

**BULWELL AND BULWELL FOREST / 20 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>• Bestwood Road (Former Bestwood Day Centre)</li> </ul>		

- Blenheim Lane
- Former Henry Mellish Main School
- Former Henry Mellish School Playing Field (Piccadilly)
- Hucknall Road / Southglade Road (Southglade Food Park)
- Linby Street / Filey Street
- Stanton Tip

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):**

- |          |  |
|----------|--|
| <b>1</b> | 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.
- 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:
- Bestwood Road (Former Bestwood Day Centre)
  - Blenheim Lane
  - Former Henry Mellish Main School
  - Former Henry Mellish School Playing Field (Piccadilly)
  - Hucknall Road / Southglade Road (Southglade Food Park)
  - Linby Street / Filey Street
  - Stanton Tip
- 1.6 The following sites within this area were options, but have not been taken forward into the Preferred Option:
- Belgrave Road / Linnington Road
  - Bestwood Sidings

## **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)**

- 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

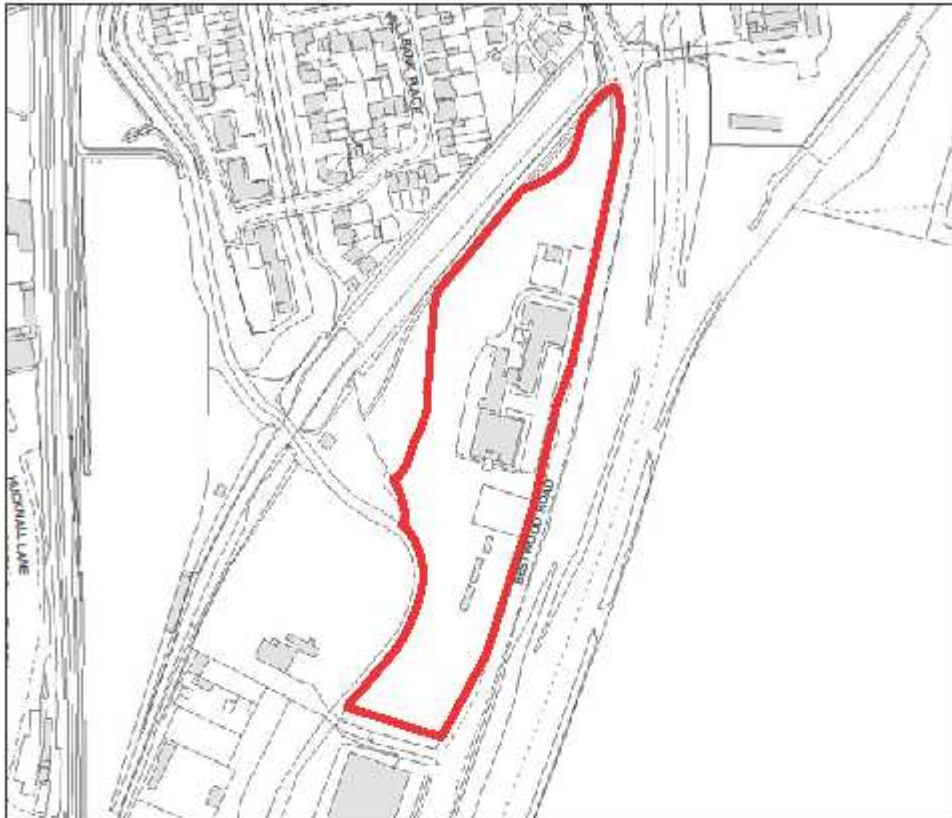
## **7. LIST OF BACKGROUND PAPERS OTHER THAN PUBLISHED WORKS OR THOSE DISCLOSING CONFIDENTIAL OR EXEMPT INFORMATION**

- 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).

