

**West Area Committee 14th September 2011**

<b>Title of paper:</b>	Land and Planning Policies Development Plan Document	
<b>Director(s)/ Corporate Director(s):</b>	David Bishop, Corporate Director of Development	<b>Wards affected:</b> Aspley, Bilborough, Leen Valley
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<b>Relevant Council Plan Strategic Priority:</b>		
World Class Nottingham		<b>X</b>
Work in Nottingham		<b>X</b>
Safer Nottingham		<b>X</b>
Neighbourhood Nottingham		<b>X</b>
Family Nottingham		<b>X</b>
Healthy Nottingham		<b>X</b>
Leading Nottingham		
<b>Summary of issues (including benefits to citizens/service users):</b>		
<p>The Land and Planning Policies (LAPP) Development Plan Document (DPD) is part of the Local Development Framework (LDF). Once adopted, the document, alongside the Core Strategy, will form part of the framework through which planning applications are considered. The specific purpose of the LAPP DPD is to provide detailed guidance through which Development Management decisions can be made and to identify sites suitable for specific uses, including housing, employment and retail, and it will replace the Nottingham Local Plan.</p> <p>The first stage in the production of this new document is the publication of an Issues and Options Paper, which sets out the spatial issues relevant to planning facing Nottingham and the policy or site based options that can be used to address these issues. The purpose of this stage of consultation is to enable citizens and key stakeholders have early input into the production of the Plan.</p>		
<b>Recommendation(s):</b>		
<b>1</b>	That the imminent consultation on the Land and Planning Policies Development Plan Document is noted and any relevant views are fed into the process.	

## 1. **BACKGROUND**

1.1 The production of a 'Local Development Framework' is required by planning legislation. Under the current system, this involves the production of individual 'Development Plan Documents' (DPDs). At present, the City Council is currently producing an aligned 'Core Strategy' in conjunction with the other Districts that make up the Greater Nottingham conurbation. Once adopted, this document will provide the strategic guidance for development across the City and wider area. The LAPP DPD will only apply to Nottingham City and it will sit underneath the Core Strategy, providing more detailed guidance to inform Development Management decisions.

1.2 The Government is proposing significant changes to the planning system and, whilst the exact timing of these changes is unknown, this consultation will be used to inform future planning policies within Nottingham City.

1.3 The Issues and Options Paper examines options for new Development Management policies, as well as future development allocations. The following issues are examined in the document:

### a) The Economy

Nottingham's economy can be boosted by providing new land and protecting existing sites for new developments that will result in local jobs for local people. We also need to ensure that enough shopping and other town centre development is considered for right locations and that 'vitality and viability' (i.e. the health) of existing centres is protected. The role of the city centre and its economy should also be provided for and protected.

### b) Housing

Sufficient housing needs to be provided to meet the needs of Nottingham's increasing population. Studies show that 970 new homes a year are required. In order to deliver housing on this scale, appropriate land needs to be identified.

We also need to ensure that we provide the right mix of housing, with a particular emphasis on new family housing and homes for the elderly and students.

### c) Regeneration

There are several larger areas within Nottingham that are important for the regeneration of the city. Consideration needs to be given to when these should be developed. The future of the Waterside, Eastside and Southside is important but so too are the Meadows and Radford where Neighbourhood Plans have already been drawn up.

### d) Heritage, Design and Amenity

It is important to ensure that Nottingham's buildings are of a high quality. We need to protect our historic assets while ensuring new development compliments what is already good about the city. It is important to ensure that new development does not have an adverse impact on existing and or future occupiers.

### e) Health, the Community, Open Space and Biodiversity

The needs of our communities should be provided for through the provision of adequate community facilities, as well as the protection of open spaces, such as parks and allotments. Open space can help keep people fit and healthy and they provide important wildlife habitats for animals and plants.

f) Decentralised Heat, Energy and Carbon Reduction

Nottingham is well served by decentralised energy and heat from sources such as the Eastcroft Energy from Waste Plant. It is essential that the city's independence in this field is grown. At the same time, we need to reduce carbon emissions to meet our commitments, so new development should be as sustainable as possible.

g) Sustainable Transport and Parking

Encouraging more sustainable travel is a priority and this can be achieved in a number of ways, such as encouraging better use of public transport, and developing the NET (tram) lines. However, it is also recognised that parking will still be required as part of new development and we need to ensure that the right level is provided for the various types of development.

