

AREA COMMITTEE EAST (ACE) DALES, MAPPERLEY AND ST ANN'S - 19 NOVEMBER 2013

Title of paper:	Land and Planning Policies Document – Preferred Option Consultation	
Director(s)/ Corporate Director(s):	Sue Flack – Director for Planning and Transport David Bishop – Corporate Director for Development	Wards affected: Dales, Mapperley and St. Ann's
Report author(s) and contact details:	Karen Shaw Ph: 0115 8763969 karen.shaw@nottinghamcity.gov.uk	
Other colleagues who have provided input:	N/A	
Relevant Council Plan Strategic Priority: (you must mark X in the relevant boxes below)		
World Class Nottingham		
Work in Nottingham		x
Safer Nottingham		x
Neighbourhood Nottingham		x
Family Nottingham		
Healthy Nottingham		x
Leading Nottingham		
Summary of issues (including benefits to citizens/service users):		
<p>The Land and Planning Policies Development Plan Document (Local Plan Part 2) is currently undergoing consultation. This document, alongside the Greater Nottingham Aligned Core Strategy, will replace the current adopted Local Plan (2005). The LAPP contains both planning policies, against which planning applications will be judged within the future, and also land allocations.</p> <p>This consultation runs until 2 December 2013. This consultation follows on from an Issues and Options consultation and also an additional sites consultation.</p> <p>The Preferred Option is an informal consultation. Following this stage, the document will be formally published and will undergo independent examination. If found sound, the document will be adopted and, alongside the Core Strategy, will replace the current Local Plan (2005).</p>		
Recommendation(s):		
1	That the committee notes the ongoing consultation and opportunity to respond before 2 December 2013.	

1. BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

1.1 Once adopted, the Land and Planning Policies Document (LAPP) will form part of the statutory planning framework, alongside the Core Strategy. Before the LAPP can be adopted, it must go through several stages of formal and informal consultation. To date, the LAPP has been through two informal stages of consultation – the Issues and

Options consultation stage and the Additional Sites consultation stage. The Preferred Option represents the third stage of informal consultation. All the documents can be viewed online at www.nottinghamcity.gov.uk/localplan

- 1.2 Whilst the previous consultations asked questions and posed options regarding future planning policies and site allocations in Nottingham, the Preferred Option sets out draft development management policies and site allocations for the first time. It should be noted that these policies and site allocations are presented in draft and do not carry any weight in planning terms, as they are for consultation purposes only.
- 1.3 There are 56 draft planning policies in the LAPP covering the following topics :
 - Climate Change
 - Employment Provision and Economic Development
 - Nottingham City Centre
 - Role of Town and Local Centres
 - Housing Size, Mix and Choice
 - Design and Enhancing Local Identity
 - The Historic Environment
 - Local Services and Healthy Lifestyles
 - Culture, Tourism and Sport
 - Managing Travel Demand
 - Transport Infrastructure Priorities
 - Green Infrastructure, Parks and Open Space
 - Biodiversity
 - Minerals
 - Pollution Control
 - Developer Contributions
- 1.4 The Preferred Option version of the LAPP also contains information that will eventually be used to create the Policies Map that will accompany the adopted version of the LAPP. This information comprises maps showing new or amended designations (e.g. the Castle and Creative Quarters, Retail Centres, Green Belt Revisions and Minerals Safeguarding Areas). It should be noted that only information which differs from that shown on the current adopted Proposals Map (which accompanies the adopted Local Plan (2005) is presented for consultation).
- 1.5 There are 78 draft Land Allocations in the Preferred Option version of the LAPP. Within the LAPP there is a site boundary and description of potential uses for each Land Allocation. Each of these sites underwent consultation at the Issues and Options / Additional Sites stage. The following Land Allocations within this area have been taken forward into the Preferred Option:
 - LA21 – Carlton Road (Castle College)
 - LA26 – Creative Quarter – Bus Depot
 - LA27 – Creative Quarter – Sneinton Market
 - LA34 – Former Albany Works Site
 - LA44 – Hine Hall
 - LA57 – Robin Hood Chase
 - LA58 – Royal Quarter – Burton Street (Guildhall, Police Station and Fire Station)
 - LA65 – Victoria Centre

- LA67 – Waterside – Daleside Road (Eastpoint)
- LA68 – Waterside Daleside Road (Trent Lane Basin)
- LA69 – Freeth Street
- LA75 – Waterside – Trent Lane (Park Yacht Club)

1.6 The following sites within this area were options at the previous Issues and Options stage, but have not been taken forward into the Preferred Option:

- DS39 – Springfield, Alexander Park
- DS43 – Eastside – Pennyfoot Street
- DS44 – Waterside – British Waterways Owned Part of Freeth Street Site

1.7 In addition, there are 3 new sites that are being proposed within the Area Committee area. These sites were put forward as responses to the previous consultation on the LAPP. It should be noted that no decision has been made with regards to these sites, and views are now being sought as to the suitability of these sites. The consultation responses received at this Preferred Option stage will determine whether these sites go forward into the next stage of the LAPP. The 3 sites are as follows:

Site	Potential uses
DS105 – Brook Street East	Offices/Studio/Workshop/Research & Development (B1), Hotel (C1), Residential (C3), student accommodation, Assembly & Leisure (D2), Non-residential Institutions (D1). Potential auxiliary uses to ground floor Financial and Professional Services (A2), Food and Drink (A3).
DS106 – Brook Street West	Offices/Studio/Workshop/Research & Development (B1), Hotel (C1), Residential (C3), student accommodation, Assembly & Leisure (D2), Non-residential Institutions (D1). Potential auxiliary uses to ground floor Financial and Professional Services (A2), Food and Drink (A3).
DS107 – Colwick Service Station	Residential.

CONSULTATION

1.8 780 individual people and organisations responded to the Issues and Options consultation and there were approximately 1,700 individual responses. A further 106 people and organisations responded to the additional sites and there were 198 individual responses.

1.9 A Report of Consultation has been produced setting out the measures undertaken at the Issues and Options and the Additional Sites consultations. This has been published alongside the Preferred Option.

1.10 Information on the current consultation, which closes on 2 December, has been delivered to all residential addresses, alongside information via social media and awareness raising via local networks, attendance at events and drop in sessions. All

background documents and details of how to comment can be found at: www.nottinghamcity.gov.uk/localplan

SUSTAINABILITY APPRAISAL

- 1.11 Under the requirements of the Planning and Compulsory Purchase Act (2004), a Sustainability Appraisal (SA) (which incorporates the EU requirement for Strategic Environmental Assessment) has been produced. The Sustainability Framework (embedded within the SA) has been developed alongside the production of the Core Strategy. It has 14 objectives relating to economic, social and environmental issues in Nottingham. As the document is draft and non-Statutory, the SA that has been produced is an Interim Report, which first assesses the potential impacts of the options, including the 'do nothing' scenario, and then assesses the potential impacts of the draft policies. The SA also assesses the potential impacts of the site allocations.
- 1.12 The Interim Sustainability Appraisal Report will also be published for consultation alongside the Preferred Option.

OTHER BACKGROUND ASSESSMENTS

- 1.13 In addition to analysing the consultation responses and undertaking a Sustainability Appraisal, a number of other background assessments have been undertaken to inform the Preferred Option. Each of the sites put forward in the Issues and Options and Additional Sites has undergone a detailed assessment. The assessment involved collecting information for each site regarding planning history, land use, constraints, transport and accessibility, wider regeneration benefits, infrastructure and energy and heat networks and previous work, including Development Briefs. Site visits were also undertaken for each site.
- 1.14 Five Background Papers were also produced to inform the policies contained within the document. These are titled as follows:
 - Climate Change
 - Sustainable, Inclusive and Mixed Communities
 - City Centre and Retail
 - Employment
 - Parking

NEXT STEPS

- 1.15 Following consultation on the Preferred Option, the next stage in the preparation of the LAPP is the production of the 'Publication' version. This version will form the first statutory consultation stage. This is the point at which the policies begin to gain weight in planning decisions. At this stage in the process, comments can only be made regarding the 'Soundness' and 'Legal Compliance' of the document. After formally consulting on the document, the LAPP will be submitted to the Secretary of State for independent examination by an Inspector.
- 1.16 It is anticipated that the document will be adopted in Autumn 2015.

