

PLANNING COMMITTEE – 17 FEBRUARY 2016

Title of paper:	Island Site Supplementary Planning Document	
Director(s)/ Corporate Director(s):	David Bishop – Deputy Chief Executive/Corporate Director Development & Growth Sue Flack – Director for Planning and Transport	Wards affected: Bridge, Dales
Report author(s) and contact details:	Matt Gregory, Policy and Research Manager, 0115 876 3981 matt.gregory@nottinghamcity.gov.uk	
Other colleagues who have provided input:	N/A	
Date of consultation with Portfolio Holder(s) (if relevant)	N/A	
Relevant Council Plan Key Theme:		
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 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"/>
Summary of issues (including benefits to citizens/service users):		
<p>The Island Site Supplementary Planning Document 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. Once adopted, it will be a material consideration in planning decisions relating to the Island Site, and will assist in ensuring development of the site meets the City Council’s aspirations.</p> <p>The SPD is available at http://www.nottinghamcity.gov.uk/IslandSPD.</p>		
Recommendation(s):		
1	That Planning Committee note the publication of the draft Island Site Supplementary Planning Document for a period of public consultation.	

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 City 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. Appendix 1 shows the extent of the SPD area.
- 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. The SPD is available at <http://www.nottinghamcity.gov.uk/IslandSPD>, together with details of how to respond to the consultation.
- 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, SPD must be subject to consultation. It is proposed that the consultation take place with interested parties for a six week period commencing in January 2016. 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 a SPD was rejected as it 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 The preparation and consultation of the Island Site SPD is part of the statutory planning process. The costs of this activity will be met from existing resources earmarked for this purpose.

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

- 5.1 As indicated in the main body of the report SPD's add more detail and site specific development guidance to local plan policies and are capable of being a material consideration in planning decisions. They are subject to statutory requirements as to their content and adoption. The draft SPD has been the subject of legal advice during its preparation to seek to ensure its compliance with the law and planning policy. The approval of such documents is reserved by law to the Executive.

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

- 6.1 N/A

7 EQUALITY IMPACT ASSESSMENT

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

No

Yes

The equalities implications of the development of the Island Site has been undertaken as part of the overall EIA of the Publication Version of the Local Plan Part 2. The EIA is available at <http://documents.nottinghamcity.gov.uk/download/435>, and due regard will be given to any implications identified in it.

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

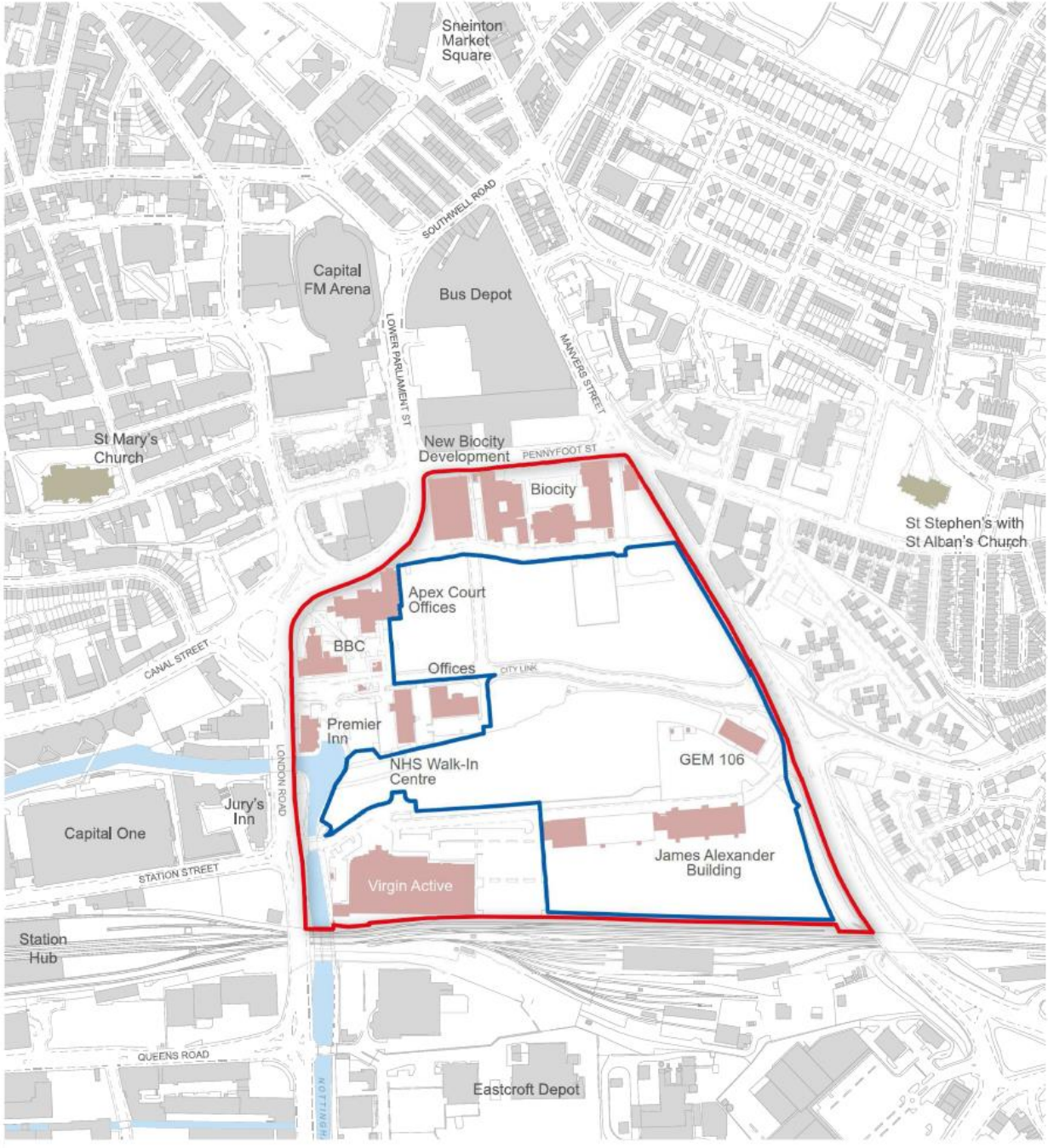
- 8.1 None

9 PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

- 9.1 None.

Appendix 1: Plan showing area of Island Site SPD (red line) and Part 2 Local Plan allocation (blue line).

Plan 2 Site Location Plan



- SPD Site Boundary
- Existing Site Buildings
- Landmarks

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