriate transport statements or assessments.

#### Summary of Nottingham City Council Response

1. Support for amendment to Policy TR1 noted
2. Support noted.
3. Agree with consultee. Policy amended to take account of impact from traffic generated in or immediately adjoining the City.
4. Support for Policy TR1, as amended, noted.

Policy TR2: The Transport Network	
Number of Consultees - 2	Number of Responses - 2
List of Consultees who responded	
977- Wollaton Vale Residents Association	
3530 - Highways England	

#### Summary of Comments

1. Wollaton Vale Residents Association register disappointment in absence of highway improvements on the A52 Derby Road including cycle lane (Priory Island to QMC Island).
2. Highways England welcome the additional reference to safeguarding the existing highway network within policy TR2.

#### Summary of Nottingham City Council Response

1. The A52 route between Priory Island to QMC Island has been added to the network of safeguarded proposed cycle routes in the Local Plan.
2. Support for the amendment to Policy TR2 noted.

Policy TR3: Cycling	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded  N/A	

Policy EN1: Development of Open Space	
Number of Consultees - 5	Number of Responses - 7
List of Consultees who responded	
431 - Notts Wildlife Trust	
838 – Sports England	
2357 – Mrs Lyne Mostyn	
2837 – R Hawthorn	
3818 – Network Rail	

### Summary of Comments

1. Notts Wildlife Trust are concerned that para 5.6 could be misused to facilitate otherwise inappropriate development on green space.
2. Notts Wildlife Trust state that the text in para 5.6 could in principle be beneficial in certain circumstances.
3. Notts Wildlife Trust supports the changes to criteria 2.
4. Sport England point out that the Planning Pitch Strategy is under review and this should be picked up in the latest version of the LAPP.
5. A resident stated that protection of Open Space is important for wildlife habitat and corridors.
6. A resident stated that the loss of recreation facilities is a betrayal of the future
7. Network Rail raise concerns that a parcel of land at Bestwood Sidings, Hucknall Lane, Bestwood is allocated as part of the Open Space Network. They note that this land is owned by them, is 'operational land' and benefits from permitted development rights. They intend to maintain this operational use of the land as such object to that the land being within the Open Space Network.

### Summary of Nottingham City Council Response

1. Policy ENV1 and the text in paragraph 5.6 would be used to assess the appropriateness of a development and ultimately the benefits of such releases would need to be outweighed by any loss.
2. Comments noted.
3. Support noted.
4. Reference to the latest Playing Pitch Strategy is made in the Submission Version of the LAPP.
5. Comments noted. Policy EN6: Biodiversity and EN1: Open Space provide protection.
6. Policy EN1 protects land designated as part of the Open Space Network.

7. The area of land referred to by Network Rail has a significant area of secondary woodland and as such would qualify as Open Space Network (OSN) in line with the Glossary definition of OSN in the LAPP. The land provides habitat for wildlife and forms part of a connectivity route into the city. The allocation as part of the OSN would not remove Network Rail's permitted development rights but would offer protection from development that requires permission in the future. The Council therefore does not consider there are sufficient reasons to remove this allocation for this site.

Policy EN2: Open Space in New Development	
Number of Consultees - 1	Number of Responses – 2
List of Consultees who responded	
431 – Notts Wildlife Trust	

#### Summary of Comments

1. Notts Wildlife Trust welcomes recognition of "informal open space for wildlife" in the supporting paragraph.
2. Notts Wildlife Trust welcomes the additional text referring to the presence of 'wildlife sites' may preclude creation of new open space.

#### Summary of Nottingham City Council Response

1. Support noted.
2. Support noted.

Policy EN3: Playing Fields and Sports Grounds	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

Policy EN4: Allotments	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded N/A	

Policy EN5: Development Adjacent to Waterways	
Number of Consultees - 1	Number of Responses - 1
List of Consultees who responded	
5540 Environment Agency	

Summary of Comment

1. Environment Agency supports revised policy EN5.

Summary of Nottingham City Council Response

1. Support noted

Policy EN6: Biodiversity	
Number of Consultees - 3	Number of Responses - 17
List of Consultees who responded	
431 – Notts Wildlife Trust	
1540 – Environment Agency	
802 – Natural England	

### Summary of Comments

1. Notts Wildlife Trust welcomes policy wording which adds additional protection for geological sites.
2. Notts Wildlife Trust welcomes reference to mitigation and, as a last resort, compensation being put separately/elevated in the number hierarchy.
3. Notts Wildlife Trust welcomes additional reference to ecological networks.
4. Notts Wildlife Trust supports the proposed change (PC149) to para 5.39 recognising the River Trent as a strategic Green Infrastructure corridor.
5. Notts Wildlife Trust supports the proposed change (PC150) to para 5.42 which removes the text “in the first instance, try to”.
6. Notts Wildlife Trust supports the proposed change (PC151) to para 5.43 which enhances protection to biodiversity and updates the position on Biodiversity Offsetting.
7. Notts Wildlife Trust points grammatical correction at paragraph 5.40: “The Conservation of Habitats and Species Regulations 2010.”
8. Notts Wildlife Trust considers that reference to the Local Authority’s ‘Biodiversity Duty’ under the NERC Act should be added. They point out that although the NERC Act is mentioned in the document this is in the context of species/ habitats of ‘principal importance’.
9. Notts Wildlife Trust advise that paragraph 5.44 should include a reference to both protected and priority species and habitats (also referred to as species and habitats of principal importance), as well as notable species and habitats, as guided by the Nottinghamshire Biodiversity Action Plans lists of species and habitats of concern in Nottinghamshire. They confirm that all these designations are correctly identified and explained at paragraph 5.40.
10. Notts Wildlife Trust confirms that they support the text at para. 5.44 and 5.45.
11. Notts Wildlife Trust request that reference is added to British Standard BS42020 Biodiversity - Code of Practice for Planning and Development and the use of planning conditions or agreements to secure mitigation and compensation (as advised in the BS).
12. Notts Wildlife Trust would also like to see adequate monitoring and enforcement to ensure compliance with any agreed biodiversity mitigation or compensation.
13. Notts Wildlife Trust is happy with the majority of the modifications to EN6.
14. Environment Agency supports revised Policy EN6.

15. Natural England support the changes to Policy EN6 which incorporate their advice in the previous round of consultation.
16. Natural England welcomes the inclusion of Local Geological Sites into criteria 2b in accordance with NPPF.
17. Natural England welcomes criteria 3 which sets out more clearly the avoidance-mitigation-compensation hierarchy which follows para 118 of the NPPF.

#### Summary of Nottingham City Council Response

1. Support noted.
2. Support noted.
3. Support noted.
4. Support noted.
5. Support noted.
6. Support noted.
7. Comments noted. Agree to make the change to the text at paragraph 5.40: "The Conservation of Habitats and Species Regulations 2010."
8. A new sentence has been added to the end of para 5.37 to reference the NERC Act and the Local Authorities responsibility.
9. A new glossary term was added at the Revised Publication stage to explain the meaning of "notable species". A reference to this in the main text has been added at para 5.44.

Glossary term also updated to mention Species of Conservation Concern and Priority Habitats and Species.

10. Support noted.
11. Legislation or guidance does not require use of the British Standard BS42020 Biodiversity - Code of Practice for Planning and Development.
12. A monitoring regime for the plan is set out within the document. The Council enforces development that do not comply with conditions/S106 agreements.
13. Support noted.
14. Support noted.
15. Support noted.
16. Support noted.
17. Support noted.

Policy EN7: Trees	
Number of Consultees - 1	Number of Responses - 4
List of Consultees who responded	
431 – Notts Wildlife Trust	

#### Summary of Comments

1. Notts Wildlife Trust consider guidance should be provided on how the benefits of development would be assessed to see if they outweigh the value of ancient woodland.
2. Notts Wildlife Trust welcomes the addition to paragraph 5.51 in relation to recognising Ancient Woodland and high value and that any losses to ancient woodland and veteran trees are irreversible.
3. Notts Wildlife Trust queries whether a paragraph is required to explain tree diseases and impact of climate change on trees and woodlands. They would like to see the council proactively working towards overcoming such significant challenges in order to make Nottingham City's woodlands more resilient.
4. Notts Wildlife Trust recommends that specific reference is made to wildlife and bat/bird surveys.

#### Summary of Nottingham City Council Response

1. Para 5.51 emphasises the importance and significance of Ancient Woodland, however all development proposals need to be considered on their own and it is therefore not possible to draft a policy to cover every eventuality.
2. Support noted.
3. Implications of disease to trees through climate changes is not directly related to the Local Plan review.
4. In response to Notts Wildlife Trust, the Policy relates to trees. Other Surveys are mentioned as part of Policy EN7.

Policy MI1: Minerals Safeguarding Area	
Number of Consultees - 2	Number of Responses - 3
List of Consultees who responded  133 – Tarmac 5113 – Coal Authority	

#### Summary of Comments

1. Tarmac supports Policy MI1: Minerals Safeguarding Area for the safeguarding of mineral resource.
2. Tarmac considers that the safeguarding should be extended to include mineral associated infrastructure in line with NPPF para 143.
3. The Coal Authority supports Policy MI1. They consider the Policy sets out appropriate tests, including the potential for prior extraction of the mineral resource, to ensure that this nationally significant mineral resource is not unnecessarily sterilised by non-mineral development and is in line with the requirements of paragraphs 143, 144 and 163 of the NPPF.

#### Summary of Nottingham City Council Response

1. Support noted.
2. An additional criteria has been added to Policy MI1 Minerals Safeguarding Area (and amend the title just to 'Minerals Safeguarding') along with additional text in the justification text. The Policy has also been re-titled to 'Minerals Safeguarding'.
3. Support noted.

Policy MI2: Restoration, After-use and After-care	
Number of Consultees - 3	Number of Responses - 5
List of Consultees who responded	
182 – The Coal Authority 188 – Mr J Potter 431 – Notts Wildlife Trust	

#### Summary of Comments

1. The Coal Authority supports Policy MI2, which seeks to ensure effective restoration of mineral sites as a fundamental aspect which underpins whether the mineral extraction is acceptable in principle in the first place.
2. A resident stated that Policy MI2 is not so robust as Policy MI3
3. Notts Wildlife Trust welcomes the proposed change (PC155) made to MI2 which clarifies appropriate phased sequence of extraction, restoration, after-use and after-care including for the delivery of priority habitats.
4. Notts Wildlife Trust welcomes the proposed change (PC156) made to MI2 which confirms all proposals should prioritise habitat creation and that applicants be required to retain or replace soils through the different stages of mineral extraction.
5. Notts Wildlife Trust welcomes the proposed change (PC157) made to MI2 which adds further justification text on appropriate restoration.

#### Summary of Nottingham City Council Response

1. Support noted.
2. The two policies are very different and have different functions. No Policy will be applied in isolation.
3. Support noted.
4. Support noted.
5. Support noted.

Policy MI3: Hydrocarbons	
Number of Consultees - 1	Number of Responses - 3
List of Consultees who responded	
182 The Coal Authority	

#### Summary of Comments

1. The Coal Authority supports the proposed change (PC158) which confirms that details of restoration will be required at each stage.
2. The Coal Authority supports the proposed change (PC159) which moves criteria 6 under 'Appraisal'.
3. The Coal Authority is pleased to see this the proposed change (PC160) which includes a sentence, which acknowledges that the details of restoration are required at all stages.

#### Summary of Nottingham City Council Response

1. Support noted.
2. Support noted.
3. Support noted.

Policy IN1: Telecommunications	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

Policy IN2: Land Contamination, Instability and Pollution	
Number of Consultees - 1	Number of Responses - 2
List of Consultees who responded	
182 – The Coal Authority	

#### Summary of Comments

1. The Coal Authority is pleased to see that the wording of this policy (IN2 a and b) has taken account of the previous comments made.
2. The Coal Authority is pleased to see that the wording of this policy (IN2 e and g) has taken account of the previous comments made.

#### Summary of Nottingham City Council Response

1. Comments noted
2. Comments noted

Policy IN3: Hazardous Installations and Substances	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

Policy IN4: Developer Contributions	
Number of Consultees - 2	Number of Responses - 3
List of Consultees who responded  3818 - Network Rail 3875 - Future Generation	

### Summary of Comments

1. Network Rail highlight that the level of land allocations could result in increased rail usage. It would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It would benefit the plan to state funding to support increased connectivity required to support the development will be sought via developer contributions.
2. Future Generation noted general support for approach in Policy IN4, which provides an overview of likely developer contributions.
3. Future Generation noted that developer contributions under Policy IN4 need to meet the relevant planning tests.

### Summary of Nottingham City Council Response

1. The justification text for Policy IN4 sets out that contributions from a particular development will be fairly and reasonably related in scale and kind to the relevant scheme and directly related to the development. Amendment is not considered necessary in response to the comment made.
2. Support noted.
3. The policy makes it clear that reasonable costs of new infrastructure or services will be sought to make the development acceptable in planning terms. These contributions will be fair and reasonable in scale and type of development and directly related to the development.

Policy SA1: Site allocations	
Number of Consultees -2	Number of Responses - 2
List of Consultees who responded	
2989 - Ashfield District Council	
3702 - Deancoast Ltd	

### Summary of Comments

1. Ashfield District Council confirms that at its Examination Hearings that Hucknall, within Ashfield, will contribute 10 ha of employment land (industrial/warehousing) towards Nottingham City requirements.
2. Deancoast Ltd Consider that supporting text to SA1 is insufficient to address concerns regarding delivery of the City Council's minimum housing requirements. The plan is considered unsound owing to lack of supply of development land/ reliance on small SHLAA sites, unrealistic windfall allowance and delivery buffer. Delivery assumptions are unrealistic. Council should produce updated housing trajectory with more realistic delivery rate assumptions/windfall allowances and provide a buffer of at least 20%. A shortfall should be identified. Council should work with neighbouring authorities to meet need in Nottingham Housing Market Area in full. Greater flexibility should be applied on developer contributions to help delivery of 'marginal' sites.

### Summary of Nottingham City Council Responses

1. Support noted.
2. The Council's record of delivery against the Core Strategy shows housing requirements have been exceeded to date. Given a housing land supply significantly in excess of the required 5 years, and a buffer over the Plan period to allow for the slower than anticipated delivery, it is considered the Plan provides for sufficient housing to meet requirements. Good progress is being made on Strategic Sites. Many of the sites allocated are in the control of the City Council/are part of its regeneration programme. They are either being sold for private development, developed by the City Council's regeneration company Blueprint, or built out by the City Council's Arms Length Management Organisation, Nottingham City Homes, providing a high degree of certainty that sites will be delivered within the Plan period. The windfall rates are reasonable/conservative given the urban nature of Nottingham and monitoring of past rates, and emphasis on family housing is reflected in the housing provision figures for the allocated sites. It is therefore not accepted that the plan will fail to deliver sufficient housing over the plan period. In addition, all relevant policies reference viability as a consideration to ensure delivery is not compromised.

Appendix 1 – Parking Guidance	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

Appendix 2 – Schedule of Proposed Transport Network Schemes and Status forming part of Policy TR2	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded  N/A	

Appendix 3 – Housing Delivery	
Number of Consultees 1	Number of Responses 1
List of Consultees who responded	
3780 Nottinghamshire County Council Pension Fund	

#### Summary of Comments

1. Nottinghamshire County Council Pension Fund consider the number of dwellings proposed at PA35 to be below what is achievable. Propose that the plan clarify that the dwelling thresholds are indicative only, or include their higher residential capacity.

