Hello and thank you for expressing an interest in saving Field Farm from development. A special thank you if you have become a ‘Friend of Field Farm’ by joining our mailing list. We were greatly encouraged by the presence of more than 150 people at the recent public meeting held on the 10th November at the Jaguar Pub which we feel was useful and informative. We were very pleased with the outcome and the positive comments received from this and the previous meeting held there last January. An independent summary and the text of the various presentations can be found for reference at: http://bramcotetoday.org.uk/2012/11/10/field-farm-public-meeting-the-bare-bones/

The ‘core group’ of STRAG continues to work on the issues raised and plan the further steps of the campaign against housing development on Field Farm. As our strategy develops we will share it with you all.

JOINING OUR CORE GROUP
If you would like to be more involved in the group, we are always looking for folk who could attend the occasional meeting and/or take part in some of the research and organisational aspects of the group or who have specialist knowledge that would be useful. We are not political activists, as some would have you believe, but just ordinary folk who care passionately about protecting our local history and little bit of countryside from obliteration. Please contact us if you would like to be more involved by emailing: strag@live.co.uk

You may or may not know that Jennie Phillips has now stepped down as Chair and Zoe Cockcroft has volunteered to take on the position. We thank Jennie for all the time and effort she has put into STRAG over the last few years. She will continue to offer her support and invaluable expertise to the group going forward. Beside this minor change we want to stress that the driving force of STRAG is now increasing and going from strength to strength. We have a very active dedicated group of about 15 members who are working hard to ensure that first, we are taken seriously and second, we continue to lobby at all levels to stop any development on the Green Belt at Field Farm, Stapleford.

LATEST NEWS
W. Westerman Ltd have now submitted additional information regarding their amended Outline Application to build 450 houses on Field Farm. This was released to the public on Monday 19th November. We have been given 3
weeks, until **next Monday 10th December** to make our objections. Please use the link below to access the website. There is a quite daunting number (47) of supporting documents to their amended application. We recommend that you look closely at items 1, 2, 5, 9, 10 & 18. We are currently reviewing all the documents and will submit an official reply, which we will forward to you and the press.

**HOW TO COMMENT**

No information has been released to date on the respective timings of the determination of Westerman’s outline planning application and the public enquiry on the Core Strategy. We advocate that due to the extent of the development and the doubt on the “exceptional circumstances” which would justify the release of green belt land, the matter should in any case be debated at a public enquiry.

We who oppose the development of Field Farm must now concentrate on this latest additional information. If you have internet access we urge you to view the documents on the Broxtowe Borough Council website under Planning Application 11/0758. Go to [http://www.broxtowe.gov.uk/](http://www.broxtowe.gov.uk/). Please take a look at the key documents such as Agricultural Assessment, Traffic Assessment, etc and voice your opposition either by returning the indicated form to pabc@broxtowe.gov.uk or writing to:

Steve Dance, Head of Planning and Building Control,
Broxtowe Borough Council,
Foster Avenue,
Beeston
Nottm NG9 1AB

Be sure to head your letter with the Planning Reference 11/0758. Please note that although you may feel very strongly about this development, your objections must be technical, i.e. questioning the actual Westerman proposals. Unfortunately, loss of your property value, loss of your view, loss of your country walks, etc will not be considered and may be completely ignored. In your objections, you might be concerned:

- that Westerman may not be demonstrating that their proposals are truly sustainable as all new developments should be
- that valuable farm land will be lost forever
- that 450 additional houses will have detrimental effects on our already very busy roads and junctions
- that valuable wildlife habitat will be ruined
- that concerns about flooding on Stapleford Lane, Trowell Park and beyond are not fully addressed
- that schools, recreational facilities, healthcare or other amenities will not cope
- that there are other issues concerning an additional 1500 residents in our neighbourhood
- that such a development shouldn’t be decided on without a public enquiry

Westerman in accordance with the planning process have attempted to address these issues, hence the numerous supporting documents with their application – but you may wish to challenge some of the assumptions, conclusions or recommendations – have a look at what they are saying and make your feelings known to the council.

**WE BELIEVE FIELD FARM SHOULD NOT BE THE PREFERRED SITE**

Field Farm is Green Belt land and protected by law from development except in ‘exceptional circumstances’ as defined in the new National Planning Policy Framework (NPPF). The applicant must prove that these circumstances apply. You may think that over the next few years other more suitable sites in the borough will become available and should be prioritised for development before Green Belt is destroyed. Sadly, many of your elected representatives do not appear to agree with you and have indicated that they will vote in favour of the
developer’s proposals for Field Farm. You might consider it strange that in 2010/2011 nearly 1500 houses were lying empty in Broxtowe (figures from Empty Homes).

There are many other sites, some brown field, within the borough which could better provide for local housing needs. Many of these will become available and receive planning permission over the next few years. An announcement has just been made that Alliance Boots are in discussion to release a huge piece of their land at Beeston for commercial (and possibly housing) use. Why would Broxtowe Borough Council prefer to push through the destruction of Field Farm first? Latest figures show that the proposed number of new houses in Broxtowe far outstrips current and projected local population growth. So it is reasonable to assume that the new occupants of Field Farm would be predominantly commuting to Nottingham and Beeston, or Derby and Long Eaton for occupation, education and leisure. They are hardly likely to gravitate to Stapleford or Trowell, some areas of which are desperate for investment and revitalisation.

Despite some councillors’ mantra that ‘this will go through’ all is not yet lost. One of our principal weapons against the megalith is our petition which is still growing. We need as many additional signatures as possible to get our voice heard. Go on line and sign the easy e-petition at www.change.org/petitions/the-house-of-commons-stop-broxtowe-borough-council-removing-field-farm-stapleford-from-greenbelt and get your friends to do the same.

STAPLEFORD TOWN COUNCIL
STRAG members attended the recent meeting of Stapleford Town Council on 29th November where the new Westerman documents were on the agenda. Zoe made an opening statement outlining STRAG’s position on these proposals and our concerns about the adverse effects on the area. Councillor David Pearson also spoke in strong support of our aims and highlighted the many shortcomings in Westerman’s proposals, summarising them as doing very little to allay peoples’ fears of this development. He particularly highlighted Westerman’s failure to answer concerns over traffic congestion with their unconvincing consultant’s report and proposed that a truly independent traffic impact assessment be carried out. The council voted in favour of this suggestion and agreed that it would write to Broxtowe Borough Council requesting that the appropriate authority take this forward as a priority.

Our overall impression was that at last Stapleford town councillors are beginning to take our concerns seriously and prepared to ‘stand up and be counted’ for Stapleford people. It was a very positive meeting from our point of view.

FRIENDS OF FIELD FARM MAILING LIST
We would like to increase our mailing list to include as many residents of our local area including Stapleford, Trowell and Bramcote who would be severely affected by any development on the Green Belt at Field Farm. Having a comprehensive e-mailing list will ensure that we are able to communicate with residents quickly and efficiently. Please contact us by emailing strag@live.co.uk. You will also find more information on the STRAG website e-voice.org.uk/strag

Finally, we are not alone, throughout the country many local groups are rising up in arms against the destruction of green belts and rural land. Support is building up to press for changes in the planning policy. Check the whosehomeisit.co.uk website and sign the e-petition there. STRAG is also working closely with other groups in our area. Thank you for your interest in our campaign. These are very important times for our community; we will be keeping you informed.