2. REASONS FOR RECOMMENDATIONS

2.1 Production of a Local Plan is a statutory requirement.

3. OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

3.1 There are no alternative options as the production of a Local Plan is a statutory requirement.

4. FINANCIAL IMPLICATIONS (INCLUDING VALUE FOR MONEY)

4.1 The preparation and consultation of the Land and Planning Policies Development Plan Document is part of the statutory planning process. The costs of this activity will be met from existing resources earmarked for this purpose.

5. RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS AND CRIME AND DISORDER ACT IMPLICATIONS)

5.1 As indicated above, the formulation and adoption of Local Plan Documents have to follow a formal statutory process. Whilst not all of these functions are the responsibility of the Executive, the initial formulation and preparation of documents such as the LAPP is within the Executive's remit. Executive Board authorised release of the LAPP for informal consultation at the meeting held on 17 September 2013. The risk of challenge at this stage is small, particularly as no weight can be attributed to its content at this time.

6. EQUALITY IMPACT ASSESSMENT

6.1 Has the equality impact been assessed?

Not needed (report does not contain proposals or financial decisions)

No

Yes – Equality Impact Assessment attached

7. LIST OF BACKGROUND PAPERS OTHER THAN PUBLISHED WORKS OR THOSE DISCLOSING CONFIDENTIAL OR EXEMPT INFORMATION

7.1 The Land and Planning Policies (LAPP) Development Plan Document (DPD) Interim Sustainability Appraisal Report September 2013

7.2 The Land and Planning Policies (LAPP) Development Plan Document (DPD) Report of Consultation September 2013

7.3 The Land and Planning Policies (LAPP) Development Plan Document (DPD) Sustainability Appraisal Scoping Report Update September 2013

7.4 Climate Change Background Paper September 2013

7.5 Retail Background Paper September 2013

7.6 Car Parking Background Paper September 2013

7.7 Sustainable, Inclusive and Mixed Communities Background Paper September 2013

7.8 Employment Background Paper September 2013

7.9 Site Assessments September 2013

8. PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

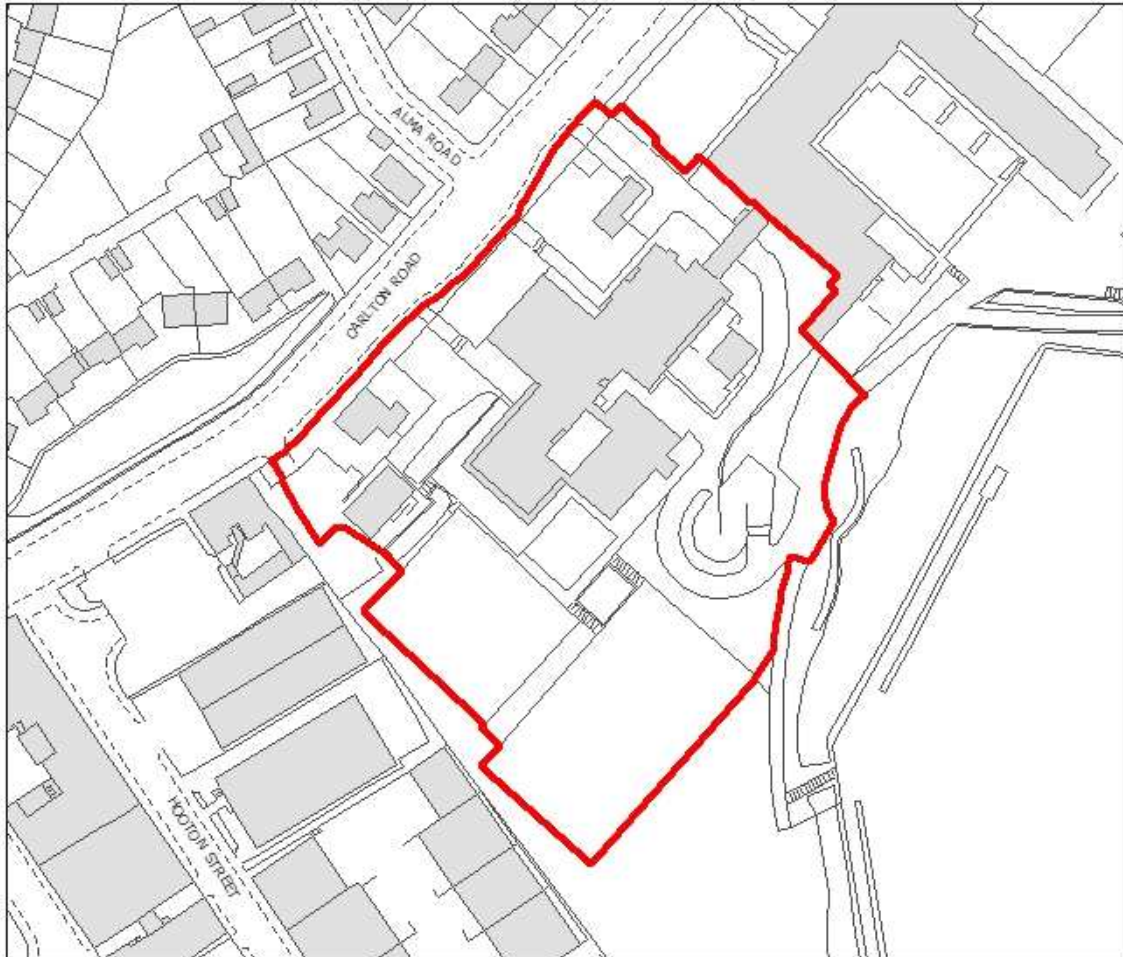
8.1 The Land and Planning Policies (LAPP) Development Plan Document (DPD) Issues and Options September 2011

8.2 The Land and Planning Policies (LAPP) Development Plan Document (DPD) Additional Sites put forward through the Issues and Options Consultation March 2012

8.3 The Nottingham Local Plan (2005).

Land Allocations carried forward into the Preferred Option Version of the LAPP

LA21 Carlton Road (Castle College)



Site Area (ha):
10.33

Ward:
St Ann's

Address:
Carlton Road

Current use:
Education and
community

Development principles :

Proposed uses - residential (C3), employment, community and education. There is known contamination on this site and care should be taken to ensure that this is suitably mitigated such that no adverse impacts result through development.



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LA26 Creative Quarter - Bus Depot



Site Area (ha):

2.54

Ward:

Dales

Address:

Lower Parliament Street

Current use:

Bus depot / retail

Development principles:

Proposed uses - residential (C3), hotel (C1), employment (B1), non-residential institution (D1), leisure (D2). Auxiliary retail (A1, A2, A3) (delivered as integral part of a mixed use scheme). Transport assessment to be undertaken according to scale and nature of development(s). The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. The site is close to the Eastcroft Energy from Waste plant and further dispersion modelling may be needed, depending on the scale / height of the development. Proposals should be sensitive to the adjoining Sneinton Market Conservation Area.