#### Summary of Nottingham City Council Responses

1. Agreed and amendment proposed

Appendix 4 – Employment Delivery	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

Appendix 5: Retail Delivery	
Number of Consultees - 1	Number of Responses - 1
List of Consultees who responded	
3160 - Intu Properties PLC	

#### Summary of Comments

1. Appendix is not consistent with the allocation of PA34 for convenience retail, as it is not specific about the type of retail. Appendix 5 needs bringing into line with allocation.

#### Summary of Nottingham City Council Responses

1. Agreed, and amendment proposed.

Appendix 6 – Methodology for Determining Areas with a ‘Significant Concentration’ of Houses in Multiple Occupation/Student Households	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded  N/A	

Appendix 7: Schedule of Caves forming part of Policy HE2	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

Whole Document	
Number of Consultees - 20	Number of Responses - 32
List of Consultees who responded	
<p>188 - Mr J Potter                  259 - Broxtowe Borough Council                  311 - Historic England (East Midlands) (East Midlands)                  431 - Nottinghamshire Wildlife Trust                  1036 - Mr Trevor Rose                  1602 - Melton Borough Council                  2560 - Mr W Staniforth                  2717 - Office of Rail and Road                  3001 - British Sign and Graphics Association                  3490 - Mr T Huggon Open Spaces Champion                  3517 - Nottingham Park Estate Ltd                  3602 - Canal &amp; River Trust                  3814 - National Grid                  3818 - Network Rail                  3826 - Mr Ben Buckton                  3829 - Mr David Smith                  3830 - Mr Mark Hopkins                  3878 - Gladman Developments                  3884 - Linda Woolf                  3891 - Mr Matt Boam</p>	

#### Summary of Comments

1. Objection to some changes to Green Belt boundaries in the Clifton area.
2. Several consultees confirmed that they have no further comments to make.
3. Several consultees confirmed that they support changes made at Revised Publication.
4. Several consultees commented that their previous comments are still relevant.
5. The LAPP should consider 'Ecosystem Services' and the value of them.
6. A biodiversity SPD should be prepared.
7. Local Plans should be developed by the community, not by the Council.
8. Several consultees consider there has been inadequate consultation on the Plan, and request a specific site meeting.

#### Summary of Nottingham City Council Responses

1. The reasoning for changes is set out in the Green Belt Background Paper, and are considered to be 'exceptional circumstances' as required by the NPFF.
2. Noted.
3. Noted.
4. Noted.

5. Ecosystem Services are addressed by many policies in the Local Plan, but a specific reference to them is not considered necessary.
6. The need for a biodiversity Supplementary Planning Document is being kept under review.
7. Local Plans are a legal requirement. There is provision for Neighbourhood Forums to prepare Neighbourhood Plans.
8. Specific site meeting held 09/11/2017.

section three Development Management Policies – Sustainable Growth	
Number of Consultees - 1	Number of Responses - 1
List of Consultees who responded 431 - Nottinghamshire Wildlife Trust	

#### Summary of Comments

1. National Wildlife Trust supports the change at paragraph 3.2.

#### Summary of Nottingham City Council Response

1. Support is noted.

section four Development Management Policies – Places For People	
Number of Consultees - 1	Number of Responses - 1
List of Consultees who responded  53 – National Federation of Gypsy Liaison Groups (Yarwood)	

#### Summary of Comments

1. Plan is seen as unsound, as it does not meet the needs of Gypsies and Travellers. Oppose the deletion of paragraph 4.67 and 4.68, and should be re-installed after new paragraph 4.64d.

#### Summary of Nottingham City Council Response

1. Most content of the deleted paragraphs will be incorporated into the replacement paragraphs. Further amendments to paragraph 4.6g reinstating deleted text.

section five Development Management Policies – Our Environment	
Number of Consultees - 1	Number of Responses - 2
List of Consultees who responded	
838 – Sport England	

#### Summary of Comments

1. Sport England note that under the revised PPS there has been wider review of Artificial Grass Pitches in the city and wider conurbation. They ask how the allocation of new AGP under the Parklife project is to be covered.
2. They would like reference to be given to their 'Active Design' guide (October 2015). It can help address policies EN3, DE2, DE4, LS2, TR3 and EN5 and deliver the outcomes identified in Heath Impact Assessments and the Nottinghamshire Planning and Health Protocol.

#### Summary of Nottingham City Council Response

1. There is no requirement to allocate land specifically for new 3g pitches as they can be located at existing facilities.
2. Agreed to add reference to Sport England's guidance 'Active Design' (October 2015) in the plan.

Section six Development Management Policies – Making it Happen	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

Policies Map Changes	
Number of Consultees - 4	Number of Responses - 4
List of Consultees who responded  3704 - The Co-operative 3160 – Intu Properties PLC 3410 – Mr J. Rhodes, General Manager, River Crescent 188 – Mr J. Potter	

### Summary of Comments

1. Co-op objected to the removal of the CONI from site PA39.
2. Whilst changes suggested at Publication stage to the Primary Shopping Frontages are reflected in the Schedule of Changes, the Policies Map and Figure 2 have not been changed.
3. The drawing PA85 Waterside - Trent Lane, Park Yacht Club shows the red line of the boundary encompassing a part of land belonging to the River Crescent Development. The area that intrudes onto the River Crescent land is where planning permission was granted for a visitor's car park. It is requested that the red line be corrected.
4. A resident questioned why Fairham Brook (between Clifton Lane and the confluence of the River Trent) and Long Plantation are not Local Wildlife Sites.

### Summary of Nottingham City Council Response

1. Revised Publication change PMC26 (which extends the boundary of the CONI over the site) dealt with this change to the CONI at site PA39. This representation is now superseded by representation 5468.
2. The Policies Map and Figure 2 were not updated at Revised Publication stage, Policies Map changes were instead set out in the Schedule of Changes. The next revision of the Policies Map (for Submission) will include these changes, and Figure 2 will be updated prior to adoption.
3. Agree and amendment proposed.
4. Local Wildlife Sites (LWS) are designated based on a set of criteria developed by the LWS Panel. The Records Centre has advised that the Fairham Brook LWS has historically been mapped to the current boundary so they may look to extend this at the next update.

Omission Sites	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded N/A	

Omission Policies	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

Miscellaneous Comments	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded  N/A	

Other	
Glossary	
Number of Consultees - 1	Number of Responses - 1
List of Consultees who responded	
2989 – Ashfield District Council	

### Summary of Comment

1. Ashfield District Council comment on Glossary Term Housing Market Area (HMA) - 'The area covered by the Aligned Core Strategy. The area includes the whole council areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe, together with the Hucknall part of Ashfield'. The evidence base identifies that there are strong links between Hucknall and the City of Nottingham. Under these circumstances the Glossary should be amended to reflect the authorities forming the Nottingham Core HMA but identifying Hucknall's strong links to the Nottingham Core HMA.

### Summary of Nottingham City Council Response

1. It is agreed to amend the definition to:

**Housing Market Area (HMA)** – Geographical area defined by household demand and preferences for housing. They reflect the key functional linkages between places where people live and work. For Greater Nottingham the area is covered by the individual Aligned Core Strategies for the whole council areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe and is known as the Nottingham Core HMA. The Hucknall part of Ashfield has strong links to the Nottingham Core HMA but falls within the Nottingham Outer Housing Market Area.

Irrelevant to Local Plan	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded N/A	

Housing Background Paper	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

Green Belt Background Paper	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded N/A	

Transport Background Paper	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

Site Assessment Background Paper	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded N/A	

Minerals Background Paper	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded N/A	

Infrastructure Delivery Plan	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

Sustainability Appraisal	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

Equality Impact Assessment	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded N/A	

Duty To Cooperate	
Number of Consultees - 0	Number of Responses - 0
List of Consultees who responded N/A	

## Figure 2 Representations at Revised Publication Stage by Site.

Site	Number of Respondents	Number of Responses
PA1 Bestwood Road - Former Bestwood Day Centre	1	1
PA2 Blenheim Lane	1	1
PA3 Eastglade, Top Valley – Former Eastglade School Site	1	2
PA4 Linby Street/Filey Street	1	2
PA5 Ridgeway – Former Padstow School Detached Playing Field	1	2
PA6 Beckhampton Road – Former Padstow School Detached Playing Field	4	7
PA7 Hucknall Road/Southglade Road – Southglade Food Park	1	1
PA8 Eastglade Road – Former Padstow School Site	2	2
PA9 Edwards Lane – Former Haywood School Detached Playing Field	1	1
PA10 Piccadilly – Former Henry Mellish School Playing Field	0	0
PA11 Stanton Tip – Hempshill Vale	2	3
PA12 Highbury Road – Former Henry Mellish School Site	0	0
PA13 Edwards Lane – Former Haywood School Site	0	0
PA14 Arnside Road – Former Chronos Richardson	0	0
PA15 Bulwell Lane – Former Coach Depot	0	0
PA16 Woodhouse Way – Nottingham Business Park North	1	1
PA17 Woodhouse Way – Woodhouse Park	1	2
PA18 Vernon Road – Former Johnsons Dyeworks	2	4
PA19 – Lortas Road	0	0
PA20 Haydn Road/Hucknall Road – Severn Trent	0	0

Site	Number of Respondents	Number of Responses
Water Depot		
PA21 Mansfield Road – Sherwood Library	2	8
PA22 Western Boulevard	0	0
PA23 Radford Road -Former Basford Gasworks	0	0
PA24 College Way – Melbury School Playing Field	3	4
PA25 Chingford Road Playing Field	2	2
PA26 Denewood Crescent – Denewood Centre	1	1
PA27 Wilkinson Street – Former PZ Cussons	1	1
PA28 Ransom Road – Hine Hall	0	0
PA29 Bobbers Mill Bridge – Land Adjacent to Bobbers Mill Industrial Estate	0	0
PA30 Bobbers Mill Bridge – Bobbers Mill Industrial Estate	2	2
PA31 Ascot Road – Speedo	0	0
PA32 Beechdale Road – South of Former Co-op Dairy	1	1
PA33 Chalfont Drive – Former Government Buildings	1	2
PA34 Beechdale Road – Former Beechdale Baths	1	1
PA35 Woodyard Lane - Siemens	1	2
PA36 Russell Drive – Radford Bridge Allotments	3	3
PA37 Robin Hood Chase	0	0
PA38 Carlton Road – Former Castle College	0	0
PA39 Carlton Road – Former Albany Works Site and Co-op	1	2
PA40 Daleside Road – Former Colwick Service Station	0	0
PA41 Alfreton Road – Forest Mill	1	1
PA42 Ilkeston Road – Radford Mill	0	0
PA43 Salisbury Street	0	0

Site	Number of Respondents	Number of Responses
PA44 Derby Road – Sandfield Centre	0	0
PA45 Prospect Place	0	0
PA46 Derby Road – Former Hillside Club	0	0
PA47 Abbey Street/Leengate	0	0
PA48 Queens Drive – Land adjacent to the Portal	0	0
PA49 NG2 West – Enterprise Way	0	0
PA50 NG2 South – Queens Drive	0	0
PA51 Riverside Way	0	0
PA52 University Boulevard – Nottingham Science and Technology Park	0	0
PA53 Electric Avenue	0	0
PA54 Boots	1	1
PA55 Ruddington Lane – Rear of 107 - 127	1	1
PA56 Sturgeon Avenue – The Spinney	5	5
PA57 Clifton West	2	7
PA58 Green Lane – Fairham House	0	0
PA59 Farnborough Road – Former Fairham Comprehensive School	2	6
PA60 Victoria Centre	3	3
PA61 Royal Quarter – Burton Street, Guildhall, Police Station and Fire Station	1	1
PA62 Creative Quarter – Brook Street East	1	1
PA63 Creative Quarter – Brook Street West	0	0
PA64 Creative Quarter – Sneinton Market	0	0
PA65 Creative Quarter – Bus Depot	0	0
PA66 Castle Quarter, Maid Marian Way – College Site	5	47
PA67 Broadmarsh Centre	4	7

Site	Number of Respondents	Number of Responses
PA68 Canal Quarter – Island Site	0	0
PA69 Canal Quarter – Station Street/Carrington Street	0	0
PA70 Canal Quarter – Queens Road, East of Nottingham Station	0	0
PA71 Canal Quarter – Sheriffs Way, Sovereign House	0	0
PA72 Canal Quarter – Waterway Street	1	1
PA73 Canal Quarter – Sheriffs Way/Arkwright Street	0	0
PA74 Canal Quarter – Arkwright Street	0	0
PA75 Canal Quarter – Crocus Street, Southpoint	0	0
PA76 Waterside – London road, Former Hartwells	0	0
PA77 Waterside – London Road, Eastcroft Depot	0	0
PA78 Waterside – London Road, South of Eastcroft Depot	0	0
PA79 Waterside – Iremonger Road	0	0
PA80 Waterside – Cattle Market	0	0
PA81 Waterside – Meadow Lane	0	0
PA82 Waterside – Freeth Street	2	4
PA83 Waterside – Daleside Road, Trent Lane Basin	3	5
PA84 Waterside – Daleside Road, Eastpoint	0	0
PA85 Waterside – Trent Lane, Park Yacht Club	0	0
PA86 Thane Road – Horizon Factory	2	2

## Individual Site Representations Summaries

PA1 Bestwood Road – Former Bestwood Day Centre	
Number of Respondents - 1	Number of Responses - 1
List of Consultees who responded	
431 – Nottinghamshire Wildlife Trust	

### Summary of Comments

1. Consultee notes that the Development Principles contains reference to biodiversity assets.

### Summary of LA Response

1. Comments noted. Site has planning for residential development.

PA2 Blenheim Lane	
Number of Respondents - 1	Number of Responses - 1
List of Consultees who responded	
431 – Nottinghamshire Wildlife Trust	

#### Summary of Comments

1. Nottinghamshire Wildlife Trust acknowledge that the Development Principles recognise Local Wildlife Sites but further reference should be made to other features of ecological interest/sensitivity.

#### Summary of Nottingham City Council Response

1. The Development Principles set out that there are opportunities to protect and enhance Blenheim Lane Hedgerows and Bulwell Hall Park Local Wildlife Sites close by. In addition, the Development Principles state that soft landscaping and retained or replacement hedgerow planting around the boundary should be incorporated to compensate for loss of semi-natural habitats.

PA3 Eastglade, Top Valley – Former Eastglade School Site	
Number of Respondents - 1	Number of Responses -2
List of Consultees who responded	
431 - Notts Wildlife Trust (NWT)	

#### Summary of Comments

1. NWT welcomes proposals to retain a proportion of the site as open space.
2. NWT notes that the Development Principles mentions improvement of local LWS/LNRs, but points out they cannot see any nearby.

#### Summary of Nottingham City Council Response

1. Comments noted
2. There are several sites within this area where the Open Space requirements have been considered as a result of proposed development. The Development Principles set out that appropriate mitigation could consist of improved green corridors, new allotments, improvement of local LWS/LNRs, new equipped play area, creation of additional accessible open space elsewhere. These could be offsite hence the reference to improvement of local LWS/LNRs

PA4 Linby Street/Filey Street	
Number of Respondents - 1	Number of Responses - 2
List of Consultees who responded	
5405 - Notts Wildlife Trust	

#### Summary of Comments

1. Welcomes the area of semi-natural habitat to protect and enhance the adjacent River Leen Local Wildlife Site.
2. Requests that measures should be secured to fund the management of the proposed buffer in perpetuity.

#### Summary of Nottingham City Council Response

1. Support noted
2. Management of the buffer has already been considered through the planning permission.

PA5 Ridgeway – Former Padstow School Detached Playing Field	
Number of Respondents - 1	Number of Responses - 2
List of Consultees who responded	
431- Nottinghamshire Wildlife Trust (NWT)	

#### Summary of Comments

1. NWT welcomes proposal to retain proportion of site as open space.
2. NWT notes that Sandy Banks LWS and LNR is less than 250m south east but there appears to be no habitat connectivity between PA5 and this site.

