

WEST AREA COMMITTEE - 20th 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 of Development	Wards affected: (as appropriate)
Report author(s) and contact details:	Paul Tansey Ph: 0115 8763973 paul.tansey@nottinghamcity.gov.uk	
Other colleagues who have provided input:	Sarah Watson Ph: 0115 8763974 sarah.watson@nottinghamcity.gov.uk	
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 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> <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"> • Retail • Housing • Employment • Regeneration quarters • Houses in Multiple Occupation • Student Accommodation • Open Space <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"> • Ascot Road (Speedo) • Beechdale Baths and AmbulanceService HQ • Beechdale Road (South of Former Coop Dairy) • Bobbers Mill Bridge (Bobbers Mill Industrial Estate) • Bobbers Mill Bridge (Land Adjacent to Bobbers Mill Industrial Estate) • Chalfont Drive • Chingford Road Playing Field 		

- Denewood Crescent (Denewood Centre)
- Melbury School Playing Field
- Nottingham Business Park North
- Woodhouse Park (formerly Nottingham Business Park South)
- Wilkinson Street (Former PZCussons)

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

Recommendation(s):

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| 1 | 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 Development Plan Document (DPD) (Local Plan Part 2) will form part of the statutory planning framework, alongside the Core Strategy. Before a DPD is adopted, it must go through several stages of formal and informal consultation. To date, the LAPP DPD has been through two informal stages of consultation – the Issues and Options consultation stage, from 26 September to 21 November 2011, and the Additional Sites consultation stage, from 5 March to 30 April 2012. 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 the draft development management policies and site allocations. 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. 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).
- 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:

REF	Site Name	Ward	Preferred Option Use	Issues & Options Reference
LA2	Ascot Road (Speedo)	Leen Valley	Residential	DS31
LA4	Beechdale Baths and Ambulance Service HQ	Leen Valley	A1 Convenience Retail (4,000-5,500sqm)	DS90
LA5	Beechdale Road (South of Former Coop Dairy)	Leen Valley	Residential	DS30
LA8	Bobbers Mill Bridge (Bobbers Mill Industrial Estate)	Leen Valley	Residential	DS28
LA9	Bobbers Mill Bridge (Land Adjacent to Bobbers Mill Industrial Estate)	Leen Valley	C3 Residential	DS91
LA23	Chalfont Drive	Leen Valley	Residential	DS29
LA24	Chingford Road Playing Field	Bilborough	Residential and Open space	DS22
LA28	Denewood Crescent (Denewood Centre)	Bilborough	Residential	DS27
LA49	Melbury School Playing Field	Bilborough	Residential and Open space	DS23
LA52	Nottingham Business Park North	Bilborough	Employment: B1, B2 B8 uses	DS24
LA53	Woodhouse Park (formerly Nottingham Business Park South)	Bilborough	Residential, predominantly family housing with scope for an element of specialist housing suitable for elderly people, local convenience store, employment uses (B1, B2, B8) with appropriate buffer if employment uses are developed alongside residential	DS26
LA77	Wilkinson Street (Former PZCussons)	Leen Valley	Residential and open space	DS92

1.6 The following sites within this area were options, but have not been taken forward into the Preferred Option:

Site Name	Ward	Reason not taken forward	Issues & Options Reference
Nottingham Business Park South off Woodhouse Way developer option 1 for residential, option 2 for residential, retail, employment and open space	Bilborough	Site is adjacent to the Strelley Conservation area. Much of the site is designated as Green Belt The site is effected by the draft HS2 route and consultation on the route occurred during summer 2013.	DS25
Broxtowe Country Park – small part of, in the northern corner for residential and commercial	Aspley	In view of the impact on the open space network and the difficulties accessing this site it is not recommended that this site is retained as a proposed allocation site	DS87
New Aspley Gardens (Option 1) – call for sites for residential, a foodstore and community uses	Aspley	As development would result in a significant incursion into the open space network, and as some allotments are in active use or have been converted to rear gardens it is not recommended that the site is retained as an allocation within the LAPP.	DS88
New Aspley Gardens (Option 2) – call for sites for residential and retail	Aspley	As development would result in a signifacant incursion into the open space network, and as some allotments are in active use or have been converted to rear gardens it is not recommended that the site is retained as an allocation	DS89