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LA27 Creative Quarter - Sneinton Market



Site Area (ha):
1.32

Ward:
St Ann's

Address:
Southwell Road

Current use:
Retail

Development principles:

Proposed uses - office / workshop / research and development (B1), residential (C3), retail (A1) with ancillary leisure and community uses as part of a mixed use scheme. Development should be sensitive to the historic environment. Access arrangements to be determined through a transport assessment according to mix of uses. The site is close to the Eastcroft Energy from Waste plant and further dispersion modelling may be needed, depending on the scale / height of the development.



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LA34 Former Albany Works and Former Co-op



Site Area (ha):
1.25

Ward:
St Ann's

Address:
Carlton Road

Current use:
Employment

Development principles:

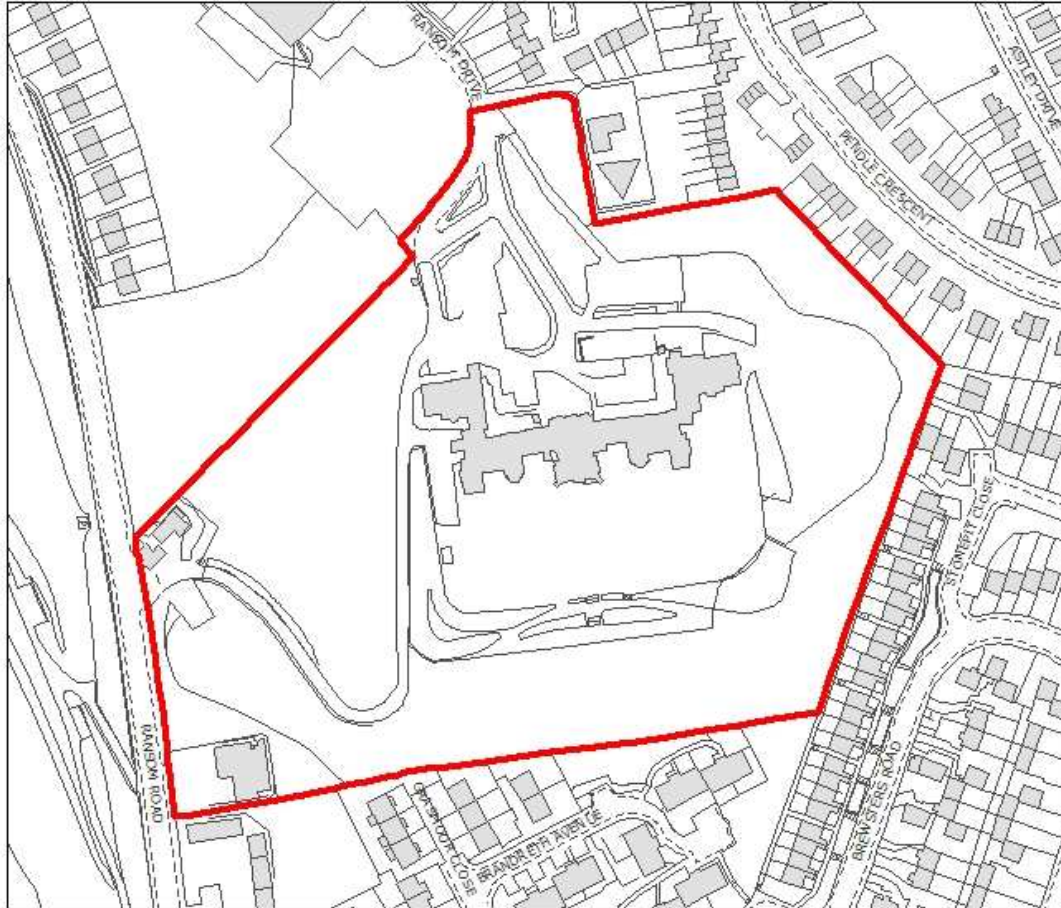
Proposed uses - retail (supermarket A1) and residential (C3, predominantly family housing). The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource.



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LA44 Hine Hall



Site Area (ha):
4.61

Ward:
Mapperley

Address:
Ransom Road

Current use:
Residential, open
space

Development principles:

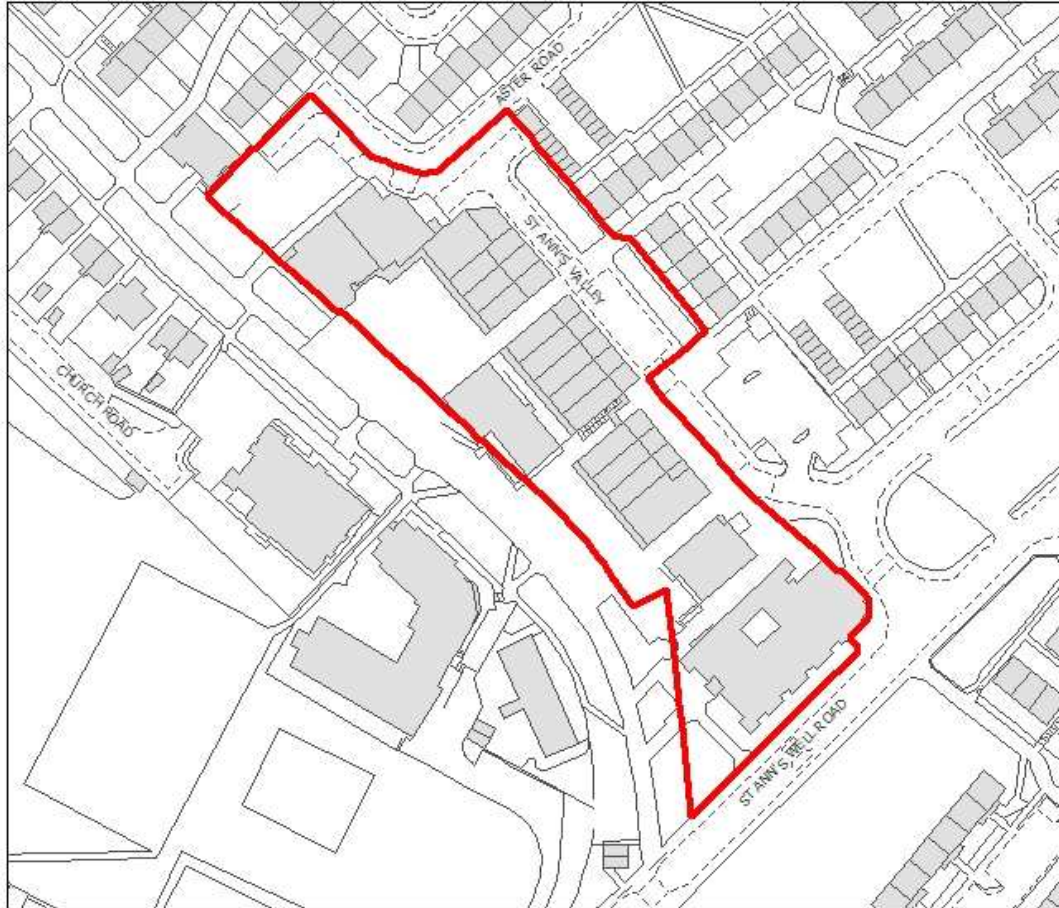
Proposed uses - low density high quality residential (C3, predominantly family housing including provision of affordable and accessible housing). Development should be positioned only on identified parts of the site in accordance with the City Council's Development Brief (2007) and served by vehicular access from Ransom Drive (which is currently unadopted). Proposals should include the submission of a tree survey and constraints plan, an ecological assessment and a landscape management plan.



