

**BASFORD AND BESTWOOD / 27 NOVEMBER 2013**

<b>Title of paper:</b>	Land and Planning Policies Document – Preferred Option Consultation	
<b>Director(s)/ Corporate Director(s):</b>	Sue Flack – Director for Planning and Transport  David Bishop – Corporate Director of Development	<b>Wards affected:</b> (as appropriate)
<b>Report author(s) and contact details:</b>	Sarah Watson Ph: 0115 8763974 <a href="mailto:sarah.watson@nottinghamcity.gov.uk">sarah.watson@nottinghamcity.gov.uk</a>	
<b>Other colleagues who have provided input:</b>	N/A	
<b>Relevant Council Plan Strategic Priority:</b> (you must mark X in the relevant boxes below)		
World Class Nottingham		
Work in Nottingham		<b>x</b>
Safer Nottingham		<b>x</b>
Neighbourhood Nottingham		<b>x</b>
Family Nottingham		
Healthy Nottingham		<b>x</b>
Leading Nottingham		
<b>Summary of issues (including benefits to citizens/service users):</b>		
<p>The Land and Planning Policies Development Plan Document (Local Plan Part 2) is currently undergoing consultation. This consultation runs until <b>2 December 2013</b>. 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> <p>There are 56 draft planning policies in the Preferred Option, divided into four different themes. Some policies have been carried forward from the last Local Plan (adopted in 2005) but there are also new policy areas, Policies cover the following areas:</p> <ul style="list-style-type: none"> <li>• Retail</li> <li>• Housing</li> <li>• Employment</li> <li>• Regeneration quarters</li> <li>• Houses in Multiple Occupation</li> <li>• Student Accommodation</li> <li>• Open Space</li> </ul> <p>There are also 78 draft Land Allocations (LAs). Each of these sites underwent consultation at the Issues and Options / Additional Sites stage. Some of the sites which were included in the earlier consultations are not being taken forward into the Preferred Option. The following Preferred Option sites are relevant to this Area Committee:</p> <ul style="list-style-type: none"> <li>• Arnside Road (Former Chronos Richardson)</li> </ul>		

- Bulwell Lane (former Coach Depot)
- Former Eastglade Primary and Nursery School
- Former Padstow School
- Former Padstow School Detached Playing Field (Beckhampton Road)
- Former Padstow School Detached Playing Field (Ridgeway)
- Haywood Detached Playing Field
- Western Boulevard

A further 7 sites have been identified for consultation. These are not being put forward as Preferred Options at this stage. None of these sites are relevant to this Area Committee.

#### **Recommendation(s):**

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| <b>1</b> | That the committee notes the ongoing consultation and opportunity to respond before 2 December 2013. |
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## **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 at [www.nottinghamcity.gov.uk/localplan](http://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 The following policy areas are set out in the Preferred Option:
- 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 The following sites within this area have been taken forward into the Preferred Option:
- Arnside Road (Former Chronos Richardson)
  - Bulwell Lane (former Coach Depot)
  - Former Eastglade Primary and Nursery School
  - Former Padstow School
  - Former Padstow School Detached Playing Field (Beckhampton Road)
  - Former Padstow School Detached Playing Field (Ridgeway)
  - Haywood Detached Playing Field
  - Vernon Road (Former Johnsons Dyeworks)
  - Western Boulevard
- 1.6 The following sites within this area were options, but have not been taken forward into the Preferred Option:
- Basford Gateway
  - Church View Industrial Estate
  - Western Section of the Former Dunn Line Coach Station
  - Bar Lane Industrial Park

## **CONSULTATION**

- 1.7 780 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.
- 1.8 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.

## **SUSTAINABILITY APPRAISAL**

- 1.9 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.

- 1.10 The Interim Sustainability Appraisal Report will also be published for consultation alongside the Preferred Option.

## **OTHER BACKGROUND ASSESSMENTS**

- 1.11 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.
- 1.12 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**

- 1.13 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 be submitted to the Secretary of State for independent examination by an Inspector.
- 1.14 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)** **A**