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

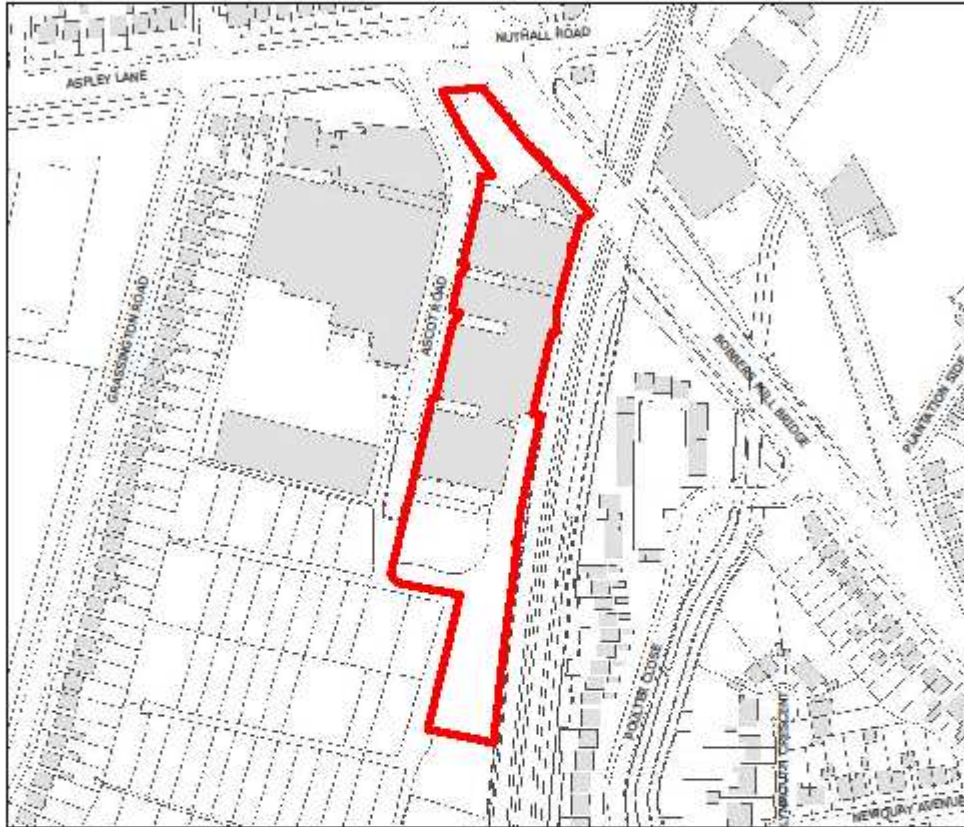
7. LIST OF BACKGROUND PAPERS OTHER THAN PUBLISHED WORKS OR THOSE DISCLOSING CONFIDENTIAL OR EXEMPT INFORMATION

- 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).

LA2 Ascot Road (Speedo)



Site Area (ha): 1.02	Development principles: Proposed uses - residential (C3). Assessment of road network capacity and review of appropriate access arrangements required. The River Leen is in close proximity to the site and a green corridor along the railway line borders the site to the east. Where possible, the opportunity should be taken to link into this green corridor and create new green infrastructure on site. This site is in an area of high flood risk and development proposals and planning application for the site will need to be informed by a site specific Flood Risk Assessment.
Ward: Leen Valley	
Address: Ascot Road	
Current use: Employment	



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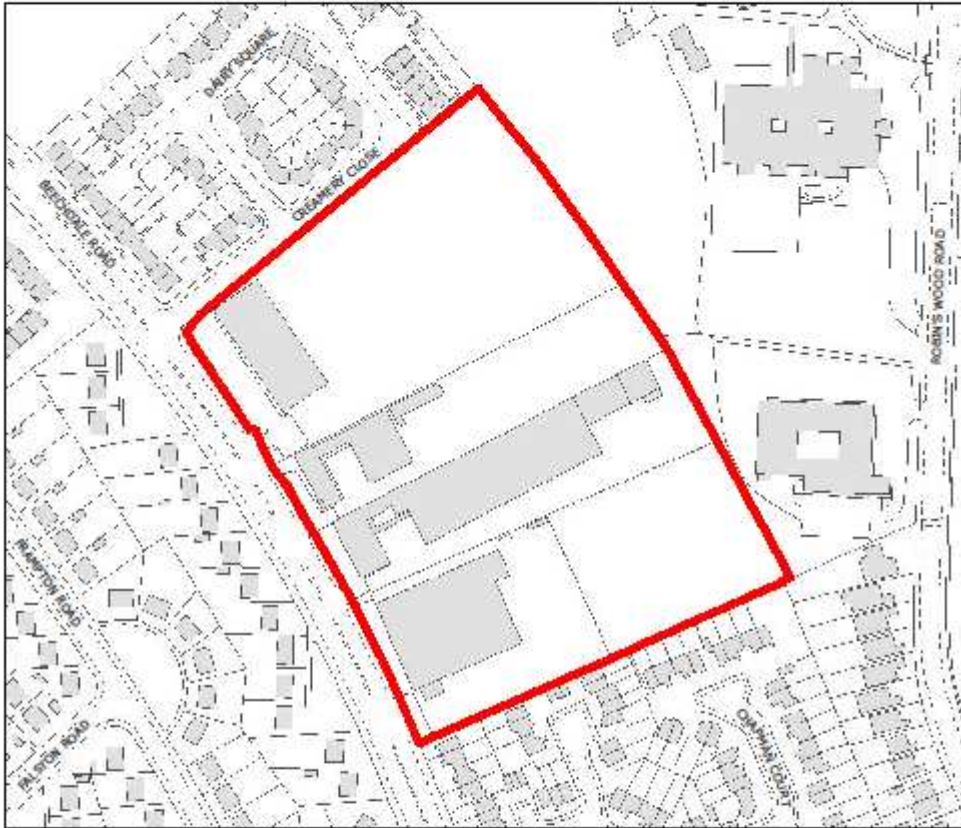
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LA4 Beechdale Baths and Ambulance Service HQ