1.4 The document sets out options for addressing each of these issues. Of particular relevance to this Area Committee are those surrounding ensuring new housing development contributes to balanced communities (by providing a mix of housing type, size and tenure that compliments the local mix), provision of jobs accessible to local people, and improving the retail offer.

1.5 The LAPP acknowledges we also need to ensure that we provide the right mix of housing, with a particular emphasis on new family housing (especially larger families) and homes for the elderly and students, and it seeks views on how planning policy can help to achieve these aims.

1.6 The LAPP raises the issue of protecting locally important employment sites from development for other uses. Linking employment opportunities with existing communities and ensuring benefits are captured locally will remain a priority, and this is particularly relevant for new employment opportunities. The document seeks views on how best planning can help maximise local training and employment measures as part of new development.

1.7 The LAPP recognises the lack of sufficient shopping opportunities in West Area at the moment. Shops at Aspley Lane, Bracebridge Drive, Nuthall Road and Strelley Road are designated as Local Centres.

1.8 Development site options (over 0.5ha) within this Area Committee are in the process of being finalised, but are likely to include::

- DS22: Chingford Road Playing Field for open space and residential
- DS23: Melbury School Playing Field off College Way for open space and residential
- DS24: Nottingham Business Park North off Woodhouse Way for employment
- DS25: Nottingham Business Park South off Woodhouse Way developer option 1 for residential, option 2 for residential, retail, employment and open space
- DS26: Nottingham Business Park off Woodhouse Way for employment
- DS27: The Denewood Centre off Denewood Crescent for residential

- DS28: Bobbers Mill Industrial Estate off Bobbers Mill Bridge for residential and retail – a 'Call for sites' site
- DS29: Chalfont Drive for residential
- DS30: South of Former Coop Dairy off Beechdale Road for residential and employment – part of this is unimplemented allocation
- DS31: Speedo Site off Ascot Road for mixed use development

1.9 As part of the process, developers have been invited to provide details of sites that they think should be allocated and some of the sites put forward in the Issues and Options paper have been put forward by the private sector.

1.10 Once the consultation document has received Portfolio Holder approval, it can be viewed at [www.nottinghamcity.gov.uk/localplan](http://www.nottinghamcity.gov.uk/localplan). Councillors and stakeholders will also be sent further information at the start of the process.

1.11 It is proposed that consultation will run from 26<sup>th</sup> September until 21<sup>st</sup> November. Responses received to this consultation will be used to inform the next version of the Plan, known as the Preferred Option.

## **2. REASONS FOR RECOMMENDATIONS (INCLUDING OUTCOMES OF CONSULTATION)**

2.1 To fulfil the requirements of Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations (2005), as amended, for ongoing informal consultation.

## **3. OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS**

3.1 The production of a Local Development Framework is a Statutory Requirement.

## **4. FINANCIAL IMPLICATIONS (INCLUDING VALUE FOR MONEY)**

4.1 The production of a Local Development Framework is a Statutory Requirement.

## **5. RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS, CRIME AND DISORDER ACT IMPLICATIONS AND EQUALITY AND DIVERSITY IMPLICATIONS)**