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LA57 Robin Hood Chase



Site Area (ha):

2.36

Ward:

St Ann's

Address:

St Ann's Well Road

Current use:

Retail / community

Development principles:

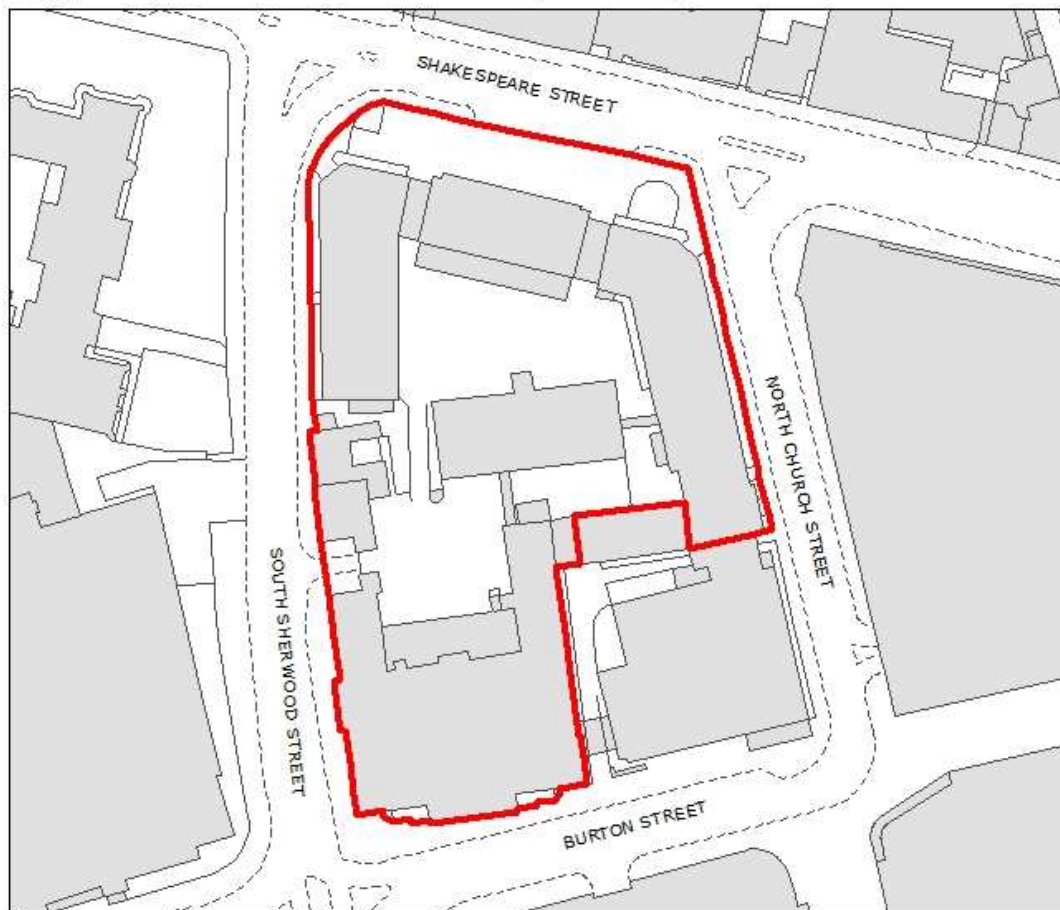
Proposed uses - retail (A1), residential (C3, to include elderly and family housing provision) and a community facility/centre (D1). The development should be orientated so that it provides frontages and overlooks the main routes through the area (St Ann's Well Road, St Ann's Valley Road and Robin Hood Chase). The importance of these main routes should also be reinforced through the development. Retail development should be located in a highly visible location fronting St Ann's Well Road. There are records of contamination associated with some parts of the site from former uses. Development has the potential to cause pollution to the groundwater resource and will require careful consideration.



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LA58 Royal Quarter - Burton Street (Guildhall, Police Station and Fire Station)



Site Area (ha):

0.9

Ward:

St Ann's

Address:

Burton Street

Current use:

Mixed use

Development principles:

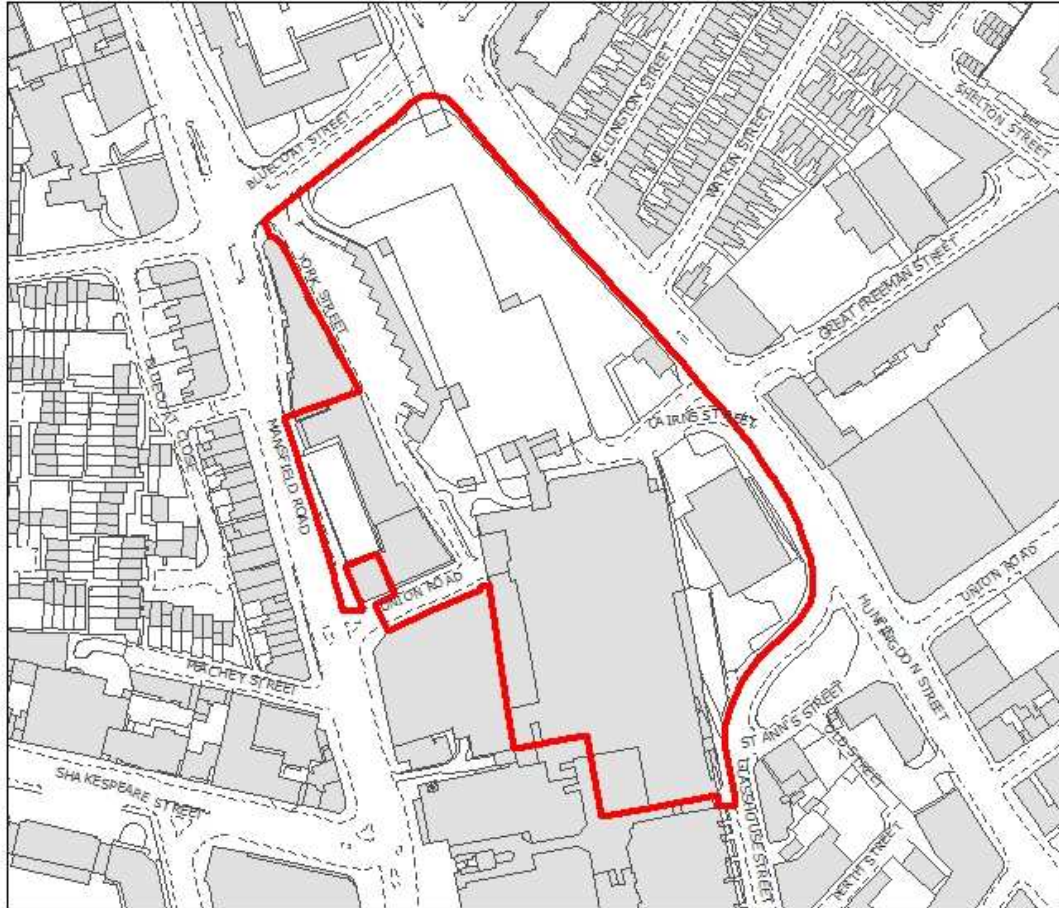
Proposed uses - hotel (C1), offices (B1a), non-residential institution (D1), leisure (D2), residential (predominantly C3, potential for minor element of student accommodation). Auxiliary uses retail (A1), financial and professional services (A2), food and drink (A3/A4 delivered as integral part of a mixed use scheme). Development should preserve or enhance the significance of the Guildhall (a Grade II listed building to be retained), other nearby listed buildings and the adjacent Arboretum Conservation Area. Transport assessment to be undertaken according to scale and nature of development(s). The site is in close proximity to the London Road Heat Station and the Eastcroft Energy from Waste site. As such, air dispersion modelling may be required, depending on the scale of the proposal.