<p>Site Area (ha): 2.03</p> <p>Ward: Leen Valley</p> <p>Address: Beechdale Road</p> <p>Current use: Leisure/Office</p>	<p>Development principles: Proposed uses - convenience retail store (A1). Access to this site should be from Beechdale Road. 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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LA5 Beechdale Road (South of Former Co-op Dairy)

**Site Area (ha):**

3.14

Ward:

Leen Valley

Address:

Beechdale Road

Current use:

Employment

Development principles:

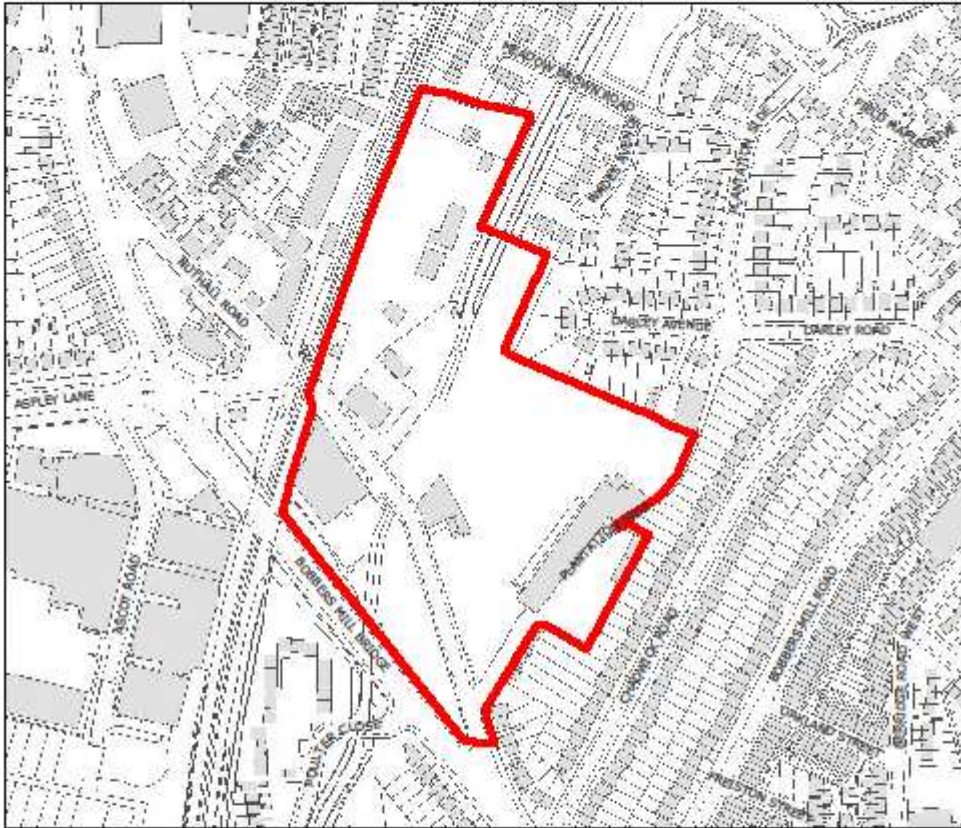
Proposed uses - residential (C3, predominantly family housing). Development proposals should ascertain the alignment of a culverted ordinary watercourse beneath the site and maximise opportunities for the creation of a green corridor through the site. This may have potential to link to the Robin's Wood SINC which abuts the site to the east. Development proposals should consider potential contamination from the existing Waste Transfer Station. 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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0 15 30 60 Meters