## LA6 Bestwood Road (Former Bestwood Day Centre)



<p><b>Site Area (ha):</b> 1.67</p> <p><b>Ward:</b> Butwell</p> <p><b>Address:</b> Bestwood Road</p> <p><b>Current use:</b> Vacant</p>	<p><b>Development principles:</b> Proposed uses - residential purposes (C3, predominantly family housing). The site is within areas of medium and high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. The site is adjacent to the River Leen and Moor Road Disused Railway SINC and these green corridors, and their biodiversity, should be protected and enhanced through development of the site.</p>
---	---

© Crown copyright and database right 2013. Ordnance Survey Licence number 100019317. 0 15 30 60 Meters

**LA7 Blenheim Lane**

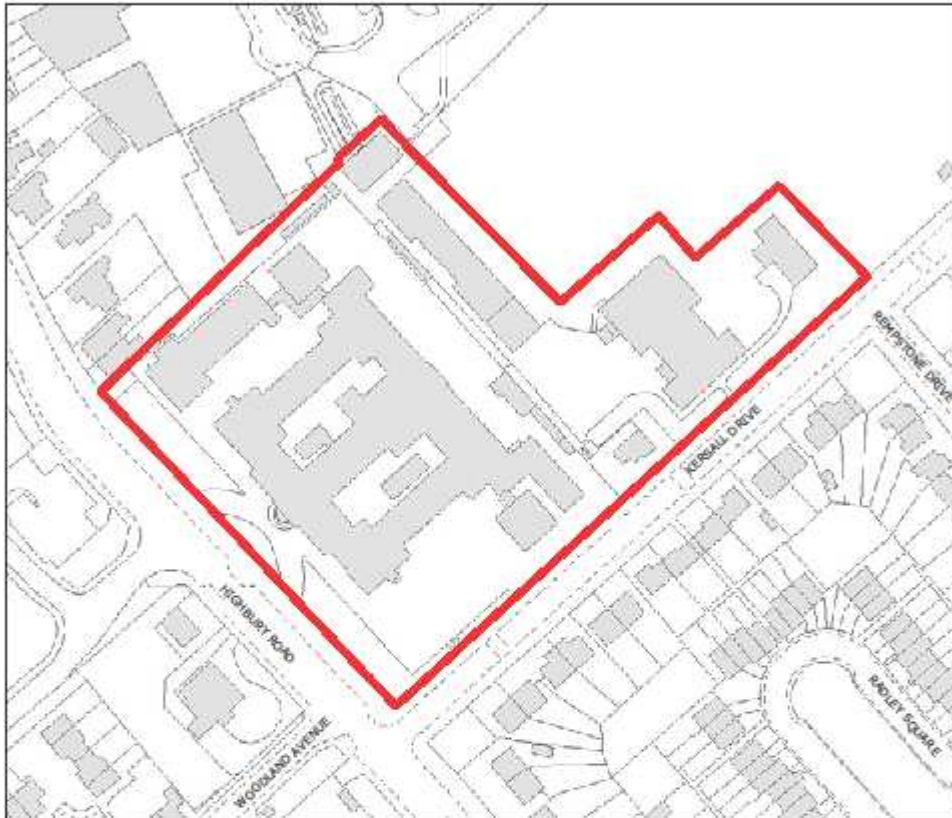


<p><b>Site Area (ha):</b> 7.05</p> <p><b>Ward:</b> Bulwell</p> <p><b>Address:</b> Blenheim Lane</p> <p><b>Current use:</b> Former Allotments</p>	<p><b>Development principles:</b> Proposed uses - B1/B8 employment and energy park, with office space. Public transport links/enhancements may be required as part of any development. The hedgerow south of the site is a SINCC and this should be protected or enhanced. Soft landscaping and retained or replacement hedgerow planting around the boundary should be incorporated to compensate for loss of semi-natural habitats. The layout of the development near to the golf course and retained allotments will require careful consideration. The site is located adjacent to a former landfill site and is underlain by a principal aquifer. It should be ensured that development does not result in pollution of the groundwater resource. Access to the site should be taken from Blenheim Lane off Firth Way.</p>
--	--

© Crown copyright and database right 2013. Ordnance Survey Licence number 100019317. 0 20 40 60 Metres