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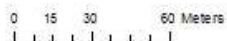
LA65 Victoria Centre



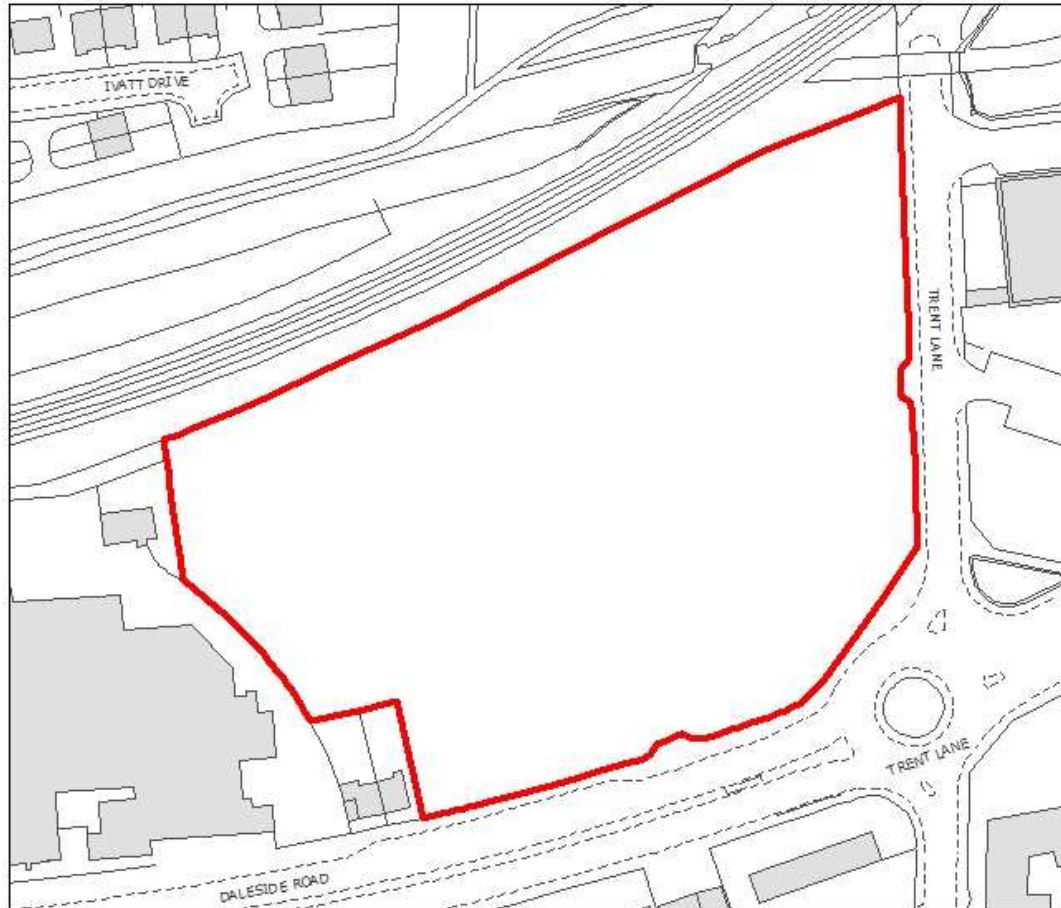
<p>Site Area (ha): 1.62</p> <p>Ward: St Ann's</p> <p>Address: Huntingdon Street</p> <p>Current use: Shopping Centre, Car Park</p>	<p>Development principles: Proposed uses - retail (A1), leisure (D2), office (B1a), financial and professional services (A2), food and drink (A3, A4, A5), public transport facility (Sui Generis). Development to incorporate high quality building design and public realm and provide enhanced pedestrian linkages. Transport assessment to be undertaken according to scale and nature of development(s). The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource.</p>
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LA67 Waterside - Daleside Road (Eastpoint)



Site Area (ha):

1.8

Ward:

Dales

Address:

Daleside Road

Current use:

Cleared land

Development principles:

Proposed uses - convenience retail (A1), offices (B1) and restaurant/café uses (A3). This site is in close proximity to the Eastcroft Energy from Waste facility, and if development is large in area or in height and is in reasonable proximity to the chimney, further dispersion modelling may be needed. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Sneinton Walkway natural site is adjacent to the site to the north, and should be protected from adverse impacts of development. Landscaping on the site should serve to increase the size of this green corridor.



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LA68 Waterside - Daleside Road (Trent Lane Basin)



Site Area (ha):
8.99

Ward:
Dales

Address:
Daleside Road

Current use:
Employment

Development principles:

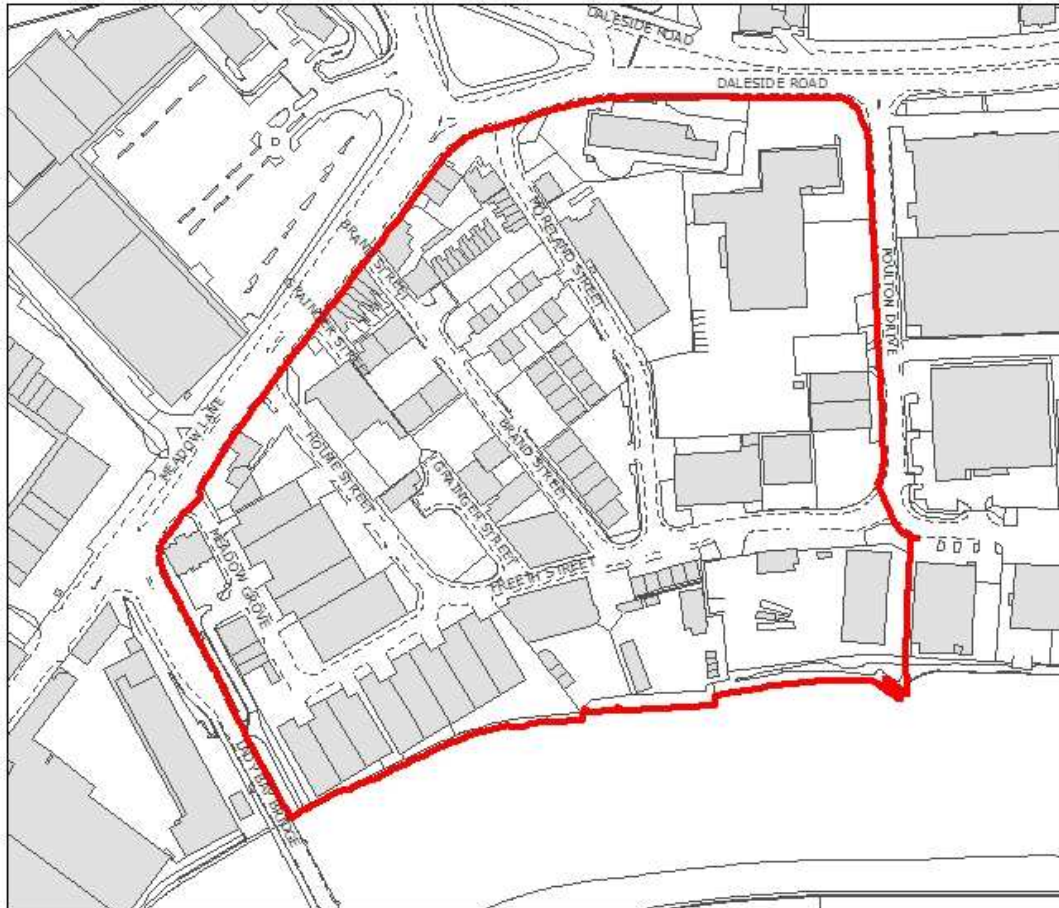
Proposed uses - employment (B1) and residential (C3). Design and layout to exploit riverside frontage. Existing bank-side habitats to be retained and an accessible riverside green corridor created that provide wildlife and community value. Site is in close proximity to the Eastcroft Energy from Waste facility and the London Road Heat Station. If development is large in area or in height, there may be a need to carry out further air dispersion modelling. The site is within an area of medium flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. The Environment Agency's prior written consent is required for any works within 8 metres from the top of the river bank. An 8 metre strip may need to be kept free of obstruction for essential maintenance and flood risk management. The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource.