LA8 Bobbers Mill Bridge (Bobbers Mill Industrial Estate)



Site Area (ha):
4.23

Ward:
Leen Valley

Address:
Bobbers Mill
Bridge

Current use:
Employment

Development principles:

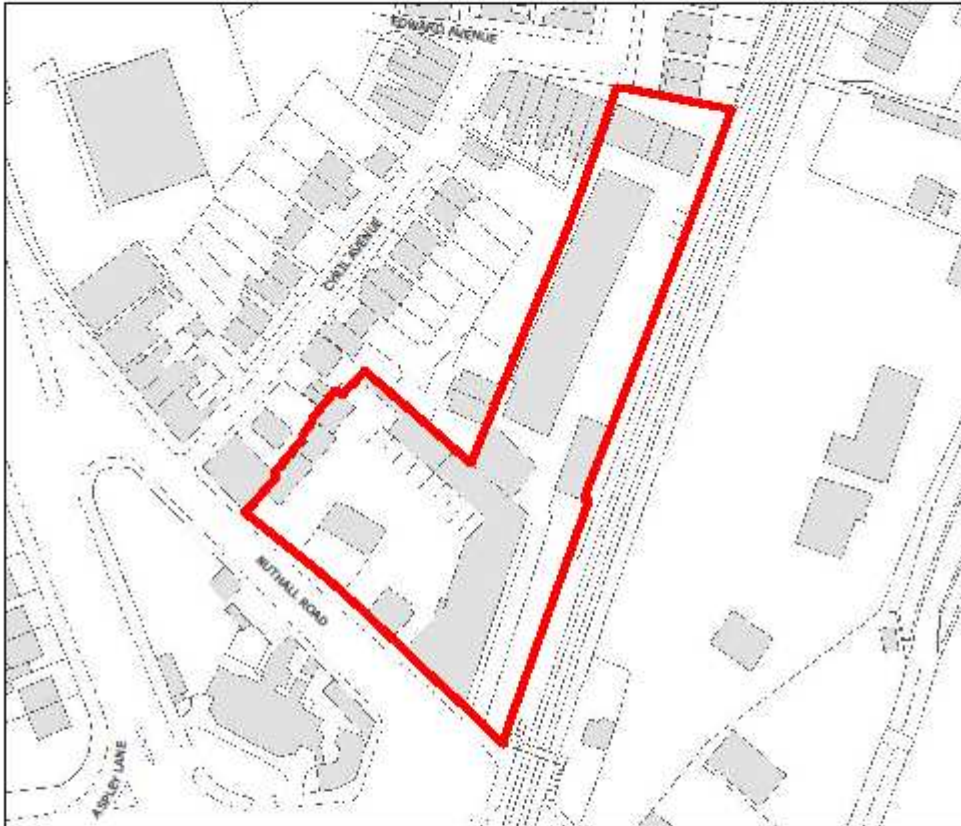
Proposed uses - residential (C3, predominantly family housing). The River Leen SINC runs through the centre of the site and this should be a feature of development and the opportunity should be taken to enhance the ecological and visual amenity value of watercourse. Open space could be provided either side to buffer, protect and enhance the River Leen. The existing green corridor, adjacent to the River Leen, should also be protected or enhanced. There is potential for this development to help address identified open space deficiencies in the area. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. Part of the site is an Archaeological Constraints Area.



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0 20 40 80 Meters

LA9 Bobbers Mill Bridge (Land Adjacent to Bobbers Mill Industrial Estate)



Site Area (ha):
0.56

Ward:
Leen Valley

Address:
Bobbers Mill
Bridge

Current use:
Employment

Development principles:

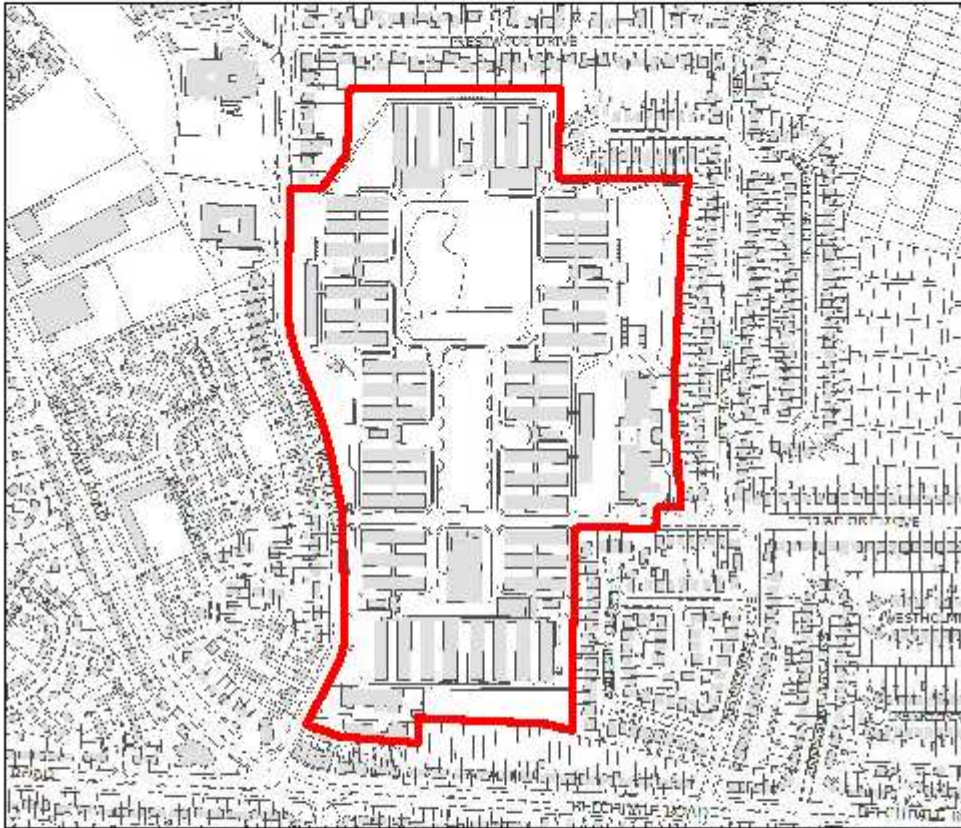
Proposed uses - residential use (C3, predominantly family housing). The site is within areas of medium and high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource.



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0 5 10 20 Meters

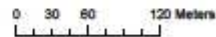
LA23 Chalfont Drive



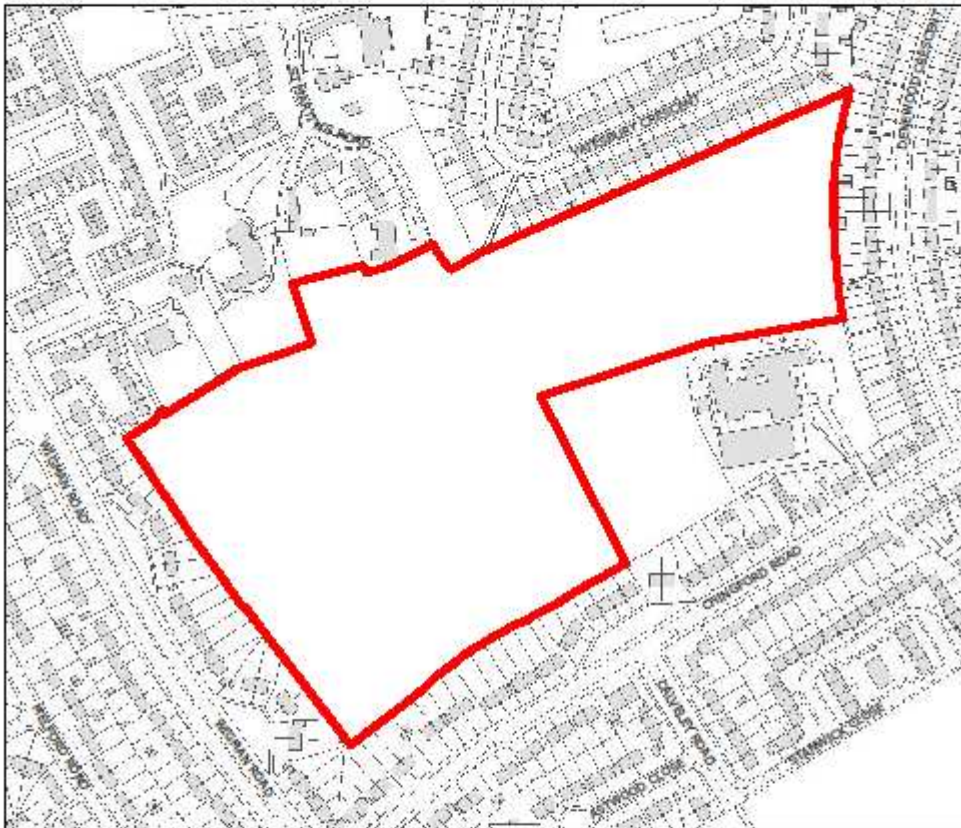
<p>Site Area (ha): 13.79</p> <p>Ward: Leen Valley</p> <p>Address: Robin's Wood Road</p> <p>Current use: Employment</p>	<p>Development principles: Proposed uses - residential (C3, predominantly family housing). There is existing open space and a historic building on the site and these should be retained. Access from the site should be gained from Robin's Wood Road and / or Chalfont Drive.</p>
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LA24 Chingford Road Playing Field



Site Area (ha):
6.02

Ward:
Bilborough

Address:
Wigman Road

Current use:
Open space

Development principles:

Proposed uses - residential (C3, predominantly family housing). The density of development should be similar to that of the existing surrounding residential development. A proportion of the site should be retained as provision for semi-natural open space. This could be incorporated into multi-purpose greenspace. 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.



