

PLANNING COMMITTEE 17 SEPTEMBER 2014

Title of paper:	ADOPTION OF THE NOTTINGHAM CITY ALIGNED CORE STRATEGY	
Director(s)/ Corporate Director(s):	Sue Flack, Director Planning and Transport	Wards affected: All
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Other colleagues who have provided input:	N/A	
Date of consultation with Portfolio Holder(s) (if relevant)	11 August 2014	
Relevant Council Plan Strategic Priority:		
Cutting unemployment by a quarter		<input type="checkbox"/>
Cut crime and anti-social behaviour		<input type="checkbox"/>
Ensure more school leavers get a job, training or further education than any other City		<input type="checkbox"/>
Your neighbourhood as clean as the City Centre		<input checked="" type="checkbox"/>
Help keep your energy bills down		<input type="checkbox"/>
Good access to public transport		<input type="checkbox"/>
Nottingham has a good mix of housing		<input checked="" type="checkbox"/>
Nottingham is a good place to do business, invest and create jobs		<input checked="" type="checkbox"/>
Nottingham offers a wide range of leisure activities, parks and sporting events		<input type="checkbox"/>
Support early intervention activities		<input type="checkbox"/>
Deliver effective, value for money services to our citizens		<input type="checkbox"/>
Summary of issues (including benefits to citizens/service users):		
<p>The City Council has been working with Broxtowe and Gedling Councils to prepare Aligned Core Strategies for their combined area. A Public Examination has been held, and the Inspector's report concluded that, subject to the modifications previously consulted upon (except one relating to Gedling Borough), the Aligned Core Strategy was sound, and can be adopted by the City Council. The Aligned Core Strategy will be considered at the City Council meeting on 8 September, where it is anticipated it will be formally adopted by the City Council.</p>		
Recommendation(s):		
1	That Planning Committee note the adoption of the Nottingham City Aligned Core Strategy	

1. REASONS FOR RECOMMENDATIONS

- 1.1 To ensure that the Council is able to fulfil its statutory function as the Local Planning Authority for Nottingham.

2. BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

- 2.1 Nottingham City in partnership with Broxtowe Borough Council and Gedling Borough Council have been jointly preparing Aligned Core Strategies (also known as the Part 1 Local Plans) which cover their combined administrative areas to 2028. The Aligned Core Strategy for Nottingham City sets a strategic planning framework for the City, including the broad scale and location of housing and economic growth

over that period, together with supporting infrastructure and how environmental matters will be considered. The Aligned Core Strategy, the Inspector's Report and related documentation are available from Constitutional Services and at www.nottinghamcity.gov.uk/localplan.

- 2.2 The Aligned Core Strategy was published for public consultation, and then submitted for public examination along with the consultation responses on 7 June 2013. From that date the Aligned Core Strategy was considered by the appointed independent Planning Inspector both on its own merits and against the representations received. This examination included public hearings held between 15 and 17 October, 5 and 7, 12 and 13 November 2013, and 11 and 13 February 2014.
- 2.3 Following the hearings the three Councils consulted upon a series of Main Modifications to the Aligned Core Strategy, and this exercise was undertaken between 17 March and 30 April 2014. On 24 July 2014 the Planning Inspector issued her report. This concluded that, subject to all the modifications previously consulted upon (except one relating to Gedling Borough), the Aligned Core Strategy was sound, and can be adopted by the City Council.
- 2.4 Modifications have been made to the Aligned Core Strategy submission version in accordance with the Inspector's report (see the appendix to of the Inspector's report). Significant changes relevant to the City include:
- Insert a new Policy A to confirm the presumption in favour of sustainable development.
 - Modify Policy 1: Climate Change to clarify what is expected from developers to move towards a low carbon future, and to provide reassurance that the viability and feasibility of so doing will be taken into consideration when development is proposed.
 - Modify Policy 2 and its supporting text so that the housing delivery figures reflect the most up-to-date housing trajectory to meet the objectively assessed housing need for the area and are not presented as phased stages which will constrain the provision of new housing, and so that the calculation of 5 year land supply is explained in accordance with the NPPF.
 - Modify Policy 2 and its supporting text to indicate that measures will be taken to review the Aligned Core Strategies if new Government household projections show that they no longer reflect the objective assessment of housing need. Add a new Section 20 to strengthen monitoring arrangements.
 - Modify Policy 3: The Green Belt to ensure that a sequential approach is followed when Green Belt boundaries are reviewed in the Part 2 Local Plans and sites for development selected, giving maximum protection to Green Belt land.
 - Modify Policy 7 to clarify that a proactive approach will be taken to encourage the regeneration of previously developed land including the use of Compulsory Purchase powers for land assembly.
 - Modify Policy 8 to clarify approach to Houses in Multiple Occupancy and Purpose Built Student Accommodation, to achieve consistency with national policy and positive planning.
- 2.5 The new Aligned Core Strategy policies supersede a number of existing Saved Local Plan Policies which consequently should be deleted, along with a few policies that are no longer required. The revised Local Plan Policies are shown in appendix E of the Aligned Core Strategy.

