

Rushcliffe Borough housing consultation, Cotgrave, 14 March 2017.

Cotgrave Labour Group –Cotgrave Town Council..

These are the observations from Cotgrave Labour Councillors.

1.2.6 It is the Government's intention to allow local communities to also create their own local Neighbourhood Plans setting out how they wish their local area to develop. Such plans, where produced, will still however need to be in conformity with the Local Plan and its 'strategic policies'.

**Agreed. There has been little local community involvement to date. There is only one representative on the Cotgrave Strategic Board (The Chairman of Cotgrave Town Council) who has no voting rights and very rarely reports back fully to the town council. The developers are over represented.**

**Decisions made by the Borough Council are often overturned, the demolition and complete rebuilding of Cotgrave Shopping Centre being case in point where it was originally minuted that a rebuild was the preferred option which was later described as an "aspiration."**

**The former colliery site developer has a duty to install a foot and cycle bridge over the Grantham Canal after 100 dwellings have been completed and occupied. There are now circa 150 dwellings occupied and no sign of the bridge which is part of the planning conditions.**

**The canal and river trust are demanding that the maintenance of the bridge is underwritten. Nottinghamshire County Council and Rushcliffe Borough Council have both refused to underwrite it. The developer has tried to mislead Cotgrave Town Council that the bridge cannot be completed unless the Town Council agrees to underwrite the maintenance when in fact the developer will have to lodge a bond.**

1.3.1 A Sustainability Appraisal has been carried out and published in parallel with the development of the Core Strategy. The Sustainability Appraisal is a statutory requirement, is an integral part of the plan making process, and is intended to test and improve the sustainability of the Core Strategy as it is drafted. The sustainability appraisal process undertaken at each stage in the production of this document has helped inform the preparation of a Core Strategy which will deliver sustainable development to Rushcliffe, to the benefit of existing and new communities.

**The building of 470 dwellings on the former pit site has stretched Cotgrave's sustainability to the limit. Aside from the original proposal to completely redevelop the shopping centre, it is likely that the new community building which includes the doctor's surgery is likely to be too small when it is completed.**

**Our two primary schools are currently at their limit and local councillors have had to intervene when local children have been refused access to either of their two local schools.**

**There is no secondary school in Cotgrave and any further development MUST include a proposal for a secondary school.**

1.5.1 The Core Strategy has been subject to an Equality Impact Assessment to ensure that it meets the needs of all members of the community. Undertaking Equality Impact Assessments allows local authorities to identify any potential discrimination caused by their policies or the way they work and take steps to make sure that it is removed. Equality Impact Assessments also allow for the identification of opportunities to promote equality.

**Both Cotgrave and Trent wards in the affluent borough of Rushcliffe still show multiple indicies of deprivation, education and health which are below the median in the Borough.**

**Local families are unable to access local social housing.**

**There have been no new provision to accommodate elderly on the colliery site development.**

**Similarly there has been no new build of dwellings for single men and women and no one bedroom accommodation for people in social housing who are subject to the “bedroom tax”**

2.2.2 West Bridgford acts as a key service centre for a number of the surrounding smaller settlements, and contains the Borough’s largest retail centre that is relatively well performing. Outside of West Bridgford, the six towns and larger villages provide a range of facilities and services. Several of the medium sized villages such as East Bridgford, Gotham, Tollerton, Aslockton, Sutton Bonington and Cropwell Bishop have some local facilities to serve their population.

**Where does Cotgrave figure? It would appear that the shopping centre in Cotgrave is neither a key centre or a local centre which seems to indicate that in spite of the Cotgrave Masterplan Cotgrave shopping centre does not feature very highly in Rushcliffe Borough Council’s Scheme.**

2.2.8 Rushcliffe is the most affluent local authority area in the county, with full time workers earning 30% more than the regional average. It ranks only 318 of 354 local authorities on a national deprivation scale (Index of Multiple Deprivation), with 1 being most deprived (as at 2010). However, there are pockets of relative deprivation, for example in the Trent Bridge and **Cotgrave wards.**

The indices of deprivation are well known and have been subject to a great deal of hard work to redeem our community led by Cotgrave Town Council.