#### Summary of Nottingham City Council Response

1. Support noted
2. There are several sites within this area where the Open Space requirements have been considered as a result of proposed development. The Development Principle sets out that appropriate mitigation could consist of improved green corridors, new allotments, improvement of local LWS/LNRs, new equipped play area, creation of additional accessible open space elsewhere. These could be offsite.

PA6 Beckhampton Road – Former Padstow School Detached Playing Field	
Number of Respondents - 4	Number of Responses - 7
List of Consultees who responded	
431 - Mr Ben Driver Southern, Conservation Officer Nottinghamshire, Wildlife Trust	
838 - Mr Steve Beard, Sport England	
3864 - Basford and Bestwood Area Committee 2	
3879 - Mr Anthony Blay	

### Summary of Comments

1. Notts Wildlife Trust would welcome opportunity to improve biodiversity value of the site and retain much of it as open space.
2. Sport England raises concerns on how the allocation of a Community Sports Hub should be taken forward in light of the revised Playing Pitch Strategy.
3. Community representative considered that if the Sports Hub does not materialise, could the land be protected as open space due to the amount of open space being lost to housing in the area.
4. Respondent does not believe that existing road and schools infrastructure can cope with new housing envisaged.
5. Respondent objects to losing green space and amenities due to this site allocation.
6. Respondee does not consider that adequate consultation has been taken into account.
7. Respondent states that he has heard that the site needs to be decontaminated due to asbestos.

### Summary of Nottingham City Council Response

1. Support noted
2. The Revised Playing Pitch Strategy is currently emerging. It demonstrates that there is no demand from any of the Sporting Governing Bodies for a community Sports Hub. It considers that future demand, particularly from football could be incorporated into improved facilities at the adjacent Southglade site. As such there is no longer a requirement to allocate a community sports hub. In light of this a revised Open Space Toolkit has been undertaken for the site and surrounding sites (PA3 Eastglade, Top Valley - Former Eastglade School Site, PA5 Ridgeway - Former Padstow School Detached Playing Field, PA8 Eastglade Road - Former Padstow School Site and PA9 Edwards Lane - Former Haywood School Detached Playing Field). This confirms that there is sufficient Open Space provision within the wider area subject to provision in these allocations for new community access to land retained for open space. As such, PA6 can be released for development and reference in the other Development Principles to be updated to remove the need for a community Sports Hub at PA6.

3. Allocation of this site, alongside many brownfield sites, is required to help to meet the Council's objectively assessed housing need. The site is considered suitable for development and has been subject to a Site Assessment, Sustainability Appraisal, and consultation with statutory bodies. The site is in an area of low flood risk and within a residential area. Since the Revised Publication version of the plan was published a revised Playing Pitch Strategy is emerging. This demonstrates that the site is "... no longer used or required for formal sport provision. Former school playing field now lapsed. Previously accommodated approximately four to five grass pitches, was originally identified as a potential site for development of a Sports Hub however it is no longer required to be retained for formal sport use and can be released for development." A revised Open Space Toolkit has been produced for the wider area which examines the Open Space requirements for a number of sites (PA3, PA5, PA6, PA8 and PA9). This shows that there is sufficient Open Space and that part of the site can be developed. It is therefore proposed to allocate the site for residential development and safeguarding some of the site for publically accessible open space.
4. The site is in a sustainable location and is close to existing public transport networks. A full transport assessment will be carried out on all of the site allocations and submitted as part of any planning applications coming forward on sites and issues addressed via this process. Nottingham City Council has a duty to assess and support the development of sufficient education provision to meet the needs of local populations. Any needs identified for expansion of education facilities in the area will be addressed via S.106 contributions as part of the detailed planning application process.
5. The development principles for this site state that open space will be included as part of any development on this site. Sport England will be consulted on any future planning application for this site and any needs identified for sporting amenities addressed as part of this process.
6. There have been four consultation periods on the Land and Planning Policies document to date. The consultation methods, responses and actions, which have occurred as a result of the consultation exercises, have been written up in the Reports of Consultation. All of the consultation exercises have been conducted in line with planning regulations and the City Council's Statement of Community Involvement.
7. Any contamination issues will be taken into account during the planning application process. Furthermore, the development principles for the site state that it is within a Hazardous Installation Consultation Zone and so advice from the Health and Safety Executive will need to be sought prior to any development commencing.

PA7 Hucknall Road/Southglade Road – Southglade Food Park	
Number of Respondents - 1	Number of Responses - 1
List of Consultees who responded	
431 - Mr B Driver, Southern Conservation Officer, Nottinghamshire Wildlife Trust	

### Summary of Comments

1. Notts Wildlife Trust restate that this is a 'private nature reserve area' and although unaware of ecological value, aerial photography suggests that there may be some ecological interest. In addition they note that the site buffers and extends the designated Hucknall Road Linear Walkway Local Nature Reserve (LNR) and this function would be lost through the development of the site. Careful consideration should be given to the impact that this allocation could have on the existing LNR through loss of adjacent habitat. They wish to object to this allocation.

### Summary of Nottingham City Council Response

1. The site is owned by Nottingham City Council and retained for regeneration and redevelopment following its allocation for employment development in the Adopted Local Plan. This is the last parcel of land to be developed as part of a much larger site. At the planning application stage any biodiversity interest on the site will be considered in full. The site is near Hucknall Walkway LNR, but is not connected to it.

PA8 Eastglade Road – Former Padstow School Site	
Number of Respondents - 2	Number of Responses - 2
List of Consultees who responded	
431 - Nottinghamshire Wildlife Trust	
3864 - Basford and Bestwood Area Committee 2	

### Summary of Comments

1. Notts Wildlife Trust note that if PA08 is developed they would wish to see retention of much open space and strong GI links provided to the LNR and LWS otherwise the sites would be cut off, adversely affecting the ecological function and could harm this site. Request management agreement is secured to appropriate management.
2. Committee asked why the site includes the Community Centre. Representations were made last time to exclude it and they consider it needs to be protected.

### Summary of Nottingham City Council Response

1. Development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors; new allotments; new equipped play area; links to and improvement of local LWS/LNR at Sunrise Hill. The Development Principles also states that development should also include publically accessible on site open space.
2. The allocations site boundary is drawn wide to allow for comprehensive redevelopment of the site. However, the Development Principles state that the existing youth facility to be retained or relocated in a suitable and appropriate location.

PA9 Edwards Lane – Former Haywood School Detached Playing Field	
Number of Respondents 1	Number of Responses 1
List of Consultees who responded	
431 - Notts Wildlife Trust	

#### Summary of Comments

1. NWT request that in any development strong Green Infrastructure links with Sandy Banks Local Nature Reserve (LNR) are created along habitats to complement those on the LNR.

#### Summary of Nottingham City Council Response

1. Development of this site will include mitigation measures to increase the quality and ecological value of open space in the area. The mitigation could consist of improvement of LWS/LNRs in the area.

PA10 Piccadilly – Former Henry Mellish School Playing Field	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA11 Stanton Tip – Hempshill Vale	
Number of Respondents - 2	Number of Responses - 3
List of Consultees who responded	
431 - Notts Wildlife Trust	
2463 - Mr Geoffrey Jebbett	

#### Summary of Comments

1. NWT are concerned that development will have a negative impact on existing habitats on the site. They would expect mitigation or compensation be provided for any habitats lost.
2. NWT consider that if any development proposals do come forward they will need to be informed by detailed ecological assessment and provide an adequate mitigation/compensation scheme in line with Policy ENV6.
3. A local resident is concerned that development on the site would cause destruction of wildlife habitat.
4. A local resident is concerned that development on the site would increase traffic.

#### Summary of Nottingham City Council Response

- 1, 2 & 3 The level of development proposed will allow for a significant amount of land to remain available for retention and enhancement of biodiversity interest. The Development Principles set out the significant opportunities to enhance and create habitats both within and beyond the site.
4. The existing strategic highways network can accommodate the traffic generated from this development. Detailed access and highways issues will be considered through the Development Management process.

PA12 Highbury Road – Former Henry Mellish School Site	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA13 Edwards Lane – Former Haywood School Site	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA14 Arnside Road – Former Chronos Richardson	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA15 Bulwell Lane – Former Coach Depot	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA16 Woodhouse Way – Nottingham Business Park North	
Number of Respondents - 1	Number of Responses - 1
List of Consultees who responded	
1817 - Wilson Bowden	

#### Summary of Comment

1. Wilson Bowden does not object to site removal as a result of HS2 Safeguarding. In the unlikely event that HS2 does not proceed, they reserve the right to reintroduce development proposals to the site.

#### Summary of Nottingham City Council

1. Noted. Local Plan monitoring and review will ensure that allocations are appropriate

PA17 Woodhouse Way – Woodhouse Park	
Number of Respondents - 1	Number of Responses - 2
List of Consultees who responded	
431 - Notts Wildlife Trust (NWT)	

#### Summary of Comments

1. NWT consider that as the majority of the site is built out this should be reflected in the Development Principles for the site.
2. NWT considers that further enhancements could be included within the Development Principles to enhance biodiversity and habitat corridors.

#### Summary of Nottingham City Council Response

1. Site likely to be removed by Adoption due to completions. Completions have been reflected in amendments to Appendix 3 on housing delivery.
2. The site already has planning permission for residential development and is mostly built out. Issues of Green Infrastructure, biodiversity and habitat corridors would have been considered at the planning application stage.

PA18 Vernon Road – Former Johnsons Dyeworks	
Number of Respondents - 2	Number of Responses – 4
List of Consultees who responded	
431 - Notts Wildlife Trust	
3869 - Ms Angela Walsh	

### Summary of Comments

1. Notts Wildlife Trust supports the Development Principle of enhancing the ecological value of the Day Brook, and the proposed strip along the water course. They no longer object to this allocation
2. Notts Wildlife Trust considers the 8m proposed strip along the Day Brook should be 15m to provide a stronger green corridor.
3. Concerned that Althorpe Grove, Francis Grove and Rydal Grove would be opened up to allow through traffic and access to the site. Consider it would be better to access the site from Vernon Road where the original entrance to the site would have been.
4. Concerned that the trees on site and those that run along the edge of the waterway, may be cut down.

### Summary of Nottingham City Council Response

1. Support noted
2. Development principles seek to enhance the ecological value of Day Brook. An 8m easement is required by the Environment Agency for maintenance and access. Precise details and width will be determined at the planning application stage.
3. Access considerations will be dealt with at planning application stage.
- 4, Policy EN7 seeks to protect trees and their merit/value will be assessed at the planning application stage.

PA19 – Lortas Road	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded  N/A	

PA20 Haydn Road/Hucknall Road – Severn Trent Water Depot	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA21 Mansfield Road – Sherwood Library	
Number of Respondents - 2	Number of Responses - 8
List of Consultees who responded	
3873 – Ms A Denholm	
3880 – Ms H Pearson	

### Summary of Comments

1. If a large building was constructed opposite the houses on Mansfield Street, it would have a significant impact on the amount of light the houses get.
2. There are at least 20 mature cherry trees within the site and one mature birch tree directly outside the library. These are well loved local landmarks. It would be very disappointing if these were felled as part of the development.
3. The proposal to close the car park may have a knock on effect to residents parking. The synagogue for example is very dependent on the car park for their congregation.
4. Mansfield Street is narrow and can be almost impassable when work is being undertaken, e.g. Severn Trent Water work. This would need to be considered carefully in terms of residents access during potentially lengthy building work.
5. Resident objects to allocation.
6. Concerns over height of proposed structure. The current buildings are only one and two storey and set away from Mansfield Street. Light would be greatly affected by a new structure, as would privacy. It would be out of scale with the environment.
7. Concerned about parking on Mansfield Street. It is always busy as it is and the car park is always full. Commuters park there to get the bus into town. The removal or reduction of this much relied on facility will result in more parking on Mansfield Street. This would include current and new commuters, visitors, workers and residents.
8. The car park was originally going to be retained but it sounds like this is no longer the case. This is very concerning and contrary to the first notification from the Council.

### Summary of Nottingham City Council Response

1. There is no detail regarding height and positioning of any proposed buildings as part of the site allocation. Residential amenity including any issues of light will be considered at planning application stage as part of the development management process.
2. Policy EN7 seeks to protect trees and their merit will be assessed at the planning application stage as part of the development management process.
3. Development principles for the site state that "adequate parking should be ensured as part of development proposals." And this will be considered further at the planning application stage as part of the development management process.
4. Highways issues will be considered at the planning application stage when conditions can be applied to ensure the safety and efficiency of the highway is not compromised during the construction works.
5. Objection noted.

6. There is no detail regarding height and positioning of any proposed buildings as part of the site allocation. Residential amenity including any issues of light and privacy will be considered at the planning application stage as part of the development management process.
7. Development principles for the site state that "adequate parking should be ensured as part of development proposals." Design, layout and access considerations will be detailed through planning application as part of the development management process.
8. Development principles were amended in the Revised Publication Document from "potential to retain the car park as part of development proposals" (in the Publication Document) to "adequate parking should be ensured as part of development proposals." This was to give increased certainty that there will be adequate parking provision as part of a development scheme.

PA22 Western Boulevard	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA23 Radford Road -Former Basford Gasworks	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded  N/A	

PA24 College Way – Melbury School Playing Field	
Number of Respondents - 3	Number of Responses - 4
List of Consultees who responded	
3147 - West Area Committee (Mark Leavesley)	
3753 - Mr Timothy Strangeway	
3756 - Mr David Fordham	

### Summary of Comments

1. Area Committee member considers that restricted access just from College Way will isolate the site.
2. A local resident states that the developers of the site in Broxtowe told the local residents 10 years ago that the site off College Way was unsuitable for development.
3. Concern about access, particularly if off College Way. Suggests that a wall be built to prevent access to the Bilborough College residential estate concerned about impact on property values and crime, especially if it is social housing.
4. A resident is pleased with the changes regarding the safety area for the students at Melbury School.

### Summary of Nottingham City Council Response

- 1-3. The site is considered suitable for residential development and on site open space, and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies. Development Principles require that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Detailed design matters including crime and the relationship of development to adjacent housing will be considered at Planning Application stage.
4. Support noted.

PA25 Chingford Road Playing Field	
Number of Respondents - 2	Number of Responses - 2
List of Consultees who responded  431 - Nottinghamshire Wildlife Trust 3147 - West Area Committee	

#### Summary of Comments

- 1 Welcomes that the Development Principles include the requirement for semi-natural open space.
- 2 It is considered that the proposed entrance to the site not very wide consideration should be given to gaining access from Wigman Road.

#### Summary of Nottingham City Council Response

- 1 Comments noted.
- 2 Design, layout and access considerations will be considered through the development management process.

PA26 Denewood Crescent – Denewood Centre	
Number of Respondents - 1	Number of Responses - 1
List of Consultees who responded  3147 - West Area Committee (Mark Leavesley)	

Summary of Comments:

1. Area Committee member considers that there is little demand in the area for low income family housing, and what's needed is an elderly village bungalow development – there are lots of elderly people in the area.

Summary of Nottingham City Council Response

1. The Development Principles facilitate such development and refer to specialist housing to meet the needs of the elderly.

PA27 Wilkinson Street – Former PZ Cussons	
Number of Respondents - 1	Number of Responses - 1
List of Consultees who responded  3861 – Nottingham Trams Ltd.	

Summary of Comments:

1. Development Principles for the site should make reference to the need to take into account the site's relationship with the NET system. The site is directly opposite the main depot for the NET system and traffic flows in the vicinity are critical.