- 2.6 The planning framework set out in the Aligned Core Strategy is consistent with the other two councils making up the remainder of Greater Nottingham. The Erewash Borough Core Strategy has already been adopted, whilst the Rushcliffe Borough Core Strategy is currently under Public Examination.
- 2.7 Once adopted, there is a six week period where third parties can challenge Aligned Core Strategy in the High Court under Section 113 of the Planning and Compulsory Purchase Act (2004). Any challenge can only be made on the grounds that either the document has not been prepared within the powers conferred by Part 2 of the Planning and Compulsory Purchase Act 2004 and/or that one or more procedural requirements of the Act or associated Regulations have not been complied with.

Content of the Aligned Core Strategy

- 2.8 The Core Strategy contains a shared 'Vision' setting out what the plan area will look like once the Core Strategy has been delivered, together with Spatial Objectives which indicate how the vision will be implemented. Detailed policies then set out a Delivery Strategy to achieve the vision.
- 2.9 A brief summary of the 19 policies, setting out main approach from a City perspective is set out below:

1. Climate Change

Policy highlights the concept of the 'Energy Hierarchy' (firstly making the fabric of new buildings more efficient, secondly reducing the energy use within the development, and thirdly to maximise the use of low and zero carbon energy generation). This provides a more comprehensive approach to carbon dioxide reduction on which more local delivery policies (such as the current requirement for major development to include low or zero carbon energy generation) can be developed through the City Council's Land and Planning Policies document, subject to Government policy.

2. The Spatial Strategy

The overall development strategy is a focus on urban concentration and regeneration. Key elements of this policy include the provision of 17,200 new homes between 2011 and 2028, equating to around 1,000 new homes (net) per annum. Whilst challenging in terms of recent levels of completions in the City since the economic downturn, it is considered to be achievable over the plan period. (The net change in dwellings in Nottingham between 2001/02 and 2010/11 was 11,504, an average of 1,150 per year). This level of provision is considered appropriate to the City Council's regeneration objectives, and to allow for an appropriate mix of housing types to be developed. Although the locations of most new housing development will be set out in the Land and Planning Policies document, the Core Strategy includes strategic sites at the Waterside Regeneration Zone (3,000 homes), the Boots site (up to 600 homes) and Stanton Tip (500 homes).

3. The Nottingham-Derby Green Belt

Policy endorses the principle of the Green Belt, and includes guidance on how councils should undertake Green Belt reviews to accommodate new development.

4. Employment Provision and Economic Development

Policy quantifies future office and other employment land requirements. It promotes Nottingham City Centre as the primary location for new office development, including the Regeneration Zones, and development associated with the

universities, higher education campuses and hospitals, with the aim of supporting Science City objectives. It also makes provision for the Enterprise Zone at the Boots site. It will be supported by more detailed policies in the Land and Planning Policies document.

5. Nottingham City Centre

Policy promotes the City Centre as the region's principle shopping, leisure and cultural destination, and allowing for an increase in shopping floorspace at both the Broadmarsh and Victoria shopping centres.

