Please find attached below the comments of the Sharphill Action Group on the above plan document which I am submitting on their behalf.

Peter Jaggar
The Sharphill Action Group has previously submitted comments upon and objections to the Local Plan Core Strategy (Pt 1), and would like to register the following on the Local Plan Pt 2 after its deliberations at two recent meetings.

Policy 25: Development within District/Town Centres

This policy does not really address the likely future need for expansion of the West Bridgford town centre in the light of major releases of housing land at Edwalton and Gamston and the pressures of its popularity. In this respect we question the soundness of the plan in accommodating future population increases and dealing with the congestion/pollution that more retail & leisure trips will bring. This is a matter that justifies objection.

SAG feels that the Plan should favour A1 retail uses in a 70-30% proportion in order to retain the town centre’s vitality and to make up for the slippage that has occurred in recent years when a lax planning approach has apparently ignored the non-statutory policy applying to Central Avenue’s primary frontage. This has allowed rental costs to be driven up by numerous A3 uses to a level beyond the reach of independent retailers. In addition, surely hot takeaway food outlets should be totally outlawed from the primary frontages of the above centres?

Policy 26: Centres of Neighbourhood Importance

SAG objects to the absence of the Sharphill site in the list of centres of neighbourhood importance as this status was intended in the Local Plan Pt 1 and the development brief for the Land off Melton Road, Edwalton. As the prospect of the site supporting a major supermarket has now diminished, it is particularly important to ensure that future residents of this strategic development have access to a centrally-located neighbourhood centre for their local shopping needs rather than perhaps an expanded out-of-town garden centre.

Policy 30: Protection of Community Facilities is supported

Policy 35: Green Infrastructure is supported particularly in relation to pathways for wildlife which access Sharphill Wood and its environs. Extensive previous work on infrastructure should not be neglected.

Policy 41: Air Quality - Please see SAG’s previous comments on addressing air pollution beyond individual sites.

Peter Jaggar on behalf of SAG 27-6-18