Summary of Nottingham City Council Response

1. Agree and amendments to the Development Principles have been made accordingly.

PA28 Ransom Road – Hine Hall	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded N/A	

PA29 Bobbers Mill Bridge – Land Adjacent to Bobbers Mill Industrial Estate	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA30 Bobbers Mill Bridge – Bobbers Mill Industrial Estate	
Number of Respondents - 2	Number of Responses - 2
List of Consultees who responded	
0431 - Nottinghamshire Wildlife Trust	
3882 - Indigo Planning	

#### Summary of Comment

1. Notts Wildlife Trust notes the opportunity to remove culvert in order to provide continuous open space along the River Leen. Any green space corridor should be as wide as possible, in line with the 'Development Principles'.
2. Indigo Planning considers site unsuitable for residential development due to existing flooding issues (largely within Flood Zone 3), with existing culvert through part of the site. Not deliverable and therefore the draft Local Plan Part 2 is unsound. Site should instead be allocated for retail use (edge of centre) which would support nearby Bobbers Mill centre. Principle of retail here accords with the Retail Study in the evidence base. Retail would provide local facilities, investment and jobs.

#### Summary of Nottingham City Council Response

1. Comments noted.
2. This brownfield site is considered suitable for residential and employment development and has been subject to a Site Assessment, Sustainability Appraisal and consultation with statutory bodies. The site is considered to be out of Centre. The Environment Agency support this allocation subject to the mitigation measures.

PA31 Ascot Road – Speedo	
Number of Respondents - 0	Number of Responses - 0
Site Complete – Allocation deleted	

PA32 Beechdale Road – South of Former Co-op Dairy	
Number of Respondents - 1	Number of Responses - 1
List of Consultees who responded	
431 – Nottinghamshire Wildlife Trust	

#### Summary of Comment

1. Nottinghamshire Wildlife Trust notes that the site is located adjacent to a remnant part of a once much larger ancient woodland. Concerned that development could have indirect effects on the woodland and the species that it supports, such as bats. They suggest that if the site is redeveloped a buffer should be created along the woodland edge.

#### Summary of Nottingham City Council Response

1. This is now a much smaller site and does not directly abut Robin's Wood LWS and accords with a planning permission. It is not considered necessary to amend the Development Principles in this case.

PA33 Chalfont Drive – Former Government Buildings	
Number of Respondents - 1	Number of Responses - 2
List of Consultees who responded	
431 – Nottinghamshire Wildlife Trust	

#### Summary of Comments

1. Nottinghamshire Wildlife Trust suggests that this site be subject to detailed ecological survey as they are aware of nesting birds on site. They suggest that mitigation in the form of nest boxes should be incorporated into any new buildings and landscaping, along with retention of existing vegetation, to mitigate any adverse ecological impacts.
2. Nottinghamshire Wildlife Trust welcomes that the Development Principles sets out the aim to retain some grassland/trees including along the northern boundary.

#### Summary of Nottingham City Council Response

1. Planning permission has been granted and biodiversity on the site was fully considered.
2. Comments noted.

PA34 Beechdale Road – Former Beechdale Baths	
Number of Respondents - 1	Number of Responses - 1
List of Consultees who responded  3147 – West Area Committee	

#### Summary of Comments

1. Area Committee member considers that an underpass nearby attracts lots of anti-social behaviour and needs opening up.

#### Summary of Nottingham City Council Response

1. This is not considered a matter for the Local Plan. New development will be required to demonstrate that it enhances community safety, crime prevention and street activity. This issue has however been passed on to the Neighbourhood Development officer.

PA35 Woodyard Lane - Siemens	
Number of Respondents - 1	Number of Responses - 2
List of Consultees who responded	
3780 - Nottinghamshire County Council Pension Fund	

#### Summary of Comments

1. Support allocation for housing.
2. Reference to providing a community facility (D1) as part of the proposed use for site should be removed, as there is no requirement for a community facility on this site.

#### Summary of Nottingham City Council Response

1. Support noted.
2. Agreed to delete reference to community facilities.

PA36 Russell Drive – Radford Bridge Allotments	
Number of Respondents - 3	Number of Responses - 3
List of Consultees who responded  431 - Nottinghamshire Wildlife Trust 977 - Wollaton Vale Residents Association 2397 - Mr Paul Matosic	

### Summary Comments

1. Further ecological surveys should be undertaken prior development commencing.
2. Development of this site has been comprehensively examined.
3. Object to any plans that seek to build on green space within the city, in particular space which is set aside for allotments.

### Summary of Nottingham City Council Response

1. Planning permission for residential development was granted at appeal and ecological issues were examined.
2. Noted
3. The site has planning permission for residential development, which includes the protection and provision of allotments on part of the site.

PA37 Robin Hood Chase	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA38 Carlton Road – Former Castle College	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA39 Carlton Road – Former Albany Works Site and Co-op	
Number of Respondents - 1	Number of Responses – 2
List of Consultees who responded	
3704 - The Co-operative	

#### Summary of Comments

1. Proposed uses for PA39 render it non-deliverable. The proposed uses should include all main town centre uses.

#### Summary of Nottingham City Council Response

1. The allocation is for retail and residential use in order to ensure its viability and deliverability. Other main town centre uses are subject to other policies in the Plan, and may be acceptable subject to policy requirements.

PA40 Daleside Road – Former Colwick Service Station	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded  N/A	

PA41 Alfreton Road – Forest Mill	
Number of Respondents - 1	Number of Responses – 1
List of Consultees who responded 2397 - Mr P Matosic	

#### Summary of Comments

1. Resident objects to additional student accommodation and additional fast food outlets, as considers that the area is well equipped in this respect.

#### Summary of Nottingham City Council Response

1. The site has outline planning permission for up to 229 residential units and full planning permission for the erection of 81 residential units and 7 commercial premises.

PA42 Ilkeston Road – Radford Mill	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded  N/A	

PA43 Salisbury Street	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded  N/A	

PA44 Derby Road – Sandfield Centre	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded  N/A	

PA45 Prospect Place	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA46 Derby Road – Former Hillside Club	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA47 Abbey Street/Leengate	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA48 Queens Drive – Land adjacent to the Portal	
Number of Respondents - 0	Number of Responses - 0
Site Complete – Allocation deleted	

PA49 NG2 West – Enterprise Way	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded  N/A	

PA50 NG2 South – Queens Drive	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA51 Riverside Way	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA52 University Boulevard – Nottingham Science and Technology Park	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded  N/A	

PA53 Electric Avenue	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded  N/A	

PA54 Boots	
Number of Respondents - 1	Number of Responses - 1
List of Consultees who responded	
3876 - K Loewenthal (Chair) Lenton Drives and Neighbours Residents Association	

### Summary of Comments

1. Residents Association considers that the site is suitable for student accommodation. They feel the site could accommodate a large number of students as it has good transport links to the University of Nottingham and the City and no immediate neighbours. They propose that the site could accommodate both high-density purpose built student accommodation but also provision for C4 dwelling houses. By not providing student accommodation on this site, they consider it would be a missed opportunity to address damage to communities.

### Summary of Nottingham City Council Response

1. The Development Principles allow for residential (C3) and state that this could include an element of student accommodation (Sui Generis) subject to improved linkages to the University.

PA55 Ruddington Lane – Rear of 107 - 127	
Number of Respondents - 1	Number of Responses - 1
List of Consultees who responded	
3836 – Annette Perkins (resident)	

#### Summary of Comments

1. A resident considers that the planning application for 20 new dwellings between 107 and 119 Ruddington Lane is too intense, and that the boundary of PA55 should only be between 107 and 119 Ruddington Lane.

#### Summary of Nottingham City Council Response

1. The majority of this site now has planning permission for residential development and so the principle of development has been established.

PA56 Sturgeon Avenue – The Spinney	
Number of Respondents - 5	Number of Responses - 5
List of Consultees who responded  431 - Nottinghamshire Wildlife Trust 3146 - Area Committee 8 3795 - Landowner 3796 - Landowner 3877 - Landowner	

### Summary of Comments

1. The mature trees on the site provide important habitat links to the pond / LWS and wish to see any redevelopment restricted to the previously developed part of the site.
2. The slip road off the A453 could be widened onto the site as the road requires improvement.
3. The uses are narrow and should be widened to state: Residential specialist elderly or other specialist housing and/or family housing (C3)and/or student accommodation.

### Summary of Nottingham City Council Response

1. Allocation of the site reflects the previous planning permission. There are opportunities to improve Green Infrastructure. The Development Principles state that proposals should not adversely affect the Local Wildlife Site. However several trees are protected by TPOs and the impact on trees will be assessed at the planning application stage.
2. Access considerations will be considered through the development management process.
3. Student housing is not considered appropriate at this location due to the proximity to the care home.

PA57 Clifton West	
Number of Respondents - 2	Number of Responses - 8
List of Consultees who responded	
<p>3146 - Area Committee 8 (Mr N.McMenamin)  3733 - Mr Charles Hunt  3882 –Mr Lance Brooks  3863 – Mr S Thomas</p>	

### Summary of Comments

1. Area Committee 8 considers that the site should be accessed from Fox Covert Lane.
2. A consultee is disappointed that on inspection of his objections (to the publication version) there appears to have been no consideration to the points made, particularly the means of access
3. A consultee notes that the plan guidelines indicate that the plan will take upheaval to present residencies into account, but suggests this is not the case.
4. A consultee notes that the plan guidelines indicate that the plan will take difficulties in adding to existing traffic levels into account, but suggests this is not the case.
5. A consultee notes that the plan guidelines indicate that the plan will take noise levels, fumes and dust and their impact on existing families into account, but suggests this is not the case.
6. A consultee notes that the plan guidelines indicate that the plan will take issues relating to overlooking of properties and changes to environment into account, but suggests this is not the case.
7. Consultee objects to proposed allocation site PA57 Clifton West on basis that access should not be made from existing roads - Hawksley Gardens
8. Residents complains about not receiving a letter concerning the revised publication, and advise that they made a previous objection to the proposed allocation at PA57.

### Summary of Nottingham City Council Response

1. Access considerations will be considered through the development management process.
2. The points raised by the respondee at a previous phase of the plan have been taken into consideration. Issues of access will be addressed through the development management process and the policies of the Local Plan, including policy DE1 and DE2, should development proposals come forward.
3. Any impact of development on the amenity of existing residential properties will be addressed through the development management process and the policies of the Local Plan, including policy DE1, should development proposals come forward.

4. The impact of development on existing residential properties, including traffic levels, will be addressed through the development management process and the policies of the Local Plan, including policy DE2 with regard to traffic generation, and transport policies TR1 and TR2, which seek to minimise journeys by private car and ensure sufficient and safe operation of the existing highway, should development proposals come forward.
5. Any impact of development on noise levels, dust and fumes will be addressed through the development management process and the policies of the Local Plan, including policies DE1 and IN2, should development proposals come forward.
6. Issues of overlooking of properties and impact on the environment would be addressed through the development management process and the policies of the Local Plan, including policy DE1, should development proposals come forward.
7. The quantum of development proposed can in principle be accommodated on the existing highway network. Access will be addressed through the masterplanning and Development Management process.
8. The site is already allocated in the Adopted Local Plan for housing. It is considered suitable for allocation for residential development in this plan and has been subject to a Site Assessment, Sustainability Appraisal and consultation with Sport England and other statutory bodies.

PA58 Green Lane – Fairham House	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded  N/A	

PA59 Farnborough Road – Former Fairham Comprehensive School	
Number of Respondents - 2	Number of Responses - 6
List of Consultees who responded	
188 - Mr J Potter	
431 - Mr B Driver, Southern Conservation Officer, Nottinghamshire Wildlife Trust	

### Summary of Comments

1. A resident objects to the open-ended use-classes at PA59.
2. Notts Wildlife Trust supports the provision of improved publicly accessible greenspace and biodiversity and a green corridor of semi-natural habitat to connect the adjacent Fairham Brook Nature Reserve and Brecks Plantation, located to the west of Summer Wood Lane.
3. Notts Wildlife Trust wish to see green space/ corridors of habitat creation in around the pylons at the eastern boundary of the site. The Development Principles should make it clear that new Green Infrastructure corridors should provide strong with the adjacent Clifton Pastures development site in Rushcliffe.
4. Notts Wildlife Trust considers that developer contributions should be sort for the future management of the adjacent reserve.
5. Notts Wildlife Trust highlight the sensitivity of their office which is a Grade II listed building and raise concerns about impact on the setting of the building and through construction. They would like to see references in design principles in relation to this and for any development to be sensitive to the needs of neighbouring local residents.
6. Notts Wildlife Trust considers that sufficient parking should be provided on site due to existing parking issues in the area.

### Summary of Nottingham City Council Response

1. There are 3 use classes listed in the Development Principles – C3, B1 and D1.
2. Support noted.
3. The pylons lie outside of the site boundary, however the Development Principles encourage opportunities to improve the quality and quantum of publicly accessible open space to the south of the site and enhance habitats and green corridors via links to adjacent Fairham Brook Nature Reserve and Brecks Plantation (located to the west of Summer Wood Lane). The focus for new development would be the regeneration of the existing brownfield element of the site.
4. Policy IN4: Developer Contributions allows for reasonable costs of new infrastructure or services required as a consequence of the proposal. This could include open space in accordance with Policy EN2 and EN3, relevant site allocations.
5. This is a highly accessible cleared brownfield site in the City Centre, at low flood risk which is suitable for a mix of uses. The Development Principles set out that development should be carefully designed to preserve and enhance the Sneinton Market Conservation Area (which covers part of the site) and Listed Buildings nearby.

6. This is a highly accessible cleared brownfield site in the City Centre. A flexible approach to providing parking will be achieved by assessing the parking requirements of the development against the parking guidance.

PA60 Victoria Centre	
Number of Respondents - 3	Number of Responses - 3
List of Consultees who responded	
431 - Nottinghamshire Wildlife Trust	
2397 – Mr Paul Matosic	
3160 - Intu Properties PLC	

#### Summary of Comments

1. A consultee considers there is scope for further biodiversity measures on the site.
2. A resident considers the Victoria Centre should be demolished and rebuilt.
3. A consultee considers more emphasis should be given to north/south pedestrian links between the Victoria and Broadmarsh Centres.

#### Summary of Nottingham City Council Response

1. The site has planning permission and biodiversity measures would have been considered at application stage.
2. The site has planning permission.
3. Agreed, and amendment proposed.

PA61 Royal Quarter – Burton Street, Guildhall, Police Station and Fire Station	
Number of Respondents - 1	Number of Responses - 1
List of Consultees who responded	
3833 - Mr R Whittaker (Director), Oak Property Investments Ltd	

### Summary of Comments

1. The consultee considers that there is over provision of purpose built student accommodation within the City and promoting more at the this proposed site allocation would be unsustainable. The likely preponderance of studio apartments would also reduce the likelihood of finding a quality hotel operator for the site. They suggest the wording should revert back to how it was at the Publication Version stage.

### Summary of Nottingham City Council Response

1. The Development Principles were amended to include a wider range of town centre uses on the site given its central location with good sustainable transport links. The Council's monitoring has shown that there is in fact near full occupancy of purpose built student accommodation and further schemes are to be supported, in principle, in the right locations, particularly in the City Centre.

PA62 Creative Quarter – Brook Street East	
Number of Respondents - 1	Number of Responses - 1
List of Consultees who responded	
431 - Mr B Driver, Southern Conservation Officer, Nottinghamshire Wildlife Trust	

#### Summary of Comments

1. Notts Wildlife Trust raised concerns about being neighbours to the site. They state that they have numerous access points to the rear of their buildings, off Bedford Row and require continued vehicle and pedestrian access to these points during and post any development of site.

