

Barton in Fabis Parish Council

Chairman Paul Kaczmarczuk

Submission by Barton in Fabis Parish Council to the Nottinghamshire & Nottingham Joint Structure Plan

Summary

9.1 Barton in Fabis Parish Council is against taking land out of the Green Belt for possible development after 2021

9.2 Barton in Fabis Parish Council believes the suggested number of houses required is too high

9.3 Barton in Fabis Parish Council believed too little attention has been given to the Quality of Employment Land in the East Midlands (QUELS) report in terms of the allocation of employment land

9.4 Barton in Fabis Parish Council opposes the 4th Trent crossing.

9.1 Green Belt

Should the JSP require the review of the Green Belt in Local Plans/LDDs and should the JSP expressly state that the review should safeguard land for development to meet needs arising beyond the Plan period?

Barton in Fabis Parish Council is against taking land out of the Green Belt for possible development after 2021

The Government is on record as saying it regards the extension of an urban area into the Green Belt as an exceptional policy that should not compromise the objectives for which Green Belts were originally designated. This policy is confirmed in PPG3 (paragraph 68).

We do not believe the case has been made for further, long term allowances for housing or employment land that cannot be accommodated elsewhere; history supports our view that housing can be accommodated within the existing areas. To the south of Nottingham, there is no clearly defensible boundary that could form a new inner boundary to the Green Belt.

The current green belt boundary near the Parish is along the ridgeline between the Parish and the city. If this boundary were to be breached then the next defensible line is a considerable distance away.

Barton in Fabis Parish Council

9.2 Housing

- a) *Does the distribution of the housing requirement in the Nottinghamshire and Nottingham JSP between the constituent districts in the South Nottinghamshire Sub Area reflect the aims of PPG3 and will it result in the housing requirement to 2021 being achieved?*

Barton in Fabis Parish Council believes that the majority of development should be within the City of Nottingham and by so doing the aims of PPG3 will be met. We also believe there is too much Greenfield land allocated and that it should be possible to deallocate some of this land.

It appears that old trend data may have been used in some analysis and this should be reviewed.

- b) *Are the proposals of the JSP in Policies 3/1, 3/2 and 3/5 likely to result in sufficient homes of appropriate type and tenure to meet the housing needs of the whole community?*

In March 1999, John Prescott MP in talking about a new policy for planning for housing stated a more managed and policy-led approach would be implemented. The Parish Council believes policy 3/5 provides a framework to better manage the supply of land for housing to ensure that the housing needs of the whole community are met. We feel that it would be more appropriate for this policy to follow the sequential approach in RPG.

The Parish Council further believes that more housing than is required for local needs is being proposed. The JSP provision is considerably greater than the population trends:

- c) *Affordable homes? Are the urban capacity studies for the sub-area sufficiently robust to guide housing distribution?*

Barton in Fabis Parish Council does not object to the urban capacity policy

9.3 Employment & economy

Is the scale and distribution of employment land for the sub-area set out in Policy 4/1 appropriate in terms of economic prospects for the sub-area, and is the level of provision consistent with sustainable development principles?

The QUELS Report should to be the key document adopted by the JSP in determining the allocation of land for employment purposes rather than, as the JSP has done, using past take up rates.

The report was written 'to assess the quantity and quality of employment land supply in the East Midlands region, to see how far it meets market demand and strategic policy objectives.' The report defines the amount of land that should be required for

Barton in Fabis Parish Council

employment purposes in terms of economic prospects for the sub area, and is the best information currently available.

Barton in Fabis Parish Council supports the QUELS report when it states (paragraph 3.23) that there is 36 years supply of land in the Three Cities Nottingham area and that 'far too much development land has been allocated by the planning system'

9.4 Movement & transport

a) Are the movement proposals for the sub-area consistent with the requirements of sustainable development?

Barton in Fabis Parish Council believes that the concept of the transport corridor is likely to increase coalescence and the Parish Council would prefer to see an end to this policy as it can lead to coalescence of settlements.

The Parish Council also objects to the proposals by NET for a Park & Ride site outside the City boundary and within the green belt in Rushcliffe.

b) What provision should the Structure Plan make for a 4th Trent Crossing, if any?

Barton in Fabis Parish Council has followed the A52 multi-modal study and does not believe a case has been made for a 4th Trent crossing. The Parish Council believes that in the short term it would probably increase congestion in the long term would create increased traffic movements.