### LA38 Former Henry Mellish Main School

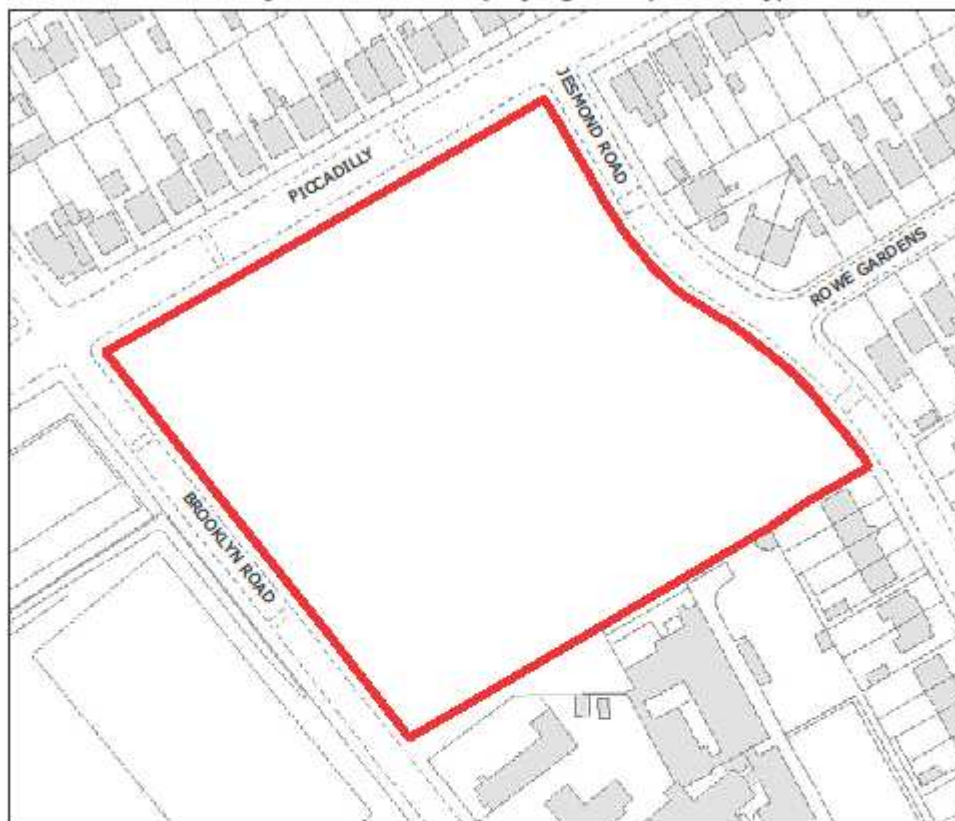


<p><b>Site Area (ha):</b> 2.15</p> <p><b>Ward:</b> Butwell</p> <p><b>Address:</b> Highbury Road</p> <p><b>Current use:</b> Education</p>	<p><b>Development principles:</b> Proposed use - residential (C3, predominantly family housing). Potential for community and education facilities to be provided.</p>
--	---

© Crown copyright and database right 2013. Ordnance Survey Licence number 100019317. 0 10 20 40 Metres



### LA39 Former Henry Mellish School playing field (Piccadilly)



<p><b>Site Area (ha):</b> 1.15</p> <p><b>Ward:</b> Bulwell Forest</p> <p><b>Address:</b> Piccadilly</p> <p><b>Current use:</b> Open space</p>	<p><b>Development principles:</b> Proposed uses - residential (C3, predominantly family housing). Initial screening shows that the site is located in an area of sports pitch deficiency. Prior to development, the local demand for sports pitches should be explored. If demand exists, replacement provisions on or off-site may be required. Access to the development should be taken from Brooklyn Road or Piccadilly. Mitigation for loss of open space is required.</p>
---	---



© Crown copyright and database right 2013. Ordnance Survey Licence number 100019317.