After a multi-agency approach Cotgrave did manage to move away from being the worst performing ward in the borough but the potential is still there for it to deteriorate and the perception amongst the less well off in the community is that Cotgrave is a forgotten community in the Rushcliffe Borough's strategy.

Cotgrave unfortunately did have a number of "firsts". We had the first deployment of plastic bullets on the British mainland, the youngest ASBO and arson attacks on the church, doctor's surgery and Futures Community Building.

Our police, fire service, schools and local education authority did little to help Cotgrave. Thankfully that is in the past but the perception amongst the poorest and low achievers in the community is that Rushcliffe does not care about them. We cannot accept anymore development unless there is a significant commitment for a comprehensive infrastructure policy to ensure that we never go back.

Rushcliffe Borough's refusal to redevelop the shopping centre in favour of a refurbishment has further damaged local perception that the Borough Councillors consider Cotgrave as second class, particularly when the Chief Executive recommended the refurbishment over redevelopment to the cabinet. Once again Cotgrave has had to have second best.

The problem of affordability can be particularly significant in the rural parts of the Borough where house prices tend to be higher. Poor access to essential services in rural areas can lead to significant deprivation, with people without access to a car especially vulnerable.

Cotgrave is served by Barton buses who operate an inferior service compared to other settlements in the Borough; more expensive, less frequent and older vehicles. In spite of around 150 dwellings now occupied on the pit site there is no bus service to the new development.

The lack of a major retail facility in the shopping centre such as Iceland, Lidl or Aldi means that our local shops are limited. There are currently three empty units.

Our shopping centre should be an integral part of our community and sadly all of our businesses struggle because of the barren appearance of the shopping centre. The refurbishment is unlikely to revive their fortunes because the exterior view will still be unattractive which is why there should have been a full redevelopment. There is one bank of shops that are subject to a different lease which will not be part of the refurbishment so the whole project will give the appearance of "half a job."

Protecting and improving our local environment:

*There will be a sustainable mix of good quality housing which meets needs and aspirations whilst maintaining the character of the borough. The roads and transport links will be sympathetically improved with the environment in mind, allowing good access and improved safety across the borough*

**As previously stated the mix of housing is not as comprehensive as it needs to be.**

**Cotgrave has the highest percentage of three and four bedroom houses available for rent in the borough which means that any families requiring social housing is automatically considered to move into Cotgrave. This means that our own families are unable to live adjacent to their extended families.**

**To date Hollygate Lane has been subject to improvement which has only served to increase traffic coming from the A46 to the A52. There are a number of congested areas where local people have great difficulty getting from side roads on to trunk roads to travel out of Cotgrave. Traffic builds up from around 7.15 am which results in long queues to either get on to the A52 or the A606.**

Supporting the local economy:

*There will be thriving local businesses providing opportunities for local employment and training. People will be able to choose between an attractive mix of local and town centre shops*

**The commitment to redevelop the shopping centre which was well documented and then refused was a major disappointment.**

**Consultation with local shopkeepers was manipulated when they were told that their businesses would have to shut down for a year while the shopping centre was demolished and rebuilt. They were also informed that the retail units would need to be larger if they were rebuilt with commensurate increases in rent.**

**The accommodation above the shops, which is uninhabitable is going to be developed as office space resulting in an income stream being taken away from the local shopkeepers, along with potentially dwellings for singles or couples without children. Rushcliffe Borough Council as landlords has resigned the leases and presumably rents to reflect the lack of revenue which has probably meant that our local shopkeepers have lost some security.**

**The shopping centre is now owned by Rushcliffe Borough Council and it is suspected that once the refurbishment is completed it will be sold with a probable hike in rents.**

Building stronger communities:

*Older and vulnerable people will have the support they need to live independently in their own homes. People from different backgrounds will get on really well together, there will be strong community spirit and mutual respect. People will feel able, if they want, to get involved and have their say in how their local community is run and the type and standard of services it receives.*

**There is a waiting list for elderly to access sheltered accommodation and to date no new build has included bungalows or housing suitable for the elderly.**

Making communities safer:

*Crime levels will be low and people will feel safe in their homes and walking around the borough.*