- 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

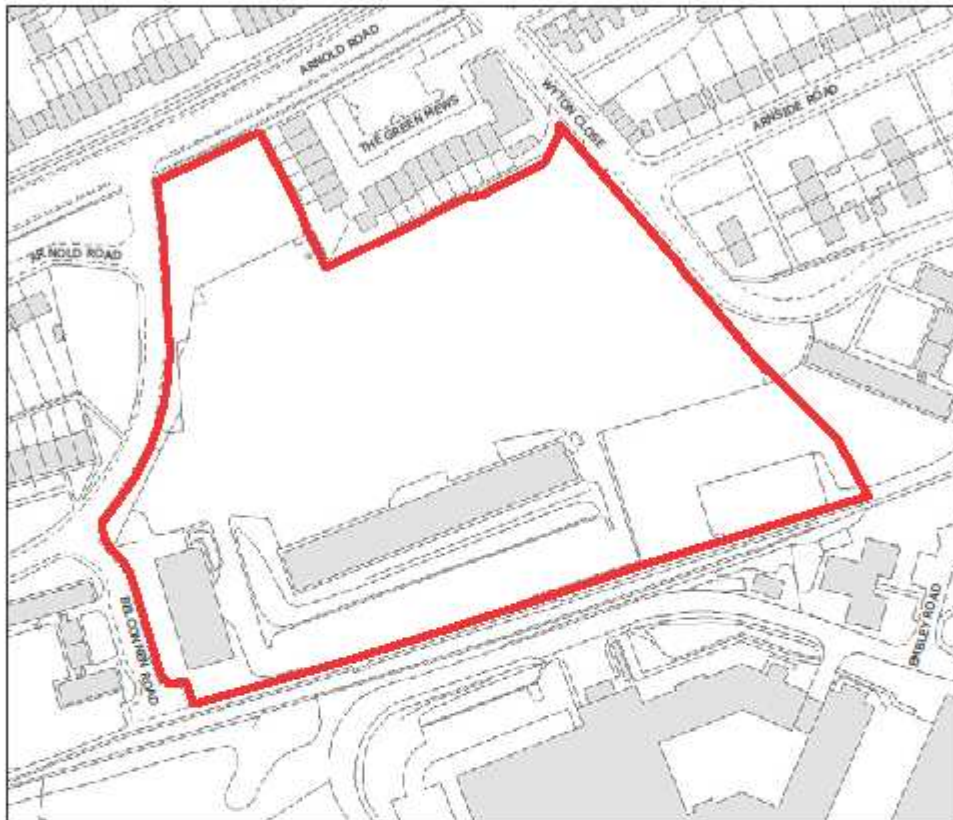
**7. LIST OF BACKGROUND PAPERS OTHER THAN PUBLISHED WORKS OR THOSE DISCLOSING CONFIDENTIAL OR EXEMPT INFORMATION**

- 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).

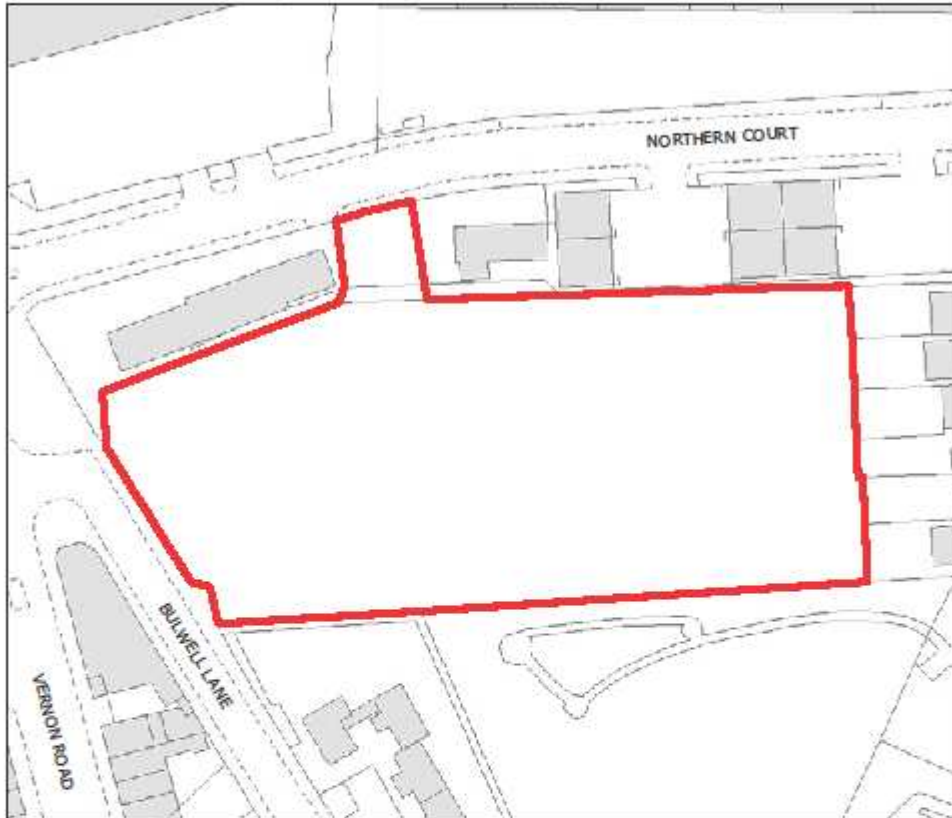
**LA1 Arnside Road (Former Chronos Richardson)**