#### Summary of Nottingham City Council Response

1. The impact of this development on rear accesses will be considered at detailed planning application stage.

PA63 Creative Quarter – Brook Street West	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA64 Creative Quarter – Sneinton Market	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA65 Creative Quarter – Bus Depot	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded N/A	

PA66 Castle Quarter, Maid Marian Way – College Site	
Number of Respondents - 5	Number of Responses - 47
List of Consultees who responded	
<p>3826 - Mr B Buckton  3829 - Mr D Smith  3830 - Mr M Hopkins  3884 - Ms L Woolf  3891 - Mr M Boam</p>	

### Summary of Comments

1. Shared access exists to the rear of properties on Castle Gate and permission would be required for work affecting this area.
2. PA66 development borders a row of historic 17th century listed buildings along Castle Gate. This should be taken into consideration.
3. PA66 borders the rear of residential homes, this must be taken into consideration, taking account of privacy.
4. Disruption to residents through any development phase must be taken account - including noise, dust, access, parking etc.
5. No mention made of on street parking for residents.
6. Object to the inclusion of buildings above two stories tall due to impact views toward the castle and negating the works being undertaken to open up the castle area.
7. Object to any coach or bus parking being created whatsoever in the area.
8. Object to any inclusion of student accommodation.
9. Object to any office or retail space that will be open outside current working hours of Central College due to the impact on the residents of Castle Gate.
10. Request consideration for open park area to be considered for this space.

### Summary of Nottingham City Council Response

1. The proposed allocation is not a detailed development proposal, but establishes the principle of development. Issues relating to impact on an existing shared access will be considered at detailed application stage.
2. The development principles state that development should be sensitive to, and maximise opportunities provided by the historic environment. Policies HE2, DE1, and DE2 will also apply.
3. The proposed allocation is not a detailed development proposal, but establishes the principle of development. The Development Principles have been amended to refer to the need to have regard to residential amenity, and Local Plan policies, including Policy DE1, seek to safeguard the amenity of occupiers of neighbouring properties.
4. Disruption to residents during construction can be mitigated through planning conditions on any planning permission.

5. Issues relating to local parking provision will be addressed through the Development Management process, and all relevant Local Plan policies, including policies TR1 and TR2 will apply.
6. The development of the site will be guided by an agreed masterplan including the design and scale of any buildings proposed, and all relevant Local Plan Policies, including DE1 and DE2 will apply.
7. Any coach or bus parking provision will be assessed through the Masterplanning and/or Development Management process.
8. The proposed site allocation does not include student accommodation amongst the uses proposed.
9. The appropriateness of operating hours for uses within developments will be assessed through the Development Management process.
10. The development will incorporate a high quality open space. This will be important in order to ensure views through to the castle are maintained and improved.

PA67 Broadmarsh Centre	
Number of Respondents - 4	Number of Responses - 7
List of Consultees who responded	
431 - Nottinghamshire Wildlife Trust (NWT)	
2397 – Mr Paul Matosic	
3160 - Intu Properties PLC	
3834 - Mr David Ajose	

### Summary of Comments

1. NWT refer to potential for further/additional roofs, green and brown roofs, green walls, wildlife boxes. They also consider there is the need to secure any existing wildlife interest, such as plants of historic and cultural value that grow on part of the site and give recommendations for habitat creation feature in the 'design principles' section.
2. A resident considers the Broadmarsh Centre should be demolished and the mediaeval buildings reinstated.
3. The allocation of PA67 for mixed use is supported.
4. Flexibility over uses of remaining development parcels is required, request the addition of hotel use.
5. More emphasis is on the north/south pedestrian links between the Broadmarsh and Victoria Centres is required.
6. Suggest the title of PA67 should be 'intu Broadmarsh Centre and surrounding area'.
7. A resident suggests the corner of the Boots store be removed for urban design reasons.

### Summary of Nottingham City Council Response

1. The Development Principles reflects the planning permission granted for extension and redevelopment of Broadmarsh Centre and car park.
2. The majority of site has planning permission. Reinstating the mediaeval buildings would not be practicable.
3. Support noted.
4. Agreed, and amendment proposed to Development Principles.
5. Agreed, and amendment proposed to Development Principles.
6. Agreed, and amendment proposed to Development Principles.
7. The Broadmarsh Centre has planning permission and proposals include an improved elevational treatment at this location.

PA68 Canal Quarter – Island Site	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA69 Canal Quarter – Station Street/Carrington Street	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded  N/A	

PA70 Canal Quarter – Queens Road, East of Nottingham Station	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA71 Canal Quarter – Sheriffs Way, Sovereign House	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded  N/A	

PA72 Canal Quarter – Waterway Street	
Number of Respondents - 1	Number of Responses - 1
List of Consultees who responded	
3875 – Future Generation	

#### Summary of Comments

1. Support for the site allocation from a developer with an interest in developing the site for student accommodation, given its location in the Southside Regeneration Zone.

#### Summary of Nottingham City Council Response

1. Support noted. Site is within the Canal Quarter rather than the Southside Regeneration Zone.

PA73 Canal Quarter – Sheriffs Way/Arkwright Street	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA74 Canal Quarter – Arkwright Street	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded  N/A	

PA75 Canal Quarter – Crocus Street, Southpoint	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA76 Waterside – London road, Former Hartwells	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded N/A	

PA77 Waterside – London Road, Eastcroft Depot	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA78 Waterside – London Road, South of Eastcroft Depot	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA79 Waterside – Iremonger Road	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded N/A	

PA80 Waterside – Cattle Market	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA81 Waterside – Meadow Lane	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA82 Waterside – Freeth Street	
Number of Respondents - 2	Number of Responses - 4
List of Consultees who responded  3653 – Veolia ES Nottinghamshire Ltd. 3737 – Nottinghamshire County Council	

### Summary of Comments

1. The landowner holds the licence to run the Nottinghamshire County Council waste contract and requires a network of Transfer Stations. The site at Freeth Street is part of this network and needs adequate safeguarding. Contends that the policy does not accord with local policy, or the NPPF, as adequate protection should be given to existing uses and existing premises should not have unreasonable restrictions put on them and there should be limited impact of proposed, non-waste related development on existing waste management facilities.
2. The landowner acknowledges that the Council has moved some way towards addressing their concerns and the LAPP now recognises the importance of the Waste facility on Freeth Street to local and long-term management across Nottinghamshire.
3. The landowner considers that for the Development Principles for both PA82 and PA83 to be sound they should be amended to:
  - require compensation for the relocation of the Waste Transfer Station on Freeth Street
  - give details of a minimal stand-off/buffer to afford the transfer station sufficient safeguarding for the life of the plan or until relocation occurs
  - make further reference to the Freeth Street Transfer Station as a strategic waste management facility forming an essential element of sustainable waste management infrastructure for Nottinghamshire.
4. The County Council supports the additional text in the Development Principles for site allocation PA82 Waterside - Freeth Street.

### Summary of Nottingham City Council Response

1. The comprehensive regeneration of the Waterside area is a long held ambition of the City Council. This site is critical in the implementation of the Waterside as it fronts on to the River Trent and is therefore required to achieve the continuous riverside path as well as the comprehensive redevelopment of the wider Waterside area. In recognition of the presence of established businesses in the area, Policy RE8 was amended at the Revised Publication stage with justification text setting out that development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing. Similar wording was also added to the Development Principles for this site. In addition, sensitive phasing proposals will be set out in a new SPD for the area, which is anticipated to be published in 2018.

2. Comments noted.
3. The means of achieving the relocation is not a matter for planning policy and is adequately covered in the proposed text in para 189b. Relocation may include compensation but could include other assistance such as a land swap. As such, it is not proposed to make the suggested changes to the policy or justification text in relation to compensation. A further change is however proposed to the Development Principles for PA82 in relation to including adequate mitigation, to avoid adverse impacts on new occupiers and existing businesses.
4. Support noted.

PA83 Waterside – Daleside Road, Trent Lane Basin	
Number of Respondents - 3	Number of Responses - 5
List of Consultees who responded	
225 - PEDALS 3653 - Veolia ES Nottinghamshire Ltd 3737 - Nottinghamshire County Council	

### Summary of Comments

- 1 A small area of Public Realm Space should be set aside to accommodate a bridge landing on the north bank, including disabled access.
2. A landowner within the site confirms that they hold the licence to run Nottinghamshire County Council waste contract and require a network of Transfer Stations. The site at Freeth Street is part of this network and needs adequate safeguarding. This safeguarding is in line with WCS10 of the Nottinghamshire and Nottingham Waste Core Strategy. They also consider the policy does not accord with the NPPF as adequate protection should be given to existing uses and existing premises should not have unreasonable restrictions put on them and there should be limited impact of proposed, non-waste related development. The policy as drafted therefore does not adequately satisfy local or national policy requirements.
2. The landowner acknowledges that the Council has moved some way towards addressing their concerns and the LAPP now recognises the importance of the Waste facility on Freeth Street to local and long-term management across Nottinghamshire.
4. The landowner considers that for the Development Principles for both PA82 and PA83 to be sound they should be amended to:
  - require compensation for the relocation of the Waste Transfer Station on Freeth Street
  - give details of a minimal stand-off/buffer to afford the transfer station sufficient safeguarding for the life of the plan or until relocation occurs
  - make further reference to the Freeth Street Transfer Station as a strategic waste management facility forming an essential element of sustainable waste management infrastructure for Nottinghamshire.
5. The County Council supports the additional text in the Development Principles for site allocation PA82 Waterside - Freeth Street.

### Summary of Nottingham City Council Response

- 1 The principle of new cycle pedestrian crossings is supported, and Policy RE8 allows for this. At this stage there is no firm proposal/funding in place and it is therefore not

- possible to be prescriptive about the location of such a crossing. Options and opportunities will be explored in the emerging Waterside SPD
2. The comprehensive regeneration of the Waterside area is a long held ambition of the City Council, which will result in a new sustainable community focussed on and making the most of the waterside location, with strong links to the City Centre and surrounding communities. This is a long standing allocation, first mooted in the Waterside Regeneration Planning Guidance (2001).The proposals for the Waterside area are also embedded in the Aligned Core Strategy Policy 7 (adopted 2014).This site, in particular is critical in the implementation of the Waterside as it fronts on to the River Trent and is therefore required to achieve the continuous riverside path (a key part of the regeneration aspirations) as well as the comprehensive redevelopment of the wider Waterside area. Policy RE8 was amended in the Revised Publication version of the LAPP including justification text setting out that development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing. Similar wording was also added to the Development Principles for this site. In addition, sensitive phasing proposals will be set out in a new SPD for the area, which is anticipated to be published in 2018. Safeguarding in the Nottinghamshire and Nottingham Waste Core Strategy under Policy WCS10 requires the need for safeguarding to be clearly demonstrated. Where all reasonable steps to facilitate an acceptable relocation have been taken, but without success, consideration of whether the regeneration benefits significantly outweigh the need to safeguard the site will be taken into account.
  3. Comments noted.
  4. The means of achieving the relocation is not a matter for planning policy and is adequately covered in the proposed text in para 189b. Relocation may include compensation but could include other assistance such as a land swap. As such, it is not proposed to make the suggested changes to the policy or justification text in relation to compensation. A further change is however proposed to the Development Principles for PA82 in relation to including adequate mitigation, to avoid adverse impacts on new occupiers and existing businesses.
  5. Support noted.

PA84 Waterside – Daleside Road, Eastpoint	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA85 Waterside – Trent Lane, Park Yacht Club	
Number of Respondents - 0	Number of Responses - 0
List of Consultees who responded	
N/A	

PA86 Thane Road – Horizon Factory	
Number of Respondents - 2	Number of Responses - 2
List of Consultees who responded	
3787 - Boots	
3876 - Lenton Drive and Neighbours Residents Association	

### Summary of Comments

1. Boots consider a Development Brief is required to inform growth and design requirements is prepared so that the quality, value, functionality, deliverability and ethos of the Enterprise Zone (EZ) is preserved. This could ensure through traffic, especially HGVs are routed away from the new EZ through route.
2. A resident group considers the site suitable for student accommodation as it has good transport links to the University of Nottingham and the City and no immediate neighbours. The site could accommodate both high density Purpose Built Student Accommodation and C4 dwelling houses. By not providing student accommodation on this site, they consider it would be a missed opportunity to address damage to communities.

### Summary of Nottingham City Council

1. The need for a Development Brief will be kept under review, as there are several approaches to its reuse, including making use of many of the existing buildings. The issue of HGVs using an alternative route would require a Traffic Regulation Order, which is not a matter for the Local Plan.
2. The site is allocated for employment, B1, B2 and B8. This is a major site within an established employment area and lies close to an Enterprise Zone and not considered suitable for residential development of any type.

## **Appendix B – List of those invited to comment at Revised Publication Stage**

## List of those invited to comment at Revised Publication Stage

### Organisation

A Place To Call Our Own Ltd  
A4E  
ABB Limited  
Abbeyfield Nottingham Society Ltd.  
Aberdeen Asset Management PLC  
Aberdeen Property Investors  
Aburnet Ltd  
Acacia Court  
Access House  
Ackroyd & Abbott Homes Ltd  
ACNA Centre  
Acorn Day Centre  
Acreridge Ltd  
Active Communities  
Adam Commercial  
Addleshaw Goddard  
Advocacy in Action  
AECOM  
Afghan Community Centre  
African Caribbean Women's Group  
Age UK Nottingham and Nottinghamshire  
Aldergate Properties  
Aldi Stores Ltd  
All Saints Parish Church  
Alzheimer's Group Day Care  
Amaani Tallawah (formally Peace of Mind)  
AMC Gardens  
AMEC Environmental & Infrastructure UK Limited  
AMEC for National Grid  
Anchor Housing Trust  
Ancient Monuments Society  
Andrew Thomas Planning  
Anne Staley Design Ltd.  
Aphasia Nottingham  
Arboretum Health Team  
Arches Adventure Base  
Arcus Consultancy Services Ltd  
Armstrong Burton Planning  
Army Cadet Force  
ARP 050 Friendship Centre  
Arriva Midlands  
Arthritis Care Nottinghamshire  
Arts Exchange  
ARUP  
Asda Stores Limited

Ashfield District Council  
Asian Arts Council  
Asian Women's Project  
Asian Women's Support Group & Toddler Group  
Aspbury Planning Ltd  
Aspley Garden Holders Association  
Aspley Medical Centre  
Aspley Partnership  
Aspley Womens Group  
Assarts Farm Medical Centre  
Assembly of the First Born  
Association Of Ukranians  
ATIS REAL Weatherall  
Aurum Holdings  
AWAAZ  
Azadi  
Azuka  
BAA Limited  
Bababhu Dhaji Gurudwara  
Bagthorpe Gardeners  
Baha'i Community  
Bakersfield Community Centre  
Balisier Court  
Bangladeshi Jalalabad Community Centre  
Bangladeshi Welfare Association  
Bank's Developments  
Baptist Church Bulwell  
Baptist Church Chasewood  
Baptist Church Mansfield Road  
Baptist Church Queensberry Street  
Baptist Church Thomas Helwys  
Bar Lane Garden Holders  
Barnardos Nottingham Young Peoples  
Barratt Homes  
Barratt Homes North Mids  
Barton in Fabis Parish Council  
Barton Lane Community Association  
Barton Willmore  
Barton Willmore LLP  
Barton Willmore Planning  
Barton Willmore Planning  
Bartons plc  
Basera House  
Basford United FC  
Bassetlaw District Council  
BCM Materials  
BCS College  
Beazer Strategic Land  
Beconn Project  
Bell Fruit Games