- Enabling healthy lives:

*People will be leading healthy lifestyles and taking the chance to enjoy the many and varied leisure opportunities available. People will have the opportunity to enjoy a good quality of life and can look forward to a long healthy retirement.*

- Supporting children and young people

*Teenagers and children will see that they are listened to and have access to a full range of local positive activities and facilities.*

**Part of the strategy to reduce the massive antisocial behaviour was the introduction of Positive Futures which was financially supported by Nottinghamshire County Cricket Club as part of deal when Rushcliffe Borough Council gave a grant for a scoreboard at Trent Bridge Cricket Ground. Although Positive Futures office is still in Cotgrave but the funding for Cotgrave has now been withdrawn. Positive Futures is an organisation that made an incredible difference to the fortunes of Cotgrave's young people.**

**Cotgrave Town Council has made funding available for Positive Futures to work in Cotgrave on a summer programme for several years.**

**Youth services are lead by Nottinghamshire County Council.**

*2.3.4 New communities and neighbourhoods have been built to the highest design and environmental standards, being resilient to climate change, with low water usage, high levels of energy efficiency, and low or zero carbon energy forms a major part of their overall energy usage, including decentralised generation. Indeed phases constructed after 2016 are all carbon neutral. There is a sustainable mix of good quality housing which maintains the character of the Borough, and meets the needs and aspirations of all Rushcliffe residents and communities, particularly those who may require affordable, specialist or adapted housing.*

**As previously stated the Cotgrave mix is not as varied as it could or should be.**

*2.3.5 In the more rural parts of Rushcliffe, some identified settlements have developed to maximise their accessibility to services and infrastructure capacity. The expansion of existing communities and the development of new communities has been undertaken in such a way that the quality of life of existing and new residents is maintained and where possible enhanced. Other villages have experienced smaller levels of development in line with meeting local needs (especially affordable housing), supporting their communities, and maintaining their vitality, viability, and local distinctiveness. The rural economy has developed to be diverse and vibrant, although agriculture and food production remain important.*

**After the closure of Cotgrave Colliery in 1993 there has been no major employer and no allocation of land for employment other than small scale industrial units, most of which do not employ local people.**

**High quality new housing:** to manage an increase in the supply of housing to ensure local housing needs are met, brownfield opportunities are maximised, regeneration aims are delivered, and to provide access to affordable and decent new homes. In doing so, there will be a rebalancing of the housing mix where required in terms of size, type and tenure, to maximise choice including family housing, supporting people into home ownership, providing for particular groups such as older people, and creating and supporting mixed and balanced communities. The settlements of Bingham, Cotgrave, Ruddington, East Leake, Keyworth, Radcliffe on Trent and West Bridgford will each accommodate new development to maximise their accessibility to services and infrastructure. Land south of Clifton, at Melton Road, Edwalton and east of Gamston/North of Tollerton will all accommodate sustainable urban extensions. Both the former Cotgrave Colliery and the former RAF Newton sites will be regenerated to provide a mix of housing, employment and other appropriate uses.

**There appears to be a conflict between the Borough Council and developer's interpretation of "affordable." Shared ownership is the only means of getting on the housing ladder on the pit site development as even the cheapest houses are too expensive for first time buyers without a shared ownership scheme.**

**Economic prosperity for all:** to ensure economic growth is as equitable as possible and place a particular emphasis on supporting a science and knowledge based economy for Greater Nottingham as a whole. Providing for new office, commercial, residential and other uses especially within the Sustainable Urban Extensions at land South of Clifton, East of Gamston/North of Tollerton, and to a lesser scale in other sustainable developments across the Borough. Creating the conditions for all people to participate in the economy, by providing new and protecting existing local employment opportunities,

encouraging rural enterprise, improving access to training opportunities, and supporting educational developments at all levels.

**iv. Flourishing and vibrant town centres:** to create the conditions for the protection and enhancement of a balanced hierarchy and network of town and other centres, through providing for retail, employment, social, cultural and other appropriate uses, accessibility improvements, environmental improvements, and town centre regeneration measures, especially within Cotgrave town centre and to a lesser extent in other centres within Rushcliffe.