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LA69 Waterside - Freeth Street



Site Area (ha):

8.56

Ward:

Dales

Address:

Meadow Lane

Current use:

Employment

Development principles:

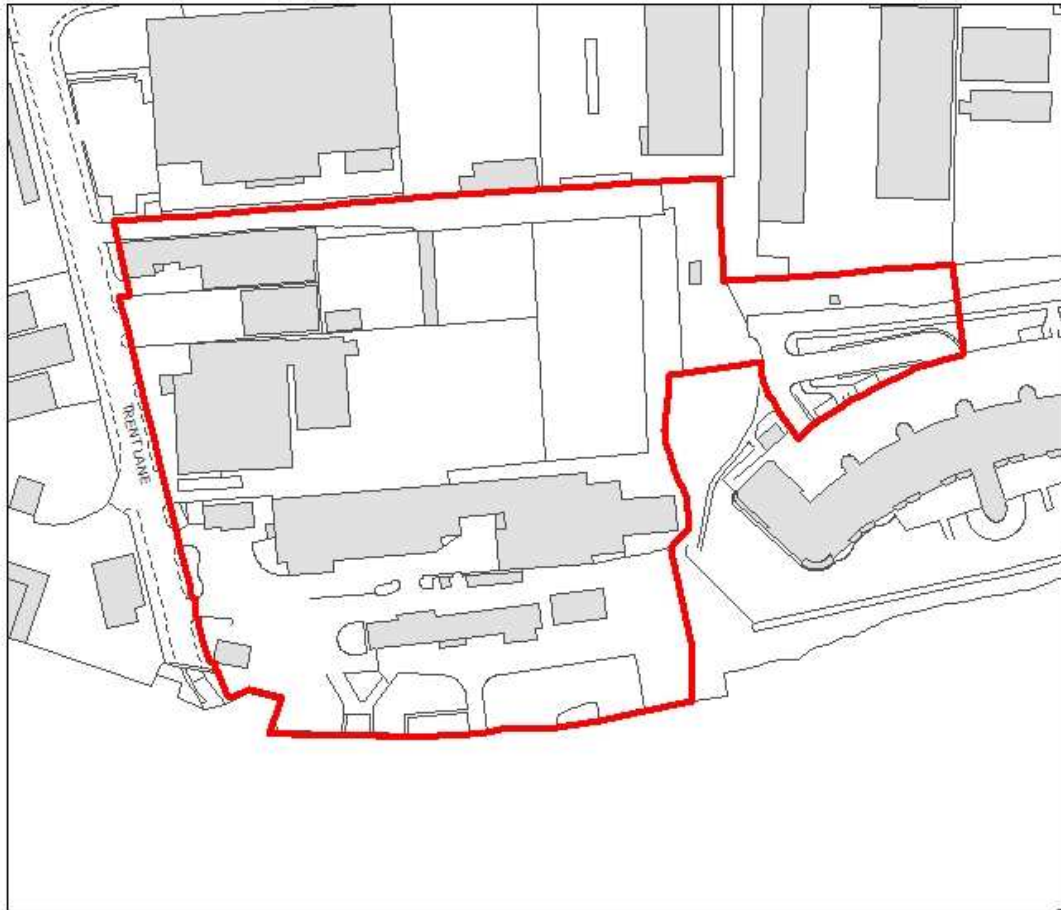
Proposed uses - a mix of uses, to include residential (C3), Office (B1) and small scale convenience retail (A1) and A3 restaurant/café (A3). In general, the residential element of the site should be developed in close proximity to the waterfront, with the employment generating uses in more inland locations. Site is in close proximity to waste and heat station facilities. Dispersal modelling may be required dependent on scale/height of development. The site is within an area of medium flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. The site is adjacent to the River Trent and the opportunity should be taken to improve this green corridor through development. Existing bank-side habitats must be retained and an accessible riverside green corridor created that will provide value for wildlife and the community.



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LA75 Waterside - Trent Lane (Park Yacht Club)

**Site Area (ha):**

2.66

Ward:

Dales

Address:

Trent Lane

Current use:

Yacht club,
employment

Development principles:

Proposed uses - residential (C3) and employment (B1/B2). In general, the residential element of the site should be developed in close proximity to the waterfront, with the employment generating uses in more inland locations. Site is in close proximity to waste and heat station facilities. Dispersal modelling may be required dependent on scale/height of development. The site is within an area of medium flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. The site is adjacent to the River Trent and the opportunity should be taken to improve this green corridor through development. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource.

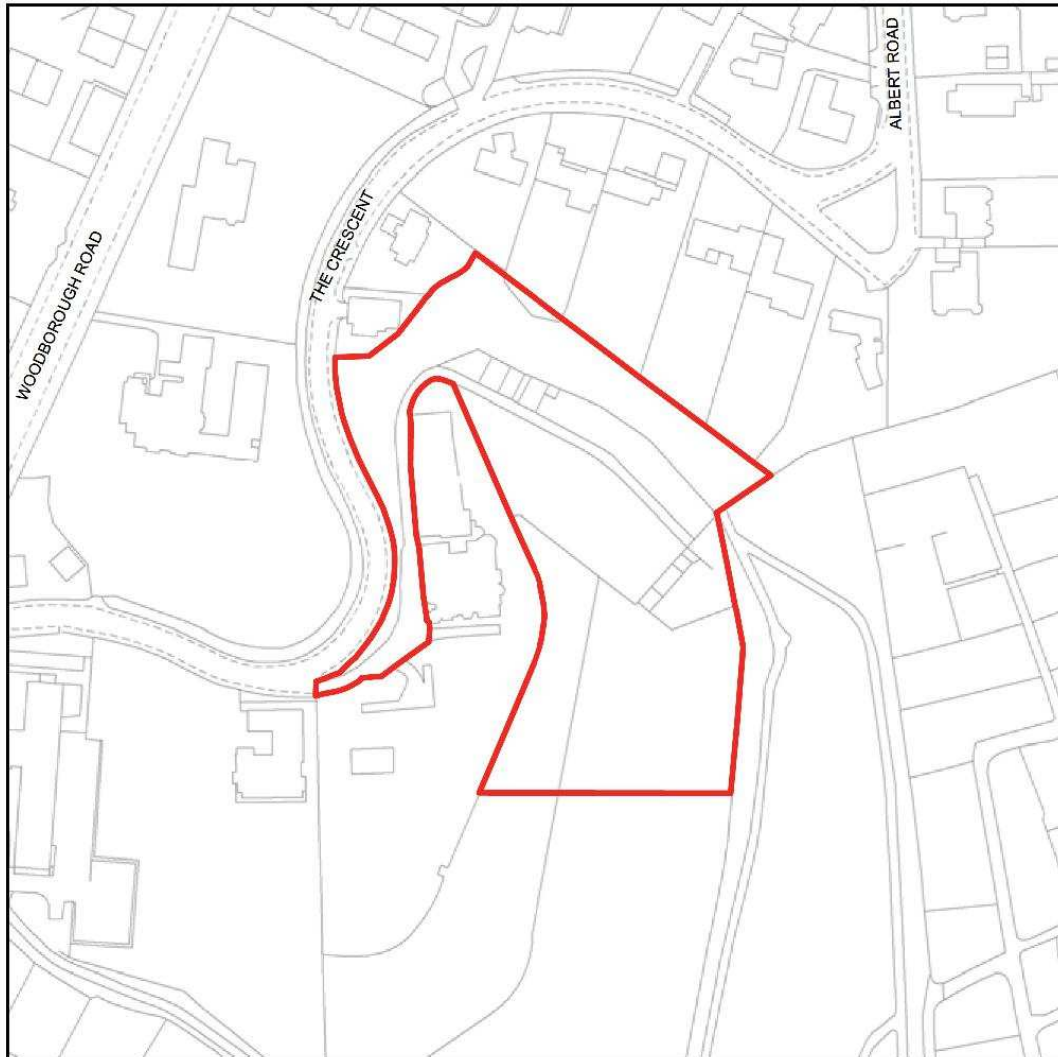


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Land Allocations not being taken forward