Bellway Homes East Midlands  
Ben Bailey Homes  
Bentinck Primary School  
BEST  
BESTCO  
Bestwood Est Community Centre  
Bestwood Park Health Centre  
Bestwood St. Albans Parish Council  
bi Design Architecture  
Bilborough Medical Centre  
Bildurn Property Ltd  
Biocity  
Bircham Dyson Bell  
Birkin Patch Residents Association  
Bi-Sexual Womens Group  
Bizspace  
BLESMA Nottingham  
Bloc Ltd  
Bloor Homes  
Blotts Country Club  
Blue Sky Planning  
Blueprint Limited Partnership  
BNP Paribas Real Estate UK  
Bobbersmill Community Centre  
Bobby's Tyres, G Motor Services, Quality Motors, Tint Mate  
Bolsover District Council  
Boots UK Ltd  
Boulevard United Reformed Church  
Bovis Homes Limited, Central Region  
Boys Brigade Nottingham Battalion  
Bradbeer Planning Ltd  
Bramley Hedge Parent & Toddlers  
Braunstone Developments  
Breakout  
Breast Cancer Support Group  
Breathers Self Help  
BREEAM  
Brian Barber Associates  
Bridge Centre  
British Geological Survey  
British Red Cross Nottinghamshire  
British Sign and Graphics Association  
British Sport Trust  
British Waterways  
Broad Street. Centre  
Brocklewood Infant And Nursery School  
Brodies  
Brooke Smith Planning  
Brother II Brother  
Browne Jacobson

Broxtowe African Caribbean Social Organisation  
Broxtowe Borough Council  
Broxtowe College  
Broxtowe Education, Skills & Training  
Broxtowe Partnership Trust  
Bryan and Armstrong  
Bryant Homes  
Bryant Homes East Midlands  
Bryden Developments  
BT Openreach  
BT Wholesale  
BUILD  
Bulwell Health Centre  
Bulwell History Society  
Bulwell Vision  
Byrant Homes East Midlands  
C L Estates & Management Ltd  
C.A.R.I.N4 Families  
C/O Whitegate Primary School  
CABE  
Calabash Supplementary School  
Calverton Parish Council  
Cambridge Professional Development  
Camlin Lonsdale Landscape Architects  
Campaign for Better Transport  
Campaign for Real Ale (CAMRA)  
Campaign for Real Ale (CAMRA) Nottingham Branch  
Canals & River Trust  
Capita Symonds  
Capital One  
Car Body Repairs  
Carers Federation, Nottingham & Notts.  
Carewatch in Nottingham  
Carlton Furniture  
Carlton Road Developments Ltd  
Carringtons Solicitors  
Carter Jonas LLP  
Castle Cavendish  
Castle Cavendish Foundation  
Castle Rock Brewery  
Cathedral Church of St Barnabas  
Caves Forum  
CB Richard Ellis Ltd  
CBI East Midlands Region  
CBRE Ltd  
CDS Development Services Ltd.  
Cedar Developments  
Central Education and Training  
Central Methodist Mission  
Centre For Ecology And Hydrology

Cerda Planning  
Cerebral Palsy Sport Nottingham  
CgMs Consulting  
Chamber of Commerce  
Charis Life Church  
Charnwood Borough Council  
Chat Inn  
Chatsworth Developments Ltd  
CHC-Land Ltd  
Chemical Business Association  
Child & Family Counselling Service  
Childrens Health Information Centre  
Chinese Church Nottingham  
Chinese Community Association  
Chinese Scholars and Students Association  
Chinese School Nottingham  
Chinese Welfare Association  
Chinook Sciences Ltd  
Chris Thomas Ltd Outdoor Advertising Consultants  
Church Children & Young People Clifton  
Church of God Inc.  
Church of God of Prophecy  
Church of God UK  
Church on Rise Park  
Churches Together in Clifton  
CIC East Midlands  
CitiLofts Ltd  
Citizens Advice Bureau  
City Arts  
City College Nottingham  
Civil Aviation Authority  
Claremont Primary School  
Clegg Group Ltd (formerly DE Clegg Ltd)  
CLG  
Clifton Advice Centre  
Clifton Audio Project  
Clifton Cornerstone  
Clifton Hall Management Company Limited  
Clifton Health Action Group  
Clifton Landowners  
Clifton Leisure Centre  
Clifton Mental Health Carers Group  
Clifton Village NW  
Clifton Village Residents' Association  
Clifton Young Women's Group  
Clifton, Wilford & Silverdale Forum  
Clinical Commissioning Group  
Clubs for Young People  
Coal Pensions Properties Ltd and RREEF UK Retail Property Fund  
Colin Smith Partnership

Colliers CRE  
Collins Cash & Carry  
Colwick Parish Council  
Commercial Estates Group  
Commission for Racial Equality  
Committee of the North Wollaton Residents Association  
Communities and Local Government  
Community Health Team for the Homeless  
Community Learning Network  
Compass Adult Drug Services  
Concept Planning Design Ltd.  
Confederation Of Passenger Transport UK  
Confederation of UK Coal Producers (CoalPro)  
Congregation of Yadweh  
Congregational Church  
Connexions  
Contraception & Sexual Health Services  
Copyright Libraries Agency  
Cornelia de Lange Syndrome Self Help  
Corpus Christi Roman Catholic Church  
Costco Wholesale UK Ltd  
Couch Perry & Wilkes LLP  
Council for British Archaeology  
Council of Christians & Jews  
Countrywide Homes Ltd  
Courier Exchange Limited  
CP Walker & Son  
CPRE East Midlands  
Creative Quarter  
Crest Nicholson  
Cripps Health Centre  
Crocus Fields Community Home  
Croft Plc  
Crosby Homes (East Midlands) Ltd  
Cute Lingerie  
Cyber Café Intergration Project  
D C Hoults Ltd  
D G Warping  
D2N2 Local Enterprise Partnership (LEP)  
Dalton Warner Davis  
Darul Islam  
David Hammond Chartered Surveyors  
David Lock Associates  
DDEP  
Deancoast  
Deancoast Ltd  
Dental Practice  
Department for Transport  
Derby City Council  
Derby Road Health Centre

Derbyshire & Nottinghamshire Chamber of Commerce  
Derbyshire Chamber of Commerce  
Derbyshire County Council  
Derbyshire County Council (Public Transport)  
Derbyshire Friends of the Earth  
Derbyshire Wildlife Trust  
Derek Lovejoy Partnership  
Derek Morris Architects  
Derwent Living  
Development Securities PLC  
DevPlan  
Devplan UK  
DHL NHS Supply Chain  
DIO Operations  
Director E Learning & Partnerships Go Digit All  
Disabilities Living Centre Nottinghamshire  
Disability Matters  
Disabled Peoples Advocacy Nottinghamshire (DPA Notts)  
Disabled Peoples Movement  
Disability Involvement Group c/o NCC EDT  
DLP Planning  
DLP Planning Ltd (East Midlands)  
Donaldsons  
Dove Jeffrey Developments  
Downs Syndrome Children's Clinic  
DP Window Cleaning  
DPDS Consulting Group  
Dr B Collinson  
Dr B S Mehat  
Dr M C Jones and Partners  
Dr Yvvs Rao's Practice  
DTZ  
DTZ Piedad Consulting  
Dunkirk and Lenton Housing Strategy Group  
Dunkirk and Lenton Partnership Forum  
Dyslexia Institute  
E.ON Plc  
Ear Foundation  
East England Chinese Association  
East Midlands Airport  
East Midlands Ambulance Service  
East Midlands Ambulance Service  
East Midlands Chamber of Commerce  
East Midlands Housing Association  
East Midlands Property Owners (EMPO) Ltd  
East Midlands Regional Councils  
East Midlands Trains  
East Midlands, Country Landowners Association  
East Midlands, Housing and Communities Agency  
Eden Supported Housing Ltd

EE  
EMACA Visual Arts  
EMF Enquiries Vodafone and O2  
Energywatch  
English Language Home Tuition scheme  
ENTA  
Entec UK Ltd  
Entente  
Environment Agency  
Environment Agency (Lower Trent Region)  
Epilepsy Action  
Equality Advisory & Support Service  
Erandu  
Erewash Borough Council  
ERONDU  
Escritt Barrell Golding  
ESHA Developments  
Exodus  
Experian  
Experience Nottinghamshire  
Faculty of Education, Nottingham Trent University  
Fairhurst  
Faith in Families  
Falcon Youth Group  
Family First, Young Black Minds  
Family Medical Centre  
Fast Web Media Ltd  
fch Housing and Care  
Featherstone Planning & Development  
Federation of Small Businesses  
FFT Planning  
FHP  
FIANN  
FIANN Federated Irish Associations, Nottingham & Notts.  
FIBC Building Control Services  
Fibromyalgia Support Group  
Fields In Trust  
Fire Service Headquarters  
Firmtake Ltd/Diceort Ltd  
First Enterprise Business Agency  
Fish Media  
Fisher German  
FLOYD  
Focus  
Forestry Commission, East Midlands Office  
Forestry Commission England  
Forum Building Design  
Foyer Nottingham  
FPD Savills  
FPD Savills (Lincoln office)

Framework Housing Association  
Franklin Ellis  
Freethcartwright LLP  
Freight Transport Association, Midlands  
Freight Transport Assosiation  
Friends of Kashmir  
Friends of Nottingham Mental Health  
Friends of SCOPE Nottingham  
Friends of Victoria Embankment  
Full Gospel Revival Centre  
Fusion Online Limited  
Future Health Biobank  
G & H Associates  
G L Hearn  
G R Planning Consultancy Ltd  
G.C. Treadgold Young And Pearce  
GBCS  
Gedling Borough Council  
Geo Akins (Holdings) Ltd  
George Wimpey East Midland Ltd.  
George Wimpey UK Ltd  
Ghana Union  
Giant Uk Ltd  
Girlguiding Midlands  
Girlguiding UK  
Gladedale (East Midlands) Ltd  
Glapton School  
Gleeson Regeneration  
Globe Consultants Limited  
Godwin Developments  
Good Companion  
Gotham Parish Council  
GP Consortium Mr Simon Oliver  
GP Surgery Dr MC Grant & Partner  
GP Surgery (Bailey Street)  
GP Surgery (Graylands Road)  
GP Surgery Dr Baldwin & Partners  
Greater Nottingham Business Alliance  
Greenwood Partnership  
Greenwood Sneinton Family Mc  
Gregory Gray Associates  
Groundwork Greater Nottingham  
Guinness Northern Counties  
Gujarat Samaj Nottingham  
Guru Nanak Punjabi School  
Guru Nanak Sikh Temple  
GVA Grimley  
H J Banks & Co  
H M Railway Inspectorate  
Hage MD and Partner

Harmony TRA  
Harrislamb Property Consultancy  
Hartley Road Medical Centre  
Harvey Hadden Sports Complex  
Harworth Estates  
Headway House  
Health and Safety Executive  
Health And Safety Executive Chemicals, Explosives and Microbiological Hazards  
Division  
Heart Church  
Heart Lets  
Heathcote Holdings  
Heaton Planning Limited  
Heaton Planning Ltd.  
Hebrew Congregation Nottingham  
Helical Retail  
Hendon Court Development Ltd.  
Henry Boot Developments Ltd  
Henry Mein Partnership  
Hepher Dixon  
Herbert Button and Partners  
Hidradentitis Suppurativa Support Group  
Highbank Community Association  
Highbank Over 60 Club  
Highways England  
Highwood Player Junior School  
Hilarys Blinds Ltd  
Hillside Meeting Room Trust  
Hindu Temple  
Historic England (East Midlands)  
Historic places, Historic England (East Midlands)  
HM Land Registry  
HM Prisons, Parliamentary, Correspondence And Briefing Unit  
Holme Pierrepont and Gamston Parish Council  
Holmes Antill  
Holy Trinity Team Ministry  
Home Builders Federation  
Home Builders Federation, East Midlands  
Home Start Nottingham  
Homes and Communities Agency  
Hopewells Furnishers  
Human Relations Network  
Humdard  
Hunter Page Planning  
Huntingtons Disease Association Nottingham  
Hyson Green Traders Association  
Hyson Green Youth Club  
I H Moore Group  
Ian Baseley Associates  
IG Land & Planning

Ilm O Fun  
Imagine Inflatables Ltd  
Imperial Tobacco and Henry Boot Developments Ltd  
Independence Products Limited  
Indian Womans Association  
Indigo Planning Ltd  
Inland Waterways Association (Notts Derbs)  
Innes England  
Inqlabi Development Aid  
Inspired Spaces  
Institute Of Directors  
Intu Properties PLC  
Ishango Science Club Nottingham  
Islamic Centre Nottingham  
Italian Committee  
Ivana Scott  
J B Holdings  
J D Lane  
J Greenwood and Associates  
J H Walter  
Jackson Design Associates  
Jai Ganesh  
Jameah Fatimaih  
Jameah Islamia  
Jamia Al Karam  
Jamia E Islamia  
Jamia Fatemia  
Jamia Fatia  
Jas Martin & Co.  
Jay Bee Construction  
Jephson Housing Association  
Jewish Ladies Guild Nottingham  
Jewish Womens Benevolent Society Nottingham  
JHWalter LLP  
Jockey Club Racecourses LTD  
John Carroll Leisure Centre  
John Cawley Ltd  
John Hiley  
John Lewis Partnership  
John Ryle Health Centre  
Jones Day  
Jones Lang LaSalle  
Julie Boulby  
Justine Darke  
Kala Niketan Hindi School  
Karibu Foyer  
Karimia Institute  
Kasa Kasa  
Kashmir Brotherhood Council  
Ken Mafham Associates

Ken Martin Swimming Centre  
Kentucky Fried Chicken (Great Britain) Limited  
Kidney Patients Association  
Kosovan Albanian Community Project  
Lace Market Properties Ltd  
Lafarge Aggregates Ltd  
Laing O'Rourke Midlands Limited  
Lambert Smith Hampton  
Land Securities PC (The Cornerhouse)  
Landmark Information Trust  
Langar Investments Ltd  
Langridge Homes Ltd  
Laseruk, Finance Company  
Learn Hyson Green  
Learning Space  
Legal & General Property Partners (Industrial Fund) Ltd and Legal & General Property Partners (Industrial) Nominees Ltd  
Legends Gymnasium  
Leicester City Council  
Leicester Housing Association  
Leicestershire County Council  
Leith Planning  
Lenton Community Association  
Lenton Housing Regeneration Group  
Lenton Medical Centre  
Lenton Muslim Centre  
Lenton Overview Group  
Lenton Parish Church  
Lesbian & Gay Line Nottingham University  
Lesbian, Gay, Bisexual and Transgender Association (LGBT)  
LGBT Forum c/o NCC EDT  
LIBRA  
Lichfields  
Litchford Estates Ltd  
Lorne Estates Ltd  
Lovell  
Lovell Johns  
Lovell Partnerships Ltd  
Lowland Derbyshire and Nottinghamshire Local Nature Partnership  
Lunch Club  
Mabec  
Mabuhay Notts Filipino Association  
Madni Masjid & Muslims Education Centre  
Madni Masjid Mosque & Community Centre  
Madni Mosque & Education Trust  
Madni Trust  
Madrassa-e-Karima  
Madrissa Karimia  
Madrissa-E- Islamia Centre  
Make Children Happy