<p><b>Site Area (ha):</b> 2.1</p> <p><b>Ward:</b> Bestwood</p> <p><b>Address:</b> Arnside Road</p> <p><b>Current use:</b> Vacant</p>	<p><b>Development principles:</b> Proposed uses - residential (C3, predominantly family housing). The site is underlain by principal and secondary aquifers and it should be ensured that development of this site does not result in pollution of the groundwater resource. New open space should be created as part of this development.</p>
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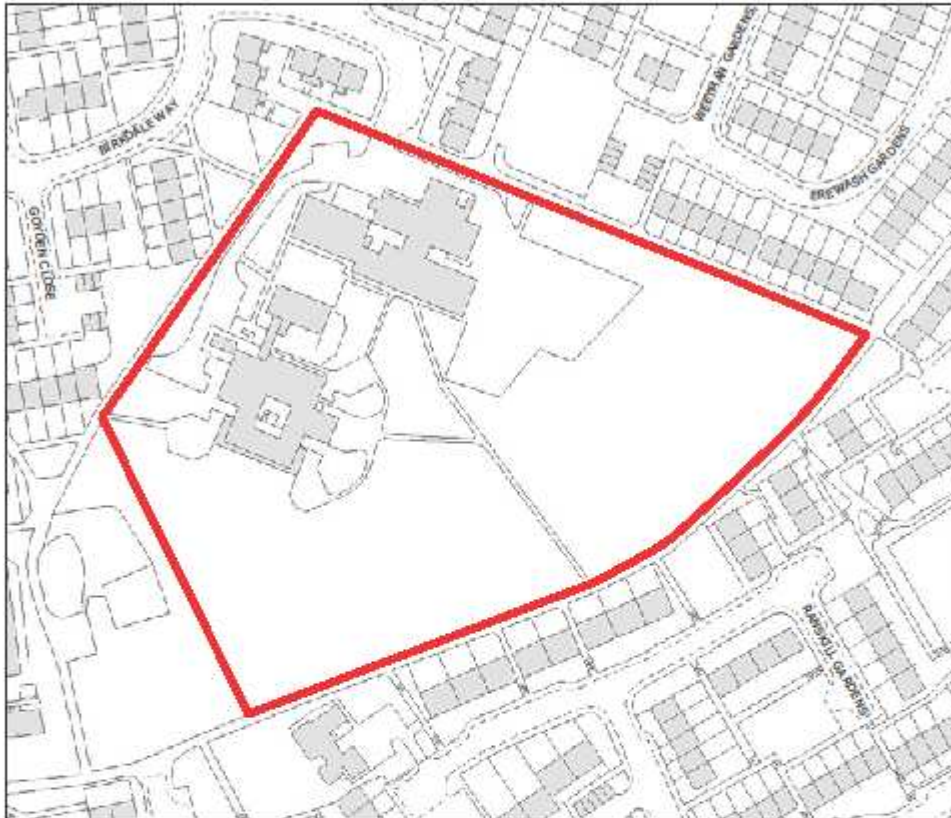
### LA12 Bulwell Lane (Former Coach Depot)



<b>Site Area (ha):</b> 0.57	<b>Development principles:</b> Proposed uses - residential (C3, predominantly family housing). Sensitive screening is required between residential and adjacent industrial uses. Access to the site should be via Northern Court. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource.
<b>Ward:</b> Basford	
<b>Address:</b> Bulwell Lane	
<b>Current use:</b> Vacant	

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### LA36 Former Eastglade Primary and Nursery School