DS39. Springfield, Alexandra Park



Area Committee:	Area 5 Mapperley and Sherwood
Ward:	Mapperley
Source:	Unimplemented Allocation
Size (hectares):	0.87
Regeneration Zone:	N/A
Existing Use:	Landscaped Strip
Proposed Use:	Residential
Potential Constraints Including as in Local Plan 2005:	Conservation Area

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0 20 40 80 Metres



DS43. Eastside - Pennyfoot Street



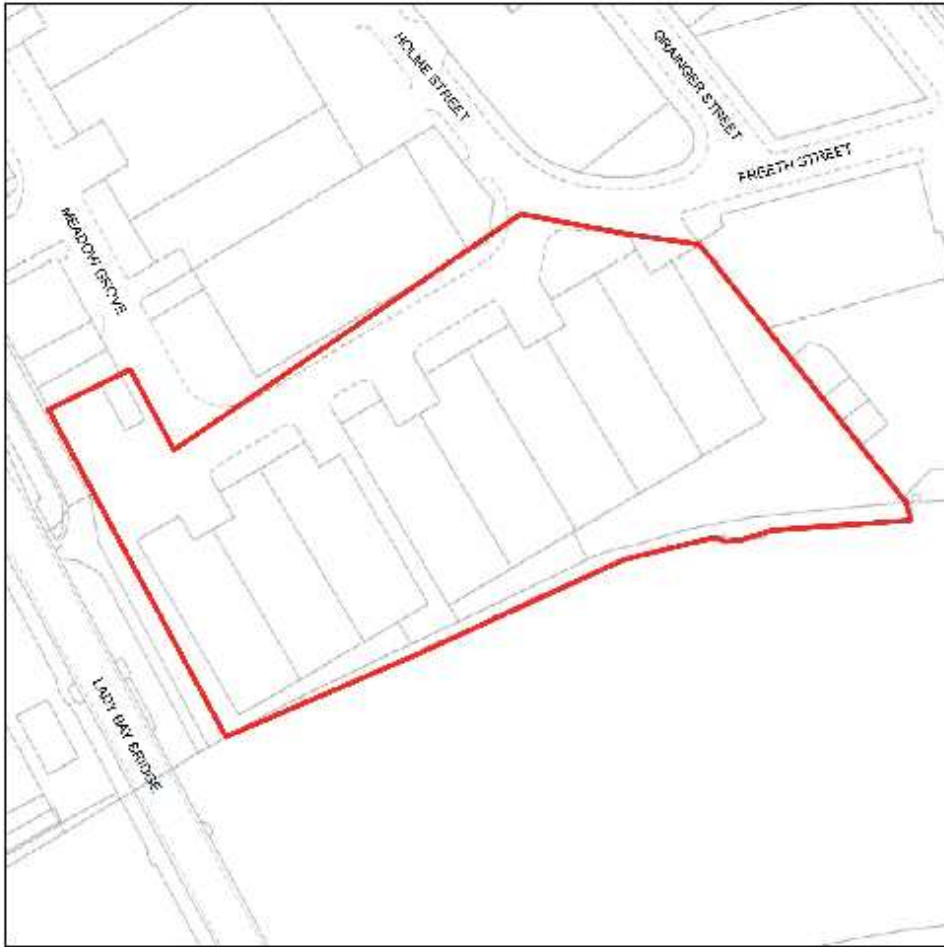
Area Committee:	Area 6 St Ann's and Dales
Ward:	Dales
Source:	Unimplemented Allocation
Size (hectares):	1.13
Regeneration Zone:	Eastside
Existing Use:	Office/Research
Proposed Use:	Mixed Use
Potential Constraints including as In Local Plan 2005:	Flood Zone 2

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0 15 30 60 Metres

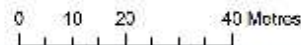


DS44. Waterside - British Waterways Owned Part of Freeth Street Site



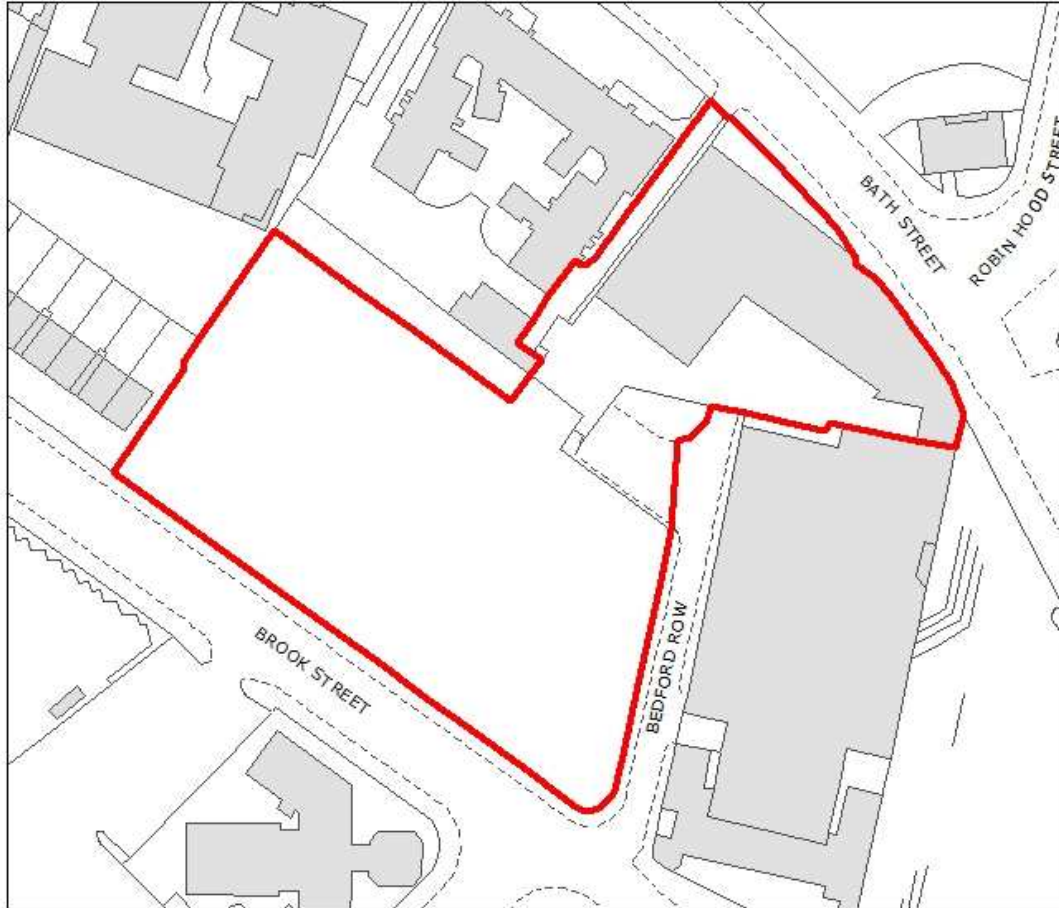
Area Committee:	Area 6 St Ann's and Dales
Ward:	Dales
Source:	Call For Sites/Unimplemented Allocation
Size (hectares):	0.81
Regeneration Zone:	Waterside
Existing Use:	Employment
Proposed Use:	Residential, employment: and resturants/cafes
Potential Constraints Including as in Local Plan 2005:	Flood Zone 2 and 3

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New Land Allocations

DS105 Brook Street East



Site Area (ha):
0.65

Ward:
St Ann's

Address:
Brook Street

Current use:
None.


