Local Planning Document Publication Draft Additional Housing Allocations

An independent planning inspector is currently examining the Local Planning Document to consider whether the Plan complies with the legal requirements, is sound and that the Duty to Co-operate has been met.

Responses made at this stage will be treated as a formal representation and considered by the Planning Inspector. We are therefore required to use the form of wording for the response form required by the Planning Inspectorate. We understand that the wording is technical and not user-friendly.

This Guidance Note is designed to be read alongside the Response Form 1 so that your responses are made in a way which means they are considered correctly. However, if you are unsure how to complete the form then please just complete the form as best you can. Please do not be deterred from sending us your comments.

General Points

- The deadline for responses is 5pm on Monday 30 October 2017.
- Be clear about which part of the document you are responding to.
- Focus your comments on whether the Local Planning Document is legal and/or sound or the Duty to Co-operate has been met.
- Try to support your responses with evidence in Question 4.
- Be clear about any changes you want to see in Question 5.
- Try to make your responses as brief and succinct as possible.
- Leave enough time to make sure your responses are received.
- Form a group with other people who wish to make the same points – the same point made many times is not given greater weight.

Deadline

Your responses must be received by Gedling Borough Council by 5pm on Monday 30 October 2017.

Where to find the Response Forms

There are two ways to respond:-

(1) Online

You can respond online or download the Response Form using the following link: https://consultplanningpolicy.gedling.gov.uk/consult.ti/lpd_ha/consultationHome.
Paper response forms are available from the following locations:

- Civic Centre, Arnot Hill Park, Arnold
- St Mark’s Church, Bestwood Village
- Calverton Library, St Wilfrid’s Square
- Ravenshead Library, Milton Court
- Hucknall Library, South Street
- Arnold Library, Front Street
- Burton Joyce Library, Meadow Lane
- Carlton Library, Manor Road
- Carlton Hill Library, Carlton Hill
- Gedling Library, Wollaton Avenue
- Mapperley Library, Westdale Lane
- Woodthorpe Library, Wensley Road
- Colwick Community Centre, Vale Road, Colwick
- Lambley Village Hall, Catfoot Lane, Lambley
- Newstead Community Centre, Newstead Village
- Papplewick & Linby Village Hall, Linby Lane, Papplewick
- St George’s Centre, Victoria Road, Netherfield
- Woodborough Village Hall, Lingwood Lane, Woodborough

Completing the Response Form

There are two parts to the Response Form:-

- Part A – Contact details
- Part B – Your representation(s)

Part A – Contact Details

This section needs to be completed so that we are able to contact you regarding your responses in the future. This could include clarifying something with you, checking if you are happy with a change we have made or inviting you to attend the public hearing sessions.

If you do not complete this section, your comments will not be registered.

The agent’s details only need to be completed if someone is sending us responses on your behalf. This could be someone you have paid to make responses (such as a planning consultant) or a family member or friend. While we will deal with your agent on a day to day basis, the responses are classed as your own.

If you are responding to more than one of the documents you will need to complete a separate form for each document. In addition, if your comments on each document relate to more than one of the three tests (legal compliance, soundness or the Duty to Co-Operate), you will need to complete a separate form for each test that your comments relate to. If you wish to do this, you only need to complete the contact details in Part A once – please ensure that all of your forms are firmly attached to the associated contact details.

Part B – Your representation(s)

1) Online. If you are responding online, you will see an ‘add comment’ button below each part of the document you are able to comment on. Clicking on this button will bring up the response form for you to fill in and will automatically record your response against that part of the document. You will need to use the ‘add comment’ button for each point you wish to make a response on.

2) Paper. A separate form is needed for every part of the document you respond to. Where responses that relate to a number of different parts of the document are on a single response form we may need to contact you to clarify your responses.
Questions

To which document does this representation relate?

This question only appears on the paper response form. You should set out which section, policy or paragraph your comments relate to. If you are unsure, please contact us for advice.

Question 1
Do you consider the document is LEGALLY COMPLIANT?