<p><b>Site Area (ha):</b> 2.43</p> <p><b>Ward:</b> Bestwood</p> <p><b>Address:</b> Birkdale Way</p> <p><b>Current use:</b> Vacant / open space</p>	<p><b>Development principles:</b> Proposed uses - residential (C3, predominantly family housing) with a significant proportion of the site retained as open space. Any loss of open space on this site should be considered alongside the other allocations in the Padstow area (LA40, LA41, LA42 and LA43) and there should be an overall increase in quality and ecological value of open space in the area. Appropriate mitigation could consist of: improved green corridors; improvement of local LNRs; new equipped play area; creation of additional accessible open space elsewhere. New allotments should be provided on one of the Padstow sites. It should be ensured that an appropriate access to the site can be established and that the surrounding transport network has capacity for the traffic generated by development.</p>
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## LA40 Former Padstow School



<p><b>Site Area (ha):</b> 9.93</p> <p><b>Ward:</b> Bestwood</p> <p><b>Address:</b> Eastglade Road</p> <p><b>Current use:</b> Open Space / Former School</p>	<p><b>Development principles:</b></p> <p>Proposed uses - residential (C3, predominantly family housing) with a significant proportion of the site retained as open space. Any loss of open space on this site should be considered alongside the other allocations in the Padstow area (LA36, LA41, LA42 and LA43) and there should be an overall increase in quality and ecological value of open space in the area. A corridor of semi-natural habitat must be retained and enhanced in the eastern boundary of the site, linking with the adjacent Sunrise Hill LNR. Appropriate additional mitigation could consist of: improved green corridors; improvement of local LNRs; new equipped play area; creation of additional accessible open space elsewhere. New allotments should be provided on one of the Padstow sites. It should be ensured that an appropriate access to the site can be established and that the surrounding transport network has capacity for the traffic generated by development.</p>
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### LA42 Former Padstow School Detached Playing Field (Ridgeway)



<p><b>Site Area (ha):</b> 2.59</p> <p><b>Ward:</b> Bestwood</p> <p><b>Address:</b> Ridgeway</p> <p><b>Current use:</b> Open space</p>	<p><b>Development principles:</b> Proposed uses - residential (C3, predominantly family housing) with a significant proportion of the site retained as open space. Any loss of open space on this site should be considered alongside the other allocations in the Padstow area (LA36, LA40, LA41 and LA43) and there should be an overall increase in quality and ecological value of open space in the area. Appropriate mitigation could consist of: improved green corridors; improvement of local LNRs; new equipped play area; creation of additional accessible open space elsewhere. New allotments should be provided on one of the Padstow sites. It should be ensured that an appropriate access to the site can be established and that the surrounding transport network has capacity for the traffic generated by development.</p>
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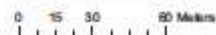
### LA43 Haywood Detached Playing Field



<p><b>Site Area (ha):</b> 3.02</p> <p><b>Ward:</b> Bestwood</p> <p><b>Address:</b> Edwards Lane</p> <p><b>Current use:</b> Open space</p>	<p><b>Development principles:</b> Proposed uses - residential (C3, predominantly family housing) with a significant proportion of the site retained as open space. Any loss of open space on this site should be considered alongside the other allocations in the Padstow area (LA36, LA40, LA41 and LA42) and there should be an overall increase in quality and ecological value of open space in the area. Proximity of and connectivity to Sandy Banks LNR should influence the type and location of retained open space. Appropriate additional mitigation could consist of: improved green corridors; improvement of local LNRs; new equipped play area; creation of additional accessible open space elsewhere. New allotments should be provided on one of the Padstow sites. It should be ensured that an appropriate access to the site can be established and that the surrounding transport network has capacity for the traffic generated by development.</p>
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**LA64 Vernon Road (Former Johnsons Dyeworks)**



<p><b>Site Area (ha):</b> 2.17</p> <p><b>Ward:</b> Basford</p> <p><b>Address:</b> Vernon Road</p> <p><b>Current use:</b> Employment, open space, cleared land</p>	<p><b>Development principles:</b> Proposed uses - residential (C3, predominantly family housing). The site is located immediately adjacent to the Day Brook and the ecological value of this feature should be enhanced through development. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resources. An appropriate access to the site should be provided, potentially from Vernon Road, however, further work should be undertaken to assess the capacity of the network.</p>
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## LA76 Western Boulevard



<p><b>Site Area (ha):</b> 1.57</p> <p><b>Ward:</b> Basford</p> <p><b>Address:</b> Western Boulevard</p> <p><b>Current use:</b> Travelling showpeople's accommodation</p>	<p><b>Development principles:</b> Proposed uses - residential (C3) and employment (B1 only). Appropriate access should be provided to the site from Western Boulevard. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. 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 River Leen SINC and Whitemoor Nature Reserve are adjacent to the site. A corridor of soft landscaping in the east of the site should buffer these habitats.</p>
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