**Regeneration:** to ensure brownfield regeneration opportunities are maximised, specifically at the former Cotgrave Colliery and, linked to it, Cotgrave town centre, as well as at the former RAF Newton. To ensure that regeneration supports and enhances opportunities for local communities and residents, leading to all neighbourhoods being neighbourhoods of choice, where people want to live.

**Opportunities for all:** to give all children and young people the best possible start in life by providing the highest quality inclusive educational, community and leisure facilities, for instance through improving existing or providing new schools and academies, and to meet the needs of older and disabled people, especially through providing appropriate housing opportunities. Including the provision of new primary schools within the strategic housing sites at land East of Gamston/North of Tollerton, land South of Clifton, land off Melton Road in Edwalton, land north of Bingham and the former RAF Newton.

3. Planning for changes in the future economy is as important as planning for new housing growth, and the two often go together. Our commercial and retail centres are important in this regard, and also need to be sustainable and attractive hubs to the communities they serve. There are regeneration challenges in Rushcliffe which need to be addressed if best use is to be made of brownfield land, so it can be bought back into productive use.

## **POLICY 1 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT**

**1. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.**

**2. Planning applications that accord with the policies in this Local Plan (and,**

**where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.**

**3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:**

- a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or**
- b) Specific policies in that Framework indicate that development should be restricted.**

### **JUSTIFICATION**

3.1.1 The National Planning Policy Framework confirms that there should be a presumption in favour of sustainable development and that all plans should be based upon and reflect this presumption with clear policies to guide how the presumption will be applied locally. The Framework also confirms that there are three clear dimensions to sustainable development, economic, social and environmental. Proposed development that accords with an up to date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. In order to meet this requirement the above policy will be applied.

**A minimum of 13,150 (2011 to 2028) new homes will be provided for as follows:**

- a) Approximately 7,650 homes in or adjoining the main built up area of Nottingham (within Rushcliffe), including:**
  - i) A Sustainable Urban Extension to the South of Clifton subject to the widening of the A453 from the M1 to the A52(T) at Clifton (around 3,000 homes);**
  - ii) A Sustainable Urban Extension on land off Melton Road, Edwalton (around 1,500 homes); and**
  - iii) A sustainable Urban Extension to the East of Gamston/North of Tollerton (around 2,500 homes by 2028 and up to a further 1,500 homes post 2028).**
- b) Approximately 5,500 homes beyond the main built up areas of Nottingham (within Rushcliffe), including:**
  - i) North of Bingham (around 1,000 homes);**
  - ii) Former RAF Newton (around 550 homes);**
  - iii) Former Cotgrave Colliery (around 470 homes);**
  - iv) In or adjoining East Leake (a minimum of 400 homes);**
  - v) In or adjoining Keyworth (a minimum of 450 homes);**
  - vi) In or adjoining Radcliffe on Trent (a minimum of 400 homes);**

**Rushcliffe's network of retail centres falls within the wider Greater Nottingham hierarchy. This hierarchy places Nottingham City Centre at the top with town centres, district centres and local centres designated below this. Within Rushcliffe, the following network and hierarchy of centres will be promoted:**

**District Centres: Bingham and West Bridgford.**

**Local Centres: Cotgrave, East Leake, Keyworth (The Square), Keyworth (Wolds Drive), Radcliffe on Trent and Ruddington**

**Cotgrave Local Centre is in need of regeneration. Local Development Plans or other planning guidance will be used to enhance its vitality and viability.**

## **JUSTIFICATION**

3.6.1 Rushcliffe is served by a range of distinctive district and local centres, all of which have an important role to play in meeting the various needs of Rushcliffe's many neighbourhoods. Such needs typically include good accessibility to shops, and the presence of key services and employment opportunities; all influential factors in ensuring the continued viability and vitality of a centre.