0 5 10 20 Meters

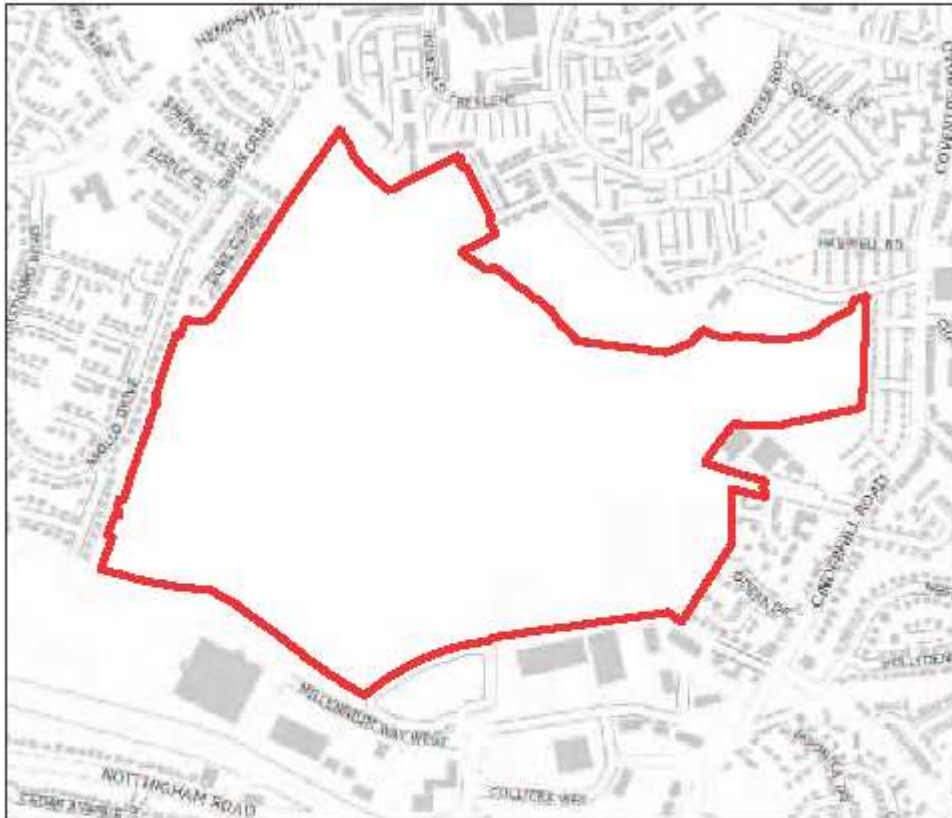
**LA45 Hucknall Road/Southglade Road (Southglade Food Park)**



<p><b>Site Area (ha):</b> 1.66</p> <p><b>Ward:</b> Bulwell Forest</p> <p><b>Address:</b> Gala Way</p> <p><b>Current use:</b> Vacant</p>	<p><b>Development principles:</b> Proposed uses - Employment (B1 and B2). The design should be complementary and compatible with those currently on the adjacent employment park. Careful treatment is required at boundaries close to/adjacent to residential properties to ensure there are no adverse impacts. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Access to the sites should be made from the existing food park road network.</p>
---	---

© Crown copyright and database right 2013. Ordnance Survey Licence number 100019317. 0 15 30 60 Metres

**LA63 Stanton Tip**



<p><b>Site Area (ha):</b> 42.3</p> <p><b>Ward:</b> Bulwell</p> <p><b>Address:</b> Hempshill Vale</p> <p><b>Current use:</b> Naturally Reclaimed Spoil Tip</p>	<p><b>Development principles:</b> Proposed uses - residential (C3, predominantly family housing). Additional uses should include leisure (D2), community (D1), employment (B1 and B2) and potentially small scale local need retail (A1). Biodiversity to be retained/enhanced with creation/maintenance of green space through and beyond the site, incorporating semi-natural habitats and green infrastructure through the developed landscape that help to connect the nearby River Leen corridor with the site and wider countryside. The SINC within the site should also be retained / enhanced. Site is in a low flood risk area, but there is potential for flooding due to steep topography. Any planning application to be accompanied by a site specific flood risk assessment. A culverted watercourse runs through the site, which should be opened up if possible. No development should take place on top of the culvert. A transport impact assessment may be required according to scale of development. Site is a former tip. Development therefore has the potential to cause groundwater pollution and will require careful consideration.</p>
---	---

© Crown copyright and database right 2013. Ordnance Survey Licence number 100019317. 0 50 100 200 Metres