

## AREA 8 COMMITTEE – 10 FEBRUARY 2016

<b>Title of paper:</b>	Island Site Supplementary Planning Document Consultation	
<b>Director(s)/ Corporate Director(s):</b>	David Bishop, Corporate Director of Development and Growth	<b>Wards affected:</b> Bridge
<b>Report author(s) and contact details:</b>	Matt Gregory, Planning Policy Manager 0115 876 3981 matt.gregory@nottinghamcity.gov.uk	
<b>Other colleagues who have provided input:</b>		
<b>Date of consultation with Portfolio Holder(s) (if relevant)</b>	22 December 2015 at Executive Board	
<b>Relevant Council Plan Key Theme:</b>		
Strategic Regeneration and Development	<input checked="" type="checkbox"/>	
Schools	<input type="checkbox"/>	
Planning and Housing	<input checked="" type="checkbox"/>	
Community Services	<input type="checkbox"/>	
Energy, Sustainability and Customer	<input type="checkbox"/>	
Jobs, Growth and Transport	<input checked="" type="checkbox"/>	
Adults, Health and Community Sector	<input type="checkbox"/>	
Children, Early Intervention and Early Years	<input type="checkbox"/>	
Leisure and Culture	<input type="checkbox"/>	
Resources and Neighbourhood Regeneration	<input type="checkbox"/>	
<b>Summary of issues (including benefits to citizens/service users):</b>		
<p>The Island Site draft Supplementary Planning Document (SPD) was approved for a period of public consultation at the Council's Executive Board in December 2015. The SPD will provide guidance on the development of the Island Site in Nottingham's Creative Quarter. It will be supplementary to the Local Plan Part 1: Nottingham City Core Strategy, adopted in September 2014, and in conformity with the emerging Local Plan Part 2: Land and Planning Policies document.</p> <p>The consultation period runs from 8<sup>th</sup> January until 19<sup>th</sup> February and Area 8 Committee as one of the consultees is requested to consider and support the draft document subject to any comments it wishes to make. Once adopted, The SPD will be a material consideration in planning decisions relating to the Island Site, and will assist in ensuring that development of the site meets the City Council's aspirations. The draft SPD and consultation information is available at <a href="http://www.nottinghamcity.gov.uk/IslandSPD">www.nottinghamcity.gov.uk/IslandSPD</a>.</p>		
<b>Recommendation(s):</b>		
<b>1</b>	To consider and support the draft Supplementary Planning Document, subject to any comments Area 8 Committee wishes to make.	

### **1 REASONS FOR RECOMMENDATIONS**

- 1.1 Production of the Island Site Supplementary Planning Document (SPD) will help to ensure that development delivered on the Island Site meets the Council's aspirations for the site in terms of nature and disposition of uses and phasing of development.

## **2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)**

- 2.1 SPDs are documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
- 2.2 The National Planning Policy Framework states that SPD should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development.
- 2.3 Located within the south east of Nottingham City Centre, the Island Site SPD covers approximately 17 hectares. It includes the largest development site in the City Centre. The early regeneration and development of the Island Site is fundamental to Nottingham's regeneration ambitions. Not only is it a prominent site in the City Centre which has laid vacant and underused for many years, it is one part of wider jigsaw of regeneration initiatives, linking the City Centre to the Waterside area, and complimenting the development centred on the area between the railway station and the Broadmarsh Centre, known as the Southern Gateway.
- 2.4 The SPD includes a vision for the development of the Island Site, sets out the need for change on the site and provides the national and local planning policy context. It includes appropriate uses for the site, layout, public realm and transport requirements, together with how the development of the site could be phased.
- 2.5 The SPD seeks early regeneration and accelerated development on the site with the following key outcomes:
- An aspiration for 66,000 sqm of new office floorspace, and a minimum of 45,000 sqm (Gross External Area);
  - Between 500 and 650 new homes, with the former being in keeping with the aspirations for maximising office floorspace;
  - Residential and economic development to be delivered in tandem;
  - Further expansion space for biosciences;
  - Retail, leisure and community uses to complement the residential and employment offer;
  - New uses for the Great Northern Warehouse and adjacent James Alexander Warehouse;
  - New streets and routes;
  - High quality new open space and public realm;
  - Provision of parking appropriate to the scale, layout and design of new development.
- 2.6 Prior to adoption, the SPD must be subject to consultation. This is currently underway and notification has been sent to statutory consultees, local and neighbouring residents and businesses, persons with an interest in the site and local and other interest groups. The results of that consultation will be considered and the SPD will be amended if appropriate. The consultation responses and the amended SPD will be reported back to Executive Board, and if agreed it will be adopted.

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

- 3.1 Not producing or supporting the draft SPD. However, this would not give any assurance that the council's aspirations for the development of the site could be met.

### **4 FINANCE COMMENTS (INCLUDING IMPLICATIONS AND VALUE FOR MONEY/VAT)**

- 4.1 Not required, consultation only.

### **5 LEGAL AND PROCUREMENT COMMENTS (INCLUDING RISK MANAGEMENT ISSUES, AND LEGAL, CRIME AND DISORDER ACT AND PROCUREMENT IMPLICATIONS)**

- 5.1 Not required

### **6 STRATEGIC ASSETS & PROPERTY COMMENTS (FOR DECISION RELATING TO ALL PROPERTY ASSETS AND ASSOCIATED INFRASTRUCTURE) (AREA COMMITTEE REPORTS ONLY)**

- 6.1 Not required

### **7 EQUALITY IMPACT ASSESSMENT**

- 7.1 Has the equality impact of the proposals in this report been assessed?

Yes



An EIA has been undertaken as part of the emerging Local Plan and can be viewed at [www.nottinghamcity.gov.uk/localplan](http://www.nottinghamcity.gov.uk/localplan)

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

- 8.1 None

### **9 PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT**

- 9.1 Executive Board report 22 December 2015