3.6.2 It is important that all centres act as a focus for community life where residents can live, socialise and help to strengthen social cohesion. To maintain this, it is vital to preserve, and where needed, add to the diverse range of (predominantly) retail facilities already present within them. This is essential in ensuring the continued vibrancy and prosperity of centres, particularly in challenging and ever-changing economic circumstances. This approach is reaffirmed by national planning policy, which requires Local Planning Authorities to develop a sequential approach towards accommodating new retail and town centre development within, or adjoining its centres. This will help to ensure that appropriately-sized and type of development makes a positive contribution to the role and function of any centre where a scheme(s) is proposed.

3.6.8 Indicators which point towards underperforming centres include high vacancy rates, poor built environments and a narrow retail offer, all of which influence how people make choices on which centres they wish to visit. Where centres display some of these indicators, policy interventions through informal planning guidance may be needed to improve economic performance

3.6.10 Cotgrave town centre has been identified as a priority for regeneration by the Borough Council. The redevelopment of the Former Cotgrave Colliery site for mixed use (as outlined in Policy 23) is expected to act as a catalyst for this and provide benefits to address some of the social and economic issues affecting the town. Rushcliffe Borough Council will work in partnership with the Homes and Communities Agency and other bodies to ensure that this is achieved.

**Regeneration in Rushcliffe will be primarily focussed at Cotgrave and at**

**Newton through the following proposals:**

**a) Former Cotgrave Colliery will be redeveloped as a mixed use neighbourhood to incorporate new residential and business communities. There should be improved accessibility with the town. Any redevelopment of the Colliery must take into account local nature conservation features and demonstrate how it will contribute to the wider regeneration of the town, including the regeneration of the Cotgrave Local Centre. The scope for limited physical development to link the Colliery site and the town will be explored, where this would assist connectivity and accessibility between new and existing neighbourhoods; and**

## **Planning Inspectors report**

8. When Rushcliffe's draft Publication Core Strategy was submitted for examination in October 2012, representations from Derbyshire and Nottinghamshire County Councils and neighbouring second tier Councils raised objections that the proposed housing figures had not been produced in cooperation with them. Even if the duty to co-operate is not a duty to agree, the extent of opposition from neighbouring authorities to Rushcliffe's initial Core Strategy was a serious matter of concern. However, changes were proposed to the Local Plan by Rushcliffe Borough Council to increase the number of homes planned, to 13,150 by 2028. **Then, the other authorities across the HMA made a joint response stating that they valued the continuing joint partnership working with Rushcliffe Borough and would withdraw their objections to the Local Plan if the proposed amendments to housing numbers were made.**

Dissatisfaction with public involvement in the examination process, however, has come from a number of local residents and parties. In particular, it was contended that following the exploratory meeting and follow-up meeting in January and April 2013, the Council had no choice but to increase its housing figures contrary to the preferences of local people. It was contended that I, the Inspector, had overridden the Council's responsibility for planning its own area. The Parliamentary Under Secretary of State (Planning)'s letter of 3<sup>rd</sup> March 2014 to the Chief Executive of the Planning Inspectorate was cited. This said "*Fundamental to the National Planning Policy Framework and to this Government's planning reforms is the idea that local authorities, and the communities who elect them, are in charge of planning for their own areas. That is why we abolished the top down regional strategies ...*". It was argued that the Council's proposal for 9,400 houses in the draft publication Core Strategy October 2012 [CD01] was in accordance with its own perception of housing need so that insisting on the old Regional Strategy (RS) number was contrary to the Government's intention.

**17. I recognise that the communities who live close to the areas which have been designated as sustainable urban extensions, are likely to see significant change in their built and green environments, in local infrastructure and in their social context.**

**I have taken account of the arguments that some key settlements such as Cotgrave and Radcliffe on Trent could take more housing than is proposed, and that provision in key settlements should be made in the Local Plan Part 1.**

**70. On local demand, it was pointed out that Rushcliffe has achieved only low delivery of affordable housing in the recent past.**<sup>8</sup> It was suggested that the Local Plan should be more ambitious and that higher targets were achievable.