Malvern House  
Manic Depression Fellowship Group Nottingham  
Mansfield and Ashfield NHS Clinical Commissioning Group  
Mansfield District Council  
Mansfield Road Baptist Church  
Mar City Developments Ltd  
Marcity Homes Ltd  
Marcus Garvey Centre  
Marine Management Organisation  
Marks and Spencer Plc  
Marrons  
Marston's Inns and Taverns  
Maryland Securities  
Mason Richards Planning  
Mather Jamie  
McCann Homes  
McCarthy & Stone Ltd  
McDonald's Restaurants Ltd  
Meadows Health Centre  
Meadows Muslim Action Group and Mosque  
Meadows Muslim Centre  
Meadows Partnership Trust  
Meadows Youth & Community Centre  
Medical Centre Manager  
Megaclose  
Melbourne Park Medical Centre  
Melbury Primary School  
Mellers Primary & Nursery School  
Melton Borough Council  
Mencap Nottingham  
Mental Health Awareness Project  
Messrs W.T.Parker  
Methodist Church Clifton  
Methodist Church Grangewood  
Methodist Church Sherwood  
Methodist Church Womens Network  
Methodist District Notts & Derby  
Metropolitan Housing Partnership  
Metropolitan Housing Trust  
Micro-Mesh Engineering Ltd  
Midlands Rural Housing Trust  
Miller Birch Partnership  
Miller Homes (East Midlands Ltd)  
MIND Central Nottinghamshire  
Mind Notts  
Mind UK  
Mitchell Dodd Chartered Surveyors  
MLA  
MM3 Design Ltd  
Mobility Centre

MOD Strategic Planning Team  
Molyneux Smith Chartered Accountants  
Monarch Health Care Ltd  
Monk Estates Ltd.  
Montagu Evans LLP  
Moore Midlands  
Morgan Hill  
Morris Homes (North) Ltd  
Morrisons Supermarkets PLC  
Mortar Developments  
Mosaic Group  
Mothers Union  
Motor Neurone Disease Association  
Mount Zion Community Centre  
Mr Peter Hemphill  
Muller UK & Ireland Group LLP  
Multiple Sclerosis Society Nottingham  
Muslim Community Organisation  
Muslim Hands  
Muslim Khawateen Educational Trust  
Muslim Welfare House & Masjid Abu Bakar  
Muslim Womens Organisation  
My Sight Nottinghamshire  
Myasthenia Gravis Association  
Myotonic Dystrophy Support Group  
N.W.R.A  
NACRO  
Nai Zindagi Project  
Nathaniel Lichfield and Partners  
National Deaf Children's Society  
National Environmental Research Council  
National Express Ltd  
National Farmers Union, East Midlands  
National Federation of Gypsy Liaison Groups  
National Federation of the Blind  
National Grid  
National Grid UK Transmission  
National Ice Centre & Capital FM Arena Nottingham  
National Planning Casework Unit  
National Self Build Association  
National Society Prevention Cruelty  
National Trust  
Natural England  
Natural England  
Natural England, East Midlands Area Team  
NCHA  
Nene Housing Association  
Network Rail  
Network Rail Property  
New Art Exchange

New Aspley Garden Holders Ltd  
New Basford Community Centre  
New College Nottingham  
New Mechanics Institute  
New Testament Assembly  
New Testament Church of God  
Newark and Sherwood District Council  
NG7 Training Employment Advice  
NHS England  
NHS Nottingham City  
NHS Nottingham West Clinical Commissioning Group  
NHS Property Services Ltd  
NHS Rushcliffe Clinical Commissioning Group  
Nineteen47  
NJL Consulting LLP  
NLP Planning  
NORDTRA  
North British Housing Association  
North Gate Court Ltd  
Northern Counties Housing Association  
North-West Leicestershire District Council  
Nottingham CVS  
Nottingham & Notts Lesbian & Gay Switchboard  
Nottingham & Notts. Refuge Forum  
Nottingham Action Group on HMOs  
Nottingham area of Ramblers Association  
Nottingham Bilborough Congregation Of Jehovah's Witnesses  
Nottingham Bi-Womens Group  
Nottingham Black Families in Education Support  
Nottingham Business Management Centre  
Nottingham Business School  
Nottingham Citizens Advice Bureaux  
Nottingham City Airport Plc  
Nottingham City Council  
Nottingham City Homes  
Nottingham City Retail Association  
Nottingham City Transport Ltd  
Nottingham Civic Society / Thorneywood Residents Association  
Nottingham Civic Society Sales Ltd  
Nottingham Community College  
Nottingham Community Housing Association  
Nottingham Community Transport  
Nottingham Constabulary  
Nottingham Deaf Society  
Nottingham Disabled Peoples Movement  
Nottingham Elders' Forum  
Nottingham Equal  
Nottingham Fireplace Company  
Nottingham Friends Of The Earth  
Nottingham Green Partnership

Nottingham Healthcare Trust  
Nottingham Hebrew Congregation  
Nottingham Independent Venture  
Nottingham Interfaith Council  
Nottingham Islamia School  
Nottingham Liberal Synagogue  
Nottingham Licensed Taxi Owners  
Nottingham Local Access Forum  
Nottingham Local Access Forum  
Nottingham North and East Clinical Commissioning Group  
Nottingham Parent Partnership  
Nottingham Park Estate Ltd  
Nottingham Park Residents' Association  
Nottingham Platers  
Nottingham Platers Ltd  
Nottingham Post Group  
Nottingham Progressive Jewish Congregation  
Nottingham Property Owner Association  
Nottingham Regeneration Ltd  
Nottingham Society of Artists  
Nottingham Tennis Centre  
Nottingham Trent University  
Nottingham Trent University LGB Society  
Nottingham Trent University Union of Students  
Nottingham University Hospitals Trust (City Campus)  
Nottingham University Hospitals Trust (QMC Campus)  
Nottingham Women's Centre  
Nottingham Womens Training Scheme  
Nottinghamshire Association of Local Councils  
Nottinghamshire Biodiversity Action Group  
Nottinghamshire Chamber of Commerce & Industry  
Nottinghamshire Coalition of Disabled People  
Nottinghamshire Council for the Voluntary Sector  
Nottinghamshire County Council  
Nottinghamshire County Council Pension Fund  
Nottinghamshire Disabled People's Movement  
Nottinghamshire Disabled Persons Movement  
Nottinghamshire Fire & Rescue Service  
Nottinghamshire National Federation of the Blind  
Nottinghamshire Police  
Nottinghamshire Relate  
Nottinghamshire Royal Society for the Blind  
Nottinghamshire Wildlife Trust  
Notts CTC  
Notts Historic Gardens Trust  
Notts Rural Partnership  
Notts Vietnamese Community Project  
NTU  
Nurses Association of Jamaica, Nottingham  
Nuthall Nottingham LLP

Nuthall Parish Council  
Oakhill Group Ltd  
Office of Rail and Road  
Old Highbury Vale TRA  
Old Meadows Tenants and Residents Association  
Older Person's Consultative and Scrutiny Forum c/o NCC EDT  
One Nottingham  
One Vision Partnership  
Open Minds East Midlands  
Orange Personal Communications Services  
Osborne Clarke  
OSCAR  
Other Job Shops Bestwood Partnership Forum  
Our Lady & St Edward's Roman Catholic Church  
Our Lady & St Patrick Roman Catholic Church  
Our Lady of Czeztchowa (Polish Church )  
Our Lady of Perpetual Succour (Roman Catholic Church )  
Our Lady of Perpetual Succour (Ukrainian Church )  
Outburst  
Over 60 Widows Club, Nottingham  
Oxalis Planning  
Pakistan Centre  
Pakistan Forum Nottingham  
Pakistan Friends League  
Pak-Kashmir Women's Forum  
Parent Partnership Service South Notts  
Parkinsons UK  
Parkview  
Parry Dunstall Planning Consultants  
Partnership Council  
Patch  
PATRA Inc ACDA  
Paul Smith Ltd  
Peace of Mind  
Peacock & Smith  
PEDALS  
Pedestrians Association  
Peel Holdings Ltd  
Pegasus Planning Group  
Pensioners Rights Campaign  
Pentacostal Assembly of the World  
Pentecostal Church Aspley  
Persimmon Homes PLC  
Peter Diffey and Associates Ltd.  
Peter Wigglesworth Planning Ltd  
Peveril Homes Ltd  
Pickering Properties Ltd  
Pilgrim Church  
Pilgrim Holiness Church  
PJ Fletcher & Sons

Place Dynamix (UK) Ltd  
Places for People  
Planinfo  
Planning and Design Group  
Planning Bureau Limited  
Planning Potential  
Planning, Lambery Smith Hampton  
Planware Ltd  
Play & Learn in Safety  
Play Development  
Pligrim Holiness Church  
Policy and Monitoring, Derbyshire County Council  
Polish Roman Catholic Community in Nottingham  
Poor Clare Sisters  
Portland Leisure Centre  
Positive Attitude  
POW Nottingham  
Power Leisure Bookmakers Ltd  
Powergen Retail Ltd  
PR & KL Fearon  
Pregnancy Crisis  
Primary Care Contracting, NHS Nottingham City  
Pro New Aspley Gardens Committee  
Project Azadi  
Punjabi Women's Association  
Purearth PLC  
Purico Ltd: Property and Planning  
PZ Cussons  
Queens Medical Centre  
R G Foster Textile Machinery Ltd  
Raahat Support Project for Asian Carers  
Radford Bridge Road Allotments  
Radford Care Group  
Radford Local History Society  
Radford Medical Practice  
Radford Unity Complex  
Radio Trent  
Radleigh Homes  
Raglan Housing Association Ltd.  
Rail Freight Group  
Raleigh UK Ltd  
Ramblers' Association  
Ramgarhia Sabha Nottingham  
Rapleys LLP  
Ratcliffe Marina  
Ray Valenti Property Consultants  
RBS  
Red Cross Nottingham  
Redburn Holding Corporation  
Redrow Homes (Midlands) Ltd

Reedgrove Ltd.  
Regeneris Consulting  
Relate Nottinghamshire  
Renewables UK  
Renewal Trust  
Residential Landlords Association  
Residents Against Wollaton Allotment Development  
Retinitis Pigmentosa Society  
rg+p Ltd  
RH Developments  
Rhr Medical Centre  
Richborough Estates Ltd  
Rippon Homes Ltd  
Rivergreen Medical Centre  
Riverside Group  
Riverside Housing Association  
Road Haulage Association Ltd  
Roger Bullivant Ltd  
Roger Tym and Partners  
Roots  
Ropemaker Nottingham Limited  
Rose Gay TRA  
Roselodge Group  
Roshni Asian Women's Aid Ltd. Nottingham  
Roxdan Developments  
Roxdan Developments  
Royal British Legion  
Royal Mail Group  
Royal Mail Properties  
Royal Society For The Protection Of Birds, East Midlands  
RPS  
RPS CGMS  
RPS Group  
RRAHAT  
RSPB  
RTPI  
Ruddington Parish Council  
Rumball Sedgwick Chartered Surveyors  
Rural Solutions Ltd  
Rushcliffe Borough Council  
Rushcliffe Homes  
Russell Press Limited  
S Collins & Co Ltd  
Saagar Tandoori Restaurant  
Sacred Heart Roman Catholic Parish  
Sainsbury's Supermarkets Ltd  
Saint Gobain Building Distribution Ltd (trading as Grahams Plumbers)  
Saint-Gobain  
Salvation Army Nottingham Divisional HQ  
Salvation Army Sneinton House

Sandfield Day Nursery  
Sasie Ltd  
Savills (L P) Ltd  
Schizophrenia Fellowship Group  
Scott Wilson  
Scott Wilson Kirkpatrick Ltd  
Second Base  
Secure Accommodation  
Sedgwick Associates  
Senior Internet Ltd  
Services for People with Special Needs  
Seventh Day Adventist Church  
Severn Trent Water  
Sexual Abuse Project  
Shefton Youth Group & School  
Shell Pensions Trust  
Shelter (Nottingham)  
Sherwood C C Luncheon Club  
Sherwood Farms Ltd  
Sherwood Health Centre  
Sherwood Rise Residents Conservation Group  
Sherwood Rise Surgery  
Shiefton Supplementary School  
Shiefton Youth Group & School  
Shoosmiths Solicitors  
Sicle Cell/ Thalassaemia Service  
Signet Planning  
Sikh Community & Youth Service (Nottingham)  
Sikh Temple Basford  
Sikh Temple Lenton  
Silver Birches Day Club  
Silverdale Community Association  
Sirius Group  
Sladen Estates Ltd  
Smith Cooper  
Sneinton Environmental Society  
Sneinton Neighbourhood Forum  
Sneinton Tenants and Residents Association  
Sneinton Tenants and Residents South (STARS)  
Sol Homes  
South Derbyshire District Council  
South Nottingham College  
Southglade Leisure Centre  
Southreef Properties Ltd  
Southwell Diocesan Council for Family Care  
Spawforth Associates  
Speedo  
Spencer Birch  
Spirita  
Sport England

Sport Nottinghamshire  
Springfield Medical Centre  
SSA Planning Ltd.  
St Andrews with Castle Gate Church  
St Ann with Emmanuel Church  
St Anns Community Orchard  
St Anns Family Centre  
St Augustines Roman Catholic Church  
St Barnabas Roman Catholic Cathedral  
St Christophers Church Sneinton  
St Cyprians Church of England Church  
St Francis Church Clifton  
St Hughs Roman Catholic Church  
St Johns Church of England Church  
St Margarets Church of England Church  
St Marthas Church & Hope Centre  
St Martin's Assoc. of Residents and Tennants  
St Martins Church Sherwood  
St Marys Church of England  
St Marys Medical Centre  
St Marys Roman Catholic Church  
St Modwen Developments ltd  
St Modwen Developments Ltd  
St Mowden  
St Nicholas Church Of England  
St Pauls Roman Catholic Church  
St Peters Church Nottingham  
St Stephens Church Hyson Green  
St. Leodegarius, Basford  
St. Paul's Tenants and Residents Association  
Standen Homes (Holdings) Limited  
Stapleford Town Council  
Star Planning and Development  
Stewart Ross Associates  
Stoma Support Group Nottingham  
Stonebridge City Farm  
Stoneleigh Planning Partnership  
STRAG  
Strata Homes Ltd  
Strawsons Holdings Ltd  
Strelley Health Centre  
Stroke Association  
Stroke Club  
Student Events & Activities Co-ordinator  
Sunrise Medical Practice  
Sustrans  
SUSTRANS  
SW Planning Limited  
Sweet Tastic  
Sybil Levin Centre

Sycamore Development  
SYPT  
Tagadere (formally Positive Attitude)  
Tangent Properties  
Tantum Project: Access House  
Tantum: Old Vicarage  
Taylor Wimpey and Havenwood Construction  
Taylor Wimpey Developments Ltd  
Taylor Wimpey East Midlands  
Taylor Young  
Teenage Parent Project  
Telereal Trillium  
Tenants and Residents Association of Dunkirk  
Tennants Services Authorities  
Tennyson Street Playcentre  
Terence O'Rourke  
Tesco Stores Ltd  
Tetlow King Planning  
Thames Water Pension Scheme  
The AMBER Project  
The Boots Company plc  
The Church of God  
The Coal Authority  
The Co-operative Group  
The Co-operative Group  
The Crown Estate  
The Dale Surgery  
The Diocese of Southwell & Nottingham  
The Federation of Deaf People  
The Forest Practice  
The Garden History Society  
The Georgian Group  
The Guinness Trust  
The Inland Waterways Association  
The Issan Ghazni Partnership  
The Lawn Tennis Association  
The Meadows Partnership Trust  
The Medical Centre  
The Moore Group  
The National Federation of Gypsy Liaison Groups  
The New Aspley Gardenholders Ltd.  
The Nirmala Surgery  
The Nottingham Energy Partnership  
The Nottingham Park Estate Limited  
The Nottingham Park Residents Association  
The Nottingham Trent University  
The Peacock Practice  
The People's Church  
The Pilgrim Centre  
The Planning Bureau Ltd