6. Role of Town and Local Centres

Defines the retail hierarchy in the plan area. For Nottingham, the City Centre is at the top, the expectation that the recent development of a superstore and shared service centre in Bulwell means it will be defined as a Town Centre, with Clifton, Hyson Green and Sherwood as District Centres.

7. Regeneration

Focuses regeneration in the City on the Waterside area, and the Southside and Eastside Regeneration Zones (now embodied in City Centre Quarters), and highlights the importance of neighbourhood regeneration (for instance at Stonebridge) where details will be incorporated in the Land and Planning Policies document.

8. Housing Mix and Choice

Ensures new housing development includes an appropriate mix of housing types, sizes and tenures, details of which will be the Land and Planning Policies document, including approaches to the provision of family housing, and to purpose built student accommodation and Houses in Multiple Occupation. Policy states that the detailed approach to affordable housing will be set out in the Land and Planning Policies DPD.

9. Gypsies, Travellers and Travelling Show People

Sets criteria by which applications for new gypsy, traveller and show people accommodation will be considered.

10. Design and Enhancing Local Identity

Sets design principles to be applied to new development.

11. The Historic Environment

Ensures new development has regard to the historic environment, where appropriate.

12. Local Services and Healthy Lifestyles

Gives locational criteria to ensure new facilities are as accessible as possible to users, particularly by sustainable transport.

13. Culture, Tourism and Sport

Sets priorities and locational criteria for new facilities. Seeks to enhance the City's current facilities, and to assist in the Nottingham Plan objectives regarding sport.

14. Managing Travel Demand

Seeks to ensure the most sustainable means of transport are planned into development, and encourages behavioural measures to ensure alternatives to the private car are implemented first, before major highway capacity improvements are considered.

15. Transport Infrastructure Priorities

Lists the most strategic transport priorities, including the Ring Road, NET, A453 and rail improvements.

16. Green Infrastructure, Parks and Open Spaces

Sets out a strategic approach to the provision of new Green Infrastructure, eg a focus on strategic corridors such as the Trent and the Leen, and includes criteria for development impacting on existing open space.

17. Biodiversity

Sets out approach to existing biodiversity, and how development affecting biodiversity assets should be considered.

18. Infrastructure

Seeks to ensure new development is provided with the necessary infrastructure, and includes reference to the Infrastructure Delivery Plan, which includes infrastructure requirements and viability information.

19. Developer Contributions

Confirms the current use of S106 agreements, and states that a Community Infrastructure Levy will be prepared.

Implications for Planning Committee

- 2.10 Once adopted, the Aligned Core Strategy is part of the statutory development plan for the City and constitutes Part 1 of the Local Plan (the Land and Planning Policies document being Part 2). Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Where relevant, the policies of the Aligned Core Strategy will therefore be a key factor to be weighed when making decisions on planning applications.

3. OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

- 3.1 None, the Aligned Core Strategy has been adopted by the City Council.

4. FINANCIAL IMPLICATIONS (INCLUDING VALUE FOR MONEY/VAT)

- 4.1 There are no direct financial implications from the report as 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 There are no direct legal implications arising from this report.

- 5.2 As indicated in the main body of the report, the Council is under a statutory duty to produce a Local Plan of which the Aligned Core Strategy is part. Requirements relating to the production and adoption of Local Plan documents are prescribed by Regulations. Under the Local Authorities (Functions and Responsibilities) (England) Regulations 2000 (as amended) and the Council's constitution adoption of a Local Plan is a matter for full Council.

6. EQUALITY IMPACT ASSESSMENT

- 6.1 The equality impact of the Aligned Core Strategy has been assessed, and details are contained in the appendix to the City Council report, 8 September 2014

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

- 7.1 None

8. PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

- 8.1 Report on the Examination of the Greater Nottingham – Broxtowe, Borough, Gedling Borough and Nottingham City Aligned Core Strategy (July 2014)
- 8.2 Nottingham Local Plan (November 2005)
- 8.3 Report of the Portfolio Holder for Planning and Transportation, Broxtowe Borough, Gedling Borough and Nottingham City Aligned Core Strategy Adoption (City Council, 8 September 2014)