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0 20 40 80 Meters

LA28 Denewood Crescent (Denewood Centre)



Site Area (ha):

2.75

Ward:

Bilborough

Address:

Denewood Crescent

Current use:

Training Facility

Development principles:

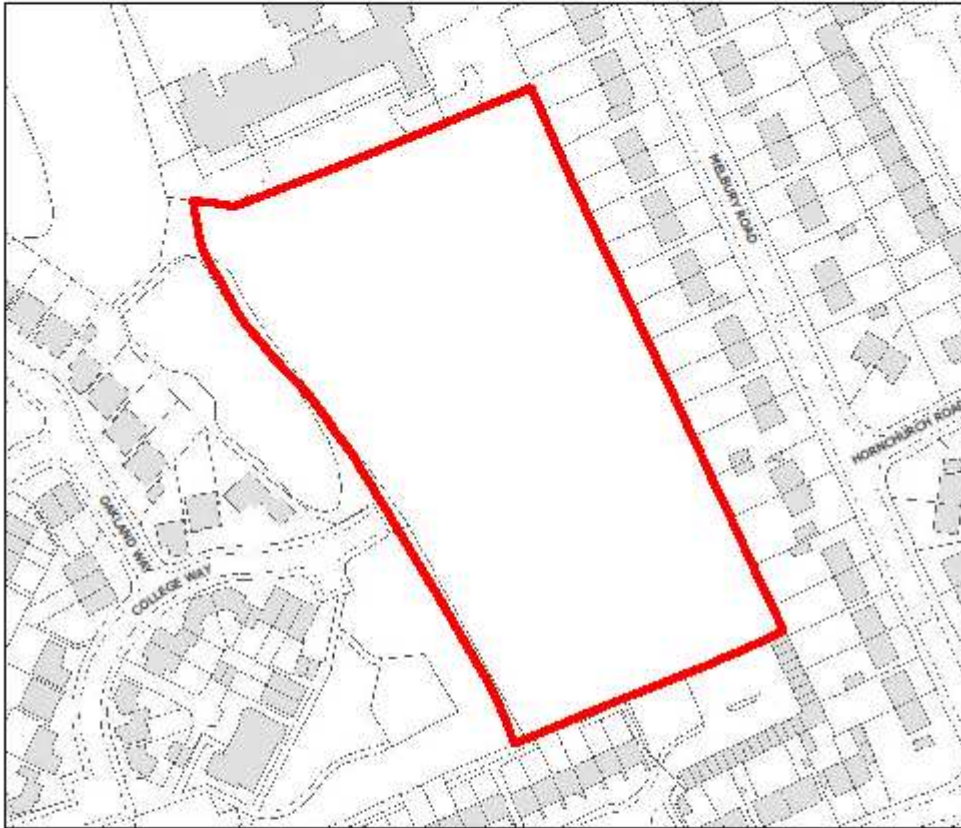
Proposed uses - residential (C3, predominantly family housing). It should be ensured that an appropriate access to the site can be established and that the surrounding transport network has capacity for the traffic generated by development.



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0 12.5 25 50 Meters

LA49 Melbury School Playing Field



Site Area (ha):
1.39

Ward:
Bilborough

Address:
College Way

Current use:
Open space

Development principles:

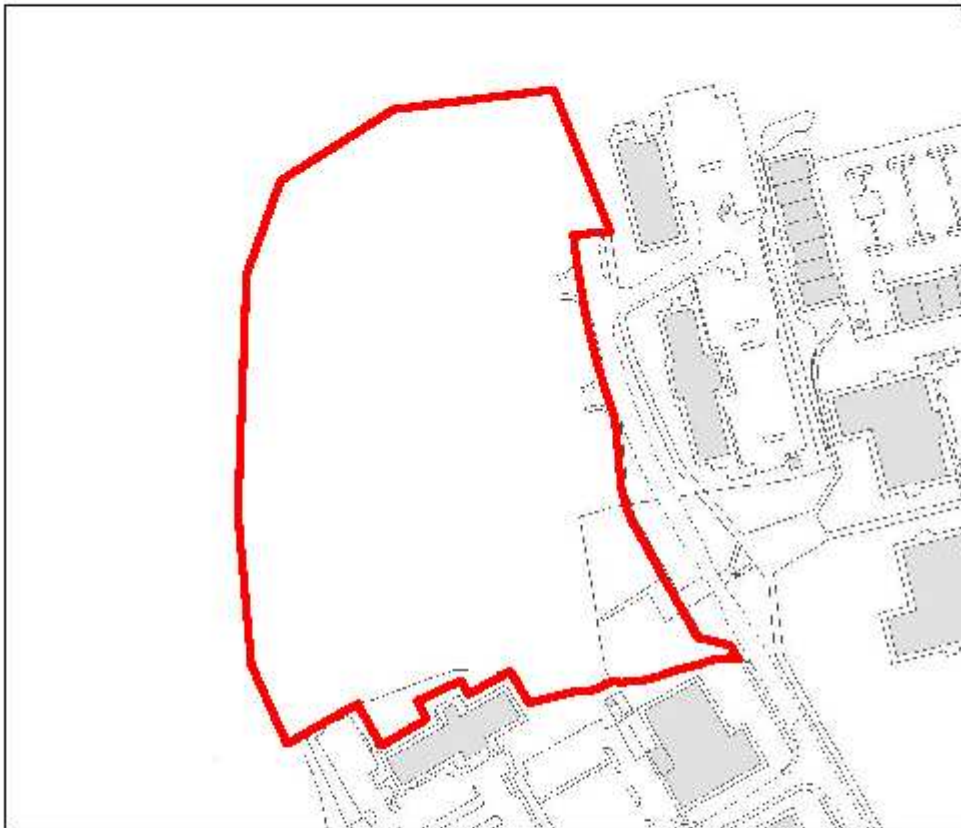
Proposed uses - residential (C3, predominantly family housing) with some open space. There is potential for this development to help address identified open space deficiencies in the area. Some retained and enhanced open space should be provided on the site, to link to existing open space in the north west. It should be ensured that an appropriate access to the site can be established and that the surrounding network has capacity for the traffic generated by development.



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0 10 20 40 Meters

LA52 Nottingham Business Park North



Site Area (ha):

3.41

Ward:

Bilborough

Address:

Land Off Woodhouse
Way

Current use:

Vacant

Development principles:

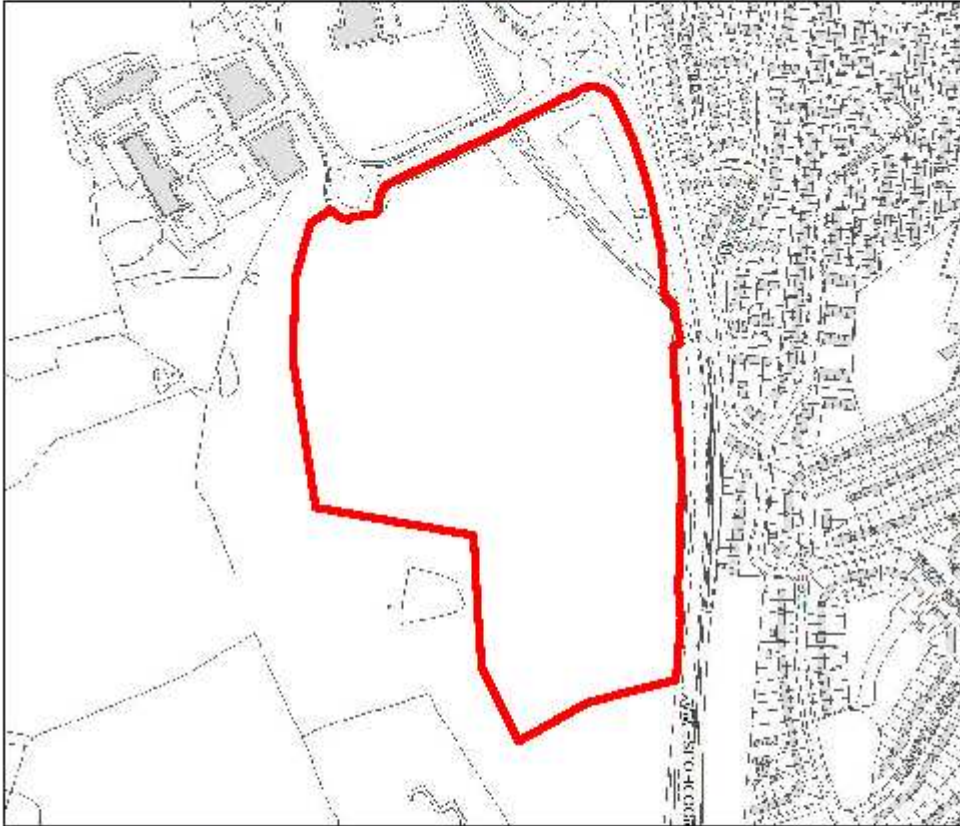
Proposed uses - Employment (B1, B2, B8). The site is affected by the proposed line of HS2. Development proposals will need to take into account the final alignment of HS2 proposals.