Development principles:

Site is an Option for Consultation only and is not a Preferred Option at this stage.
Potential uses - Offices/Studio/Workshop/Research & Development (B1), Hotel (C1), Residential (C3), student accommodation, Assembly & Leisure (D2), Non-residential Institutions (D1). Potential auxiliary uses to ground floor Financial and Professional Services (A2), Food and Drink (A3).

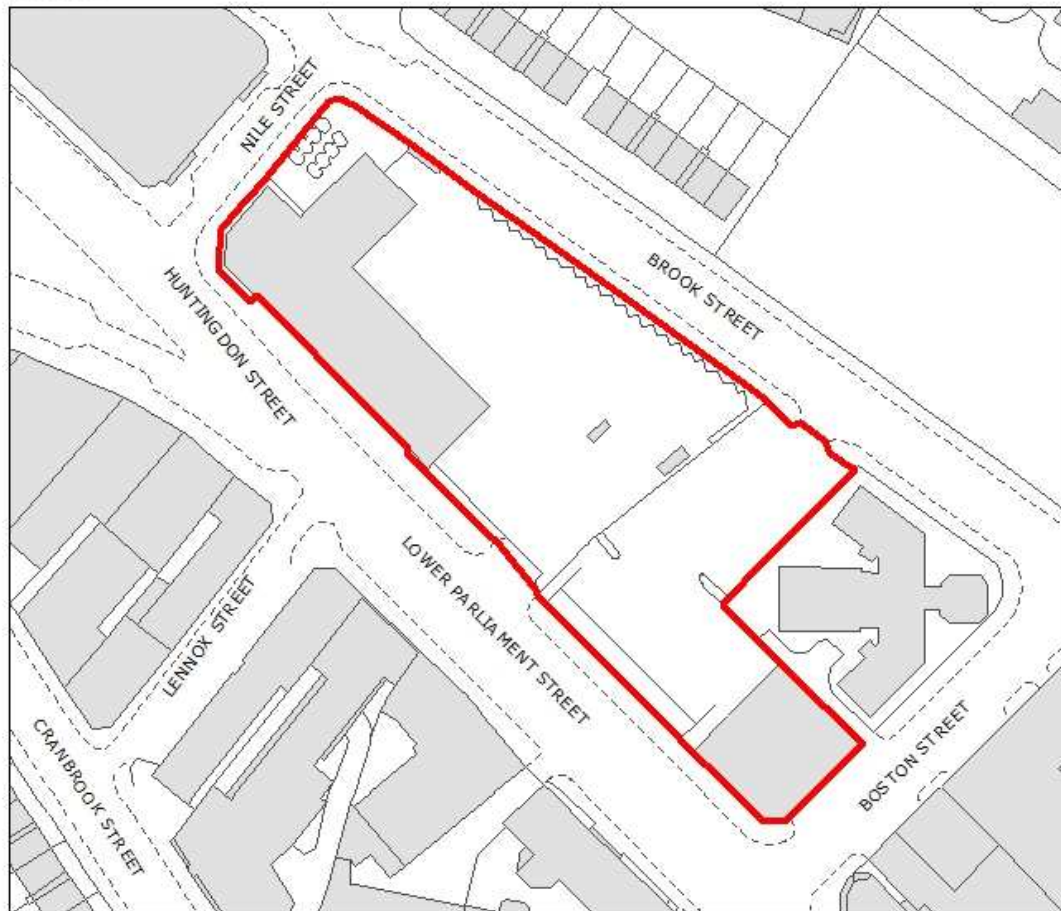


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DS106 Brook Street West



Site Area (ha):
0.61

Ward:
St Ann's

Address:
Brook Street

Current use:
Mixed use

Development principles:

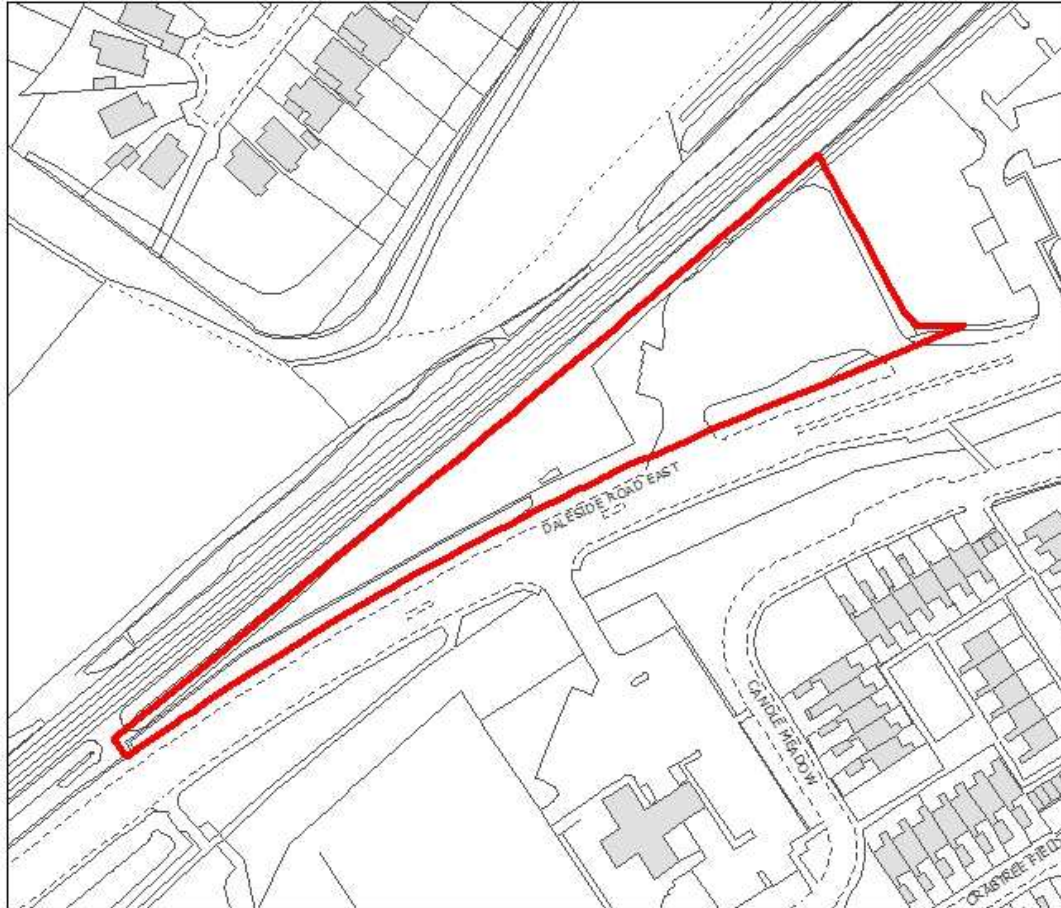
Site is an Option for Consultation only and is not a Preferred Option at this stage.
Potential uses - Offices/Studio/Workshop/Research & Development (B1), Hotel (C1), Residential (C3), student accommodation, Assembly & Leisure (D2), Non-residential Institutions (D1). Potential auxiliary uses to ground floor Financial and Professional Services (A2), Food and Drink (A3).



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DS107 Colwick Service Station



Site Area (ha):
0.54

Ward:
Dales

Address:
Daleside Road

Current use:
Vacant

Development principles:

Site is an option for consultation only and is not a Preferred Option at this stage.
Potential uses - Residential



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