The Planning Inspectorate  
The Poor Clare Monastery  
The Ramblers Association Nottingham Area  
The Religious Society Of Friends (Quakers)  
The Renewal Trust  
The Residents' Association of Oundle Drive and the Three Clo  
The Showmen's Guild Of Great Britain, Derby, Notts  
The Society for the Protection of Ancient Buildings  
The Steering Group  
The Surgery, Dr Z Khan  
The Surgery, Dr Z Khan  
The Theatres Trust  
The Thoroton Society  
The Tree Fella  
The Twentieth Century Society  
The University of Nottingham  
The University of Nottingham Students' Union and Nottingham Trent Students' Union  
The Victorian Society  
The Windmill Practice  
Three  
Three Valleys Housing Ltd  
Thrumpton Parish Council  
Tim North & Associates Limited  
Tinnitus Group  
Tony Thorpe Associates  
Toucan Education Trust  
Touch Stone Housing Association  
Town Planning Consultancy Ltd  
Town planning and Sustainable Development Consultants  
Tracheo-Oesophagal Fistula Support Group  
Transco  
Travellers Education Centre  
Trent & Peak Archaeology  
Trent Barton  
Trent Vineyard  
Tribal MJP  
Triumphant Church of God  
Trowell Parish Council  
Truelove Properties  
Trustees of the O'Keeffe Building Services Limited SSAS  
Tubulero Sclerosis Association  
Tudor House Medical Practice  
Tuntum Housing Association  
Tuntum: Imaani Project  
Turley Associates  
UK Coal  
UK Property Planning  
UK Regeneration  
UMUADA  
Union of Pakistani & Kashmiri Organisations

United Holy Church of God  
United Reformed Church Mens Club  
United Reformed Church Sherwood  
Unity Residents Forum  
University of Nottingham Students' Union  
University of Nottingham Students' Union President  
University of the Third Age (Nottm.)  
UoN Students Union  
UPKO  
Urbanissta  
Urdu Association  
Veolia ES Nottinghamshire Ltd  
Victoria Halls  
Victoria Health Centre  
Vietnamese Community Centre, Nottinghamshire  
Village Vision  
Vincent & Corbing  
Vincent and Gorbing  
Vine Community Centre  
Virgin Media  
Vishwa Hindu Parishad (VSP) UK/World Council of Hindus (Nott)  
Voice East Midlands  
W A Barnes  
W Westerman Ltd  
Walton & Co  
Waste Recycling Group  
Waterloo Housing Group  
Waystone Ltd  
Welbeck Surgery  
West & Partners, Town Planning Consultants  
West Area Parents  
West Indian Sports & Social Club  
Westerman Homes  
Western Power  
Westfield Shoppingtowns Ltd.  
Westleigh Developments Ltd and Sunstore International Manage  
Westleigh Partnerships Ltd  
Wheeldon Bros/TSS Land  
Whitehead Ltd & Foulds Investments Ltd  
Whyburn Group  
Wilford Community Group  
Wilford Grove Surgery  
Wilford History Society  
Willards  
William Davis Ltd  
Wilson Bowden Developments Ltd  
Wollaton Vale Health Centre  
Wollaton Vale Residents Association  
Woodland Trust  
Wrenbridge

WYG  
X-Press Legal Services  
YMCA Nottingham  
York Archaeological Trust  
Youth & Community Services  
Youth Council c/o Jon Rea (NCC)  
Youth Inclusion Project  
Enterprise Princes Trust Nottinghamshire  
Off Campus Student Affairs,-The University of Nottingham

In addition to the organisations listed above, consultation letters were also sent to individuals who had previously commented or expressed interest in commenting on the Local Plan, and to occupants of properties located in close proximity to proposed Site Allocations.

## Appendix C – List of Respondents at Publication Stage

<b>Resp.no</b>	<b>Organisation/individual</b>
0053	National Federation of Gypsy Liaison Groups
0133	Heaton Planning Limited
0182	The Coal Authority
0188	Mr J Potter
0225	PEDALS
0259	Broxtowe Borough Council
0311	Historic England (East Midlands)
0431	Nottinghamshire Wildlife Trust
0802	Natural England
0838	Sport England
0977	Wollaton Vale Residents Association
1036	Mr Trevor Rose
1402	Nottingham Action Group on HMOs
1540	Environment Agency
1602	Melton Borough Council
1817	Wilson Bowden Developments Ltd
2166	Sainsbury's Supermarkets Ltd
2357	Mrs Lyne Mostyn
2397	Mr Paul Matosic
2463	Mr Geoffrey Jebbett
2488	Mrs Mrs Mary Hayes
2560	Mr W Staniforth
2717	Office of Rail and Road
2837	R Hawthorn
2989	Ashfield District Council
3001	British Sign and Graphics Association
3145	Arboretum, Dunkirk and Lenton, Radford and Park Area Committee
3146	Area Committee 8
3147	West Area Committee
3160	Intu Properties PLC
3410	Mr John Rhodes
3490	Mr T Huggon
3496	McDonald's Restaurants Ltd
3517	Nottingham Park Estate Ltd
3520	Nottingham Trent University
3530	Highways England
3602	Canal & River Trust
3653	Veolia ES Nottinghamshire Ltd
3702	Deancoast Ltd
3704	The Co op
3728	Power Leisure Bookmakers Ltd
3731	Nottingham Trent University
3733	Mr Charles Hunt
3737	Nottinghamshire County Council
3738	Campaign for Real Ale (CAMRA) Nottingham Branch
3744	Kentucky Fried Chicken (Great Britain) Limited

3753	Mr Timothy Strangeway
3756	Mr David Fordham
3780	Nottinghamshire County Council Pension Fund
3787	Boots UK Ltd
3795	Ms Caroline Howes
3796	Ms Donna Tully
3814	National Grid
3818	Network Rail
3822	Environment Agency
3826	Mr Ben Buckton
3829	Mr David Smith
3830	Mr Mark Hopkins
3832	Mr Lance Brooks
3833	Oak Property Investments Ltd
3834	Mr David Ajose
3835	The Bridge Steering Group
3836	Ms Annette Perkins
3861	Nottingham Trams Ltd
3862	McDonalds
3863	Mr S Thomas,
3864	Basford and Bestwood Area Committee 2
3865	Bulwell and Bulwell Forest Area Committee 1
3869	Miss Angela Walsh
3872	Bricross Developments Ltd
3873	Ms Alison Denholm ,
3874	Dunkirk & Lenton Labour Party
3875	Future Generation
3876	Lenton Drives and Neighbours Residents Association
3877	Ms Nicola Feast, Landowner
3878	Gladman Developments
3879	Mr Anthony Blay
3880	Ms Helen Pearson
3881	Lidl UK GmbH
3882	Indigo Planning
3883	Nottingham City Clinical Commissioning Group
3884	Ms Linda Woolf,
3885	Health & Wellbeing Strategy Environment Board
3891	Mr Matt Boam

## **Appendix D – Typical Consultation Letter, Social media example, Statement of Availability of Documents and Guidance Note**

## **Typical Consultation Letter**

**My Ref:** LAPP\_REVISEDPUBLICATIO/GENERAL

**Contact:**

**Email:** localplan@nottinghamcity.gov.uk



**Nottingham**  
**City Council**

**Development Department**  
Policy & Research Team  
LH Box 52  
Loxley House  
Station Street  
Nottingham  
NG2 3NG

**Tel:** 0115 876 3973  
[localplan@nottinghamcity.gov.uk](mailto:localplan@nottinghamcity.gov.uk)  
[www.nottinghamcity.gov.uk](http://www.nottinghamcity.gov.uk)

Dear

### **NOTTINGHAM CITY PART 2 LOCAL PLAN (LAND AND PLANNING POLICIES DOCUMENT) – REVISED PUBLICATION VERSION**

#### **Your Consultee number:**

I am writing to you as a contact on our Local Plan Consultation Database to inform you of the consultation taking place on the emerging Local Plan Part 2 document. The Council has previously consulted on earlier versions of this Plan and now, before submitting it to Government, we are undertaking a six-week formal consultation on the latest version.

This Local Plan Part 2 for Nottingham will help shape development in the city and ensure that new development meets the needs of Nottingham's citizens whilst protecting what is best about the city.

A number of changes have been made to the previous 'Publication Version' of the Plan, which we consulted on in early 2016. These changes cover Site Allocations and Development Management Policies and are highlighted in red (deletions) and blue (additions) in the Revised Publication document. A full schedule of changes is also available as are updates/addendums to the supporting documentation. These can be found at [www.nottinghamcity.gov.uk/localplan](http://www.nottinghamcity.gov.uk/localplan). This consultation is focusing on these changes and comments made in response to the previous 'Publication Version' consultation need not be repeated.

To comply with Government Guidance, representations on this stage of the plan must be based on whether you think the Plan is 'legally compliant' and whether it is 'positively planned, justified, effective and consistent with national policy'. More information on what this means can be found in the guidance note on our website [www.nottinghamcity.gov.uk/localplan](http://www.nottinghamcity.gov.uk/localplan).

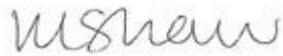
After the consultation period has ended the City Council will summarise the main findings of the representations received. These will be combined with those from the previous Publication consultation, and submitted to the Secretary of State along with the draft Local Plan for independent examination. The Plan and all representations received will then be examined by an independent Planning Inspector who will decide whether the plan is 'sound' and can be adopted by the Council.

Information providing details of how to view the Plan and supporting documents and how to submit representations, is enclosed with this letter.

**The consultation period commences on Friday 29th September 2017 and all responses must be received by Friday 10th November 2017 at 5pm.**

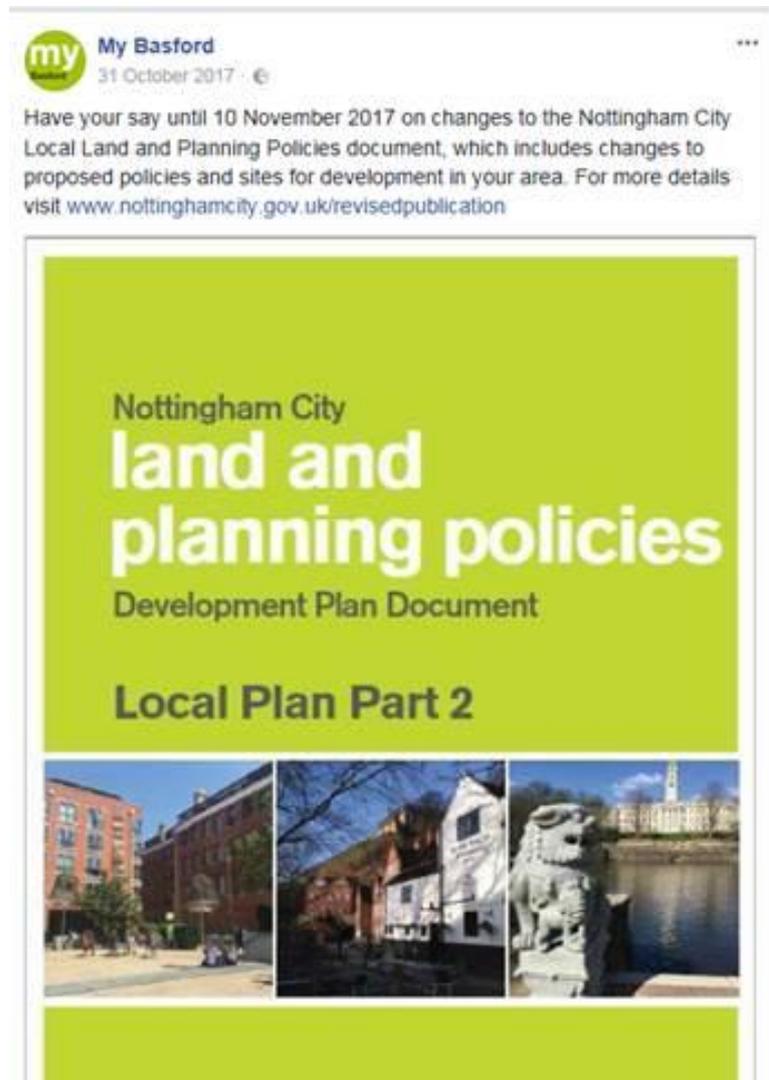
If you would like any further information, or have queries about the Nottingham Local Plan, please contact the Planning Policy and Research Team using the details given at the top of this letter. Alternatively, if you would like to be removed from our consultation database, please let us know.

Yours sincerely,



Karen Shaw  
Local Plans Manager

## Example of social media use to advertise Local Plan



## **Statement of Availability of Documents**

### **Nottingham City Council**

The Town and Country Planning (Local Planning) (England) Regulations  
2012 (Regulations 18,19 & 20)

#### **Location of Documents for Inspection**

**Title of Document:**

**NOTTINGHAM CITY LOCAL PLAN PART 2 (LAND AND PLANNING POLICIES DOCUMENT) – REVISED PUBLICATION VERSION**

Copies of the Revised Publication Local Plan Part 2 Document, Schedule of Changes (including Policies Map amendments), Sustainability Appraisal Report, Equalities Impact Assessment, Report of Consultation, Background Papers, and other supporting documents are available for inspection at:

Loxley House  
Ground Floor Reception  
Station Street  
Nottingham  
NG2 3NG  
(8.00am to 5pm Monday to Friday (excluding holidays))

and at:

Nottingham Central Library  
Local Studies Section  
Floor 1  
Angel Row  
Nottingham  
NG1 6HP  
(9am-7pm Monday to Friday, 9am-4pm Saturday (excluding holidays))

A reference copy of the Revised Publication Local Plan Part 2 and the Schedule of Changes (including Policies Map amendments) have also been placed in all City Libraries. Opening times for the libraries can be found at:

[www.nottinghamcity.gov.uk/findalibrary](http://www.nottinghamcity.gov.uk/findalibrary)

**Electronic copies** and guidance on how to make a representation are available to view on the Council's web site: [www.nottinghamcity.gov.uk/revisedpublication](http://www.nottinghamcity.gov.uk/revisedpublication)

**Paper copies** can be requested (for a charge) from the Planning Policy and Research Team at the City Council by telephoning (0115) 876 4594 or emailing [localplan@nottinghamcity.gov.uk](mailto:localplan@nottinghamcity.gov.uk)



**Nottingham**  
**City Council**

## Nottingham City Council

The Town and Country Planning (Local Planning) (England) Regulations  
2012 (Regulations 18,19 & 20)

### Statement of Representation Procedure

**Title of Document:**

**NOTTINGHAM CITY LOCAL PLAN PART 2 (LAND AND PLANNING POLICIES DOCUMENT) – REVISED PUBLICATION VERSION**

**Subject Matter and Area Covered:**

The Local Plan Part 2 allocates land for new housing, employment and other uses and also sets out policies against which planning applications will be determined. It helps provide a level of certainty about what areas will be developed or protected in the future and for what purpose. The Plan includes a Policies Map which shows allocations and designations to 2028. It has been published for a period of public consultation before Submission to the Secretary of State.

The Plan covers the administrative area of Nottingham City Council.

**Consultation Period:**

**Friday 29<sup>th</sup> September until 5pm on Friday 10<sup>th</sup> November 2017.**

**How to make representations:**

Representations can be made using the electronic form at  
[www.nottinghamcity.gov.uk/revisedpublication](http://www.nottinghamcity.gov.uk/revisedpublication)

Please note, comments will be publicly available and cannot be treated as confidential, although address, telephone and e-mail address details will not be published.

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

A paper copy of the representation form can be requested from the Planning Policy and Research Team at the City Council by telephoning (0115) 876 4594 or emailing  
[localplan@nottinghamcity.gov.uk](mailto:localplan@nottinghamcity.gov.uk)

**Further notification:**

Your response may include a request to be notified of the future stages in the plan preparation including notification that:

- The Local Plan has been submitted for independent examination;
- The recommendations of the person appointed to carry out the independent examination of



the Local Plan have been published;

- The Local Plan has been adopted.