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LA53 Woodhouse Park (formerly Nottingham Business Park South)



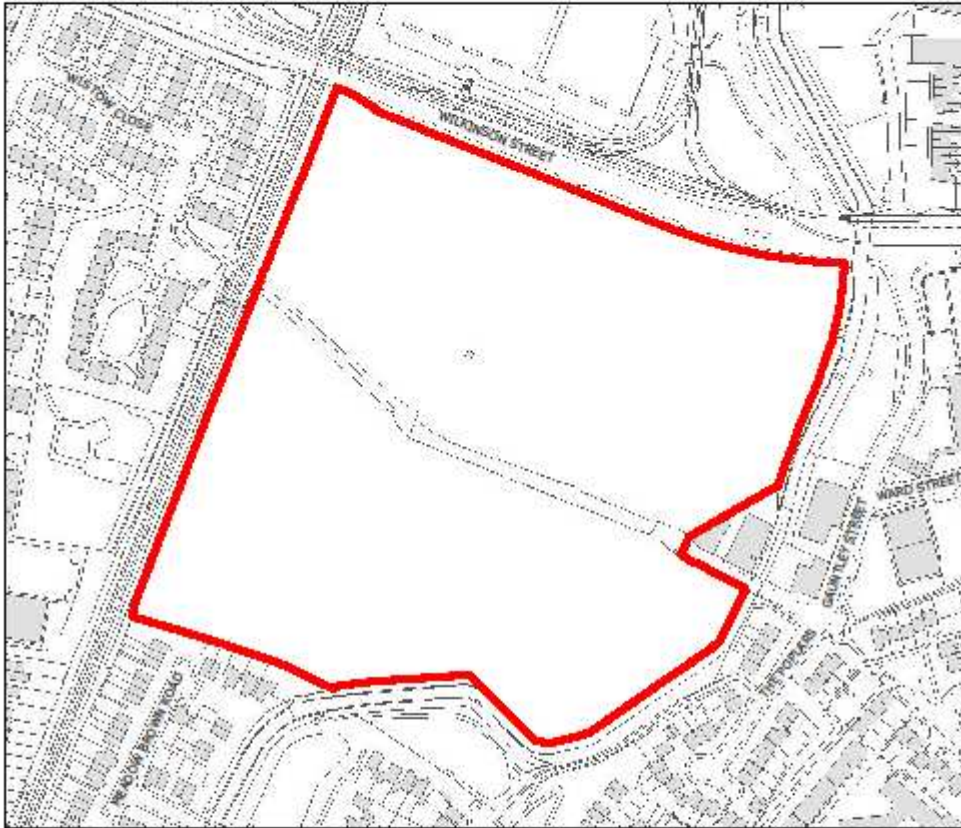
Site Area (ha): 12.24	Development principles: Proposed uses - residential use, (C3, predominantly family housing with scope for an element of specialist housing suitable for elderly people). Local convenience store, employment uses (B1, B2, B8) with appropriate buffer if employment uses are developed alongside residential. The pond in the north east corner of the site should be retained and the wildlife value enhanced. There is potential for this development to help address identified open space deficiencies in the area. Part of the site is in an Archaeological Constraints Area and adjacent to the Strelley Conservation Area. Development proposals should take this into account. This site is close to the proposed line of HS2. If committed on the currently proposed alignment, development of the site will need to be designed to take account of any amenity issues arising as a result.
Ward: Bilborough	
Address: Land Off Woodhouse Way	
Current use: -	



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0 30 60 120 Meters

LA77 Wilkinson Street (Former PZ Cussons)



Site Area (ha):

6.69

Ward:

Leen Valley

Address:

Wilkinson Street

Current use:

Cleared land

Development principles:

Proposed uses - residential (C3, predominantly family housing) and open space. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. Floodplain compensation should be provided within the site. The River Leen SINC, and its associated green corridor, borders the site to the east and south. These habitats should be protected, and where possible, enhanced by the development. The site is within 250m of landfill site and is underlain by principal aquifer. Therefore the potential to pollute the groundwater resource should be considered.



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0 15 30 60 Meters