In East Leake, permission for some 650 dwellings had recently been granted which was above the minimum of 400 dwellings in Policy 2. However, there was insufficient provision, it was argued, for local younger people because cheaper homes and housing to let were not being provided. The Council expressed sympathy with the views and conceded that Rushcliffe had a high proportion of 4&5 bed homes. **The Local Plan policy was designed to help negotiations with developers and secure a better housing mix in future.**

**However, as the Green Belt in Rushcliffe is wide and extensive (see diagram following Policy 3), I am satisfied that it can continue to meet the fundamental aim and purposes if reduced in scale as proposed.**

I have considered carefully the representations from Plumtree, Bradmore and Cropwell Butler Parish Councils and visited the settlements.

**There is convincing evidence that the level of development set out in Policy 2 of the Local Plan cannot be delivered without removing significant amounts of land from the Green Belt. As explained under Issue 1 above, the need for sustainable development to provide an uplift in new housing provision and support economic growth by accommodating new employment constitute the exceptional circumstances to alter the Green Belt boundaries in Rushcliffe.**

100. The inherent uncertainty over econometric forecasting, exacerbated by the recent banking crisis and recession, lends support to a Local Plan policy which encourages growth and is flexible. **Policy 4 states that sites will be identified for a minimum of 67,900m<sup>2</sup> of new office floorspace** and a minimum of 20has of B2 & B8 employment land.

The named sites could provide substantially more than the minimum, but contingency is appropriate as prospective new users will all have different requirements. The quality of sites is also important. In my view, it is necessary to plan for more than the basic amount of land, to offer choice and variety.

**130. The Plan has a number of deficiencies in relation to soundness for the reasons set out above which mean that I recommend nonadoption of it as submitted, in accordance with Section 20(7A) of the Act. These deficiencies have been explored in the main issues set out above.**

**Ends**

**Statement of community involvement**

For community involvement to be successful it must involve an inclusive approach based on the differing needs of the various parts of the community. The Council therefore wishes to use the most effective means to enable people to be informed and to contribute throughout the planmaking process.

**Cotgrave strategic board is NOT an inclusive approach towards community involvement.**

The aim is to ensure that all groups in the Borough are involved in the process early enough for people to be able to have an input, and to address the needs of those groups of people who traditionally have not been involved in the process but may have specific needs to be met or addressed. **It is important that all views are sought, not just those of people with a direct interest in a land use proposal**

*“Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made.”*

The Local Plan sets out how the Borough will develop in the future. It comprises a set of planning documents collectively called Development Plan Documents and in combination these constitute the Development Plan as shown in the diagram below. These plans are subject to a statutory process including community involvement.

We will abide by the following principles when consulting on the Local Plan:

- We will involve the public and consultees at the earliest opportunity when producing documents;
- Consultation will be transparent, open and accessible to all sections of the community, enabling the community to engage with the planning system, not just those who are familiar with it;
- The consultation process will allow local communities and consultees to see how ideas have developed at various stages with effective feedback; and
- Wherever possible consultation will be carried out in tandem with other community engagement initiatives.

**CONCLUSIONS AND RECOMMENDATIONS.**

- **RBC has confirmed that it is duty bound to have meaningful engagement and collaboration with neighbourhoods, local organisations and businesses.**

They key word is "meaningful" and Cotgrave Labour Party needs to seize the initiative and ensure that that consultation is meaningful.

The strategic board is NOT part of the consultation process.

- The planning inspector has indicated that there can be a relaxation of Rushcliffe's Greenbelt but any such relaxation should be made on an equal basis for each community throughout the borough.
- According to the planning inspector RBC has already put forward that Cotgrave (and others) could take more housing than is proposed. Any such increase can only happen with commensurate infrastructure improvements. Experience has shown that RBC cannot be trusted to provide those improvements.
- There is a major conflict between RBC and the developers and potential purchasers as to what is "affordable". Unless a prospective purchaser is able to buy a house outright as opposed to shared ownership it should not be considered "affordable".
- The inspector has received representations from Bradmore, Plumtree and Cropwell Butler and has visited those areas. It is important that we lobby the inspector to make Cotgrave's case.

## STRATEGY.

Lobby Rushcliffe CLP and Nottinghamshire County Council labour councillors.

Make contact with the planning inspector.

Brief our County candidate and help her to become part of the Cotgrave Campaign.

Hold an open public meeting under the Labour banner.

(Blue – passages that I have emphasised. Red – my comments.)