This question forms the first part of the three tests that we need to meet in order to be able to adopt the Local Planning Document. A plan is considered legally compliant when it complies with the various regulations that govern how it should be prepared.

If you don’t think we have complied with a legal requirement, please tell us what we have not done or done incorrectly in Question 4 and say how you would like to change the document in Question 5.

Question 2
Do you consider the document is SOUND?

This question forms the second part of the three tests that we need to meet in order to be able to adopt the Local Planning Document. When testing the soundness of the Local Planning Document, the Inspector is required to consider a number of different factors:

- **Positively prepared:** This means that we have objectively assessed the need for homes, jobs, services and infrastructure and these have been delivered if it is sustainable to do so. If you think that our assessments of the need are not objective or do not take sufficient account of unmet needs in neighbouring authorities then your comments relate to whether the Local Planning Document has been positively prepared or not.

- **Justified:** This means that the Local Planning Document is based upon a robust and credible evidence base. If you think that the evidence doesn’t support the choice made in the Local Planning Document or there are realistic alternatives then your comments relate to whether it is justified.

- **Effective:** This means that the Local Planning Document will deliver what it sets out to. If you think that what the Local Planning Document proposes to do will not actually happen as the required infrastructure can’t be provided, the groups who will deliver elements of it haven’t signed up to it or the Local Planning Document doesn’t join up with the strategies of neighbouring authorities, then your comments relate to whether the Local Planning Document is effective or not.

- **Consistent with national policy:** This means that the Local Planning Document accords with the National Planning Policy Framework and other policies or includes clear and convincing reasons for doing something different. If you think that the Local Planning Document conflicts with an element of national policy then your comments relate to whether it is consistent with national policy. Conversely you may think that the Local Planning Document should depart from national policy due to an identified and justified local need.

If you don’t think the document is sound, please tell us what we have not done or done incorrectly in Question 4 and say how you would like to change the document in Question 5.
Question 3
Do you consider the document COMPLIES WITH THE DUTY TO CO-OPERATE?

This question forms the third part of the three tests that we need to meet in order to adopt the Local Planning Document. The Borough Council is under a statutory Duty to Co-operate with various bodies with planning responsibilities including local planning authorities. In particular the duty is to facilitate joint working across local planning authority boundaries to ensure strategic priorities across local boundaries are coordinated and reflected in individual Local Plans.

If you don’t think we have complied with the Duty to Co-operate, please tell us what we have not done or done incorrectly in Question 4.

Question 4
Please give details of why you consider the document is not legally compliant or is unsound or fails to comply with the Duty to Co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the document or its compliance with the Duty to Co-operate, please also use this box to set out your comments.

This question allows you to expand on your responses to Questions 2, 3 and 4. If you need more space you can attach extra sheets. Please make sure these are firmly attached and that we are able to clearly see which part of the document and question you are responding to.

Question 5
What changes do you consider necessary to make the document legally compliant or sound? Please be as precise as possible.

This question allows you to set out what changes you think need to happen to the document to make it legally compliant and/or sound. This could include changes to wording, further evidence work or a different strategy. They should cover everything necessary to support the response. If you need more space you can attach extra sheets. Please make sure these are firmly attached and that we are able to clearly see which point of the document and question you are responding to.

Question 6
Do you consider it necessary to participate at a public hearing session at the Examination?

Question 7
Why do you feel it is necessary to participate at a public hearing session at the Examination?

As part of the Examination, the Inspector holds hearing sessions into various matters they have identified. There is no right to be heard at a hearing session and the Inspector decides who should be heard. However, the written representations have equal weight with the comments made in the hearing sessions and you will be able to attend the hearing sessions as an observer.

Further Information

If you need any further advice or have any questions, please contact us.

Email: planningpolicy@gedling.gov.uk

Post: Planning Policy, Planning, Civic Centre, Arnot Hill Park Nottingham Road, Nottingham, NG5 6LU

Telephone: 0115 901 3733

Website: https://consultplanningpolicy.gedling.gov.uk/consult.ti/lpd_ha/consultationHome