



86 Moor Lane  
Bramcote  
Nottingham NG9 3FH

18 January 2018

Councillor Tony Harper,  
Chair, Jobs & Economy Committee,  
Broxtowe Borough Council

Dear Tony,

## **DRAFT LOCAL PLAN PART 2 – IMPACTS ON BRAMCOTE**

I am writing on behalf of the Bramcote Neighbourhood Forum to ask that the Jobs & Economy Committee, when it meets on 16 July 2018, amends the draft Local Plan Part 2 submitted to it by the council planning officers due to its unreasonable policies with respect to Bramcote and the weakness of the evidence base on which last minute substantial changes have been introduced into the proposals.

We welcome the fact that the Forum's recommendation that the southern part of the "Bramcote Site" is to remain as green belt.

We are disappointed that the Council has not accepted our recommendation that a thin strip of green belt be retained through the proposed housing allocation land (Policy 3.3). The reason we have been given is that the Council has not been informed of the proposed development plans of the current leasor of the land occupied by the Coventry Lane playing fields. Quite frankly we are dismayed at this surrender of the Council's responsibility to set strategic policy to the interests of a private company. The green belt boundary should be set by the council in ways compatible with protecting the five functions of the green belt and in keeping with the electoral promises that your Party stood on in the 2015 election, most notably within Bramcote.

We welcome the strengthening of the allocation of land for leisure use and understand the removal of the caveat "if required" to be an implicit recognition that new leisure facilities to replace the ageing Bramcote Leisure Centre will be required in the next few years. We are however dismayed that the once in a generation opportunity to secure funds for this replacement has not been pursued. While we appreciate the link between the construction of a new school and the occupation of any houses on the Coventry Lane land, we are disappointed that a similar link with the construction of a new leisure centre was not pursued. Clearly this cannot have been for planning reasons as the council has explicitly justified releasing land from the green belt and allocating it for housing purely to release funds for the White Hills Park Federation Trust, a private company, to build a new school building.

The views of Bramcote residents are very strongly that either no land should be lost from the green belt or, if it is, then it should be compensated for by a replacement school building AND a replacement leisure centre on land currently leased by the WHPF. The last minute increase of the housing allocation to 500 houses with no benefit and considerable disbenefits to the local community is quite frankly totally unreasonable.



As things stand, Bramcote is expected to accommodate some 670 – 680 dwellings over the lifetime of the local plan (2014-2028). This is over 10% of the Council's target of 6150 dwelling and over 20% of the numbers for the Main Built Up Area. The Council has had to accept that its consultation map was wrong in the extent of the MBUA and has now proposed extending that area to encompass land that is currently within the green belt.

We ask the committee to urgently review its principal housing policy – the target of 6150 dwellings. This figure is increasingly looking as if it cannot be delivered and is not viable. Dogmatically sticking to such a target is causing Bramcote, and other places, to be asked to bear a heavy price and residents to endure years and years of uncertainty, anxiety and nuisance.

We appreciate time is short but we are available to meet with you on Monday ahead of your Committee's meeting to explore the above with you and any fellow councillors or council officers you wish. I can be reached via email or mobile phone.

Yours sincerely,

A handwritten signature in blue ink that reads 'Paul Nathanail'.

Paul Nathanail, Chairman, Bramcote Neighbourhood Forum