5.1 None.

## **6. EQUALITY IMPACT ASSESSMENTS (EIAs)**

6.1 An Equality Impact Assessment will be undertaken at a later stage in the production of the document.

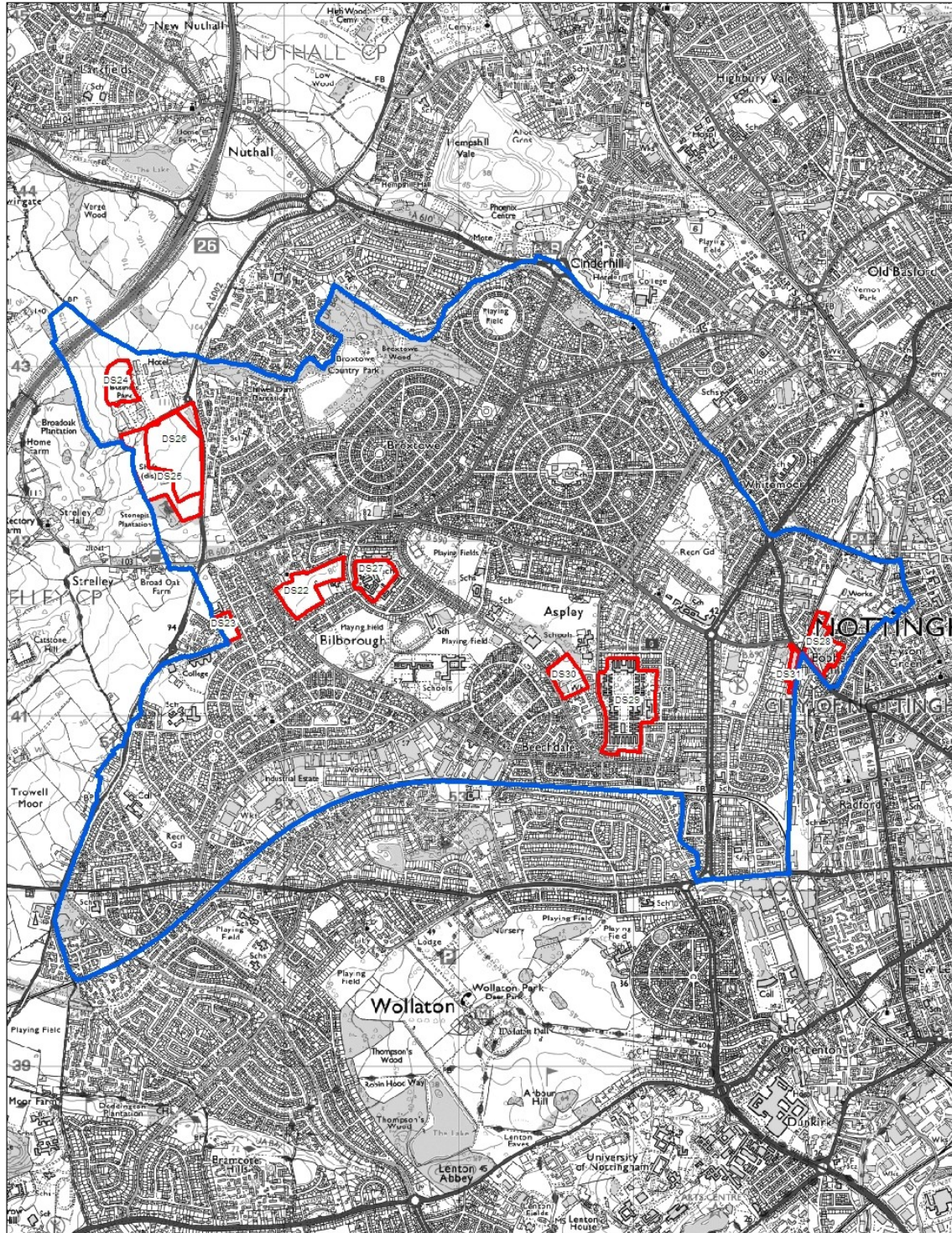
## **7. LIST OF BACKGROUND PAPERS OTHER THAN PUBLISHED WORKS OR THOSE DISCLOSING CONFIDENTIAL OR EXEMPT INFORMATION**

7.1 The Land and Planning Policies (LAPP) Development Plan Document (DPD) Issues and Options 2011.

## **8. PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT**

8.1 None.

### AC3. West Area Committee (Area 3) - Development Sites



- Development Sites
- Area Committee Boundary

